



18,898 SF

JUNIOR ANCHOR BOX | SWC LBJ FWY (I-635) & PRESTON RD, DALLAS, TX 75230

Features

- 18,898 SF junior box available
- Highly visible from 635
- Large pylon signage on 635 and Preston Road
- Ingress/egress from 635 frontage right at storefront

FOR LEASE

TOTAL SF: 18,898

CONTACT FOR MORE INFORMATION

Traffic Counts

IH-635	256,608 VPD
Preston Road	41,749 VPD

Demographics

	YEAR: 2023	1 MILE	3 MILE	5 MILE
Total Population		15,336	136,612	308,281
Daytime Population		44,540	249,073	577,457
Average Household Income		\$128,139	\$126,969	\$129,298
5 Year Population Growth		2.91%	2.75%	1.30%

Ben Terry
Senior Vice President | Director of Portfolio Leasing
214.954.0600
bterry@weitzmangroup.com

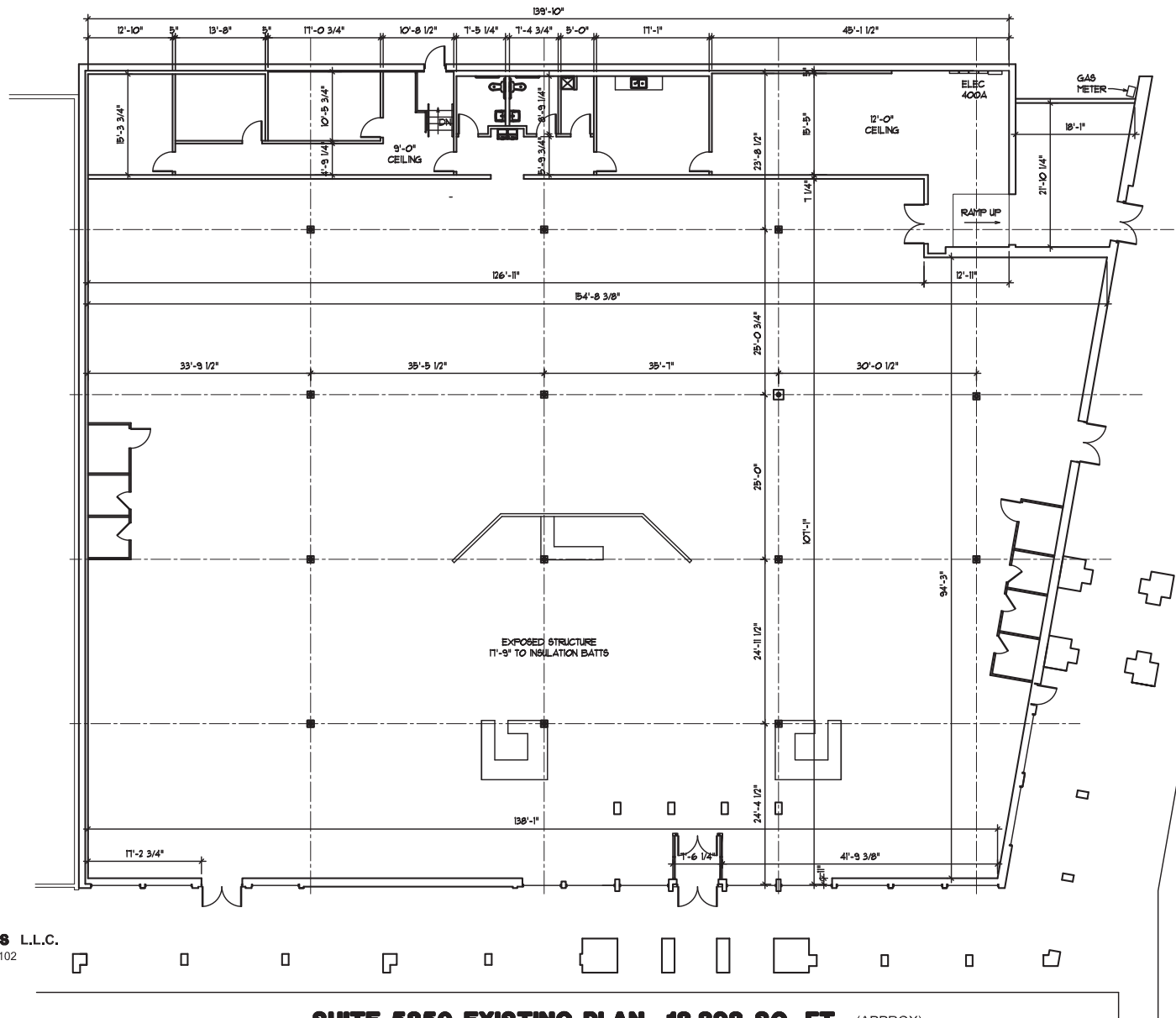
Emilie Paulson
Vice President
214.720.3626
emilie@weitzmangroup.com

Bryn Carden
Associate
214.954.0600
bcarden@weitzmangroup.com

Area Retailers & Businesses



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Jordan Architects L.L.C.
 402 W. Wheatland Road, Suite 102
 Duncanville, Texas 75116
 office: 972-572-6777
 cell: 214-532-9163
 fax: 972-572-6888
 don@jordanarchitectsllc.com

SUITE 5850 EXISTING PLAN 18,898 SQ. FT. (APPROX)
 1/16" = 1'-0"

SUITE 5850
 PRESTON VALLEY
 SHOPPING CENTER
 PRESTON / LBJ FREEWAY
 DALLAS, TEXAS
 6-4-24



JUNIOR ANCHOR BOX

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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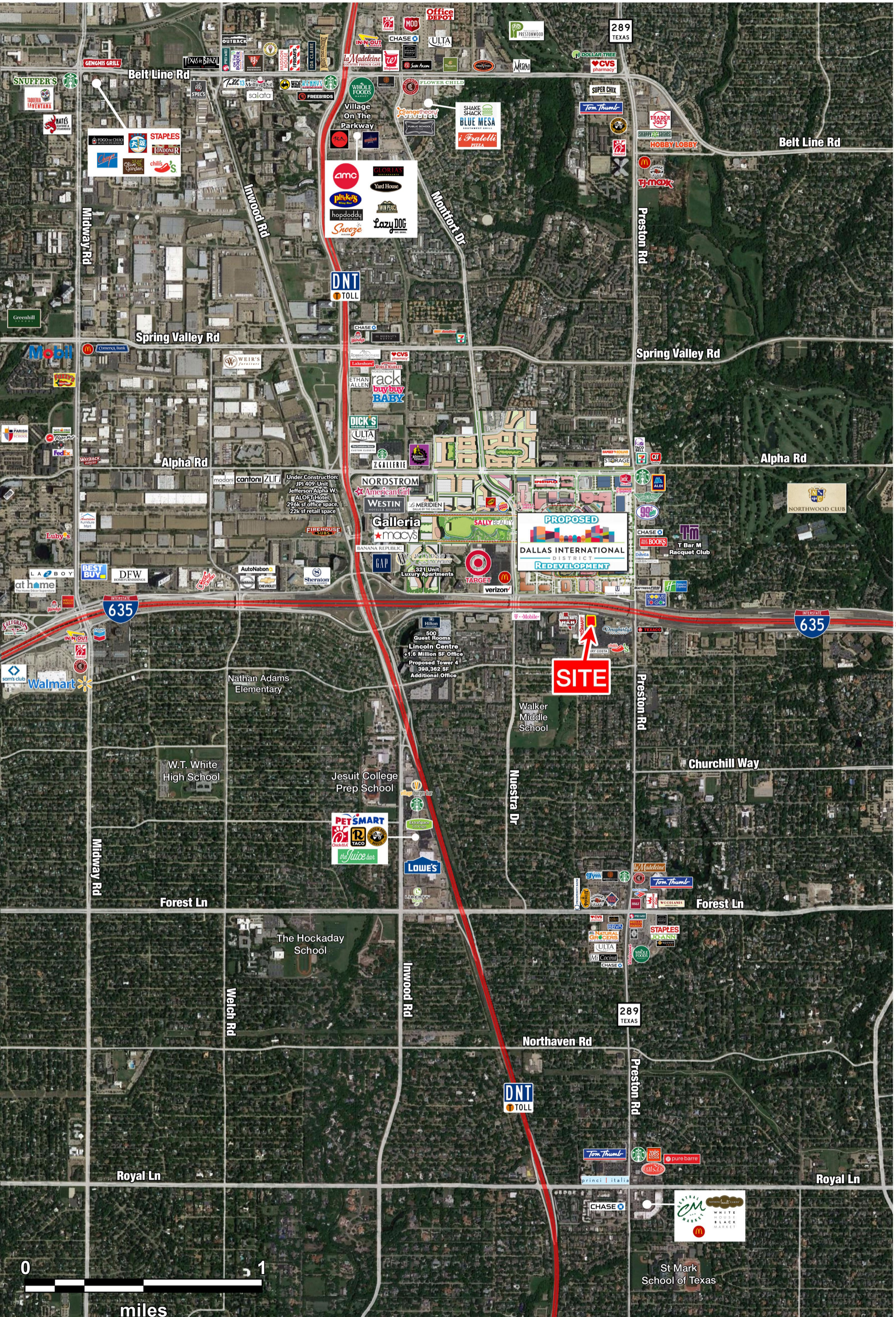
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Under Construction:
JP1 409-Unit
Jefferson Alpha W,
ALOTI Hotel,
296k sf office space,
22k sf retail space

500 Guest Rooms
Lincoln Centre
\$1.6 Million SF Office
Proposed Tower 4
308,382 SF
Additional Office

SITE

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Ben Terry

Sales Agent/Associate's Name

794832

License No.

bterry@weitzmangroup.com

Email

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License No.

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