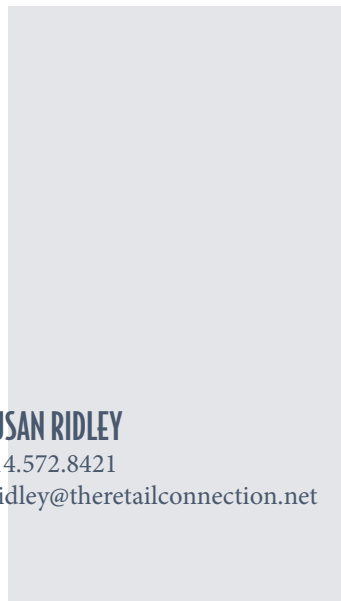
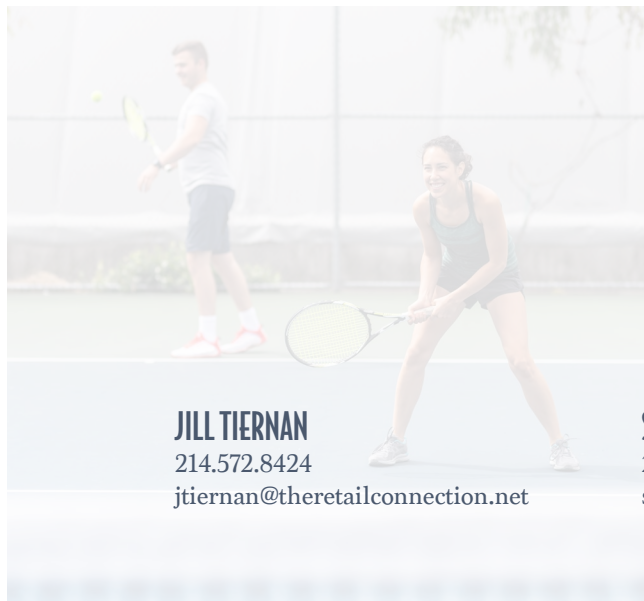


# PRESTON SHEPARD PLACE



THE **retail** CONNECTION

**JILL TIERNAN**  
214.572.8424  
jtiernan@theretailconnection.net

**SUSAN RIDLEY**  
214.572.8421  
sridley@theretailconnection.net

**BH** PROPERTIES



# PRESTON SHEPARD PLACE

## THE PROJECT:

- ◆ 361,832 SF center
- ◆ 1,500 SF up to 37,296 SF available divisible spaces
- ◆ 8,800 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: 49,172 VPD

W. Park Boulevard: 29,544 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
2023 Population	11,771	52,152	126,620	366,592
2023 Daytime Population	20,250	64,594	146,832	449,564
2023 Average HH Income	\$143,635	\$154,803	\$144,827	\$134,333
2023 Total Educated	8,740	37,795	92,351	262,452

# 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**

**Starbucks** **NORDSTROM RACK** **STRETCH LAB**

**CRUNCH** **Marshalls** **Party City**

**NO BETTAHS** **CityVet** **PAINTING WITH A Twist**

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

**SPECTRA SALON SUITES** **popshelf** **BigBlue SWIM SCHOOL**

**LESLIE'S** *Color Me Mine* **cozyhome**

**MORNINGSAVE** **DICK'S SPORTING GOODS WAREHOUSE SALE STORE**

**FIRST FOUNDATION**



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	Leases Pending	6,009 SF
AOB	Stretchlab	1,400 SF
<b>AOE</b>	<b>AVAILABLE</b>	<b>23,302 SF</b>
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	Morning Save	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
<b>EOA</b>	<b>AVAILABLE</b>	<b>3,022 SF</b>
EOB	Painting with a Twist   Color Me Mine	3,971 SF
<b>EOC</b>	<b>AVAILABLE</b>	<b>4,000 SF</b>
EOD	Leslie's Swimming Pool Supplies	6,040 SF
<b>EOE</b>	<b>AVAILABLE</b>	<b>2,056 SF</b>
<b>FOA</b>	<b>AVAILABLE</b>	<b>4,604 SF</b>
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

Arrowhead Park

Gleneagles Country Club

W Park Blvd

**PRESTON PARK COLONNADE**

- WHOLE FOODS MARKET
- MENDOCINO FARMS sandwich market
- GameStop
- ROSS DRESS FOR LESS
- Prost Bank
- SHAKE SHACK
- GameStop
- WILLIAMS SONOMA
- SEPHORA
- SESSION
- PIRATES
- BARNES & NOBLE BOOKSELLERS

**PRESTON TOWNE CROSSING**

- rise
- FINLEY'S BARBER SHOP
- delaware
- SNUFFER'S
- nektar
- UFA
- OLD NAVY
- TRISTAR
- hand-stone
- FAMOUS FOOTWEAR
- KEEL'S
- BUSY BODY
- BALLY HOUSE
- ORVIS
- VISIONWORKS
- HOLLYWOOD FEET
- TO RIRIDI
- canter's
- FLEET FEET
- KRE
- Kingdom FLOORING & REMODELING
- TRADER JOE'S

**BERKELEY SQUARE**

- Sport Clips
- Blue Goose Cantina
- SMOOTHIE KING
- The Barcode
- STUDIO MOVIE GRILL
- 7-Eleven
- ANYLABTEST
- Kenny's
- AMERICAN
- STATION

**PLANO MARKET STREET**

- Libby's
- CHASE
- MATTISON AVENUE
- elements massage
- TONI & GUY
- Market Street
- restore
- Tropical CAFE
- CAVA

289 TEXAS

W Park Blvd



**PRESTON PARK VILLAGE**

- EVERYTHING burwater
- ME Massage Envy
- chigo's
- WHITE | BLACK
- ANN TAYLOR
- petco
- Stallone
- EUROPEAN CENTER
- PIETAP
- James Avery
- Sân Saramanthing
- PAPER SOURCE
- HomeGoods
- Panera
- GAP
- lask
- talbots

Eldorado Park

**PRESTON SHEPARD PLACE**

- Spectra Salon Suites
- STRETCH LAB
- CityVet
- Marshalls
- Party City
- Burlington
- FIRST FOUNDATION
- ESTM Barista
- CRUNCH
- DICK'S Sporting Goods
- Starbucks
- five BELOW
- rack
- BigBlue!
- cozy home
- Painting Twist
- Starbucks
- MORNINGSAVE
- NORDSTROM
- LAMPS PLUS
- cozy home

289 TEXAS

Ohio Dr

Huffman ES  
452 Students

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

MORNINGSAVE

NORDSTROM  
rack

Party City

CRUNCH

Spectra Salon  
Suites  
BigBlue  
SWIM SCHOOL

Bestway  
BTH Bank

ESLIE'S  
POOL SUPPLIES & SERVICE  
Painting  
Twist  
Color Me Mine  
POTTERY BURNING

LAMPS PLUS

popshelf  
cozy home  
Marshalls

FIRST FOUNDATION

STRETCH LAB  
CityVet

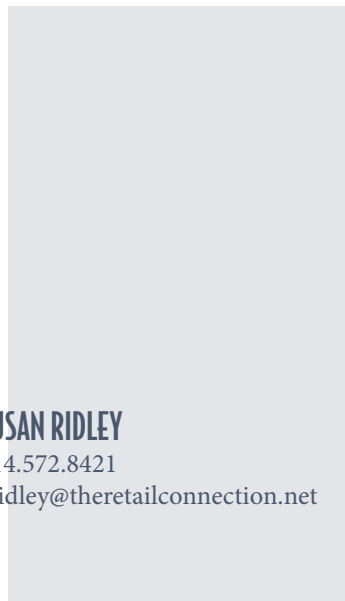
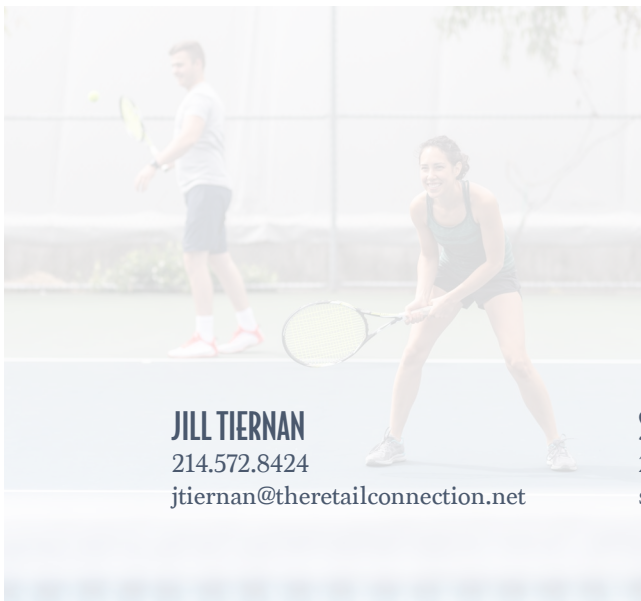
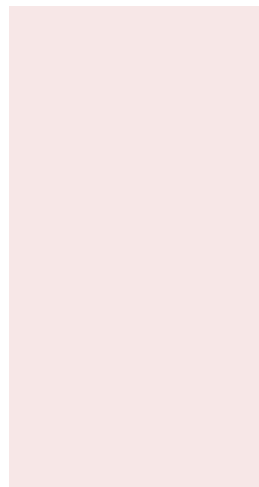
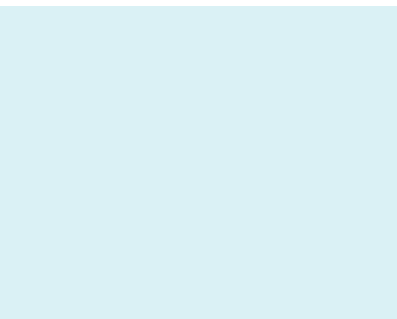
CHUCK E.  
CHEESE

W

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