



HIGHLIGHTS:

- Adjacent to Kroger Marketplace anchored shopping center
- Easy access and excellent visibility
- Surrounded by rapidly growing, affluent neighborhoods
- Office, retail, restaurants, multi-tenant retail space available
- 50,000 SF Retail Center; 28,000 SF Available
- Seeking Restaurants for Buildings 1, 6 and 7
- Multi-Tenant Retail for Buildings 2, 3/4 and 5
- Q4 2024 Delivery
- Call for Pricing and availability



TRAFFIC COUNTS

TxDOT 2022

Preston Rd/Hwy 289

32,782

Suzan Cooper

(972) 980-2979

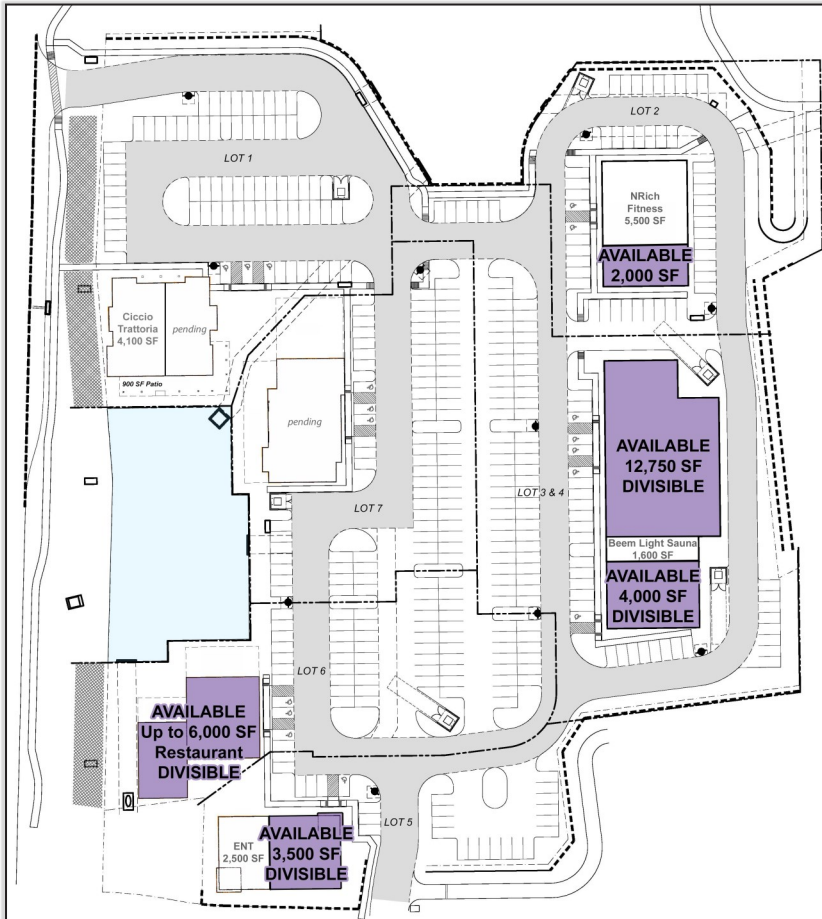
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For More Information

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Building 3 | Elevation

Multi-Tenant Retail

DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	6,560	51,306	120,483
5 Yr Projected Growth	14.30%	25.40%	21.10%
Average HH Income	\$214,463	\$211,325	\$191,380



**Building 5
3,500 SF (Divisible)**

