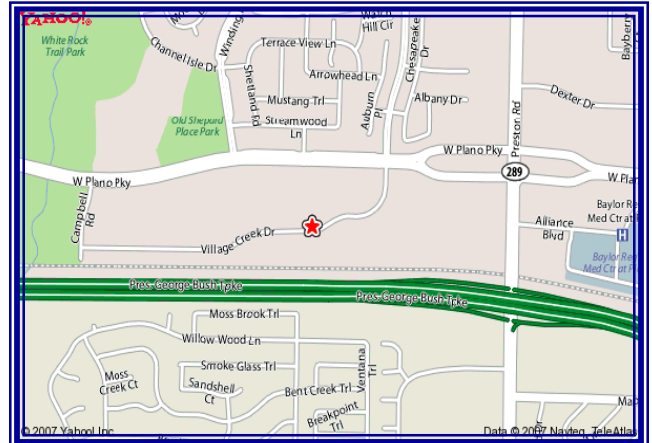


\$1,938,885

Office Building For Sale

5225 Village Creek
Plano, Texas 75093



General Information

Price:
Space:

\$195.00/SF
9,943 SF



Investment Highlights

- Great Investment
- Preston @ 190 location
- 3 Separate Units
- 2 Year Leases in Place at Market Rate!
- Exquisite Finish Out
- Seller can Lease Back
- Top Condition

CondoBuilding.com

7800 Preston Road #132
Plano, TX 75024
Phone: 972-618-1047
Fax: 972-421-1715

A MERISTA R
COMMERCIAL

Chet Wilke-Broker
DIR 972-491-2438
VM 972-733-9560
Chet@Wilke.net

This information is deemed reliable. We make no representations or warranties as to the accuracy of the seller information.



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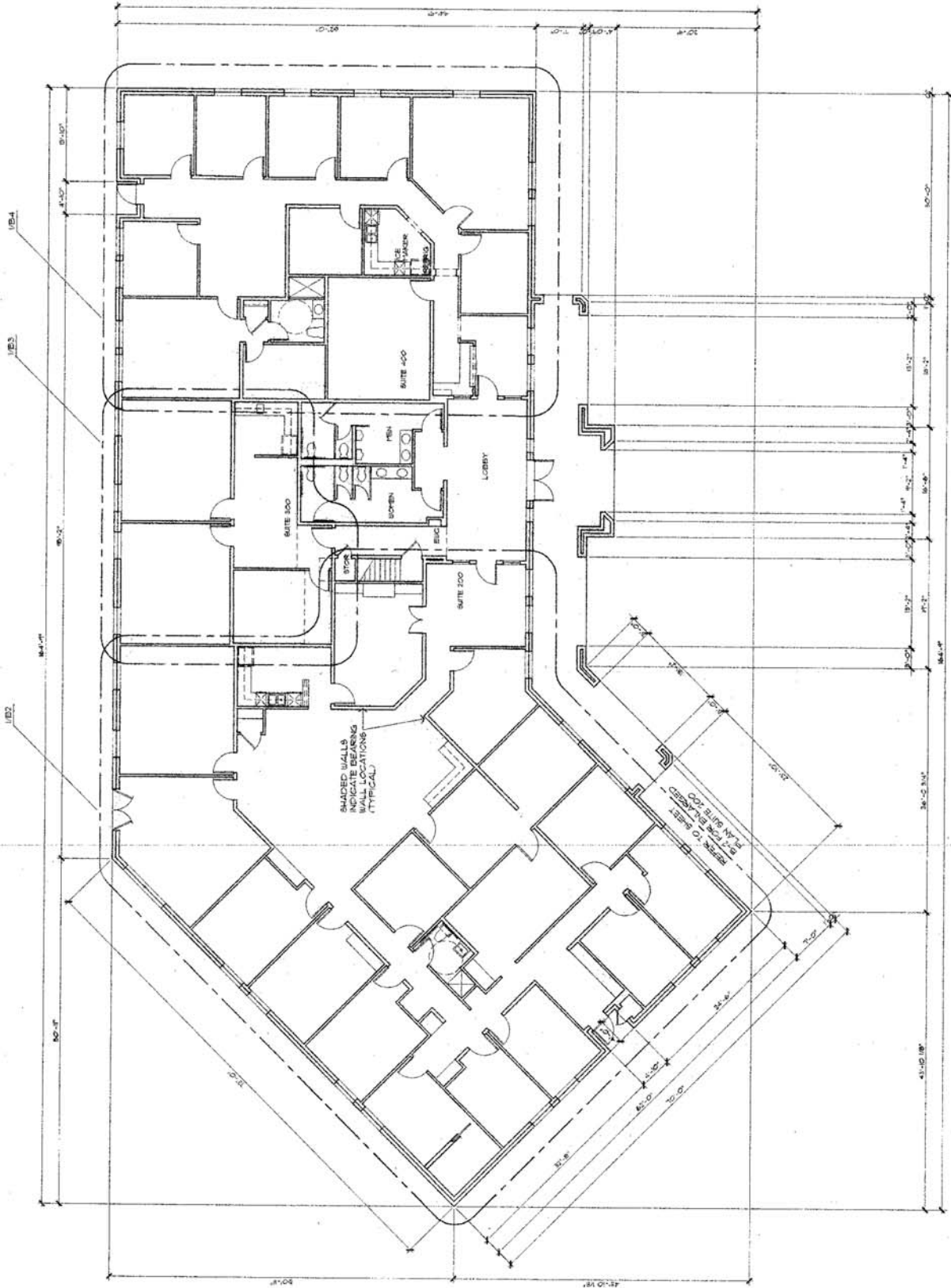
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Morning Dove Office Complex Plans, Texas

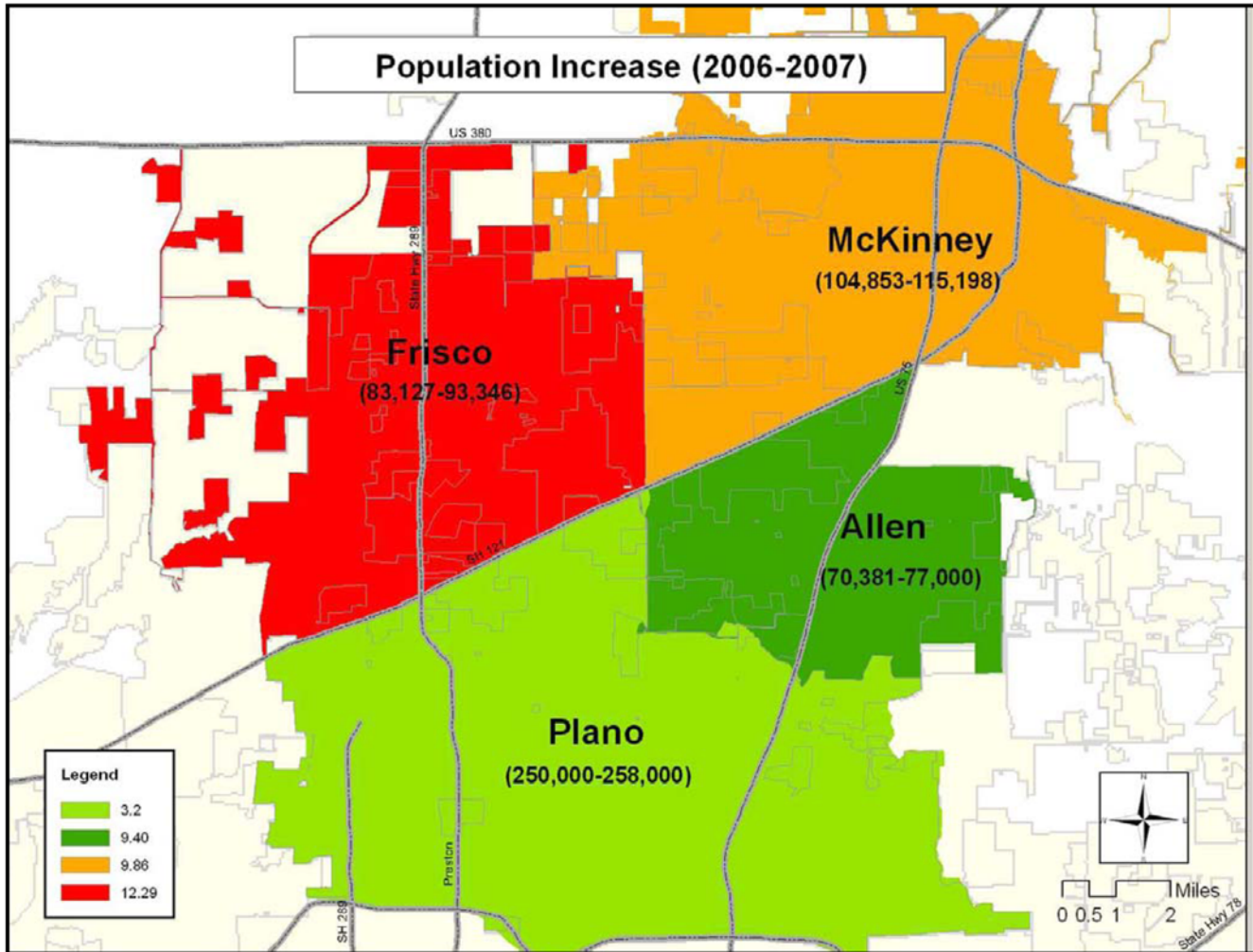
Waincott & Associates
Architectural Services
18773 Address Road, Suite 350 • Dallas, Texas • (214) 447-8119

REVISIONS	
No.	DATE
1	1 SHEET (R/S)

PROJ. No. 88071
DRAWN BY: [] CHECKED BY: []
ISSUE DATE: []
SHEET No. **B-1**



1 FLOOR PLAN/INTERIOR LAYOUT
SCALE: 1/4" = 1'-0"
SUITES 100, 300, 400



Note: Population estimates are for January of the calendar year

POPULATION SUMMARY

The map indicates population estimates for McKinney, Plano, Allen and Frisco. In 2006, McKinney added more new residents(10,345) than Plano(8,000), Allen(6,619) and Frisco(10,219). However, Frisco’s population grew at a higher rate (12.29%) than McKinney(9.86%), Allen (9.4%) and Plano(3.2%) compared to the previous year.

City	2006	2007	Increase	% Increase
Plano	250,000	258,000	8,000	3.2%
Allen	70,831	77,000	6,619	9.40%
McKinney	104,853	115,198	10,345	9.86%
Frisco	83,127	93,346	10,219	12.29%

Source: City of Allen, City of Frisco, City of Plano and City of McKinney