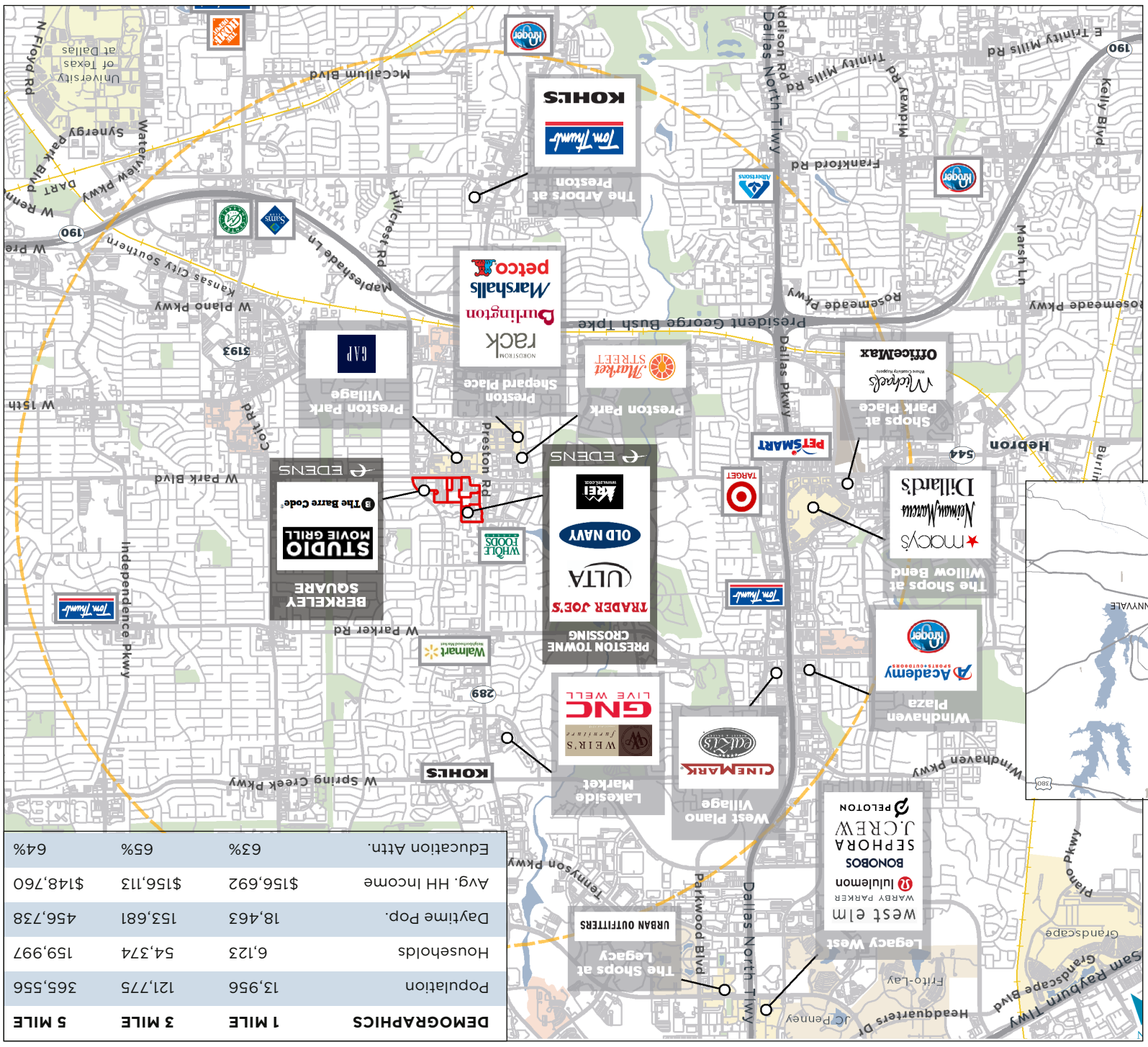
Lauren Dannemiller | 469.250.6565 | ldannemiller@edens.com



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,956	121,775	365,556
Households	6,123	54,374	159,997
Daytime Pop.	18,463	153,681	456,738
Avg. HH Income	$156,692	$156,113	$148,760
Education Attn.	63%	65%	64%



Preston Towne Crossing

2400 Preston Road, Plano TX

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PRESTON TOWNE CROSSING
SITE PLAN

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



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PRESTON TOWNE CROSSING
CENTER PHOTOS

CENTER HIGHLIGHTS

- Located at the northeast corner of Preston Road and West Park Boulevard in the affluent Dallas suburb of Plano
- Tenants include Trader Joe's, Old Navy, ULTA, REI, Orvis Jos. A. Bank and Chipotle
- Average household Income of over $137,000+ in a 5-mile radius









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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.

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 th e 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	464117		713-850-1400
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BRANDON SCHAWE	584425	BSCHAWE@EDENS.COM	713-850-1400
Designated Broker of Firm	*License No.*	*Email*	*Phone*
/ / /			
Buyer/Tenant/Seller/Landlord Initials	*Date*		