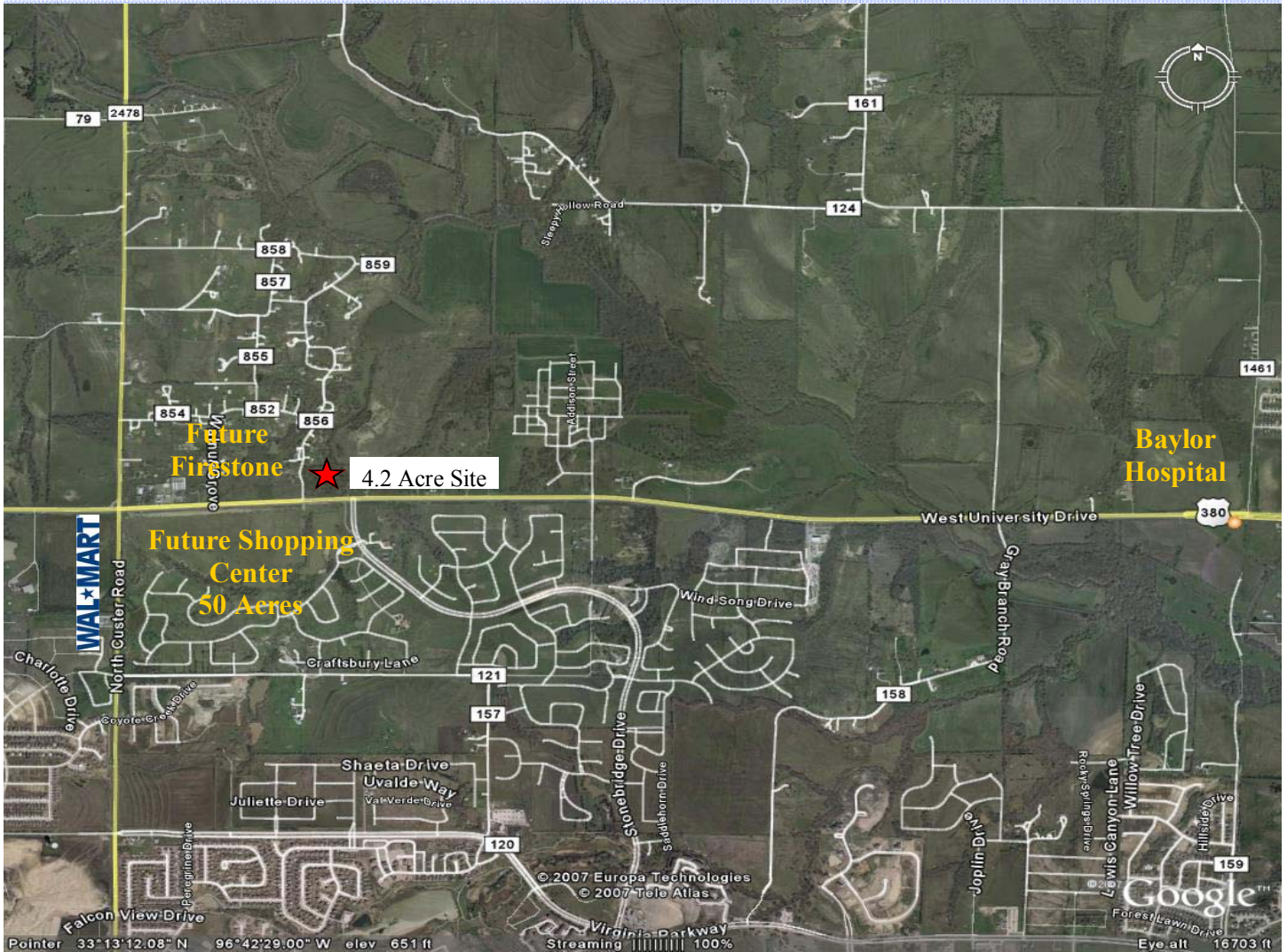


Lakefront Center

HWY 380 and Lakefront Rd
McKinney, Texas 75069



Lot	Size	Price	Location	HWY 380 @ Lakefront Road
1	1.87 AC	\$12 SF	<u>Zoning</u>	(OTC) Commercial
2	1.119 AC	\$16 SF		Hotel, Office, Retail
3	1.255 AC	\$18 SF	<u>Utilities</u>	All available to Site

- 1-2 Acre Pad Sites
- Commercial Zoning
- Utilities Available
- Highway 380 Frontage

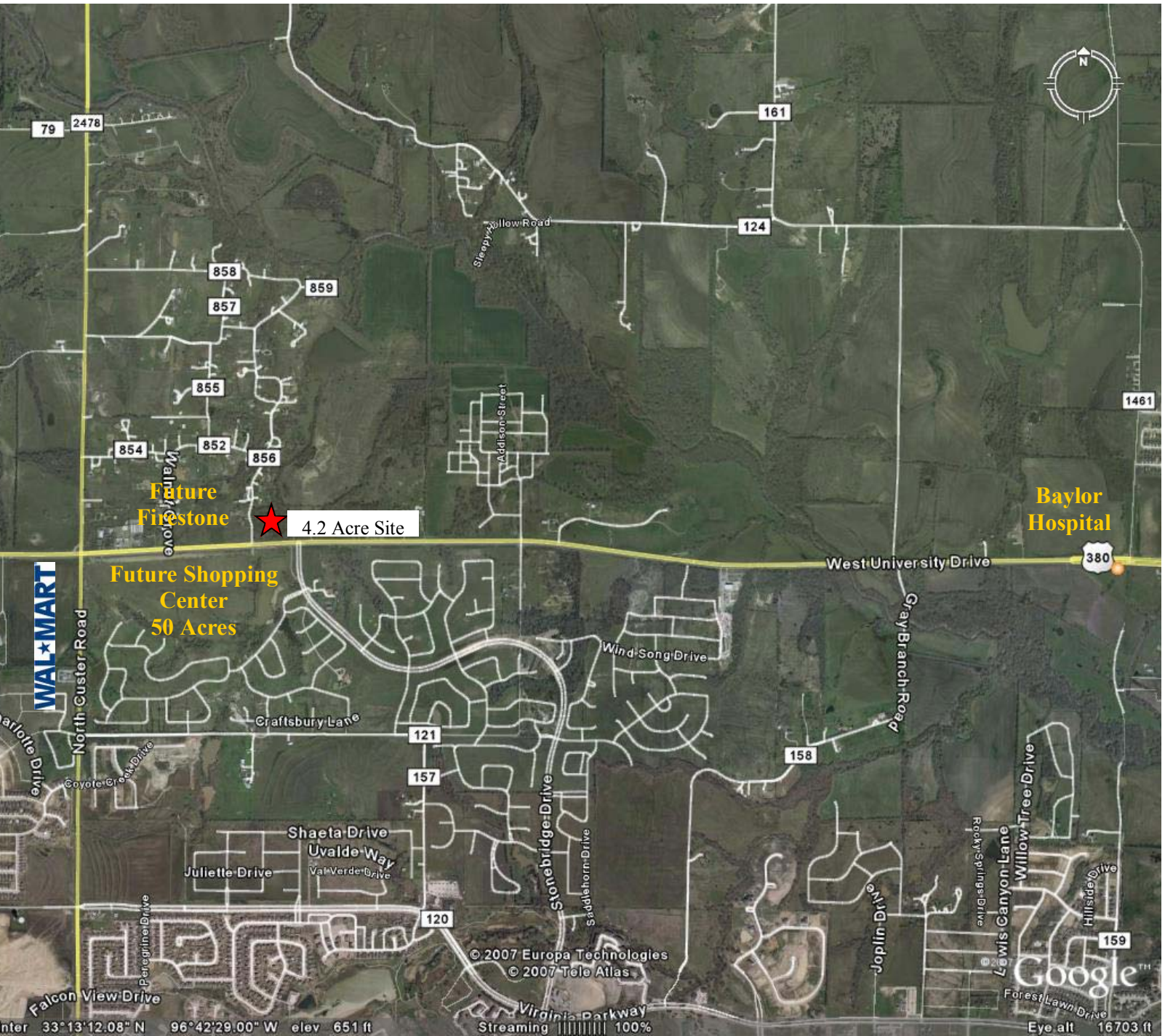
<p>7800 Preston #132 Plano, TX 75024 Phone: 972-618-1047 Fax: 972-421-1715 www.AmeriStarCommercial.com</p>		<p>Chet Wilke-Broker Direct: 972-491-2438 VM: 972-733-9560 Fax: 972-690-7064 Email: Chet@Wilke.net</p>
--	--	---

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

LAKEFRONT CENTER

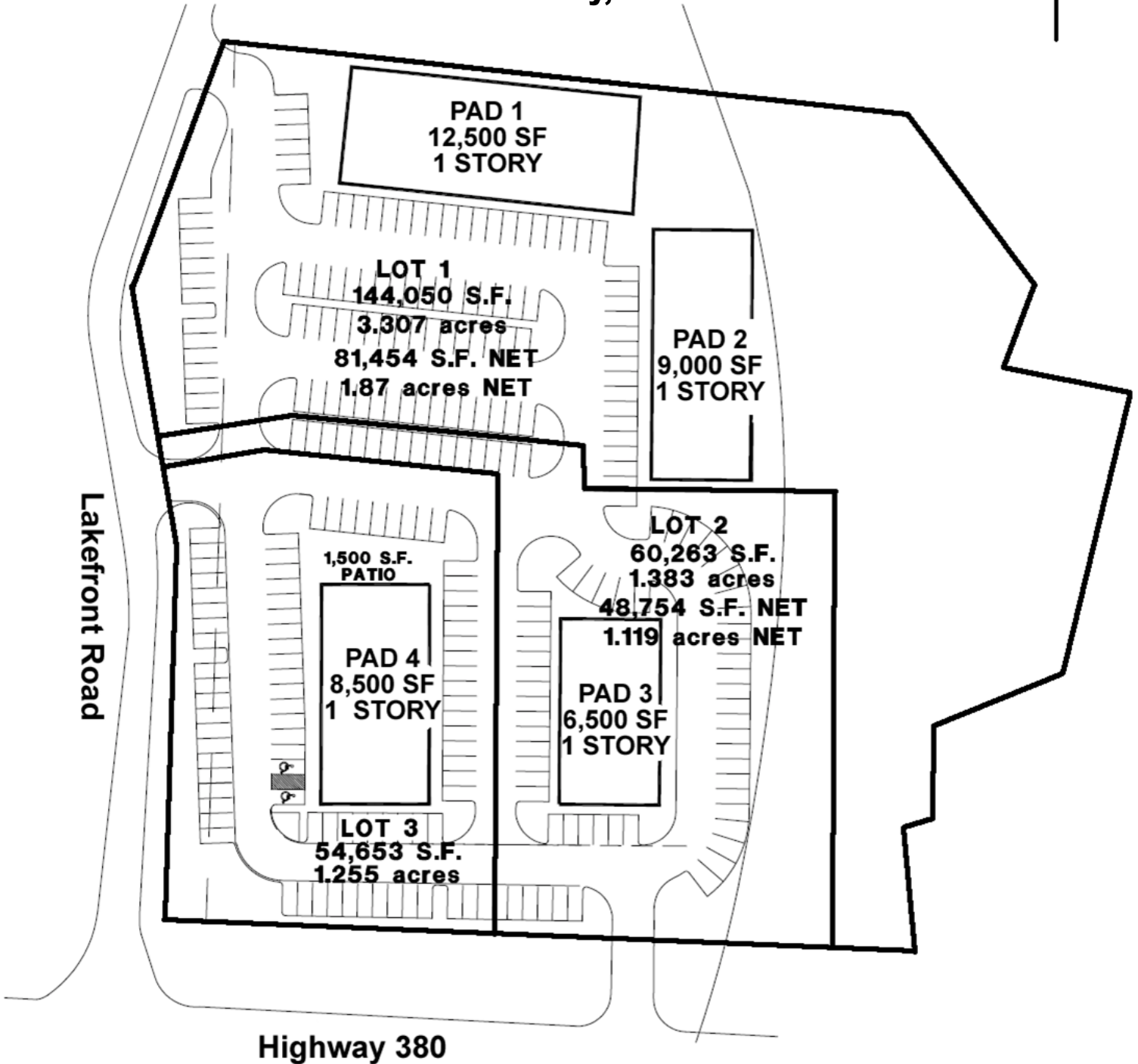
Highway 380 @ Lakefront Road

McKinney, Texas



LAKEFRONT CENTER

Highway 380 @ Lakefront Road
McKinney, Texas



Chet Wilke, Broker
AmeriStar Commercial
972 491 2438 Chet@Wilke.net

Custer at 380 Site
McKinney, Texas

Lakefront Center

Demographic Quick Facts

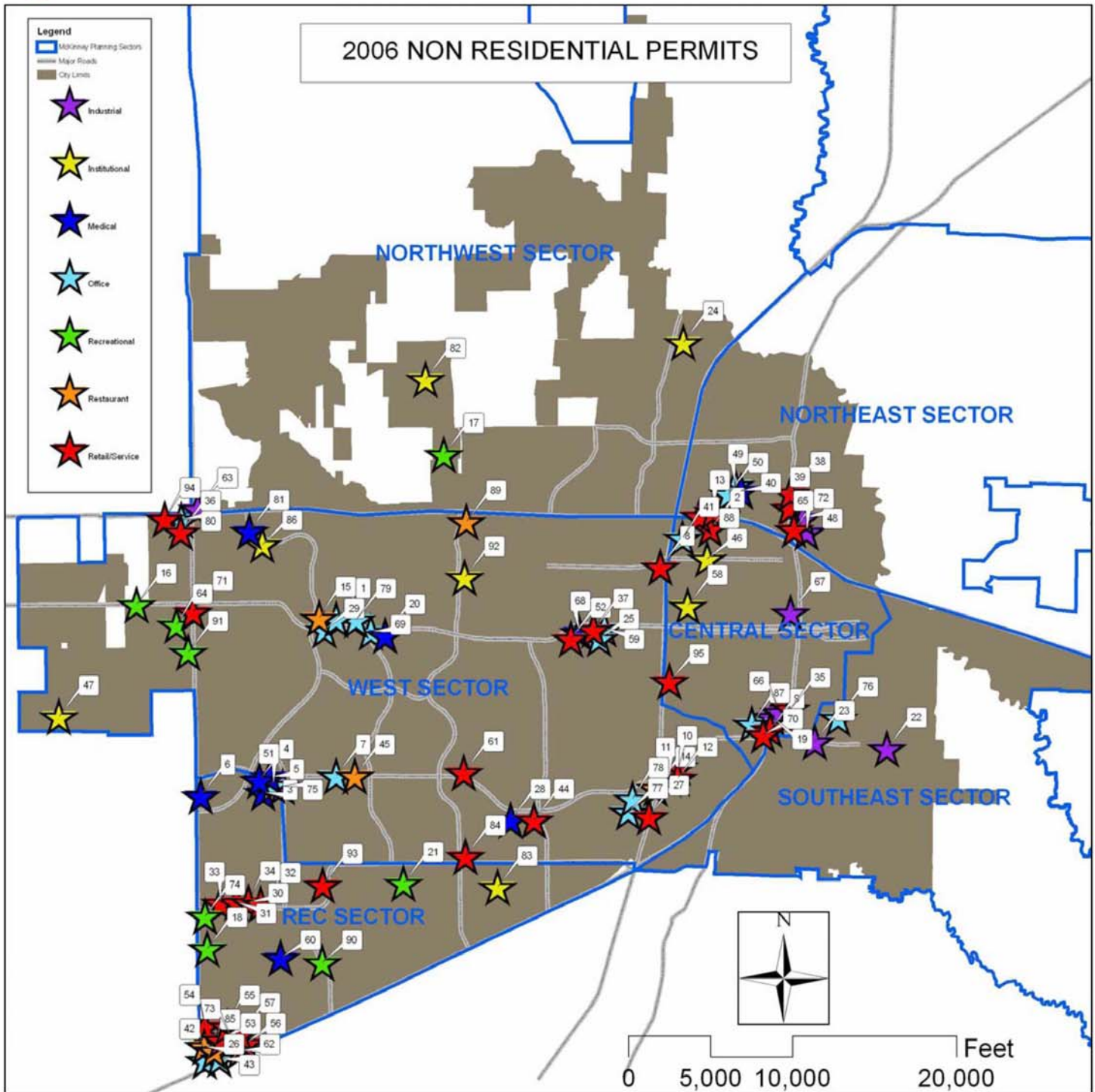
	1.00 - 1.00 mi		0.00 - 3.00 miles		0.00 - 5.00 mi	
	<i>Radius</i>	%	<i>Radius</i>	%	<i>Radius</i>	%
Population						
2011 Projection	400		24,433		89,000	
2006 Estimate	313		16,150		60,225	
2000 Census	204		5,483		23,316	
1990 Census	127		1,372		5,086	
Growth 1990 - 2000	60.63%		299.64%		358.43%	
Households						
2011 Projection	143		7,804		28,874	
2006 Estimate	114		5,252		19,730	
2000 Census	76		1,803		7,612	
1990 Census	45		478		1,767	
Growth 1990 - 2000	68.89%		277.20%		330.79%	
2006 Est. Population by Single Classification Race	313		16,150		60,225	
White Alone	281	89.78	14,919	92.38	53,641	89.07
Black or African American Alone	8	2.56	423	2.62	2,647	4.40
American Indian and Alaska Native Alone	2	0.64	40	0.25	219	0.36
Asian Alone	6	1.92	240	1.49	1,359	2.26
Native Hawaiian and Other Pacific Islander Alone		0.00		0.00	15	0.02
Some Other Race Alone	7	2.24	215	1.33	1,127	1.87
Two or More Races	9	2.88	313	1.94	1,219	2.02
2006 Est. Population Hispanic or Latino	313		16,150		60,225	
Hispanic or Latino	23	7.35	988	6.12	4,486	7.45
Not Hispanic or Latino	290	92.65	15,163	93.89	55,738	92.55
2006 Tenure of Occupied Housing Units	114		5,252		19,730	
Owner Occupied	99	86.84	4,862	92.57	17,781	90.12
Renter Occupied	14	12.28	391	7.44	1,949	9.88
2006 Average Household Size	2.75		3.07		3.03	
2006 Est. Households by Household Income	114		5,252		19,730	
Income Less than \$15,000	6	5.26	94	1.79	370	1.88
Income \$15,000 - \$24,999	4	3.51	132	2.51	697	3.53
Income \$25,000 - \$34,999	7	6.14	148	2.82	664	3.37
Income \$35,000 - \$49,999	14	12.28	273	5.20	1,385	7.02
Income \$50,000 - \$74,999	12	10.53	758	14.43	3,386	17.16
Income \$75,000 - \$99,999	16	14.04	920	17.52	3,624	18.37
Income \$100,000 - \$149,999	31	27.19	1,416	26.96	5,052	25.61
Income \$150,000 - \$249,999	14	12.28	1,098	20.91	3,255	16.50
Income \$250,000 - \$499,999	5	4.39	309	5.88	975	4.94
Income \$500,000 and over	4	3.51	104	1.98	323	1.64
2006 Est. Average Household Income	\$119,860		\$134,251		\$122,181	
2006 Est. Median Household Income	\$95,588		\$110,639		\$98,200	

Subdivision Activity and Profile Summary

West McKinney - Custer & 380- 2 miles

Lakefront Center

Map	Subdivision	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ.	Tot.Inv	VDL	Future	Total
1	Rancho Bota Estates	200'	\$0-\$0	0	0	0	0	0	0	0	56	56
2	Red Bud Estates	136'	\$160-\$300	1	1	0	0	77	1	7	0	85
30	Ridgecrest (McKinney)	50'-70'	\$205-\$350	9	54	7	63	74	23	313	0	410
16	Somerset Waters	60'	\$0-\$0	0	0	0	0	0	0	0	2,780	2,780
20	Stonebridge/Ballantrae	55'-65'	\$270-\$500	1	10	3	6	72	10	23	0	105
23	Stonebridge/Brightwood	66'	\$240-\$336	1	9	1	12	107	6	3	0	116
14	Stonebridge/Crimson Ridge	70'	\$230-\$240	0	0	0	0	152	0	0	0	152
8	Stonebridge/Fairway Village	65'-75'	\$217-\$335	3	12	8	28	229	8	25	0	262
9	Stonebridge/Falcon Creek	65'	\$153-\$211	0	0	0	0	368	0	0	0	368
11	Stonebridge/Hackberry Ridge	75'	\$340-\$400	0	0	0	0	141	0	0	0	141
25	Stonebridge/Heritage	80'	\$485-\$593	2	9	4	10	15	8	13	0	36
10	Stonebridge/Hickory Hill	66'	\$239-\$317	1	6	1	9	45	3	0	0	48
17	Stonebridge/Isleworth	100'	\$750-\$1150	4	25	8	28	55	18	11	0	84
15	Stonebridge/Lacima	66'-80'	\$282-\$610	29	101	24	76	98	68	187	24	377
28	Stonebridge/Liberty Place	50'-63'	\$199-\$308	9	24	7	18	26	15	57	0	98
27	Stonebridge/Mayberry Park	60'	\$220-\$274	1	15	4	21	76	2	0	0	78
29	Stonebridge/Saddlehorn Ridge	66'-70'	\$240-\$280	1	13	0	10	62	10	0	67	139
24	Stonebridge/Stratford Manor	80'	\$529-\$579	2	5	1	7	61	3	11	0	75
21	Stonebridge/Symphony, The	25'-32'	\$145-\$205	4	4	6	10	63	1	10	0	74
19	Stonebridge/Thornberry Ridge	70'	\$276-\$450	2	19	3	27	46	6	27	0	79
13	Stonebridge/Woodhaven	80'	\$301-\$414	2	8	1	13	217	6	7	0	230
22	Stonebridge/Wren Creek	55'	\$205-\$286	10	60	16	51	153	25	64	101	343
26	Stonebridge/Wyndsor Grove	80'	\$360-\$440	3	25	4	13	41	18	32	0	91
7	Verona	50'-85'	\$350-\$400	0	0	0	0	0	0	82	61	143
4	Virginia Hills Addition	50'-65'	\$120-\$170	0	0	0	5	660	0	0	0	660
18	Virginia Parklands	62'	\$146-\$220	11	46	9	60	97	19	53	0	169
12	Virginia Ridge Estates	60'	\$163-\$197	17	45	12	35	102	19	67	0	188
6	Westridge	50'-60'	\$160-\$318	1	58	13	87	240	14	44	0	298
3	Westridge/Fairways North	50'	\$173-\$223	3	20	2	2	2	18	119	0	139
5	Westridge/Villas of Westridge	25'	\$115-\$155	55	106	49	68	68	61	110	0	239
Selection Totals				172	675	183	659	3,347	362	1,265	3,089	8,063



Note: Please refer to index on the next page for project information.

NON-RESIDENTIAL PERMITS

There were 95 non-residential permits issued in 2006. 87 of which were commercial permits and 8 institutional/tax exempt permits.

The restaurants (new building) permitted in 2006 include Panda Express, Chiis, Pei-Wei, Wendy's, Dickey's BBQ, Sonic, and Chicken Express. Churches permitted include St. Michaels Roman Catholic Church, Stonebridge United Methodist Church, Jesus Christ/Latter Day Church and Central Church of Christ.

The majority of the non-residential permits were retail/service permits and were permitted mostly in the regional employment center (REC) sector and the west sector.

#	Project	Address	Month	Type
1	Compass Bank	6900 Virginia Pkwy.	January	Office
2	Madissen Plaza	1690 Heritage Dr.	January	Retail/Service
3	Eldorado Medical Plaza	7652 West Eldorado Pkwy.	January	Medical
4	Dr. Kobrin Office Building	7700 W. Eldorado Pkwy.	January	Medical
5	Dr. Proctor's Office Building	7692 W. Eldorado Pkwy.	January	Medical
6	Dr. Wise Professional Building	3109 S. Custer Rd. Bldg. 1	February	Medical
7	Eldorado Office Park	6717 W. Eldorado Pkwy.	February	Office
8	Huffines Hyundai	1301 N. Central Expy.	February	Retail/Service
9	Racetrac	1608 S. McDonald	February	Retail/Service
10	Eldorado Square Bldg. A	1651 W. Eldorado Pkwy.	February	Retail/Service
11	Eldorado Square Bldg. B	1701 W. Eldorado Pkwy.	February	Retail/Service
12	Eldorado Square Bldg. C	1751 W. Eldorado Pkwy.	February	Retail/Service
13	Sam's Club	1670 W. University Dr.	February	Retail/Service
14	Pei Wei Shell	3000 S. Central Expy.	February	Restaurant
15	Panda Express	6970 Virginia Pkwy.	February	Restaurant
16	Fairways West @ Westridge Amenity Center	9675 Virginia Pkwy.	February	Recreation
17	Summit View Lakes Amenity Center	2601 Soda Springs	March	Recreation
18	Hemmingway Amenity Center	8716 Trolley Trail	March	Recreation
19	Maverick Industrial Shell Building	1513 S. Tennessee St.	March	Industrial
20	Medical Park Shell Building	6595 Virginia Pkwy.	March	Medical
21	Saddle Club Amenity Center	4401 Mesa Dr.	April	Recreation
22	Aeros Aviation Charter	1441 Industrial Blvd.	April	Industrial
23	Avion Park	194 Industrial Blvd.	April	Industrial
24	Collin County Central Plant Shop	4600 Community Avenue	April	Institutional/Tax Exempt
25	Virginia Parkway Professional Center	2730 Virginia Pkwy.	April	Office
26	Chili's	7675 S. Custer Rd.	April	Restaurant
27	Toyota of McKinney (Pat Lobb)	3350 S. Central Expy.	April	Retail/Service
28	Dana Orthodontics	4271 Highlands Dr.	May	Medical
29	Independent Bank	6751 Virginia Pkwy.	May	Office
30	Craig Ranch Plaza Bldg. # 1	8412 FM 720	May	Retail/Service
31	Craig Ranch Plaza Bldg. # 2	8408 FM 720	May	Retail/Service
32	Craig Ranch Plaza Bldg. # 3	8404 FM 720	May	Retail/Service
33	Craig Ranch Plaza Bldg. # 4	8400 FM 720	May	Retail/Service
34	Craig Ranch Plaza Bldg. # 5	8416 FM 720	May	Restaurant
35	Dollar General	1420 S. McDonald St.	May	Retail/Service
36	Wal-Mart Super Center	1721 N. Custer Rd.	May	Retail/Service
37	Virginia Commons Shell	2741 Virginia Pkwy.	May	Retail/Service
38	Beer-Wine Store/State Inspections Facility	401 Interchange St.	May	Retail/Service
39	RSC Rental	1533 N. McDonald St.	May	Retail/Service
40	Erchonia Medical Bldg.	2021 Commerce Dr.	June	Medical
41	Redbud Corner Office Bldg.	1575 Redbud Ave.	June	Office
42	Wachovia Financial	7775 S. Custer Rd.	June	Office
43	Wells Fargo Bank	8990 St. Hwy 121	June	Office
44	Stein Mart	3150 S. Hardin Blvd.	June	Retail/Service
45	Sonic Drive In	6481 W. Eldorado Pkwy.	June	Restaurant
46	Central Church of Christ	1805 White Ave.	June	Institutional/Tax Exempt
47	Charlie & Charlotte Mooneyham Elementary	2301 Eden Cir.	June	Institutional/Tax Exempt
48	Fasteners First Bldg.	1504 Mercury Cir.	June	Industrial
49	Atmos Energy Bldg. 100	1681 Corporate Dr.	July	Office
50	Atmos Energy Bldg. 200	1681 Corporate Dr.	July	Office
51	Eldorado Medical Park Office/Shell	7668 W. Eldorado Pkwy.	July	Office
52	McKinney Express Car Wash	2791 Virginia Pkwy.	July	Retail/Service
53	McKinney Towne Crossing "A"	8930 State Hwy. 121	July	Retail/Service
54	McKinney Towne Crossing "D"	7645 S. Custer Rd.	July	Retail/Service
55	McKinney Towne Crossing "E"	8950 State Hwy. 121	July	Retail/Service
56	McKinney Towne Crossing "F"	8910 State Hwy. 121	July	Retail/Service
57	McKinney Towne Crossing "G"	8880 State Hwy. 121	July	Retail/Service
58	St. Michaels Roman Catholic Church	411 Paula Rd.	August	Institutional/Tax Exempt
59	Virginia Pkwy. Professional Center	2709 Virginia Pkwy.	August	Office
60	Cooper Clinic(Shell Building)	7850 Collin McKinney Pkwy.	August	Medical
61	Eldorado Crossing	4600 W. Eldorado Pkwy.	August	Retail/Service
62	Chick-Fil-A	8700 State Hwy. 121	August	Restaurant
63	Ewing Irrigation	8960 W. University Dr.	August	Industrial

Note: Project numbers reflect locations indicated on the map (previous page)

#	Project	Address	Month	Type
64	Villas of Westridge Amenity Center	575 S. Virginia Hills Dr.	September	Recreation
65	John Deere Tractors	1501 Mercury Dr.	September	Industrial
66	Ferguson Welding	1712 S. McDonald Dr.	September	Industrial
67	Warehouse-Shell at Chestnut St.	703 N. Chestnut Dr.	September	Industrial
68	All about Children Pediatrician's Office	2217 W. Eldorado Pkwy.	September	Medical
69	Professional Park at Stonebridge Ranch	5881 Virginia Pkwy.	September	Office
70	Quik Trip Fuel Center	1700 S. McDonald St.	September	Retail/Service
71	Custer-Virginia Retail Center	210 N. Custer Rd.	September	Retail/Service
72	Vector Supply	411 McKinney Pkwy.	September	Retail/Service
73	Wendy's	8904 State Hwy. 121	September	Restaurant
74	Wellstone Clubhouse # 33	8651 FM 720	October	Recreation
75	Republic Self Storage 2	3080 Alma Dr.	October	Industrial
76	Encore Wire Corporate Office	1329 Millwood Dr.	October	Office
77	Castle Rock Bldg. # 4	2240 Bush Dr.	October	Office
78	Alliance Sales-Building # 3	2250 Bush Dr.	October	Office
79	Virginia/Ridge Professional Center	5971 Virginia Pkwy.	October	Office
80	Wachovia Financial Center-University Dr.	9021 W. University Dr.	October	Office
81	Dermatology and Skin Care Center	1790 N. Stonebridge Dr.	October	Medical
82	Heatherwood Elementary-PISD	3125 Bluewood Dr.	October	Institutional/Tax Exempt
83	Jesse McGowen Elementary-MISD	4300 Columbus Dr.	October	Institutional/Tax Exempt
84	Seven Eleven-Lake Forest Dr.	3975 Lake Forest Dr.	October	Retail/Service
85	Dickey's BBQ - St. Hwy 121	8628 State Hwy. 121	October	Restaurant
86	Stonebridge United Methodist Church Expansion	1800 S. Stonebridge Dr.	November	Institutional/Tax Exempt
87	Collin County Appraisal District	250 W. Eldorado Pkwy.	November	Institutional/Tax Exempt
88	Sam's Club Fueling Station	1904 Redbud Blvd.	November	Retail/Service
89	Chicken Express	1930 N. Lake Forest Dr.	November	Restaurant
90	Michael Johnson Athletic Center	6051 Alma Rd.	December	Recreation
91	Westridge Golf Training Facility	9055 N. Cotton Ridge Rd.	December	Recreation
92	Jesus Christ/Latter Day Church	1020 N. Lake Forest Dr.	December	Institutional/Tax Exempt
93	Bates Junior Academy	6800 Bountiful Dr.	December	Retail/Service
94	Murphy Oil Fueling Station	9091 W. University Dr.	December	Retail/Service
95	Just Brakes	909 S. Central Expy.	December	Retail/Service



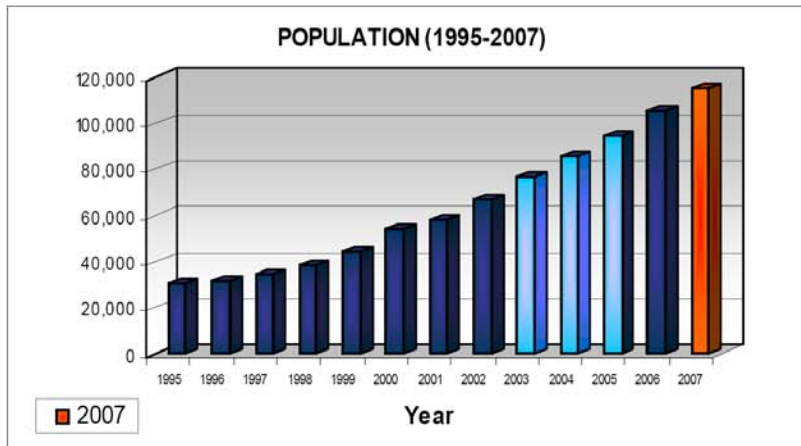
Note: Project numbers reflect locations indicated on the map (previous page)

McKinney Population (1890 - 2006)					
Year	Population	Year	Population	Year	Population
1890	2,489	1990	21,283	2000	54,369*
1900	4,342	1991	23,138	2001	58,438**
1910	4,714	1992	24,261	2002	66,990**
1920	6,677	1993	25,953	2003	76,907**
1930	7,307	1994	29,706	2004	85,865**
1940	8,555	1995	30,173	2005	94,733**
1950	10,560	1996	31,783	2006	104,853**
1960	13,763	1997	34,150	2007	115,198**
1970	15,193	1998	38,700		
1980	16,256	1999	44,000		

*Official Census 2000 figure.

Source: City of McKinney

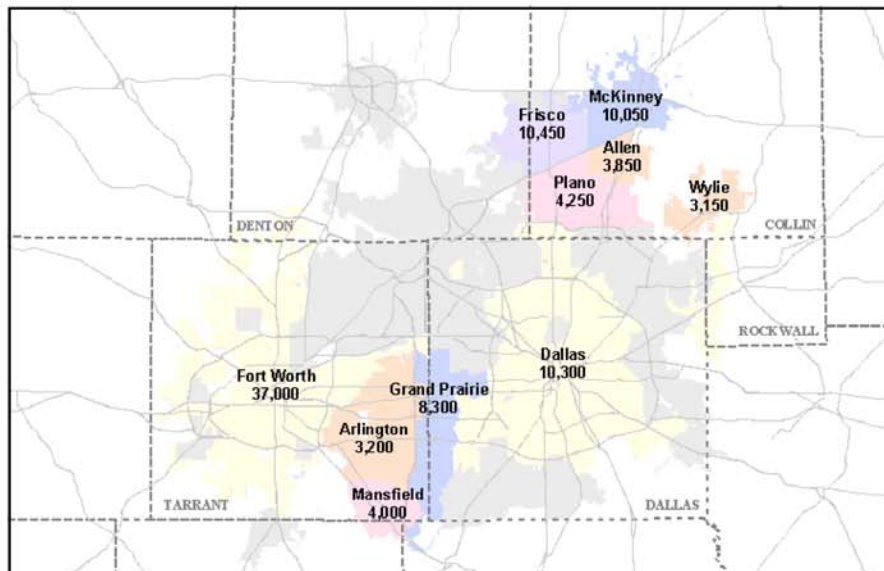
** Estimate as of January of that calendar



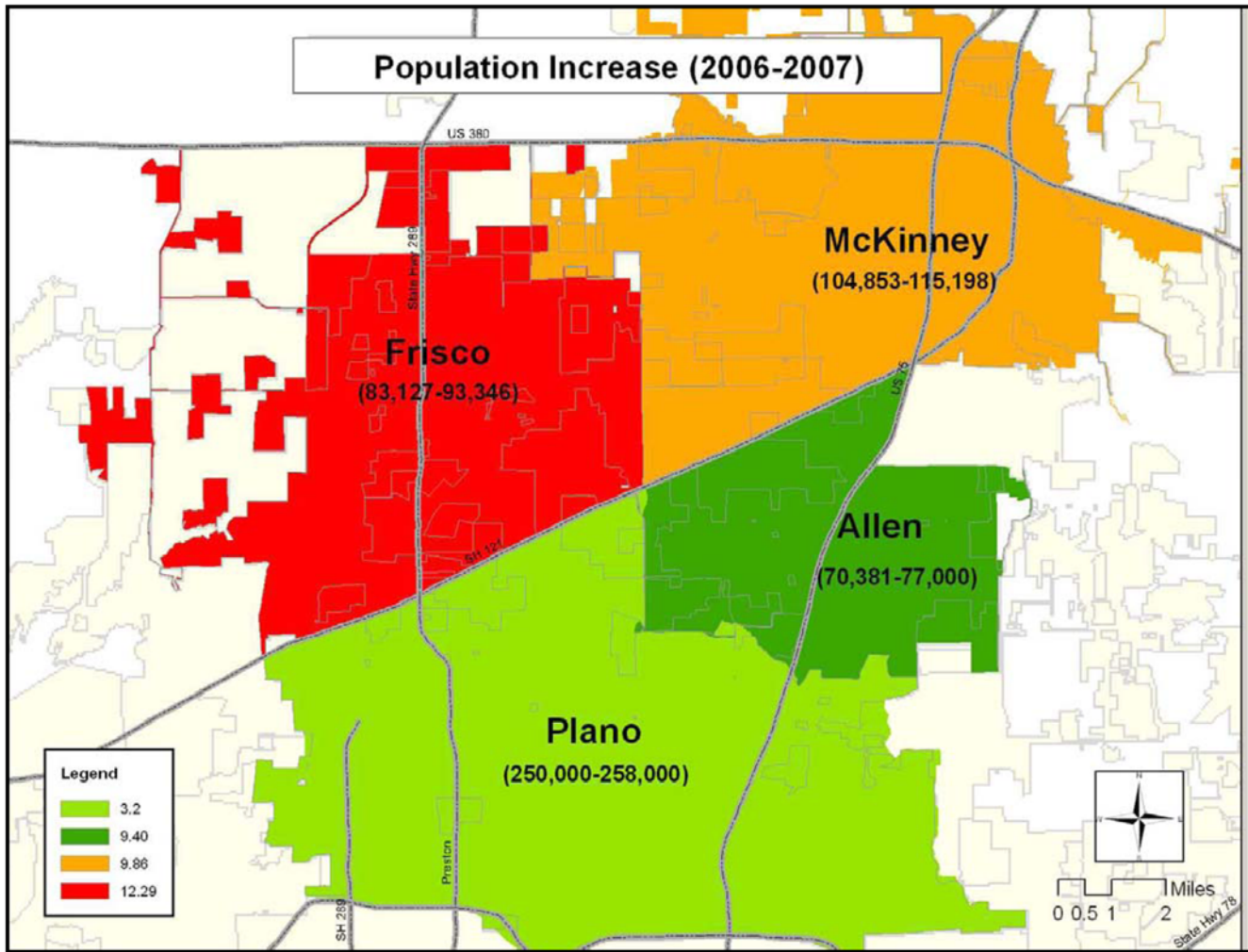
Source: City of McKinney

The population for the City of McKinney as of January 2007 is 115,198. McKinney added 10,345 new residents in 2006. This is a 9.86% increase. The City has observed an average growth rate of approximately 10% every year since 2001. McKinney honored its 100,000 resident in November 2005 and still remains one of the fastest growing cities in the Dallas-Fort Worth region.

TOP 10 CITIES IN THE DFW REGION BY POPULATION INCREASE (2005-2006)



Source: North Central Texas Council of Governments (NCTCOG).



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