

PRESTON  
PARK  
VILLAGE



# At the Crossroads of Lifestyle and Leisure.

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Located at the coveted intersection of Preston Road and Park Boulevard in West Plano, Preston Park is a 270,000-square-foot retail community that houses the best of wellness, living, fashion and dining destinations. With a forthcoming renovation to be spearheaded by Brixmor, Preston Park's open-air design will feature enhanced storefronts and new, best-in-class tenant additions.



## THE SPACE

# 270,128

total square feet

# 60,000+

available customizable square feet

## THE LOCATION

At the corner of  
Preston Road

# 54,000

vehicles per day

West Park Boulevard

# 39,000

vehicles per day

One mile from  
President George Bush Turnpike

# 129,000

vehicles per day

## THE AUDIENCE (5-mile radius)

# 355,000+

population

# 33% HIGHER

household income than the national average

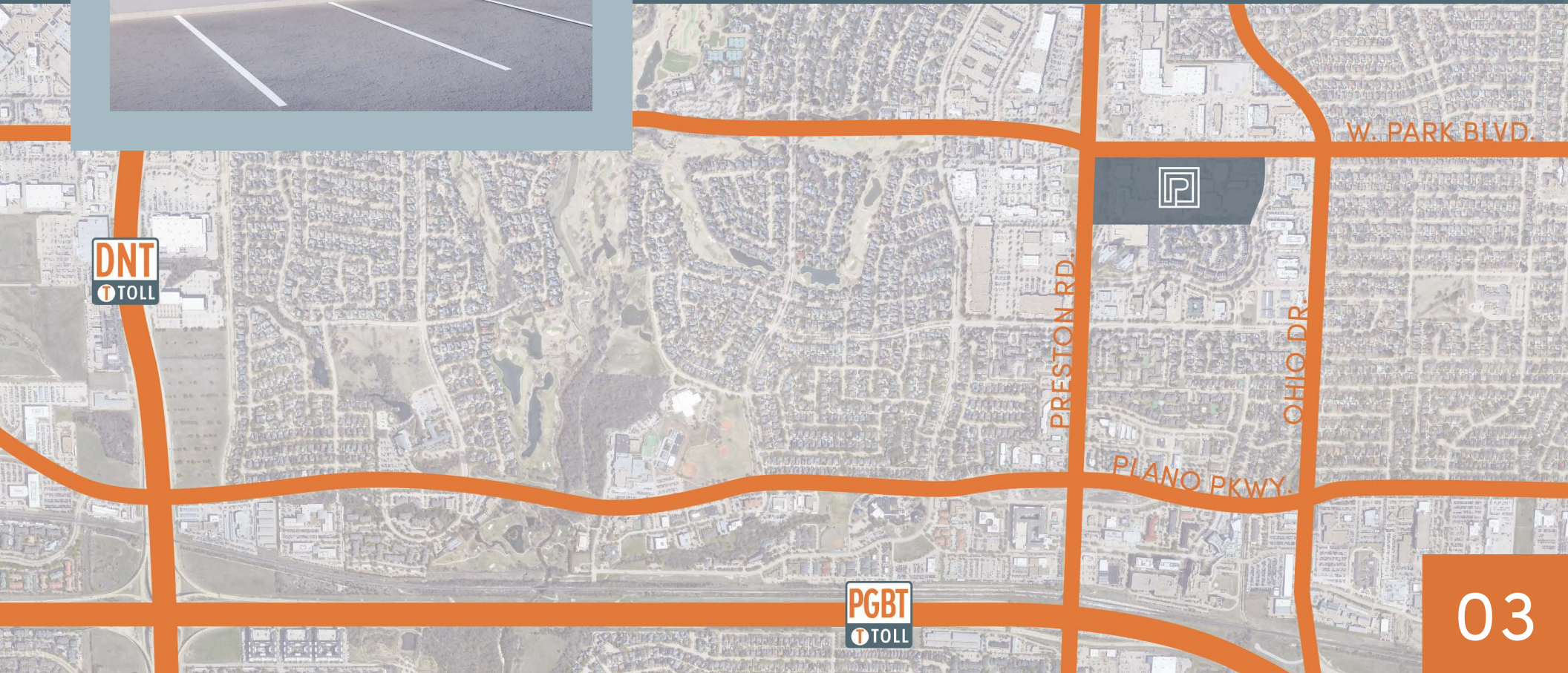
# 88% HIGHER

college education rate than the national average

# At the Epicenter of Excellence.



Preston Park is located within the city of Plano – the ninth largest city in Texas. Housing nearly 300,000 residents, a collection of Fortune 1000 companies and more than 10,000 businesses, Plano is naturally equipped to draw an audience from both near and far.



# Affluent Audience.

Preeminent Location.

	1 MILE	3 MILES	5 MILES
POPULATION	13,716	124,897	355,528
DAYTIME POPULATION	21,136	164,457	465,124
HOUSEHOLDS	6,030	55,946	156,564
AVG. HOUSEHOLD INCOME	\$149,786	\$130,069	\$123,106

# Weekday Necessities. Weekend Indulgences.

- = LOI
- = LEASE
- = AVAILABLE



128	2,160 SF	Immediately
170	2,946 SF	Lease
180	6,178 SF	LOI
185	4,668 SF	LOI
203	1,603 SF	Immediately
221	2,000 SF	Immediately
228	2,047 SF	Immediately
230	7,600 SF	Immediately
250	2,500 - 8,800 SF	Immediately
367	1,709 SF	2Q 2025
369	1,480 SF	2Q 2025
373	2,565 SF	2Q 2025
381	4,371 SF	2Q 2025
385	2,480 SF	2Q 2025
Pad C	5,000 SF	Available for Ground Lease

## CURRENT RETAILERS

- 101 - Panera Bread
- 108 - Yogurtland
- 111 - Snooze A.M. Eatery
- 120 - Cool Heads Salon for Men
- 124 - KOHLER Signature Store
- 126 - Ann Taylor
- 132 - PureGreen
- 134 - Blo (blow dry bar)
- 150 - Talbots
- 155 - Brianna Cannon

- 160 - Chico's
- 165 - Soma by Chico's
- 195 - European Wax Center
- 199 - Toni & Guy
- 201 - Massage Envy
- 205 - Happy Beauty
- 209 - Majestic Nail Salon
- 211 - Paper Source
- 219 - Fit Social Club
- 240 - HomeGoods
- 245 - Petco

- 257 - Foot Solutions
- 258 - Cotton Island
- 260 - Animal Crackers
- 265 - Eyes on Preston Park
- 267 - The UPS Store
- 269 - BODYBAR Pilates
- 271 - Bath & Body Works
- 273 - White House / Black Market
- 281 - Semper Laser
- 291 - GAP
- 313 - AAA Insurance

- 318 - Amazing Lash Studio
- 321 - SOTA Weight Loss
- 321A - C2 Education Center
- 329 - Pie Tap
- 337 - HOTWORX
- 343 - Kauboi
- 345A - Sola Salon Studios
- 400 - Slick City

- Pad A - Katy Trail Outpost
- Pad B - Meso Maya Comida y Copas
- Pad D - Steve Fields Steakhouse





# Why Brixmor?

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We strive to be the center of the communities we serve by matching vibrant retail to local culture and needs. With nearly 400 centers nationwide, opportunity can be just around the corner.

## EXPERT LEADERSHIP

Brixmor is led by proven real estate professionals with deep industry expertise, retailer relationships and capital market experience.

## RESPONSIBLE PRACTICES

At Brixmor, we believe that doing the right thing leads to environmental, employee and community well-being, as well as long-term sustainable growth.

## COLLABORATIVE TEAMS

Great real estate matters, but great people matter more. You'll be supported by a strong team with a wealth of expertise to ensure you're set-up for success throughout every step of the process.

**BRIXMOR**<sup>®</sup>



# Contact Information



## RETAIL LEASING REPRESENTATIVE

Gabi Shaff

469.249.1709 | [Gabi@RetailUnion.com](mailto:Gabi@RetailUnion.com)

## PROPERTY ADDRESS

1900 Preston Road

Plano, TX 75093





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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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick G Koeijmans	386459	Nick@retailunion.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gabi Shaff	662554	Gabi@retailunion.com	214.960.4606
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date