

**VENTURE**

THE  
**PLAZA**  
PRESTON CENTER

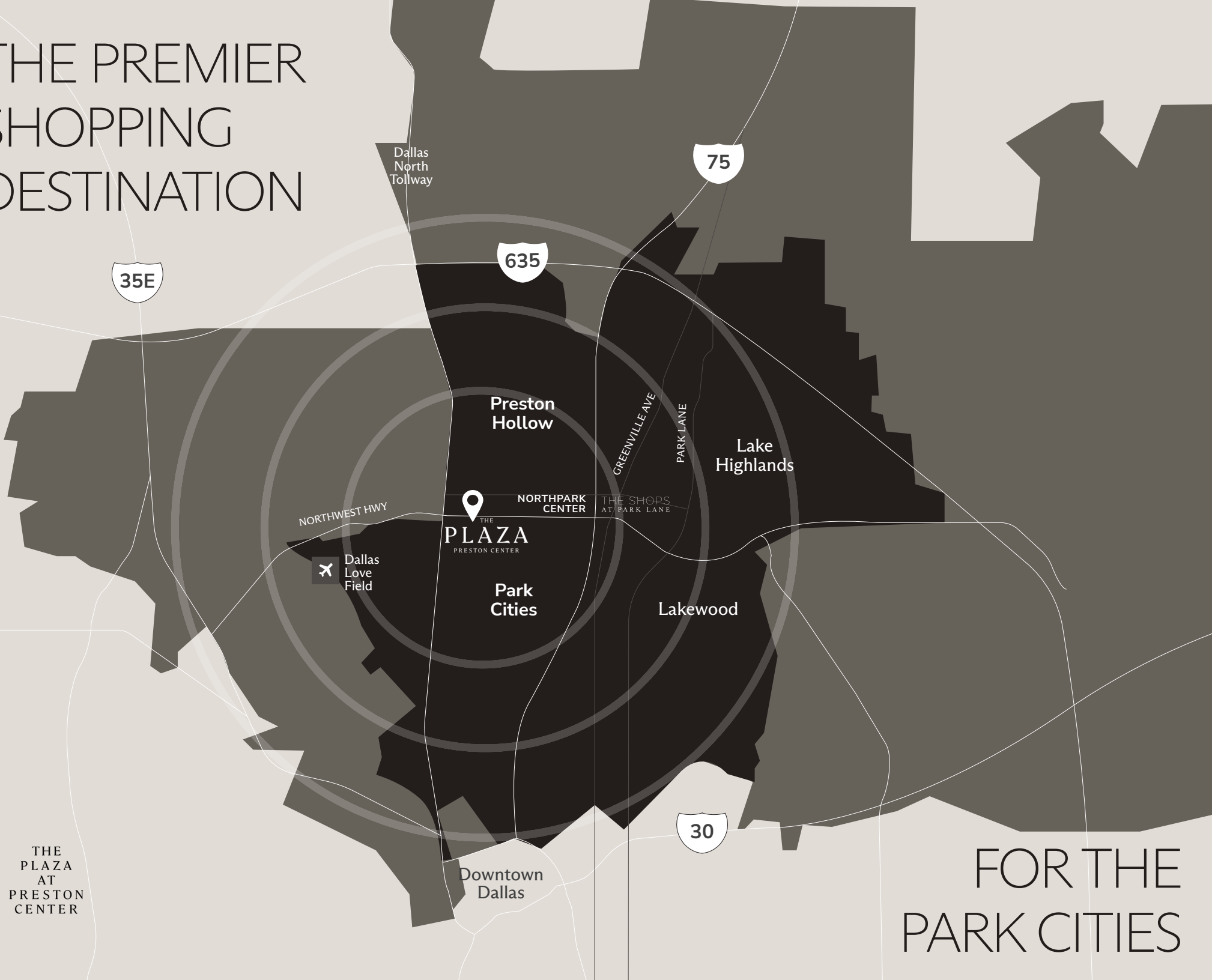
SEQ NW Hwy  
& Preston Rd  
Dallas, Texas 75225

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THE PREMIER  
SHOPPING  
DESTINATION



THE  
PLAZA  
AT  
PRESTON  
CENTER

FOR THE  
PARK CITIES

# OVERVIEW

THE  
PLAZA  
AT  
PRESTON  
CENTER



## Highlights

1. Excellent daytime population
2. High income area
3. Prestigious park cities shopping

## Traffic Counts

US 75                      Park Ln  
233,959 VPD              24,715 VPD

Northwest Hwy  
61,711 VPD

## 2026 Demographic Summary

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| EST. POPULATION         | 14,059    | 143,084   | 431,312   |
| EST. DAYTIME POPULATION | 33,774    | 108,278   | 348,253   |
| EST. AVG. HH INCOME     | \$404,053 | \$241,178 | \$182,963 |

## NORTHWEST HIGHWAY



| BUILDING A              |                            | LOWER LEVEL |
|-------------------------|----------------------------|-------------|
| 8300 PRESTON RD         |                            |             |
| SUITE 100               | HILLSTONE                  | 7,500       |
| SUITE 200               | TOOTSIES                   | 9,562       |
| SUITE 250               | VIVA MED SPA               | 9,716       |
| SUITE 300               | ORVIS                      | 16,490      |
| SUITE 360               | AVAILABLE                  | 2,125       |
| SUITE 400               | NARDOS                     | 1,939       |
| SUITE 500               | NARDOS DESIGN              | 1,419       |
| SUITE 600               | CO'S BAR                   | 1,200       |
| SUITE 660               | FRANCES VALENTINE          | 1,024       |
| SUITE 700               | TRINA TURK                 | 1,918       |
| PRESTON RD              |                            |             |
| BUILDING B              |                            |             |
| SUITE 8400              | BACHENDORF'S               | 4,485       |
| SUITE 8416              | AVAILABLE                  | 3,629       |
| SUITE 8418              | HARBERT SOUTH              | 3,623       |
| E NORTHWEST PKWY        |                            |             |
| SUITE 4030              | VILLANOVA DR               |             |
| SUITE 4030              | BETTY REITER               | 1,182       |
| SUITE 4040              | J. MC LAUGHLIN             | 1,421       |
| E NORTHWEST PKWY        |                            |             |
| BUILDING C              |                            |             |
| SUITE 4033              | BIBBENTUCKERS              | 1,720       |
| SUITE 4029              | JETSET PILATES             | 2,242       |
| SUITE 4025              | EVEREVE                    | 5,209       |
| E NORTHWEST PKWY        |                            |             |
| BUILDING D              |                            |             |
| SUITE 4017              | NEW BALANCE DFW            | 2,773       |
| SUITE 4009              | TEMPUR-PEDIC               | 2,511       |
| SUITE 4001              | BROOKS BROS                | 4,992       |
| SUITE 8415              | AVAILABLE                  | 3,052       |
| SUITE 8411              | SUGARED + BRONZED          | 1,202       |
| SUITE 8407              | OCCIALI MODERN OPTICS      | 1,786       |
| SUITE 4009B             | STORAGE                    | 619         |
| PRESTON CENTER PLAZA DR |                            |             |
| SUITE 8420              | FRENCHIES                  | 4,071       |
| PICKWICK LN             |                            |             |
| SUITE 8403              | NEKTER JUICE BAR           | 1,135       |
| VILLANOVA DR            |                            |             |
| SUITE 4000              | POCKET MENSWEAR            | 2,968       |
| SUITE 4004              | MAMAN                      | 1,931       |
| VILLANOVA DR            |                            |             |
| BUILDING E              |                            |             |
| SUITE 4001              | TOM THUMB                  | 15,870      |
| VILLANOVA DR            |                            |             |
| BUILDING F              |                            |             |
| SUITE 4014              | PENDING LEASE              | 2,023       |
| PRESTON CENTER PLAZA    |                            |             |
| SUITE 8408              | PENDING LEASE              | 2,636       |
| SUITE 8416              | IL BRACCO                  | 3,200       |
| PRESTON CENTER PLAZA DR |                            |             |
| BUILDING G              |                            |             |
| SUITE 8413              | AMORINO GELATO             | 1,135       |
| SUITE 8415              | Y-OHR                      | 1,192       |
| SUITE 8417              | SWOOSIE'S                  | 4,259       |
| VILLANOVA DR            |                            |             |
| SUITE 4020              | HADLEIGH'S                 | 2,057       |
| SUITE 4022              | HADLEIGH'S                 | 890         |
| SUITE 4024              | APPLES TO ZINNIAS          | 1,579       |
| PRESTON CENTER PLAZA DR |                            |             |
| BUILDING H              |                            |             |
| SUITE 8300              | R+D KITCHEN                | 4,804       |
| SUITE 8304              | AVAILABLE Q1 2027          | 898         |
| SUITE 8308              | EIGHTY THREE O EIGHT SALON | 4,429       |
| SUITE 8314              | SFERRA/PRATESI             | 2,968       |
| SUITE 8316              | ABBEY GLASS                | 1,500       |
| SUITE 8320              | LUCKY DOG BAKERY           | 2,483       |
| VILLANOVA DR            |                            |             |
| SUITE 4111              | MUCHACHO TEX-MEX           | 3,500       |
| PRESTON CENTER PLAZA DR |                            |             |
| SUITE 100               | TRUE FOOD KITCHEN          | 4,419       |
| SUITE 120               | MATTHEW TRENT              | 1,600       |
| SUITE 140               | SOCIETY                    | 602         |
| SUITE 160               | CARLA MARTINENGO           | 1,850       |
| SUITE 180               | DOUBLE R                   | 1,096       |

# AERIAL

THE  
PLAZA  
AT  
PRESTON  
CENTER





il Bracco

HILLSTONE

maïan

COFFEE. BAKERY. KITCHEN

SFERRA



NARDOS  
DESIGN

Frenchie

ALL DAY EATERY & BAR

MUCHACHO

comida tex mex

COS BAR



R+D  
KITCHEN



BACHENDORF'S

EVEREVE

néktar

JUICE BAR.

TRINA TURK

VIVA

DAY SPA + MED SPA

luckydoo  
barkery



HADLEIGH'S™

TOOTSIES  
DALLAS

True Food  
kitchen



Swoozie's®

J. McLaughlin

BROOKS  
BROTHERS





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# VENTURE

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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:
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**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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