

# PRESTON PARK COLONNADE

Plano, TX | NWC Preston Rd. & West Park Blvd.



**Retail** | Located in one of Plano's most affluent areas at the northwest corner of Preston Road and West Park Blvd. The center is anchored by The Sports Authority, Whole Foods, Ross Dress for Less, and Barnes & Noble.

■ **AVAILABLE SF:** 4,435 SF ■ **TRAFFIC COUNTS:** Preston Road: 67,700 VPD  
West Park Blvd: 44,388 VPD

■ **LEASE RATES:** Please Call for Rates

<b>DEMOGRAPHICS:</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2016 Population	13,256	120,915	339,250
2016 Daytime Population	22,206	167,030	440,316
2016 Average HH Income	\$122,543	\$114,816	\$103,603
2016 Median HH Income	\$79,330	\$78,389	\$74,070

■ **AREA RETAILERS:**



**Kathleen Nash**  
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**THE retail CONNECTION, L.P.**  
 2525 McKinnon Street  
 Suite 700  
 Dallas, Texas 75201  
 (214) 672-0777  
 www.TheRetailConnection.net

Luby's

MARKET STREET

Stein Mart

Office DEPOT

Golfsmith

Tuesday Morning

NORDSTROM  
rack  
CHASE

OFF BROADWAY  
SHOE  
WAREHOUSE

lastcall  
BY NEIMAN MARCUS

Party City

Marshalls  
aaronbrothers

ART & FRAMING

PETCO

Pier 1  
imports

Sprint  
laMadeleine  
COUNTRY FRENCH CAFE

zoës  
kitchen

Chick-fil-A

W. PARK BLVD.

PRESTWICK DRIVE

Frost Bank

Starbucks

TreeHouse

WHOLE  
FOODS  
MARKET

ROSS  
DRESS FOR LESS

BARNES & NOBLE  
BOOKSELLERS

Macaroni GRILL

verizon

FedEx

AVAILABLE  
4,436 SF

HIGHLAND DRIVE

PRESTON ROAD (S.H. 289)

ANN TAYLOR

Panera

Kroger

GAP

WILLIAMS-SONOMA



0' 50' 100' 150' 200'

McDonald's

BOSTON  
Home Style Market

CHIPOTLE  
MEXICAN GRILL

chair king  
BACKYARD STORE

GOLD'S  
GYM

SMOKE

Famous  
Footwear

KREI

TRADER JOE'S

FRIDAYS

ULTA  
BEAUTY

OLD NAVY

ORVIS  
SPORTING TRADITIONS



# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date