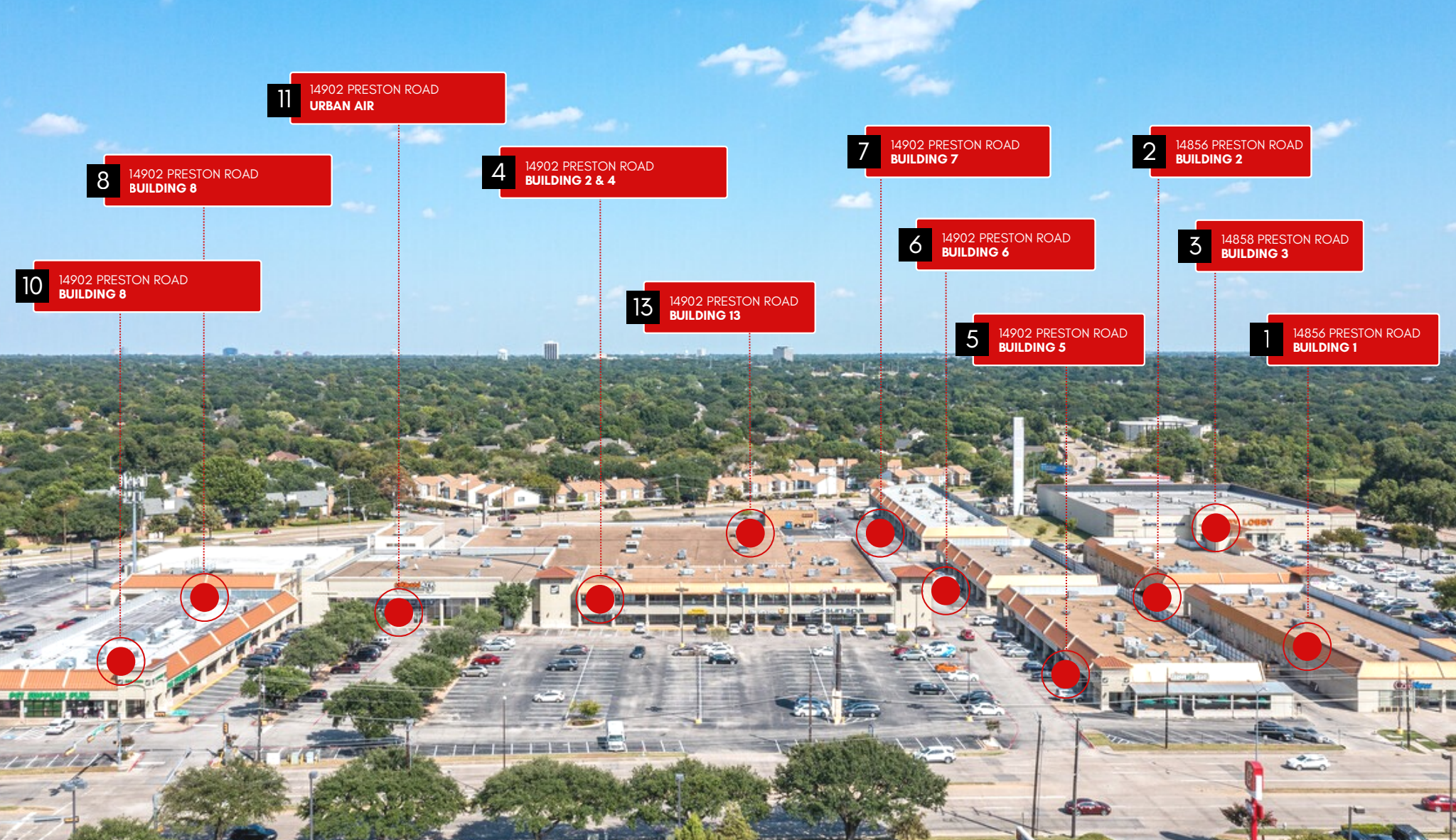




PRIME RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



PRIME RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



14856 PRESTON ROAD
BUILDING 1

1



14856 PRESTON ROAD
BUILDING 2 | TRADER JOES

2



14858 PRESTON ROAD
BUILDING 3 | HOBBY LOBBY

3



BUILDING SQUARE FEET
14,140 SF



YEAR BUILT
2001



BUILDING SQUARE FEET
11,430 SF



YEAR BUILT
2001



BUILDING SQUARE FEET
57,529 SF



YEAR BUILT
2001



HENRY S. MILLER

RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



14902 PRESTON ROAD
BUILDING 2 & 4

4



BUILDING
134,797 SF



YEAR BUILT
1994



14902 PRESTON ROAD
BUILDING 5

5



BUILDING
14,498



YEAR BUILT
1977



14902 PRESTON ROAD
BUILDING 6

6



BUILDING
10,068 SF



YEAR BUILT
1977



14902 PRESTON ROAD
BUILDING 7

7



BUILDING
21,607 SF



YEAR BUILT
1977



14902 PRESTON ROAD
BUILDING 8

8



BUILDING
13,730 SF



YEAR BUILT
1977



15030 PRESTON ROAD
BUILDING 9

9



BUILDING
14,140 SF



YEAR BUILT
2001



14902 PRESTON ROAD
BUILDING 10

10



BUILDING
16,689 SF



YEAR BUILT
1977



14902 PRESTON ROAD
BUILDING 13

13



BUILDING
3,000 SF



YEAR BUILT
1977



RETAIL SPACE FOR LEASE

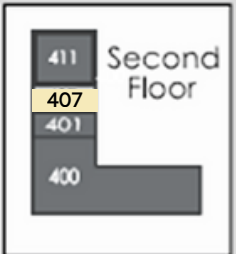
MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254

SITE PLAN

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



-  PYLON SIGNS
-  AVAILABLE
-  NOT AVAILABLE
-  RE-DEVELOPMENT AREA
-  TBD

PEPPER SQUARE I

PEPPER SQUARE II



AVAILABLE SPACES

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD, DALLAS, TEXAS 75254

SUITE	TENANT	SQUARE FEET
1000A-D	PET SUPPLIES PLUS	6,045 SF
1000E	JM SWIM SCHOOL	8,974 SF
1100	URBAN AIR TRAMPOLINE PARK	25,000 SF
1200	TITANIC EXHIBIT	37,130 SF
1200A	TITANIC EXHIBIT	6,451 SF
1300	LA NUEVA DE PURISIMA	3,000 SF
202	NOT AVAILABLE	557 SF
210	AGILITI SURGICAL EQUIP REPAIR	726 SF
211	NOT AVAILABLE	961 SF
400	STUDIO 22	6,181 SF
401	AFFORDABLE DENTIST	1,368 SF
402	GLO SUN SPA	4,833 SF
404	AVAILABLE	1,500 SF
406	TOSCANA REMODELING	1,060 SF
407	NOT AVAILABLE	1,150 SF
408	AVAILABLE	918 SF
408A	AVAILABLE	1,695 SF
411	I-CODE	3,500 SF
410	RESULTS PT	2,200 SF
414	AVAILABLE	1,385 SF
500	YONUTZ!	1,274 SF
502	WATCH DOC	578 SF
506	SALON DE BEAUTE	4,338 SF
510	SHAPE UP	1,268 SF
512	AVAILABLE	2,700 SF
514	I LOVE PHO	2,340 SF
600	NOT AVAILABLE	1,764 SF
604	NOT AVAILABLE	2,016 SF
606	NOT AVAILABLE	1,764 SF

SUITE	TENANT	SQUARE FEET
608	NOT AVAILABLE	1,500 SF
612	NOT AVAILABLE	3,024 SF
700	NOT AVAILABLE	2,649 SF
702	NOT AVAILABLE	2,351 SF
704	NOT AVAILABLE	3,110 SF
706	NOT AVAILABLE	3,500 SF
708	EXTRA LOCKSMITH	684 SF
710	NOT AVAILABLE	2,718 SF
716	TNT SPORTS PAGE	2,973 SF
718	NOT AVAILABLE	933 SF
720	NOT AVAILABLE	1,197 SF
722	NOT AVAILABLE	1,512 SF
800	AVAILABLE	3,600 SF
801	AT & T WIRELESS	500 SF
802	AVAILABLE	0
803	AVAILABLE	0
804	AVAILABLE (SHELL)	6,430 SF
805	AVAILABLE	3,200 SF
900	AKARD SHOE REPAIR	270 SF
902	PEPPER SQUARE CLEANERS	3,038 SF
910	ALL SEASONS MASTER TAILOR	894 SF
912	AVAILABLE	895 SF
924	BELTLINE HIDEAWAY SPORTS BAR	5,849 SF
934	FROST BANK	4,725 SF
940	SUPERCUTS	1,140 SF
942	METRO PCS	1,625 SF
6006	TAKISM, LLC	2,000 SF
6160	RICE EXPRESS	1,406



HOBBY LOBBY



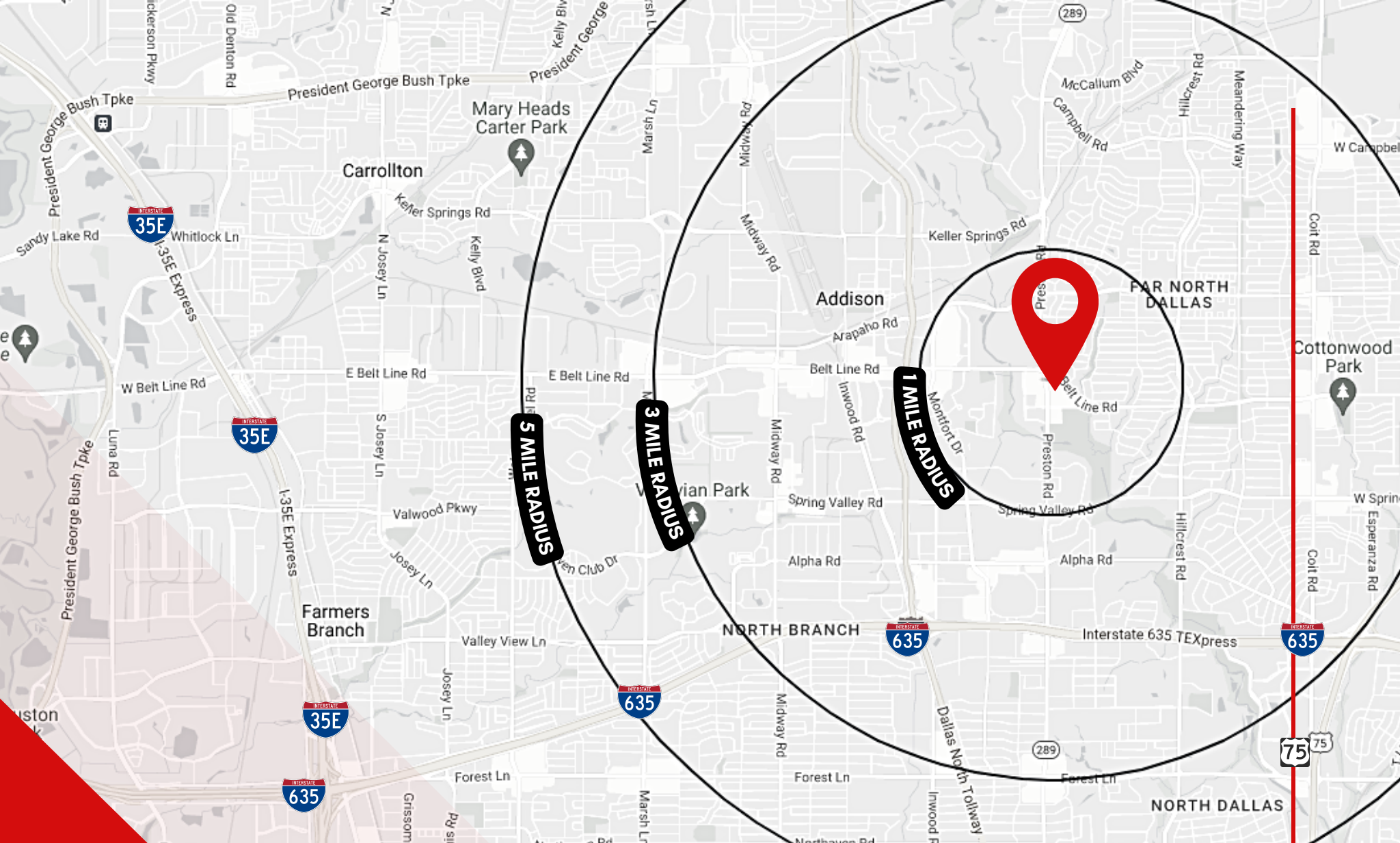
PET SUPPLIES PLUS
Minus the hassle.



SUPERCUTS



● RE-DEVELOPMENT AREA ● NOT AVAILABLE ● AVAILABLE



RETAIL SPACE FOR LEASE

MARKET AT PEPPER SQUARE

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AREA DEMOGRAPHICS

FOR LEASE

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254



2024 ESTIMATED POPULATION

1 MILE	23,156
3 MILES	146,365
5 MILES	382,338



2024 ESTIMATED HOUSEHOLDS

1 MILE	11,455
3 MILES	66,799
5 MILES	171,891



2024 ESTIMATED AVG HH INCOME

1 MILE	\$103,119
3 MILES	\$142,207
5 MILES	\$142,842



2024 ESTIMATED TOTAL BUSINESSES

1 MILE	1,279
3 MILES	20,093
5 MILES	344,504



TRAFFIC COUNTS

MARKET AT PEPPER SQUARE

14856-15030 PRESTON ROAD
DALLAS, TEXAS 75254

BELT LINE ROAD



20,250



4,417

ALEXIS DRIVE



37,680

PRESTON ROAD



20,250



23,656

T.J. maxx



PNC

crumbl
cookies

Chick-fil-A



Tom Thumb



HENRY S. MILLER BROKERAGE, LLC

5151 BELT LINE ROAD, SUITE 900

DALLAS, TEXAS 75254

henrysmiller.com

MERREL MOORE
SENIOR VICE PRESIDENT

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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.

2-10-2025



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 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 listing 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Merrel Moore	0288513	mmoore@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date