



# Preston Towne Crossing & Berkeley Square

2400 Preston Road, Plano TX /4721 W. Park Boulevard, Plano, Texas

# PRESTON TOWNE CROSSING & BERKELEY SQUARE SITE PLAN

## Preston Towne Crossing Highlights

Located at the northeast corner of Preston Rd and W Park Blvd, in the affluent Dallas suburb of Plano

Tenants include **Trader Joe's**, **Old Navy**, **ULTA**, **REI**, **Orvis** and **Chipotle**

Average household Income of over **\$108,000+** in a 5-mile radius

## Berkeley Square Highlights

Located on the northwest corner of Ohio Dr and W Park Blvd.

Average household Income of **\$108,000+** within a 5-mile radius

Situated in one of **Plano's most affluent areas**

Retailers include **Studio Movie Grill**, **The Blue Goose Cantina**, **Yao Fuzi Asian Fusion Cuisine** and **Tomoya Japanese**



## Preston Towne Crossing

## Berkeley Square

# PRESTON TOWNE CROSSING & BERKELEY SQUARE

## RENT ROLL

### PRESTON TOWNE CROSSING

NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF
10	Lease Pending	1,800	150	Old Navy	15,000	295	Adventure Kids	5,782	440	Nothing Bundt Cakes	2,298
15	Rise Soufflé	3,900	160	Trader Joes	15,133	300	Available	1,800	450	Fleet Feet	1,664
20	Half Price Books	10,000	170	Carter's	4,000	310	Pigtails and Crewcuts	1,165	455	Finley's Barber Shop	1,152
30	Available	4,325	180	The Shade Store	1,724	315	Lash Lounge	900	460	Lease Pending	3,024
40	Kingdom Rug & Furniture	2,000	190	Vom Fass	917	320	Menchie's	1,200	470	Buff City Soaps	2,470
50	Available	3,950	200	Visionworks	4,469	330	Tip Top Cleaners	900	475	James Avery	2,530
60	The Soccer Corner	4,450	210	Keeks	13,080	340	Hannah's Nails	1,050	480	Kay's	2,499
70	Rally House of Texas	7,147	220	Plaza Park Salons	10,733	350	Pizza Hut	1,050	485	The Original Chop Shop	2,600
80	REI	27,000	230	Hollywood Feed	4,586	360	Brow Threading Salon	900	490	Bellagreen	3,262
90	Orvis	5,880	240	Abrams Royal Pharmacy II	2,199	370	Hand & Stone Massage	2,395			
95	Learning Express	2,179	250	Alive	4,130	380	Atlas Building Systems	3,600			
100	VIO Med Spa	2,400	260	Cowboys Fit	40,680	390	Johnson Fitness	3,101			
110	Torrid	2,500	270	Lease Pending	39,750	400	Chipotle Mexican Grill	2,828			
120	Sample House & Candle Shop	3,600	280	Available	7,122	410	Nekter Juice Bar	1,143			
130	J. Crew Factory	6,100	285	Available	2,561	420	Glo30	1,260			
140	Ulta	10,004	290	Preston Park Dental	1,900	430	Snuffer's Restaurant	3,959			

### BERKELEY SQUARE

NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF	NO.	RETAILERS	SF
5	Blue Goose Cantina	6,200	80	Escape Nails Spa	1,184	140	Smoothie King	900	225	Available	3,283
10	Yao Fuzi Cuisine	4,896	85	R Clair Physical Therapy	4,242	145	Available	1,881	230	Peace Love Wax	1,398
20	Fuzi Fine Wines	1,008	90	Emler Swim School	5,824	150	Mango Thai	2,395	235	Great Expressions Dental	3,689
25	Cardinal Sports	3,129	95	Dirty Dough Cookies	1,256	155	Sportclips	1,452			
30	Lee's Tailor	784	100	CN Taekwondo Olympic	2,008	160	The Joint Chiropractic	1,506			
35	The Postal Shoppe	1,910	110	Bridgestone	8,014	170	Kenny's East Coast Pizza	4,100			
40	The Barre Code	2,441	120	7-Eleven	3,090	200	Available	4,567			
45	Tomoya Japanese Cuisine	2,068	125	HTeaO	3,175	210	Club Champion Golf	2,403			
70	Studio Movie Grill	43,677	130	Burning Rice	2,981	215	Farmers Insurance	1,058			
75	Anaya's Seafood	2,934	135	Available	1,992	220	Any Lab Test Now	1,081			



# PRESTON TOWNE CROSSING & BERKELEY SQUARE TRADE AREA

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,368	123,540	366,560
Households	6,129	54,398	157,875
Daytime Pop.	17,722	142,799	439,712
Avg. HH Income	\$151,803	\$145,789	\$137,571
Education Attn.	69%	67%	65%





## Preston Towne Crossing



## Berkeley Square



## 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.

AMREIT REALTY INVESTMENT CORPORATION

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/ / /  
Buyer/Tenant/Seller/Landlord Initials

Date