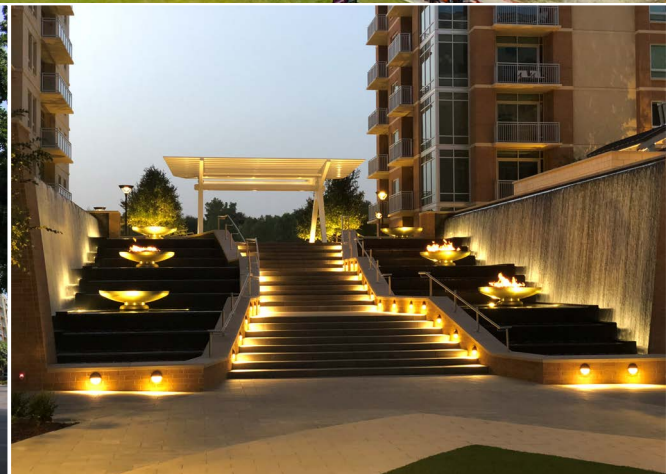


 FOR LEASE



# PRESTON HOLLOW VILLAGE

## NWC OF CENTRAL & WALNUT HILL LN

DALLAS, TEXAS

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**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE

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## OVERVIEW

- 2,600 SF In-Line Space Available
- 2,000 SF 2nd Gen Restaurant Space Available
- 1,093 SF End Cap Space Available
- New dynamic outdoor Green Space for restaurants around the “four corners” designed by the Office of James Burnett, the landscape architect that designed Klyde Warren Park. Over \$2mm in new Amenities which will include fountains, firepits and large patio area’s designated for future tenants.
- Preston Hollow Village is a 42-acre mixed use development anchored by Trader Joe’s, and surrounded by some of the most affluent neighborhoods in the DFW market.
- Within 5 miles of multiple medical districts.
- Phase I (+/-75,000 SF of retail & +/-60,000 SF of office) includes signature brands such as Modern Market , Tangerine an Aveda Salon, Blue Sushi, Tricky Fish, Hearsay, Jinya, iCRYO, V Eye P Eyecare and Eyewear and OrangeTheory Fitness.
- Phase II (+/-25,000 SF of retail & 526 luxury mid-rise residential units) includes signature brands such as Mesero, Merit Coffee, Vitality Bowls and Waxing the City.
- Upon completion, there will be over 1,300 luxury mid-rise & high-rise residential units; 110 town homes; 310,000 SF of office; and over 130,000 SF of retail.

## TRAFFIC COUNTS

US 75 / Central Expy: 236,445 VPD (TXDOT 2022)

Walnut Hill Ln: 23,100 VPD (Kallibrate 2023)

## DEMOGRAPHICS

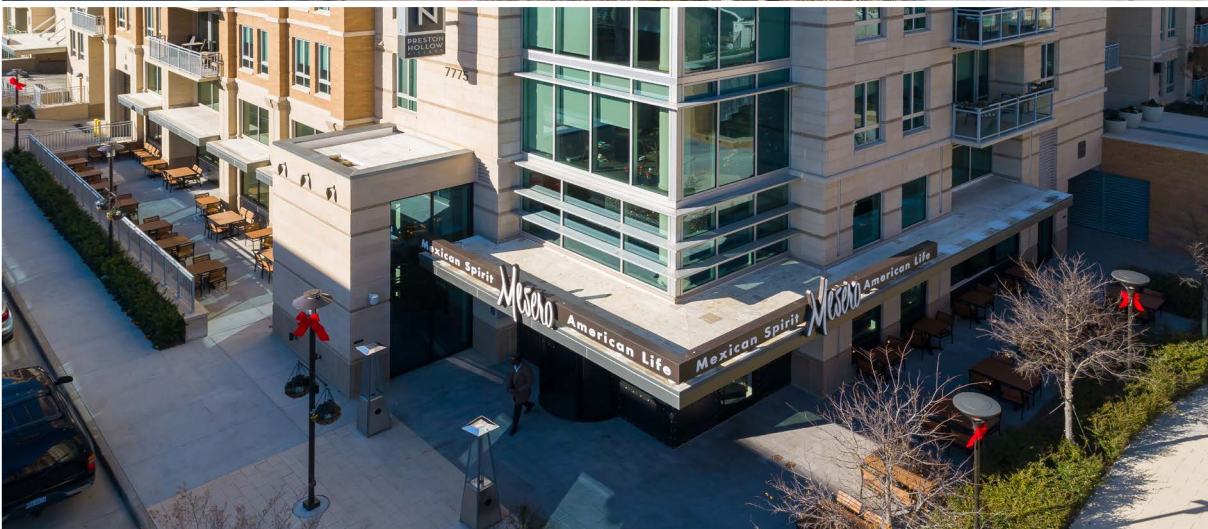
	1-mile	2-mile	3-mile	5-mile
2023 Population	18,661	74,751	153,035	411,252
Daytime Population	47,665	97,949	233,970	518,810
Average HH Income	\$109,530	\$130,997	\$142,250	\$142,263



PHASE II  
PHASE I



# PRESTON HOLLOW VILLAGE | 7859 Walnut Hill Ln, Dallas, Texas 75230



## THE BRIGHT PLACE TO BE



PRESTON HOLLOW VILLAGE, A 42-ACRE MIXED USE DEVELOPMENT, IS LOCATED AT THE NORTH WEST CORNER OF WALNUT HILL AND CENTRAL EXPRESSWAY, WHICH BORDERS PRESTON HOLLOW, ONE OF DALLAS' MOST DESERIBALE NEIGHBORHOODS. THE MASTER-PLANNED COMMUNITY ENCOMPASSES UP TO 125,000 SQUARE FEET OF RETAIL AND RESTAURANT SPACE, 325,000 SQUARE FEET OF OFFICE SPACE, AND 1.3 MILLION SQUARE FEET (1,300 UNITS) OF UPSCALE RESIDENTIAL COMMUNITIES. PRESTON HOLLOW VILLAGE IS A VIBRANT, PEDESTRIAN FRIENDLY DESTINATION OFFERING A CONTEMPORARY AND COMPELLING NEW SPIN ON THE RETAIL LANDSCAPE IN DALLAS.



# ABOUT THE DEVELOPMENT

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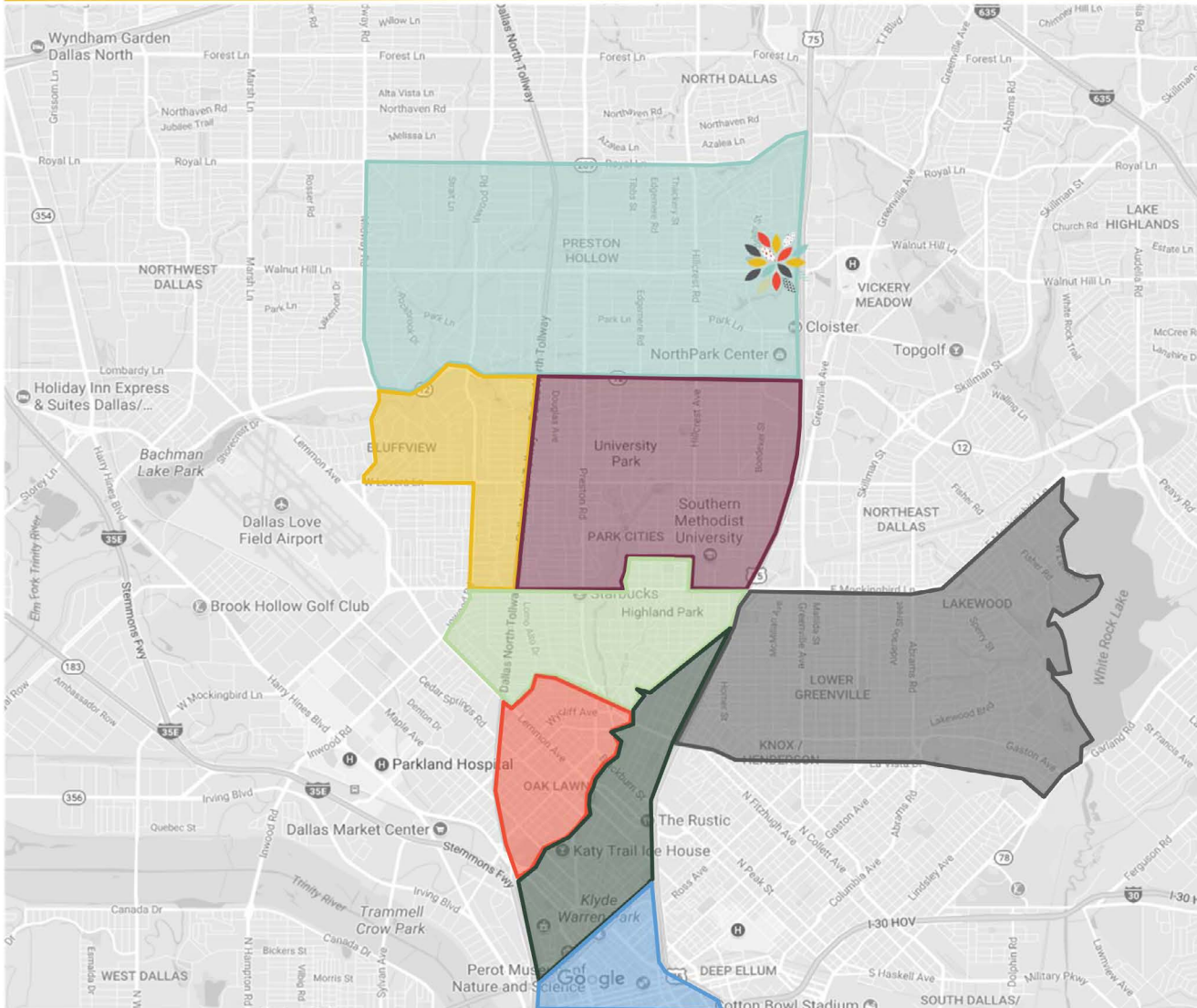
## MASTER PLAN

- ◆ UP TO 125,000 SQUARE FEET OF RETAIL AND RESTAURANT SPACE
- ◆ +/- 60,000 SQUARE FEET OF BOUTIQUE OFFICE SPACE
- ◆ UP TO 265,000 SQUARE FOOT OFFICE TOWER
- ◆ 1,300,000 SQUARE FEET OF RESIDENTIAL SPACE
  - ◆ 1,300 LUXURY MID-RISE AND HIGH-RISE APARTMENT UNITS
  - ◆ 130 TRADITIONAL SINGLE FAMILY HOMES AND CONDOMINIUM UNITS
- ◆ MULTIPLE POCKET PARKS AND GREEN SPACES WITH CONNECTION TO NORTHAVEN TRAIL

## ABOUT THE AREA

- ◆ **POPULATION WITHIN FIVE-MILE RADIUS: 370,000**
- ◆ **ESTIMATED HOUSEHOLD INCOME WITHIN THREE-MILE RADIUS: \$94,000**
- ◆ **WHITE COLLAR PERCENTAGE: 78.24%**
- ◆ **MEDIAN AGE: 35**
- ◆ **HOUSEHOLD SIZE: 2.2**
- ◆ **MEDIAN HOME SALE PRICE: \$839,330**

# AROUND THE DEVELOPMENT



## SURROUNDING NEIGHBORHOODS

- ◆ **PRESTON HOLLOW**  
51,000+ RESIDENTS, AVERAGE HOUSEHOLD INCOME \$162,000 AND MEDIAN HOME VALUES SURPASSING \$839,000
- ◆ **BLUFFVIEW**  
BORDERING PRESTON HOLLOW AND UNIVERSITY PARK, MEDIAN HOME VALUES AVERAGE \$548,000
- ◆ **UNIVERSITY PARK**  
ADJACENT TO HIGHLAND PARK, OVER 33,000 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$184,000
- ◆ **HIGHLAND PARK**  
DALLAS' MOST AFFLUENT NEIGHBORHOOD WITH MEDIAN HOME PRICES IN EXCESS OF \$1.2 MILLION
- ◆ **EAST DALLAS / LAKEWOOD**  
OVER 51,000 RESIDENTS WITH AN AVERAGE HOUSEHOLD INCOME OF \$116,000
- ◆ **OAK LAWN**  
AVERAGE HOUSEHOLD INCOME OF \$114,000 AND A MEDIAN AGE OF 35
- ◆ **UPTOWN / KNOX**  
22,000+ YOUNG, AFFLUENT RESIDENTS, LARGELY RENTERS WITH A MEDIAN AGE OF 33
- ◆ **DOWNTOWN DALLAS**  
ONLY SEVEN MILES TO THE SOUTH VIA I-75 (CENTRAL EXPRESSWAY)



## RETAIL AND RESTAURANTS

### RESTAURANTS:

- THIRSTY LION
- HEARSAY
- TRICKY FISH
- BLUE SUSHI SAKE GRILL
- CHICKEN GUY
- FORTUNE HOUSE
- MESERO
- MODERN MARKET
- ANOTHER BROKEN EGG

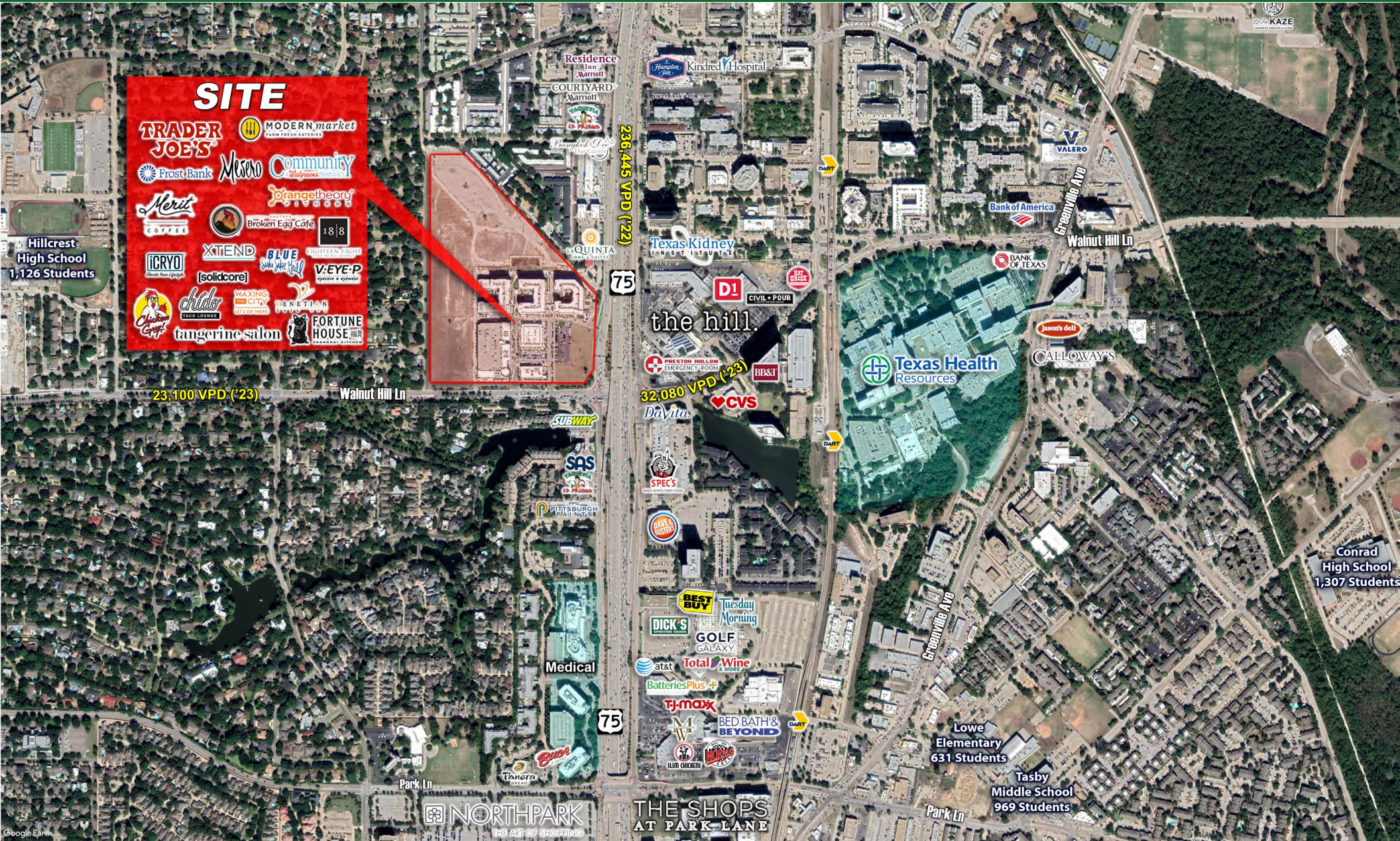
### RETAIL:

- 18/8 MEN'S SALON
- COMMUNITY, A WALGREENS PHARMACY
- FROST BANK
- ORANGETHEORY FITNESS
- SOLIDCORE
- TANGERINE SALON
- TRADER JOE'S
- V EYE P EYECARE & EYEWEAR
- VENETIAN NAIL SPA
- WAXING THE CITY
- RESIN DENTAL SPA

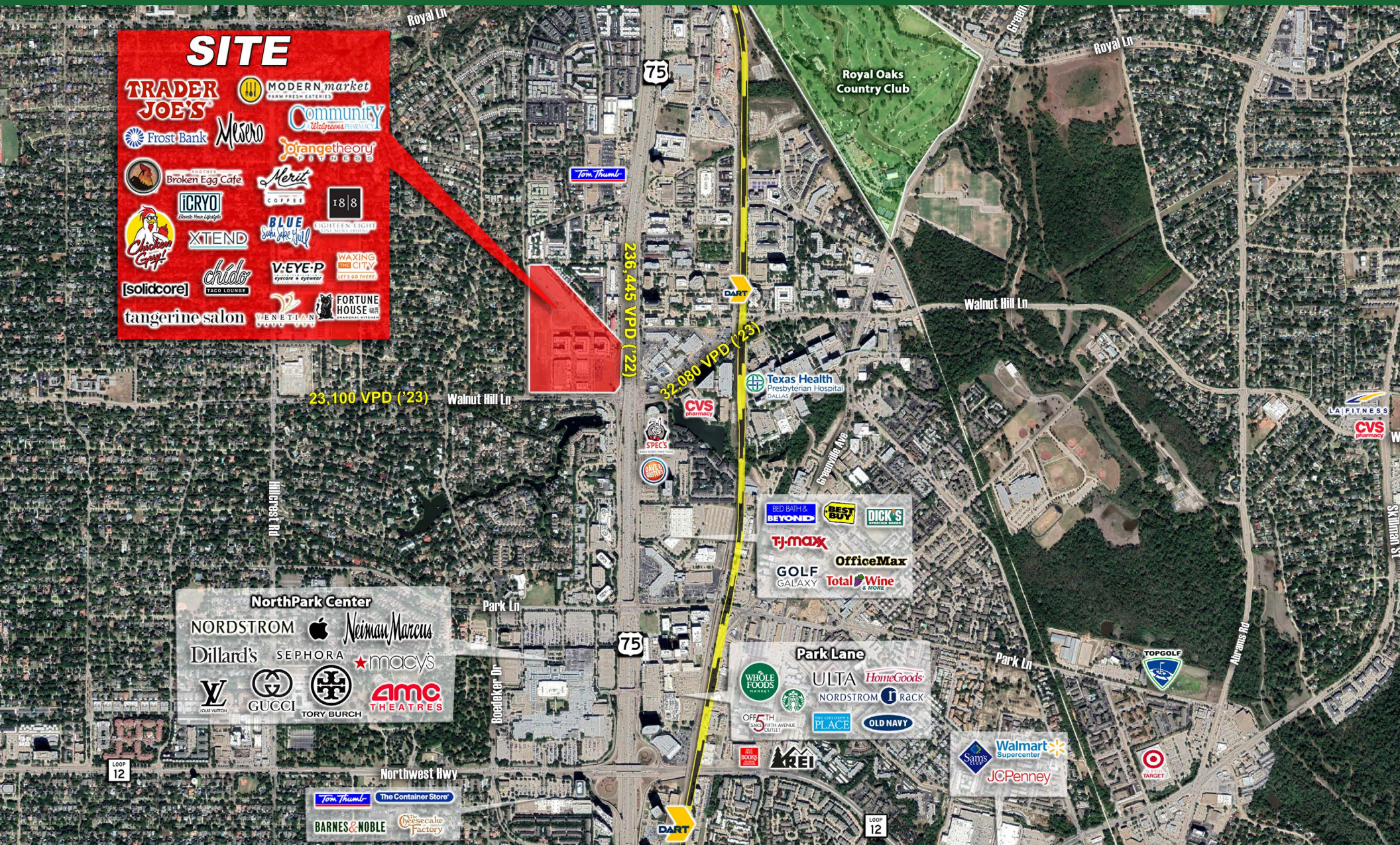




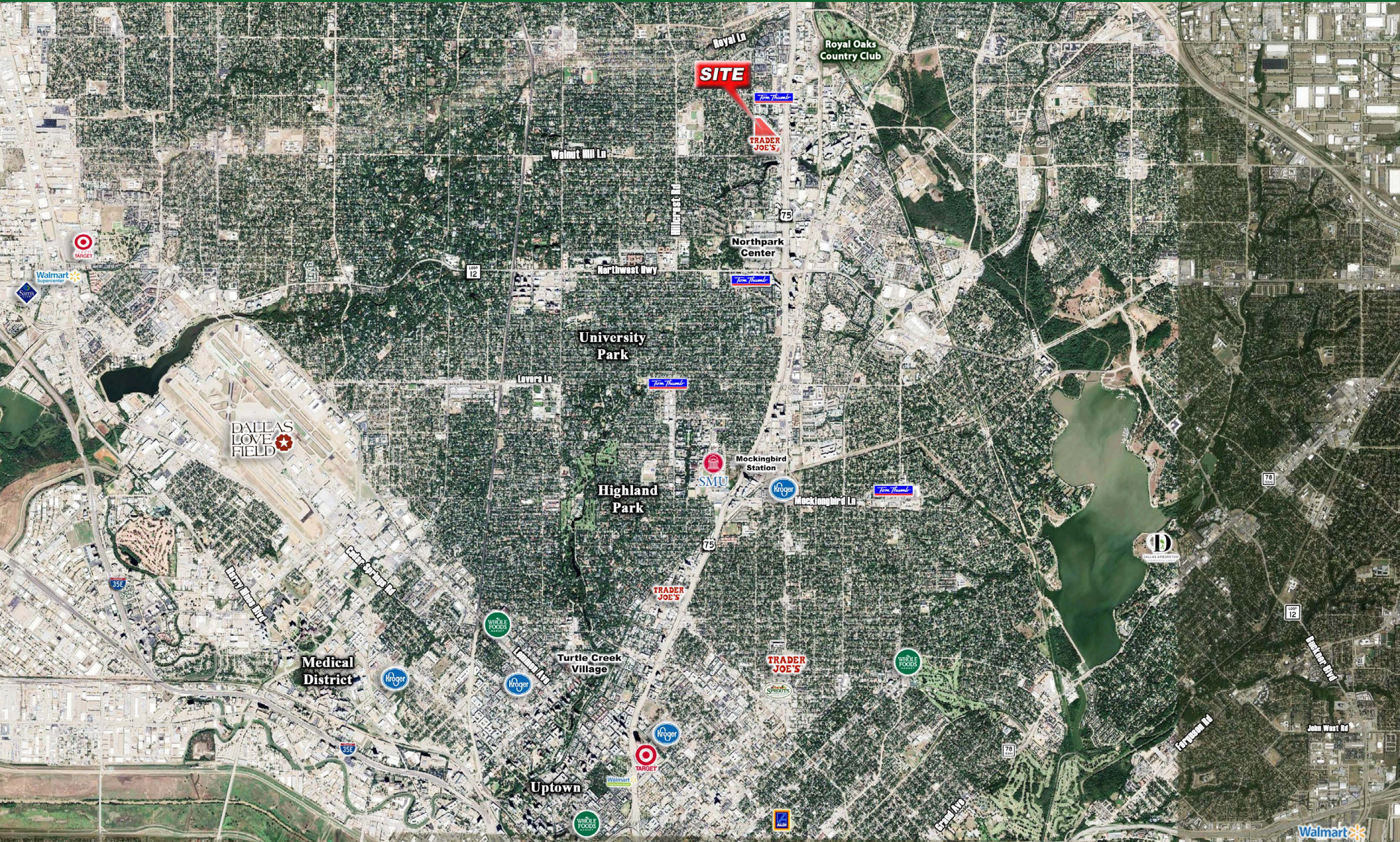




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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### 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:
  - 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.

<u>DuWest Management Inc.</u>	<u>605046</u>	<u></u>	<u>214-720-0004</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date