



FOR SALE

PRESTON TRAIL OFFICE PARK CONDOS | BUILDING 3

**6220 CAMPBELL ROAD, UNIT 303 & 304
DALLAS, TX 75248**

UNIT 303 & 304: ±2,300 SF



PROPERTY DETAILS

PRESTON TRAIL OFFICE PARK CONDOS | BUILDING 3
6220 CAMPBELL ROAD, UNIT 303 & 304
DALLAS, TX 75248

±2,300 SF

AVAILABLE

303 & 304

UNITS

2.34 AC

ACRE LOT

2005

YEAR BUILT

BUILDING FEATURES

**PRESTON TRAIL
OFFICE PARK CONDOS | BUILDING 3**
6220 CAMPBELL ROAD
UNIT 303 & 304
DALLAS, TX 75248

- Single Story Upscale Professional Office, Duplex Possible
- Feature High Ceilings, Crown Molding, Windows Natural Light, Lobby w/Hard Wood Floors, Break Room, ADA Compliant Restroom.
- Generous Door-side parking
- Proximity to Hospitals, Dallas North Tollway, & George Bush Hwy
- Brick Veneer Exterior, Wood/Ceramic/Carpet Flooring
- Lobby, Conference Room, Private Restroom, Break Room, and nine (9) offices

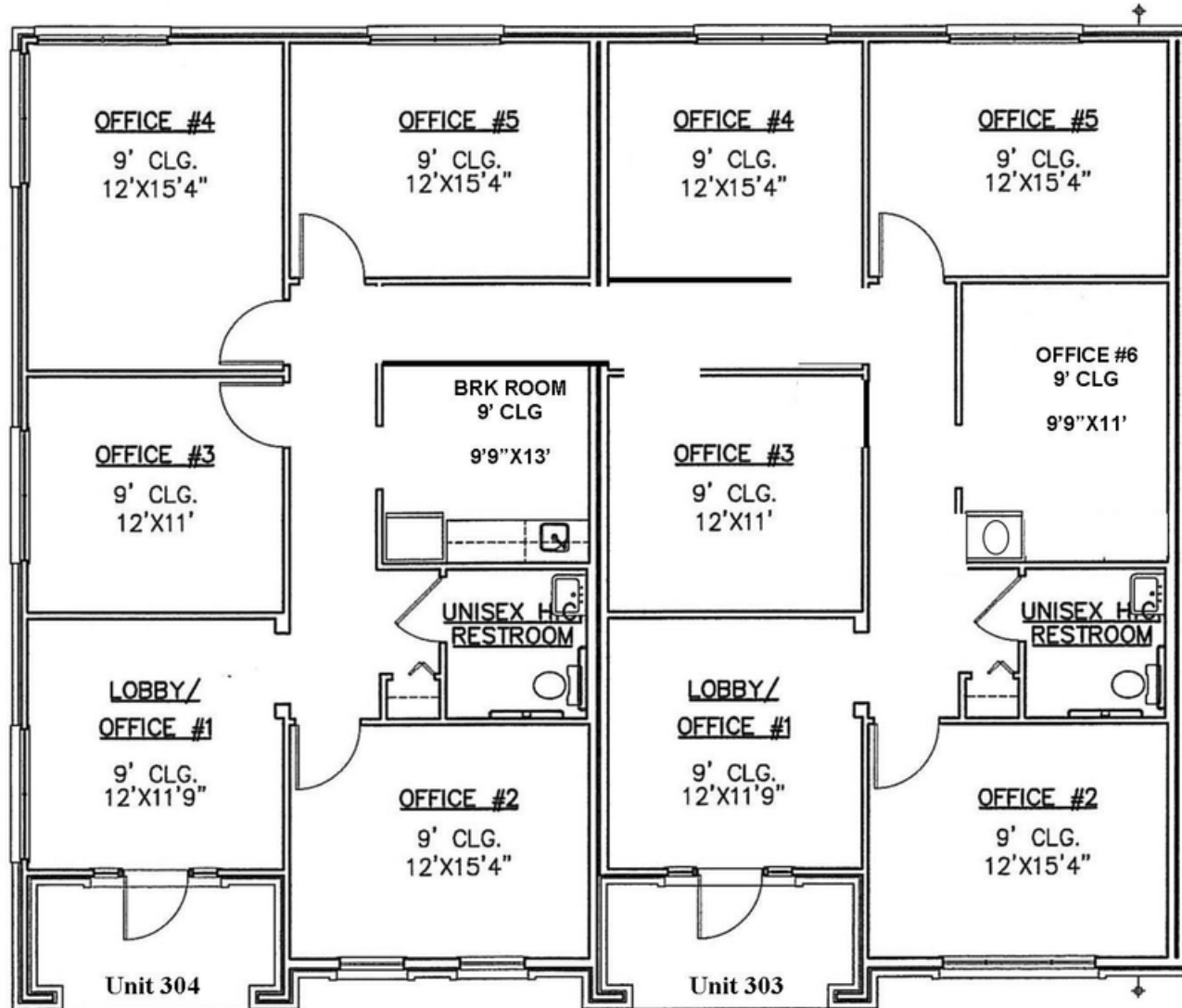
±2,300 SF



FLOOR PLAN

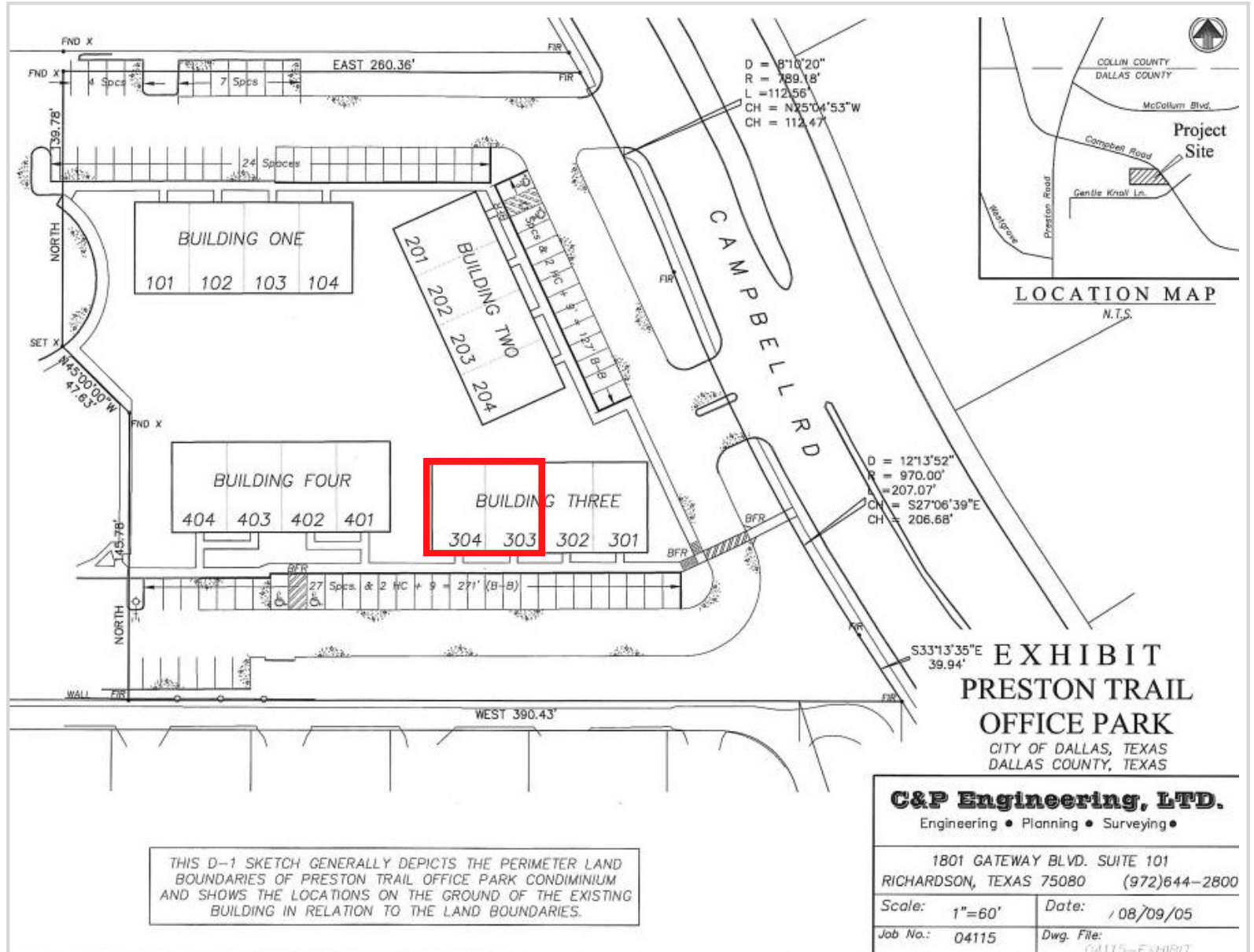
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±2,300 SF
UNITS 303 & 304



SITE PLAN

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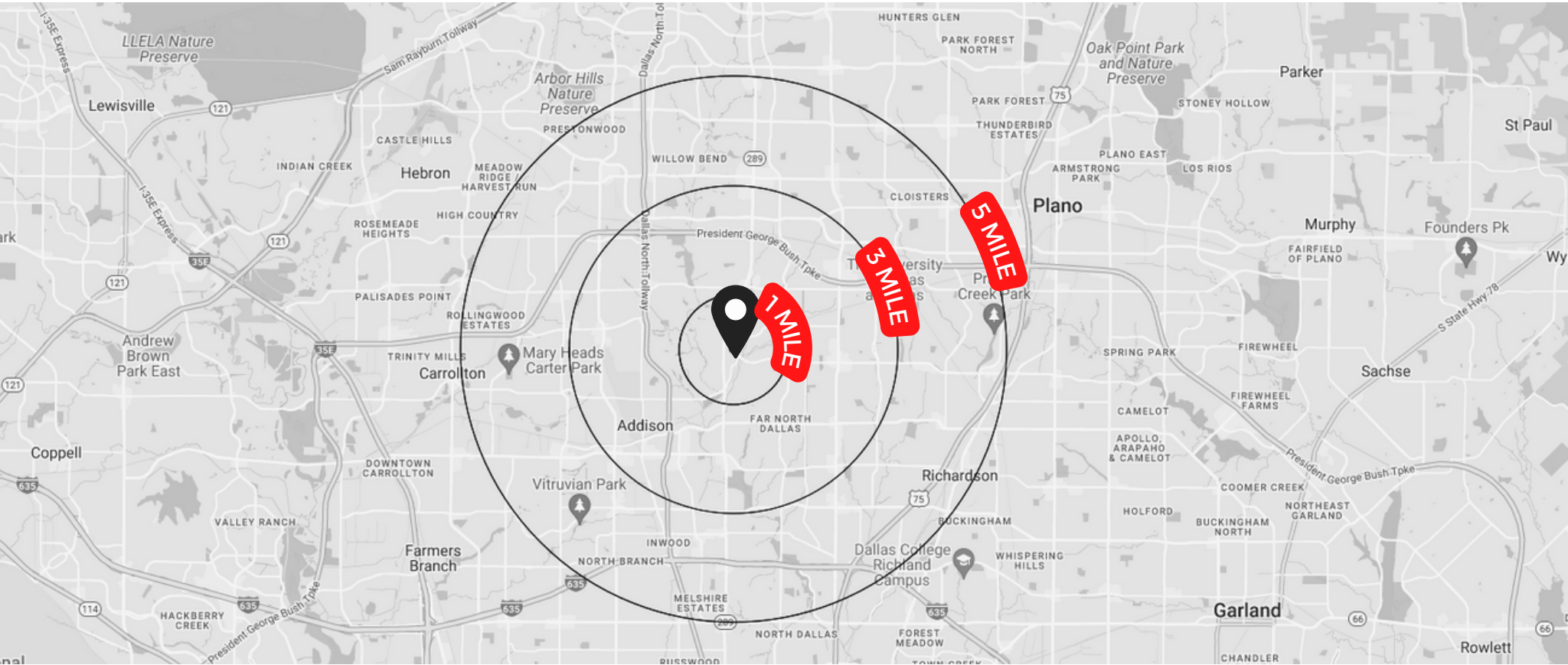
AERIAL MAP


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AREA DEMOGRAPHICS


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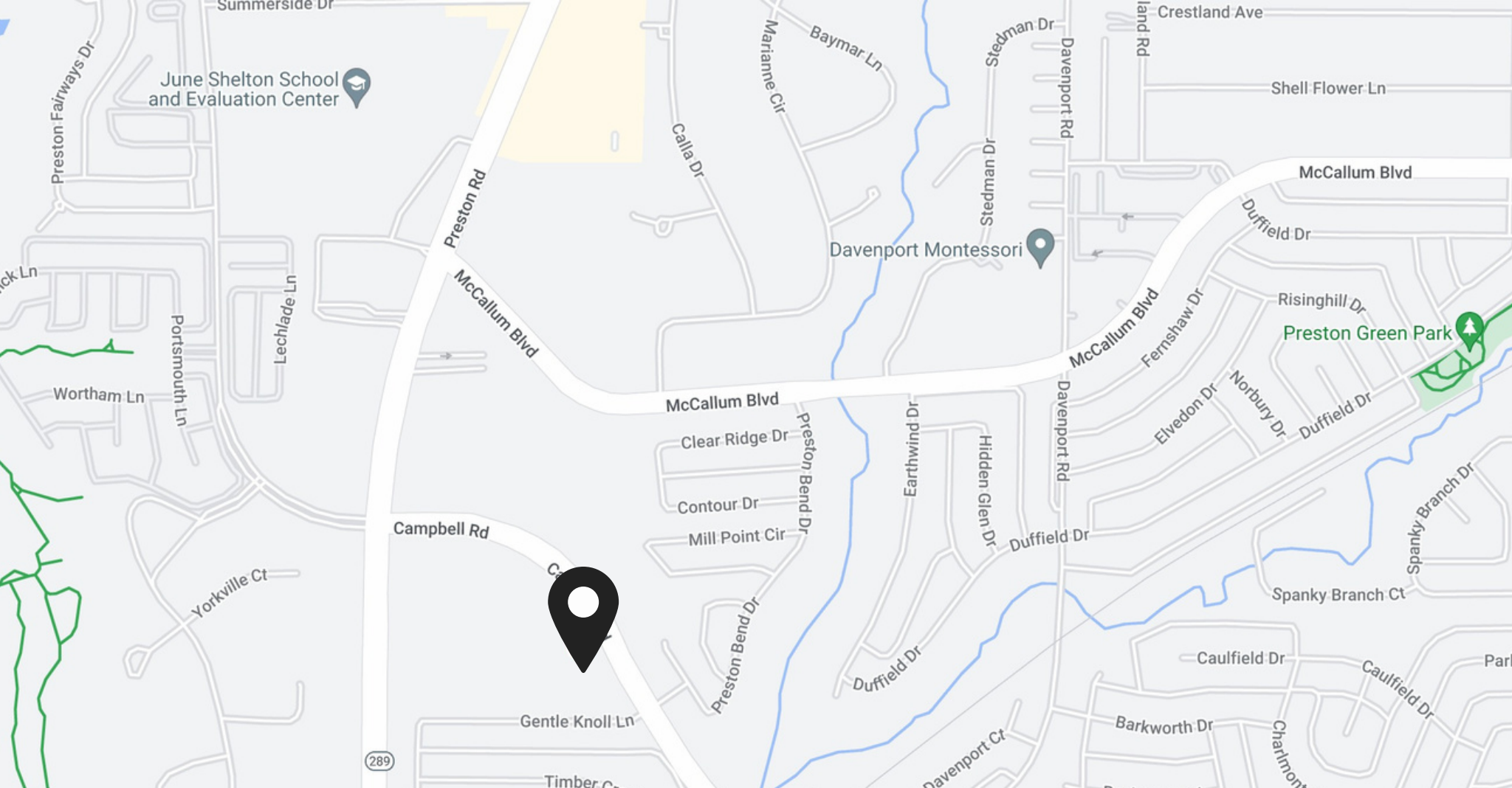
 2023 ESTIMATED POPULATION	
1 MILE	13,601
3 MILES	1212,219
5 MILES	446,247

 2023 ESTIMATED HOUSEHOLDS	
1 MILE	5,462
3 MILES	93,354
5 MILES	188,586

 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME	
1 MILE	\$128,246
3 MILES	\$99,712
5 MILES	\$101,556

 2023 ESTIMATED TOTAL BUSINESSES	
1 MILE	1,132
3 MILES	11,464
5 MILES	31,082

 2023 ESTIMATED TOTAL EMPLOYEES	
1 MILE	7,853
3 MILES	110,037
5 MILES	293,424



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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.

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.

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.

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.		Phone
Lily Chang	472704	lilychang@henrysmiller.com	972-386-1420
Sales Agent/Associate's Name	License No.		Phone

Buyer/Tenant/Seller/Landlord Initials

Date