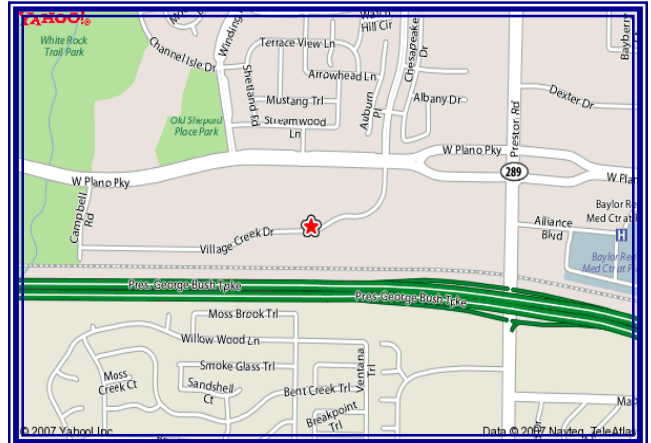


\$1,938,885

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
- Exquisite Finish Out
- Seller can Lease Back
- Top Condition
- 2 Year Leases in Place at Market Rate!

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.

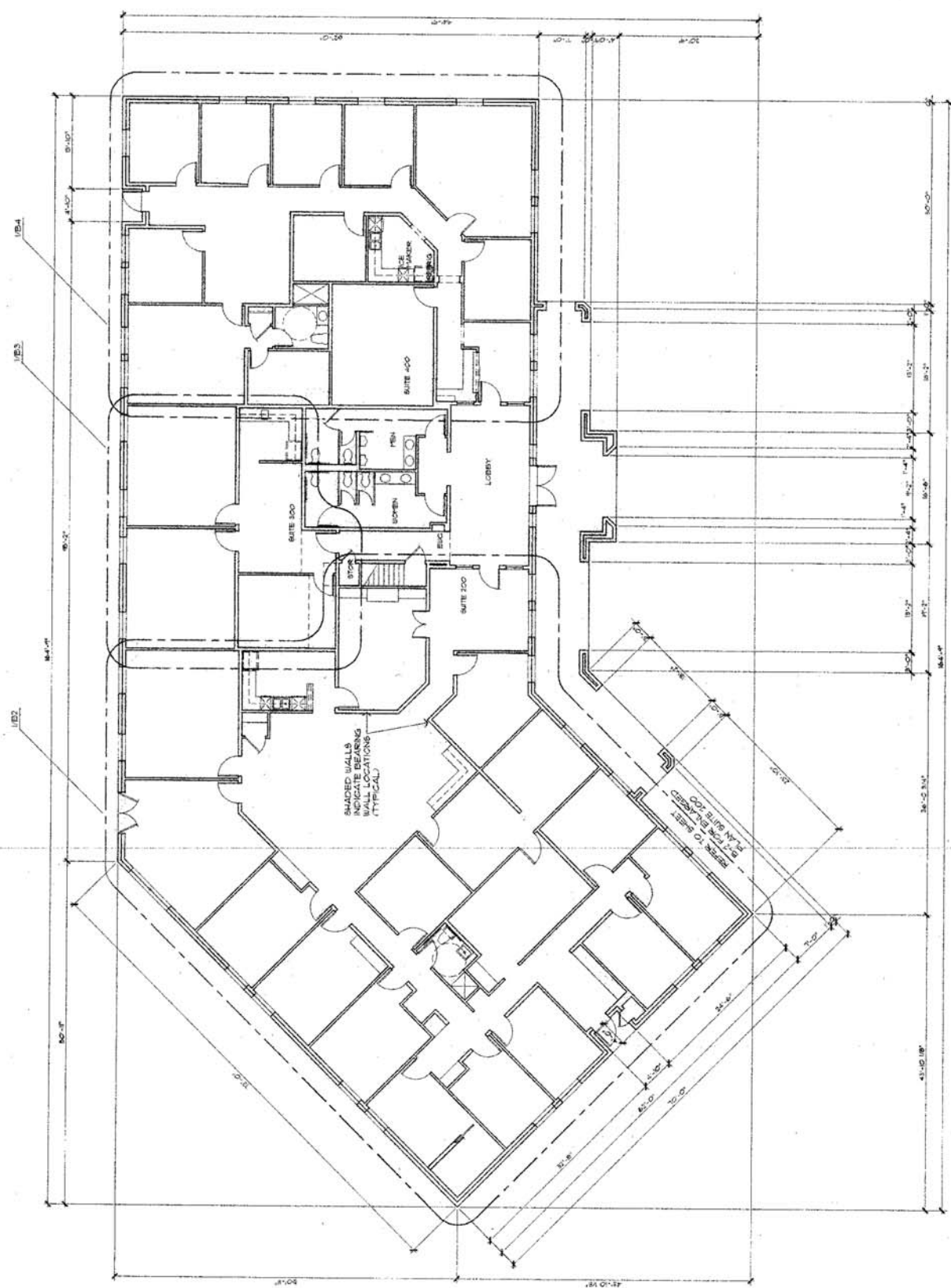


Please Note: Wainwright & Associates, Inc. assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, clearances, and all governing codes and ordinances, and obtain all necessary written permission of Wainwright & Associates, Inc. These plans are an instrument of service and shall not be used, or reproduced in any manner without the written permission of Wainwright & Associates, Inc.

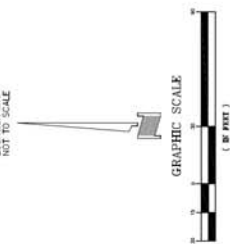
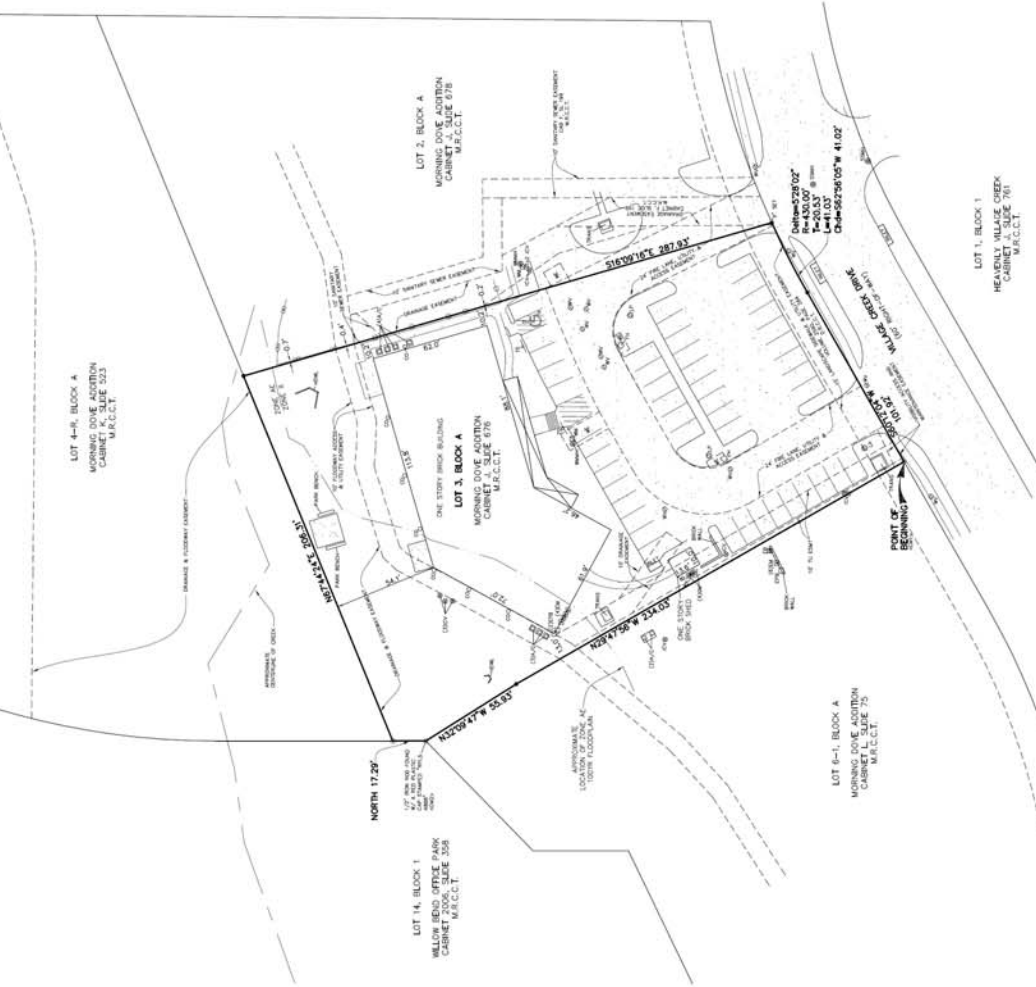
**Morning Dove
Office Complex**
Plano, Texas

**Wainwright &
Associates**
Architectural Services
10775 Addison Road, Suite 350 • Dallas, Texas • (214) 447-8119

REVISIONS	
No.	DATE
1	1 SHEET 1/10
PROJ. No. 8071	
DRAWN BY: J. L. WAINWRIGHT	CHECKED BY: J. L. WAINWRIGHT
ISSUE DATE: 11/1/79	11/1/79
SHEET No. B-1	



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

[illegible][illegible]

LEGAL DESCRIPTION:

Being a tract of land located in the W. H. MITT SURVEY, ABSTRACT NO. 1006, City of Plano, Collin County, Texas and being all of Lot 3, Block A of MORNING DOVE ADDITION, an Addition to the City of Plano, Collin County, Texas according to the Plat thereof recorded in Cabinet J, Slide 676, Map Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the North right-of-way line of Village Trees Drive, a 60 foot right-of-way, at the Southwest corner of said Lot 3 and the Southeast corner of Lot 6-1, Block A, of MORNING DOVE ADDITION, an addition to the City of Plano, Collin County, Texas according to the Plat thereof recorded in Cabinet L Slide 75, Map Records, Collin County, Texas.

ENCE North 29 degrees 47 minutes 56 seconds West, along the common line of said Lot 3 and said Lot 6-1, a distance of 234.03 feet to a 1/2 inch iron pin with a yellow plastic cap stamped "DAA" set for corner.

INDICE North 32 degrees 09 minutes 47 seconds West, continuing along common line, a distance of 55.93 feet to a 1/2 inch iron rod with a red plastic cap stamped "RPLS 4858" found at the North corner of said Lot 6=1;

ENCE North, leaving said common line, a distance of 17.29 feet to a 1/2 inch iron rod found at the Northwest corner of said Lot 3.

MEDE North 67 degrees 44 minutes 24 seconds East, a distance of 206.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DA" set at the northeast corner of said Lot 3;

ENCE South 16 degrees 09 minutes 16 seconds East, a distance of 287.93 feet to an "X" set in concrete in the North right-of-way line of said Village Creek Drive at the Southwest corner of said Lot 3, said point being at the

beginning of a non-tangent curve to the left having a central angle of 05 degrees 28 minutes 02 seconds, a radius of 430.00 feet and a chord bearing and distance of South 62 degrees 56 minutes 03 seconds West, 41.02 feet;

MCQUEE. Southeastly, along sss North right-of-way line and along solid curve to the left, an arc distance of 41.03 feet to a 1/2 inch iron rod with a yellow plastic cap slunged "DAA" set for corner.

MEVCE South 60 degrees 12 minutes 04 seconds West, continuing along said north right-of-way line, a distance of 101.92 feet to the POINT OF BEGINNING and containing 1.198 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

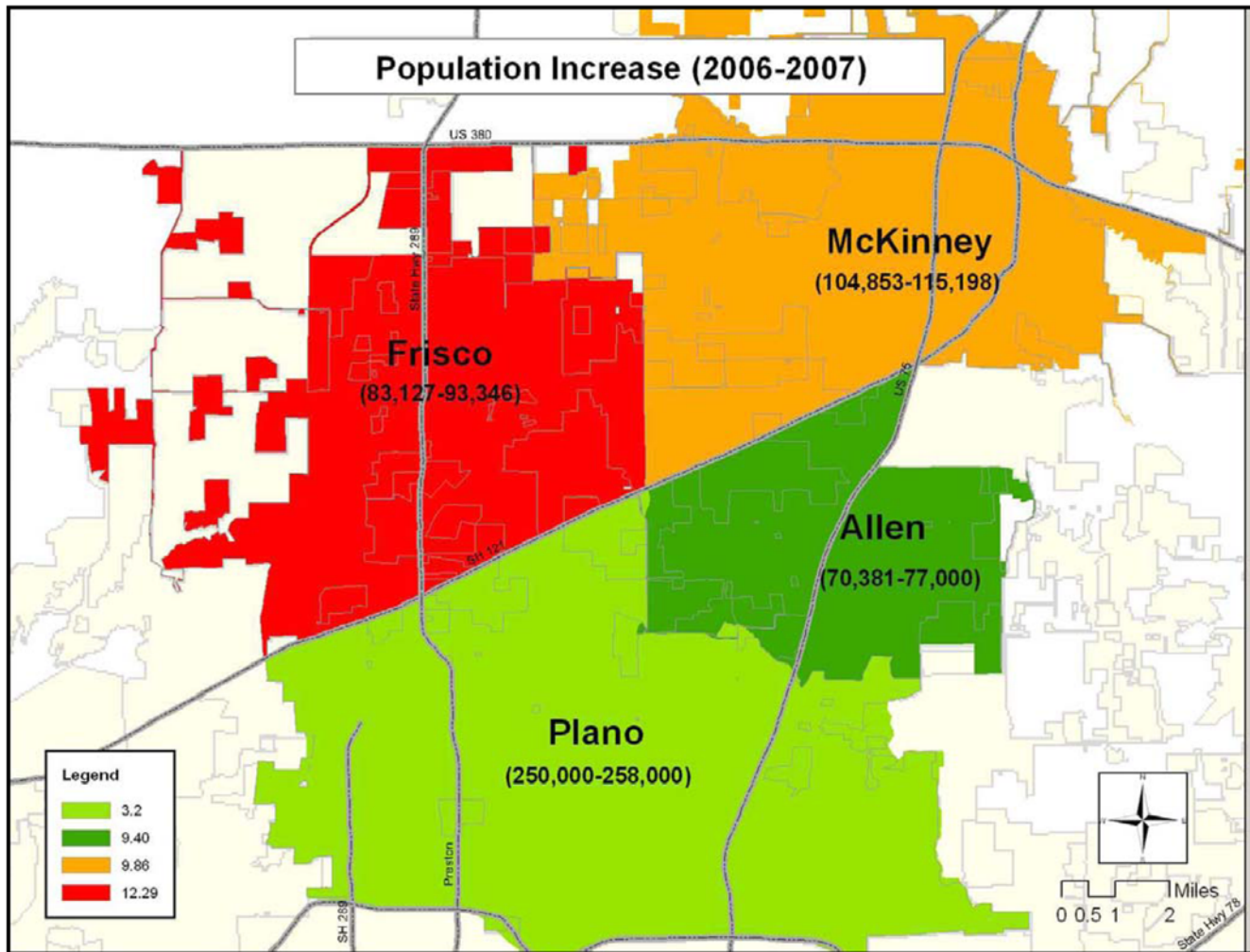
I, Sean Strophaire, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify, that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or other nuisances apparent on the ground.

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED FOR
ANY PURPOSE.

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674
SURVEYED ON THE GROUND: OCTOBER 14, 2007

 DOWDYE, ANDERSON & ASSOCIATES, INC. 3223 Village Court Drive, Suite 200 Plano, Texas 75093 972.831.6264 LAND TITLE SURVEY 1.198 ACRES W.H. WIRT SURVEY, ABSTRACT NO. 1006 CITY OF PLANO, COLLIN COUNTY, TEXAS									
DESIGN	DRAWN	CHECKED	DATE	SCALE	TOLERANCE	SHEET			
			10/15/2007	1" = 30'		1			

[illegible]



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