

Property Overview:

Highlights

- High profile superregional power center located at the Southeast corner of Preston Rd and SH 121
- Major tenants include PGA Superstore, Total Wine & More, Petco, Michaels, HomeGoods, World Market and Pure Hockey

GLA:

- 287,099 SF

Available Space:

- 1,167 SF - 3,009 SF
- 16,005 SF - Anchor Space

Demographics (2024)	1 Mile	3 Miles	5 Miles
Total Population	13,950	111,476	321,794
Daytime Population	30,190	193,532	387,467
Average Household Income	\$127,160	\$161,593	\$171,369
Median Age	33.6	37.3	38.4

Traffic Counts	Vehicles per day
HWY 121	114,415
Preston Road	58,447



Dan Shoevlin

Senior Vice President
214 252 1186
dan.shoevlin@cbre.com

Max Valentino

Associate
214 979 5676
max.valentino@cbre.com



PRESTON VILLAGE SHOPPING CENTER

- HomeGoods
- WORLD MARKET
- petco
- PGA TOUR SUPERSTORE
- PURE HOCKEY
- Michaels
- Total Wine & MORE
- AT&T
- McDonald's
- TEXAS KABOB HOUSE
- Dimassi's
- WAVE BOWL
- SUBWAY
- ZIOAL'S PIZZA & PASTA
- Pho Que Huong
- Mochinut Plano
- Lucky Shoes Repair & Tailor

Dan Shoevlin
 Senior Vice President
 214 252 1186
 dan.shoevlin@cbre.com

Max Valentino
 Associate
 214 979 5676
 max.valentino@cbre.com

SITE PLAN			
8612	SUITE	RETAIL 1	SF
A	100	AVAILABLE	3,000
C1	114	Beast Sports Cards	3,041
C2	115	Yoshi Shabu Shabu	3,002
D	119	State Farm Insurance	962
E1	107	Available 2nd Gen Restaurant	3,009
E2	108	MaduraiMes Indian	4,217
F	118	Lucky's Shoe Repair	962
		SUBTOTAL	18,193
8608	SUITE	RETAIL 2	SF
A	100	A Suite Salon	5,318
B	106	The Cigar Lounge	1,400
C	109	H&R Block	1,425
D	110	Texas Physical Therapy	2,212
E	111	Wave Bowl	2,200
F	108	Available 2nd Gen restaurant	2,813
G	112	Zio Al's Pizza	1,500
		SUBTOTAL	16,868
8600	SUITE	RETAIL 3	SF
A	104	Best Thai	2,266
B	106	Lacrosse Unlimited	1,394
C	108	Inchin's Bamboo Garden	3,475
D	123	Mochinut	1,905
E	120	Yama Sushi	3,574
F	129	Subway	1,600
G	112	Chai Wallah	2,095
H	117	Pho Que Huong	2,322
I	100	AVAILABLE	1,167
		SUBTOTAL	19,798
8604	SUITE	RETAIL 4	SF
A	100	Los Amigos Sports Bar	5,000
B	109	Aloha Poke Time	1,662
C	112	Snip-its Haircuts for Kids	940
D	116	Great Clips	1,188
E	119	Silpi Handcrafts	2,900
F	121	Hi Sweetie Desserts	1,330
G	118	Keystone Chiropractic	1,875
H	120	AVAILABLE	1,975
		SUBTOTAL	16,870
8700	SUITE	RETAIL 5	SF
F	120	TBP Doors and Windows	3,648
G	122	AVAILABLE	1,190
J	117	AT&T	3,132
K	126	Smile Island Dental	2,410
L	127	DAQ's	2,039
M	124	Alphagraphics	2,349
N	115	Loop Floors	2,542
		SUBTOTAL	17,310
8700	SUITE	ANCHOR BUILDING	SF
A	100	PGA Superstore	65,506
B	103	Pure Hockey	12,800
C	107	Michael's	23,678
D	104	Cost Plus World Market	18,900
E	111	HomeGoods	23,310
H	105	Petco - Available 3/1/26	16,005
I	113	Total Wine & More	28,000
Pad B		Dimassi's Mediterranean Kitchen	9,861
5000 SH 121		Lupe Tortilla	7,320
5004 SH 121		McDonald's	3,627
8724 Preston Rd		Ono Hawaiian BBQ	4,108
		SUBTOTAL	188,199
		TOTAL BUILDING AREA	287,099





Contact Us

Dan Shovelin
Senior Vice President
214 252 1186
dan.shovelin@cbre.com

Max Valentino
Associate
214 979 5676
max.valentino@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremymcgown@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Dan Shoefflin	380309	dan.shoefflin@cbre.com	(214) 979-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

