EDENS®



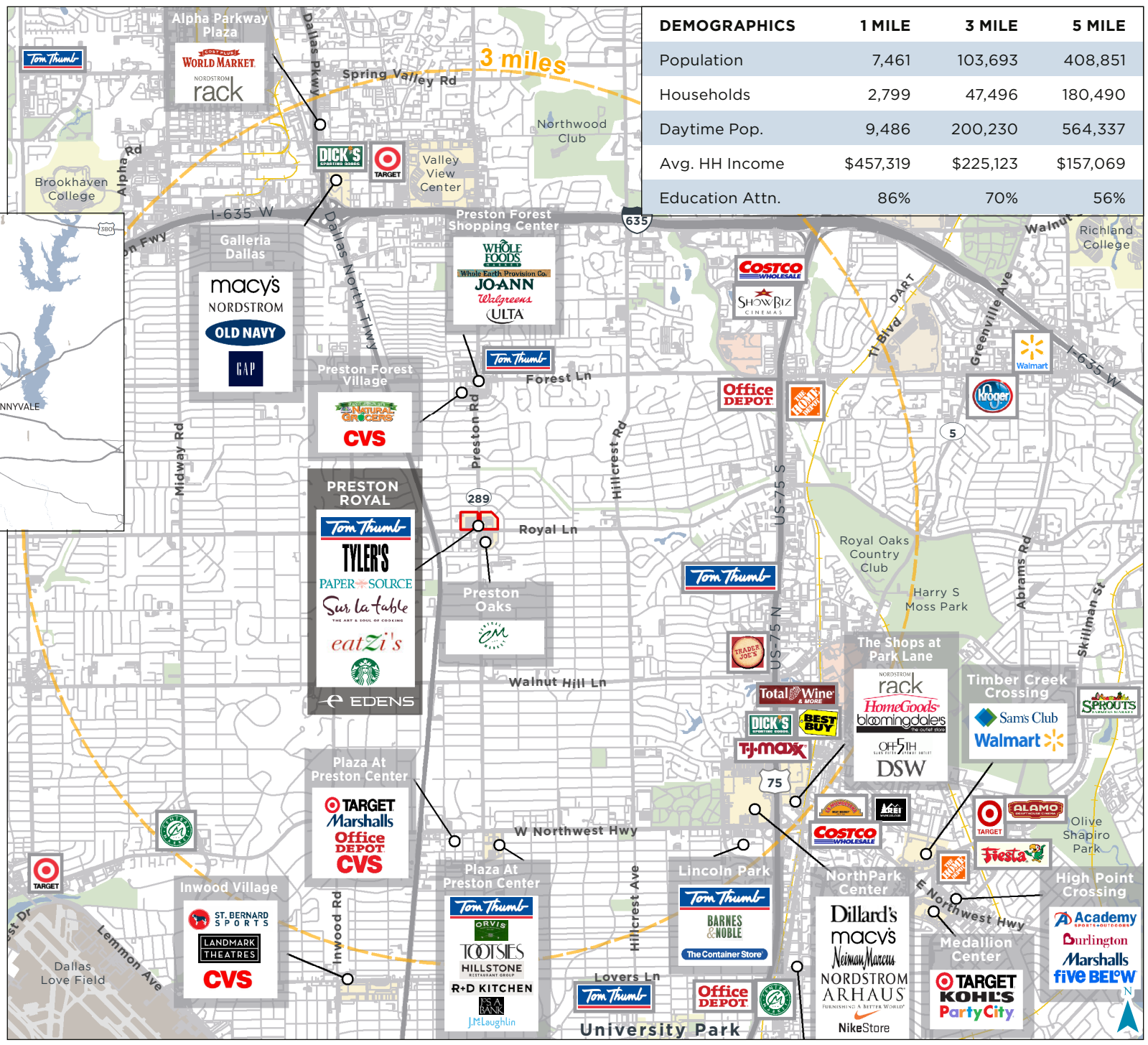
Preston Royal

5959 Royal Lane, Dallas, TX

261118

PRESTON ROYAL
TRADE AREA





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	7,461	103,693	408,851
Households	2,799	47,496	180,490
Daytime Pop.	9,486	200,230	564,337
Avg. HH Income	$457,319	$225,123	$157,069
Education Attn.	86%	70%	56%

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PRESTON ROYAL
SITE PLAN

CENTER HIGHLIGHTS

- Anchored by Tom Thumb, Eatzi's, Tyler's, Ballard Designs and Frontgate
- Located at the intersection of Preston Road and Royal Lane in the heart of Dallas's "Golden Corridor"
- Average household incomes of over $335K in a 1-mile radius, over $185K in a 3-mile radius
- Major renovations completed in 2019



PRESTON ROYAL
RETAILER LIST





PRESTON ROYAL WEST

NO.	RETAILERS	SF
10	La La Land Kind Café	1,380
20	Palladino's	9,848
25	Bold Bungalow	936
30	Spa Habitat	1,937
35	Neuhaus Cafe	1,742
40	Session Pilates	2,154
45	Botolino Gelato	956
50	Tyler's	13,347
60	Frontgate	12,800
70	Flower Child	3,800
80	Chico's and Soma	6,670
85	US Postal Service	4,360
95	SkinSpirit	2,881
100	Tom Thumb	32,299
140	Bobbie's Airway Grill	5,560
145	Gem Studio	1,667
150	Sweathouz	1,690
155	Cobblestone	1,329
160	AT&T Mobility	3,120
170	Princi Italia	3,156

PRESTON ROYAL EAST

NO.	RETAILERS	SF
300	Starbucks	2,000
310	JD's Chippery	1,354
320	Rowan	1,562
330	LOI/Lease Pending	3,252
340	LOI/Lease Pending	1,162
350	Johnnie-O	2,545
360	The Hair Bar	1,800
370	TJ's Seafood Market & Grill	3,148
380	Sephora	5,700
400	Ballard Designs	12,080
410	Face Haus	1,936
420	LilyRain	1,626
425	ROAM	1,650
430	The Shade Store	1,051
435	Paper Source	2,910
440	Sur La Table	6,028
450	Royal China	3,952
460	Soto Method	1,981
470	Bird's Bookstore & Art House	1,999
480	Eatzi's	6,534
490	FedEx	2,190
500	LOI/Lease Pending	2,504
510	The Toy Maven	6,263
520	Purple	2,227
530	European Wax Center	1,881
540	El Molino	6,000
550	Lucy's Tailor & Cleaners	1,190
560	Madison Reed	1,538
570	Ernesta	1,256
575	SportClips	1,154
580	Ken's Man's Shop	3,316
600	Shake Shack	3,346
620	Lovesac	2,040
630	LOI/Lease Pending	1,142
650	Bank of America	6,000

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PRESTON
ROYAL

CENTER PHOTOS







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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.

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Designated Broker of Firm	*License No.*	*Email*	*Phone*
/ / /			
Buyer/Tenant/Seller/Landlord Initials	*Date*		