

PRESTONWOOD VILLAGE II

15203 Knoll Trail ■ Dallas TX 75248

Lease Space Available



Prestonwood Village II is a highly visible center situated just east of the Dallas North Tollway across from a Super Walmart; offering easy access at the signalized northwest corner of Arapaho Road and Knoll Trail/Montfort Drive.



Lease Space Available

Suite#110: ± 3,900 Sq Ft - Restaurant

Suite#111A: ±1,281 Sq Ft

Suite#112: ±3,024 Sq Ft

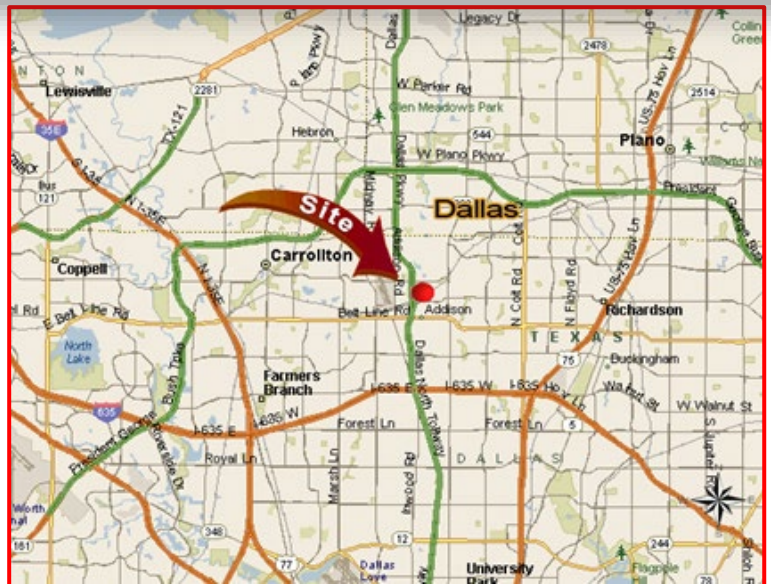
Can be Combined for ±4,305 SF

Gross Leasable Area

± 38,680 Sq Ft

Traffic Counts ±	(txdot map)
Knoll Trail	8,063
Arapaho	26,515

Demographics 2020	3 mi
Population	143,667
Avg HH Income \$	111,434



For more information contact

Quine & Associates, Inc. ■ Texas Real Estate Broker

Jeff Skibell ■ Texas Real Estate Sales Agent ■ jskibell@quine.com



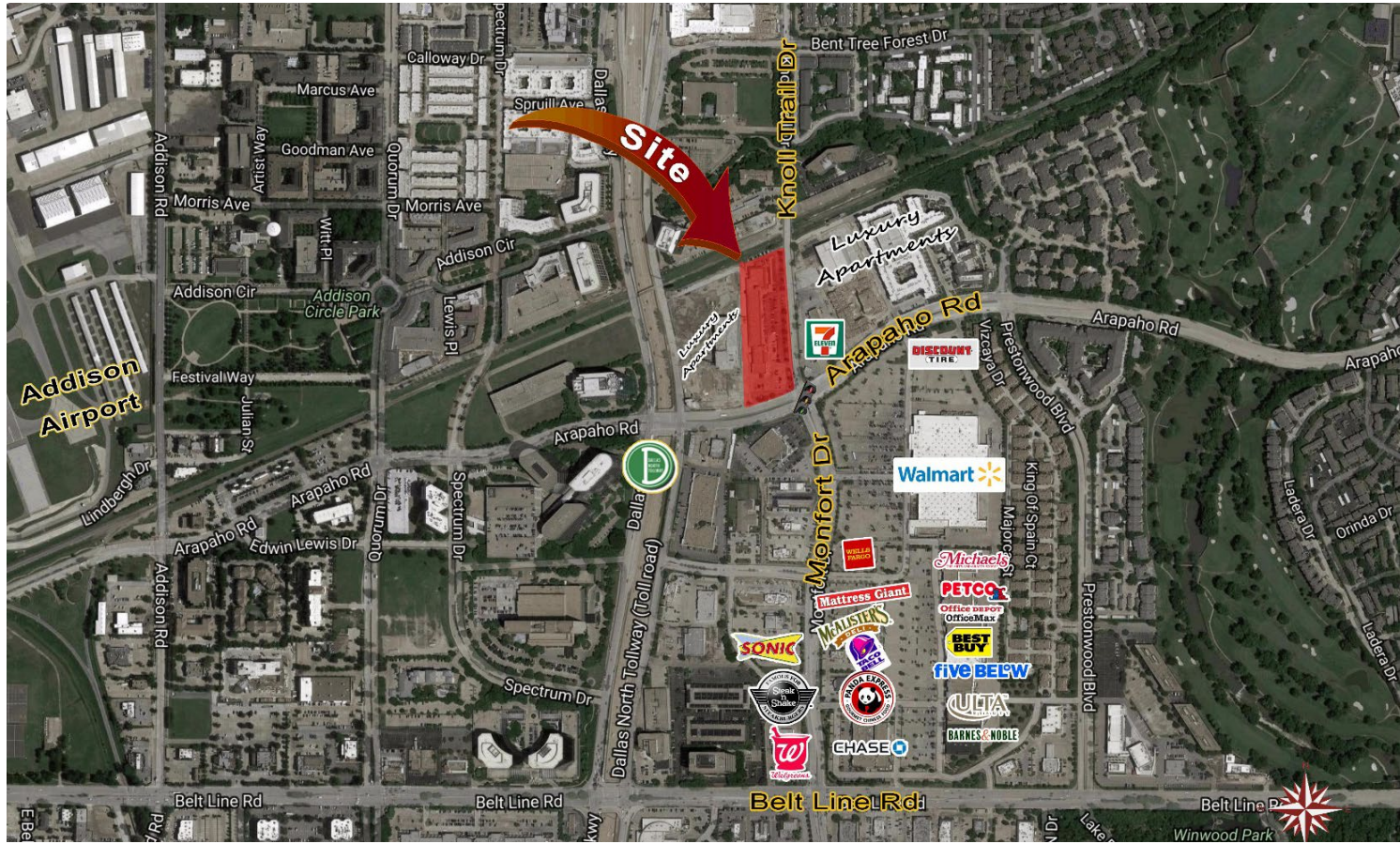
RETAIL PROPERTY SPECIALISTS 301 S Sherman St., #100 • Richardson, TX 75081 • 972.669.8440 • www.quine.com

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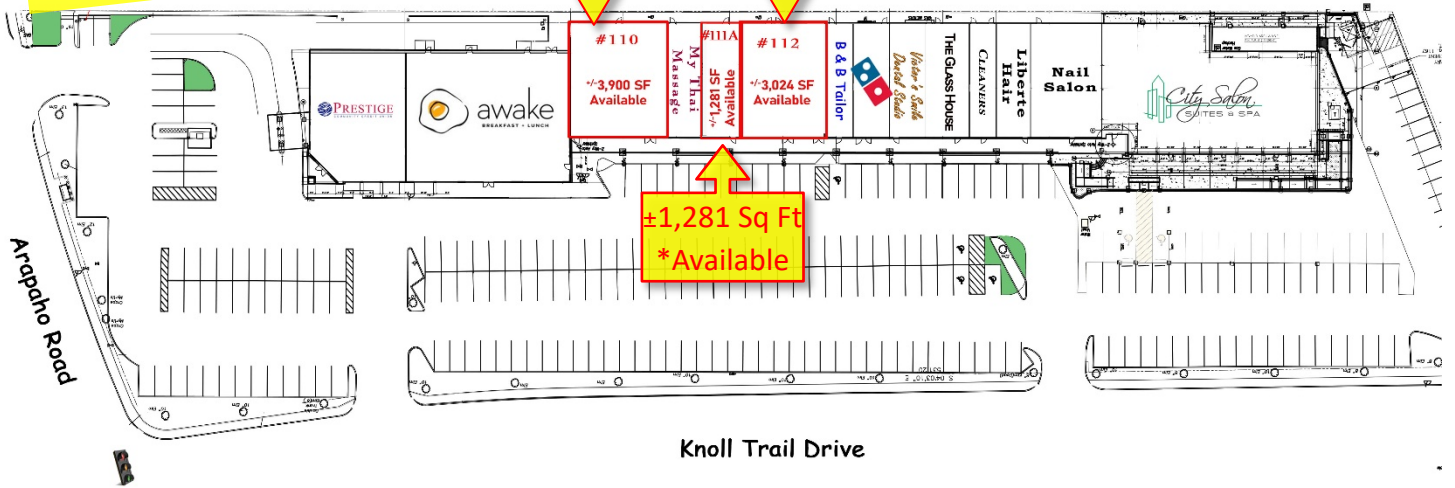
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* Can be Combined for ±4,305 SF

±3,900 Sq Ft Restaurant

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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.

Quine & Associates, Inc.	376571	retail@quine.com	972.669.8440
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Skibell	505738	jskibell@quine.com	972.669.8440
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date