



Preston Royal

5959 Royal Lane, Dallas, TX

PRESTON
ROYAL
SITE PLAN

CENTER HIGHLIGHTS

- Anchored by Tom Thumb and Barnes and Noble
- Located at the intersection of Preston Road and Royal Lane in the heart of Dallas's "Golden Corridor"
- Average household incomes of over \$260,000 in a 1-mile radius, over \$158,000 in a 3-mile radius
- Major renovations completed in 2019



PRESTON
ROYAL
RETAILER
LIST



PRESTON ROYAL WEST

NO.	RETAILERS	SF
10	Public Taco	1,460
20	Specs Wines Spirits & Finer Foods	9,918
25	Custom Ink	936
30	Spa Habitat	1,937
35	Neuhaus Cafe	1,742
40	Relax The Back	2,154
45	Botolino Gelato Artigianale	956
60	Barnes & Noble	26,147
70	Flower Child	3,800
80	Chico's	6,670
85	US Postal Service	4,360
95	Dry Nail Bar	2,881
100	Tom Thumb	29,779
150	Dougherty's Pharmacy	12,093
155	The Cobbler	1,329
160	Att Mobility	3,120
170	Princi Italia	3,156
200	Phil Garnett State Farm Ins	817
210	Available	564
220	Bethany D. Stewart, DDS	1,931
230	Alphabiotics	3,120
240	Available	433
250	The Reading Ranch	673
260	New Cingular Wireless	420
280	Available	1,238
300	Starbucks	2,000
310	Short Stop	1,354

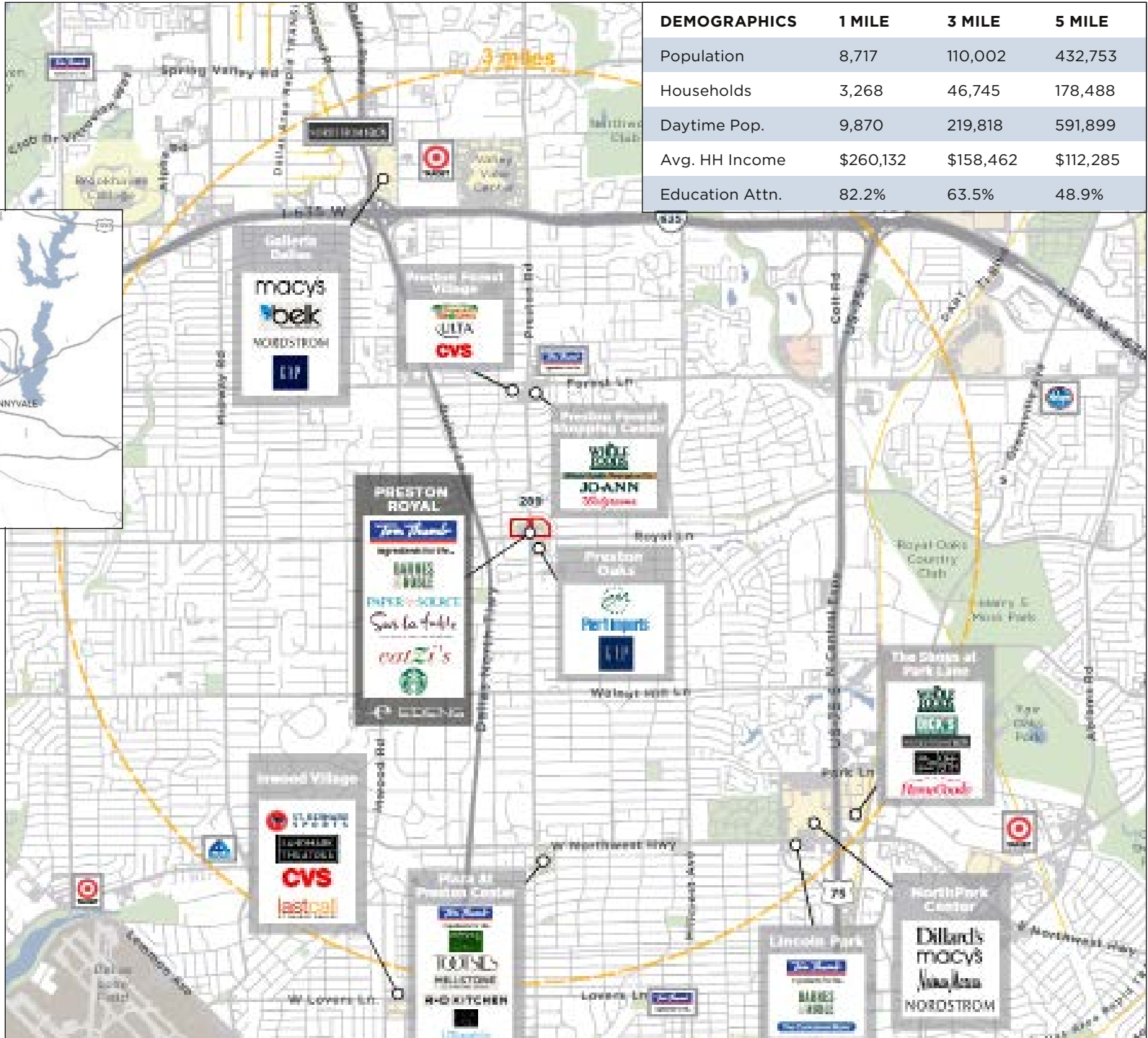
PRESTON ROYAL EAST

NO.	RETAILERS	SF
320	Omaha Steaks	1,562
330	Zoe's Kitchen	3,252
340	steel city pops	1,135
350	Future Available	2,545
360	The Hair Bar	1,800
370	TJ's Seafood Market & Grill	3,148
380	Sephora	5,700

PRESTON ROYAL EAST

NO.	RETAILERS	SF
390	Ballard Designs	12,070
400	Face Haus	1,934
410	LilyRain	1,820
420	ROAM	1,690
430	Shade Store	1,044
435	Paper Source	2,930
440	Sur La Table	6,030
450	Royal China	3,892
460	Pure Barre	1,981
470	Elements Therapeutic Massage	1,999
480	Eatzi's	6,534
490	FedEx	2,190
500	Kasart	2,504
510	The Toy Maven	6,263
520	Amazing Lash Studio	2,227
530	European Wax Center	1,881
540	Cantina Laredo	6,000
550	Preston Royal Cleaners—Lucy's Tailor	1,190
560	Snap Kitchen	1,538
570	Cousin Earl	1,260
575	SportClips	1,154
580	Ken's Man's Shop	3,316
590	Shake Shack	3,346
620	Einstein Bros. Bagels	2,040
630	Available	1,142
650	Bank of America	6,000
670	Available	647
680	CryoZone	936
700	Available	308
710	Available	762
720	Ninety20	286

PRESTON ROYAL
TRADE AREA



PRESTON
ROYAL
CENTER
PHOTOS



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	464117	713-850-1400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No. Email	Phone

BRANDON SCHAWÉ	584425	BSCHAWÉ@EDENS.COM	713-850-1400
Designated Broker of Firm	License No. Email	Phone	

/ / /		
Buyer/Tenant/Seller/Landlord Initials	Date	