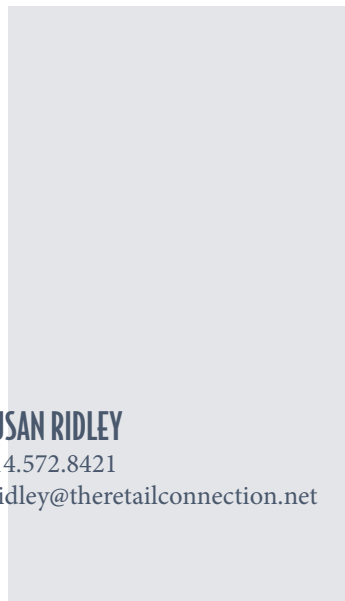
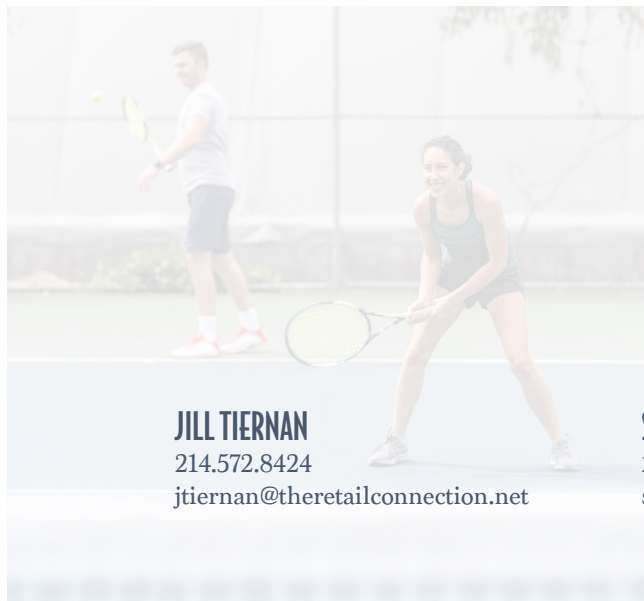


# PRESTON SHEPARD PLACE



THE **retail** CONNECTION

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**BH** PROPERTIES



# PRESTON SHEPARD PLACE

## THE PROJECT:

- ◆ 361,832 SF center
- ◆ 1,500 SF up to 37,296 SF available divisible spaces
- ◆ 7,500 weekly visits
- ◆ Affluent established neighborhood with highly acclaimed academics
- ◆ There is no state income tax and Plano's property taxes and housing prices are low compared to most metropolitan areas

## TRAFFIC COUNTS:

Preston Road: 58,695 VPD

W. Park Boulevard: 40,139 VPD

Plano residents are  
**HIGHLY-EDUCATED, FAMILY-ORIENTED, ETHNICALLY-DIVERSE & YOUNG.**

## PLANO, TX

**284,000+** residents  
**38.6** median age  
**57%** bachelor's degree or higher

	1 MILE	2 MILE	3 MILE	5 MILE
2022 Population	12,019	54,249	128,197	369,297
2022 Daytime Population	19,414	62,457	146,321	440,092
2022 Average HH Income	\$133,288	\$142,890	\$133,904	\$129,466
2022 Total Educated	8,808	39,160	93,245	263,893

# PLANO, TEXAS

Plano, Texas has a national reputation as one of the best places for professional families to live & work.

## PRESTON SHEPARD PLACE TENANTS:

**Burlington** **five BELOW**



NORDSTROM  
**rack**

**Marshalls** **Party City**



PEARLE  
EST. 1961  
VISION

**BTH Bank** **LAMPS PLUS**

**SPECTRA** SALON SUITES **popshelf**



**Pella**

Color Me Mine PAINTING WITH A Twist



84+  
parks

4,000 Acres  
green space

4 Fortune 1000  
headquarters

world-class  
business parks

Growing & Vibrant  
community

Plano ISD is one of the  
highest performances on  
college entrance exams in nation

#1 Best City  
to buy a house in Texas

#1 Happiest City  
in America

#2 Hardest Working  
city in America

#3 Safest City  
in America

#4 Best City  
to raise a family in America



94 miles  
walking trails

167 Miles  
bike trails

# PRESTON SHEPARD PLACE



# NATIONAL RETAILERS





# SITE PLAN



UNIT	TENANT	SIZE
AOA	AVAILABLE	6,009 SF
AOB	Stretchlab	1,400 SF
AOE	AVAILABLE	23,302 SF
AOG	Marshalls	30,420 SF
AOK	Cozy Home	13,386 SF
AOL	CityVet	3,954 SF
AOM	Popshelf	13,485 SF
BOA	Dick's Warehouse	36,520 SF
BOD	Burlington Coat Factory	40,845 SF
BOE	Five Below	9,211 SF
BOF	AVAILABLE	21,093 SF
BOH	Nordstrom Rack	36,100 SF
BOK	Party City	14,392 SF
BOR	Crunch Fitness	37,296 SF
COA	Lamps Plus	11,000 SF
DOA	Dave's Hot Chicken	3,338 SF
DOB	Starbucks	2,400 SF
EOA	Pearle Vision	3,022 SF
EOB	Painting with a Twist   Color Me Mine	3,971 SF
EOC	AVAILABLE	4,000 SF
EOD	Leslie's Swimming Pool Supplies	6,040 SF
EOE	AVAILABLE	2,056 SF
FOA	AVAILABLE	4,604 SF
FOB	Mo'Bettahs	3,114 SF
FOB	Salata	3,313 SF
FOC	BTH Bank	4,199 SF
GOA	Big Blue Swim School	10,402 SF
GOD	Spectra Salon Suites	9,100 SF



# TRADE AREA AERIAL

289 TEXAS

Centennial ES  
543 Students

Hightower ES  
549 Students

**PRESTON PARK COLONNADE**

- Whole Foods Market
- Mendocino Farms sandwich market
- GameStop
- Prost Bank
- Shake Shack
- Ross Dress For Less
- Target
- Williams & Sonoma
- Sephora
- Barnes & Noble Booksellers
- Session
- Pirates

**PRESTON TOWNE CROSSING**

- Rise
- Finley's Barber Shop
- Belagreen
- Snuffer's
- Nektar
- UFA
- Old Navy
- Hand Stone
- Famous Footwear
- Keek's
- Busy Body
- Bally House
- Ormis
- Visionsworks
- Hollywood Feed
- Kingdom
- Trader Joe's
- Fleet Feet

**BERKELEY SQUARE**

- Sport Clips
- Blue Goose Cantina
- Smootie King
- The Barcode
- Studio Movie Grill
- 7-Eleven
- AnyLabTest
- Kenny's
- Wendy's
- Wendy's
- Wendy's

**PLANO MARKET STREET**

- Libby's
- Chase
- Mattison Avenue
- Elements Massage
- Market Street
- Restore
- Tropical Cafe
- CAVA

Gleneagles Country Club

W Park Blvd

289 TEXAS

W Park Blvd

**PRESTON SHEPARD PLACE**

- Spectra Salon Suites
- Stretch Lab
- City Vet
- Marshall's
- Party City
- Burlington
- First Foundation
- ESTM Barista
- Pearle Vision
- Starbucks
- Five Below
- Crunch
- Starbucks
- Five Below
- Nordstrom Rack
- Lamps Plus
- Big Blue
- Cozy Home

Huffman ES  
452 Students

289 TEXAS

**PRESTON PARK VILLAGE**

- Everything Burwater
- ME Massage Envy
- Chicago's
- White Black
- Ann Taylor
- Petco
- HomeGoods
- European Center
- Panera
- Gap
- Lush
- James Avery
- Son Saramanthing
- Paper Source
- HomeGoods

Eldorado Park

THE retail CONNECTION

Shepton HS  
1,456 Students

W Plano Pkwy

W Plano Pkwy

**BH** PROPERTIES



# ZOOM AERIAL

ingham Dr

Ventura Dr

Fairglen Dr

Preston Rd  
49,172 VPD

Preston Park Blvd

Old Shepard Pl

Old Shepard Pl

Preston Rd

DICK'S  
SPORTING GOODS

Burlington  
FIVE BELOW

NORDSTROM  
rack

Party City

CRUNCH

Spectra Salon  
Suites  
BigBlue  
SWIM SCHOOL

BETHANK  
BTH Bank

ESLIE'S  
POOL SUPPLIES & MORE  
Painting  
Twist  
Color Me Mine  
POINTER PAINTING

LAMPS PLUS

popshelf  
cozy home  
Marshalls

FIRST FOUNDATION

STRETCH LAB  
CityVet

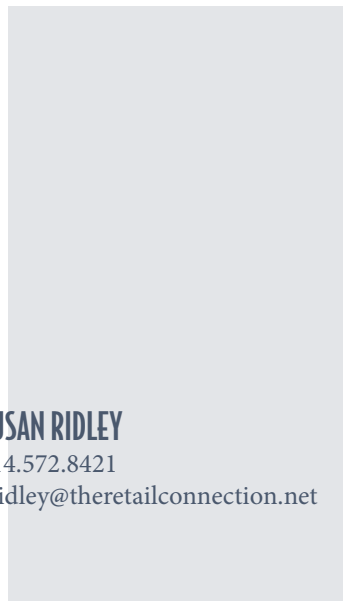
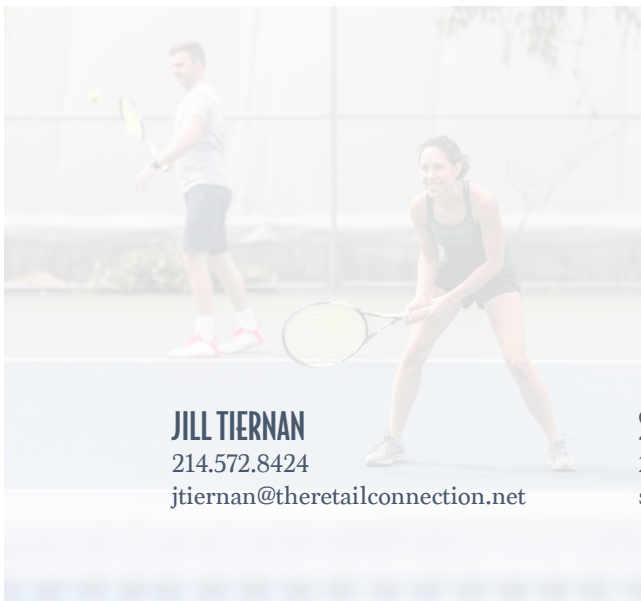
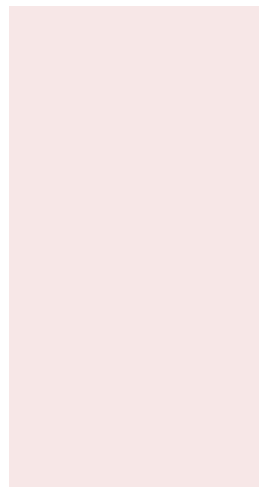
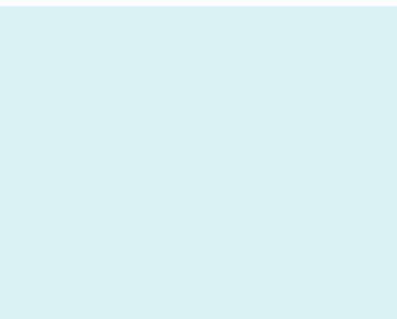
CHUCK E.  
CHEESE

W

THE retail CONNECTION

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