

PROFESSIONAL OFFICE CONDO

8330 Meadow Road, Suite 201

Dallas, TX 75231

For Sale

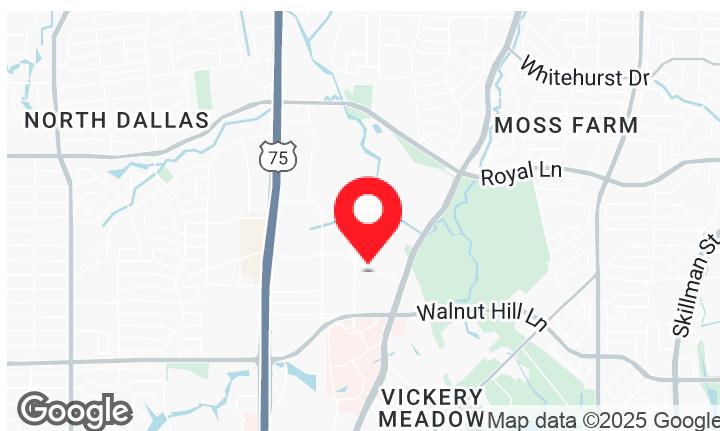


OFFERING SUMMARY

Sale Price:	\$88,500
Condo Size:	885 SF
Price / SF:	\$100.00
Zoning:	GOA - Commercial Office

PROPERTY OVERVIEW

Renovated with Modern Finishes - Move-In Ready! Professional Office Condo in beautifully landscaped office park with an array of amenities. Suite 201 at Pecan Creek offers a turn-key office ownership opportunity for your business in the heart of Dallas.



PROPERTY HIGHLIGHTS

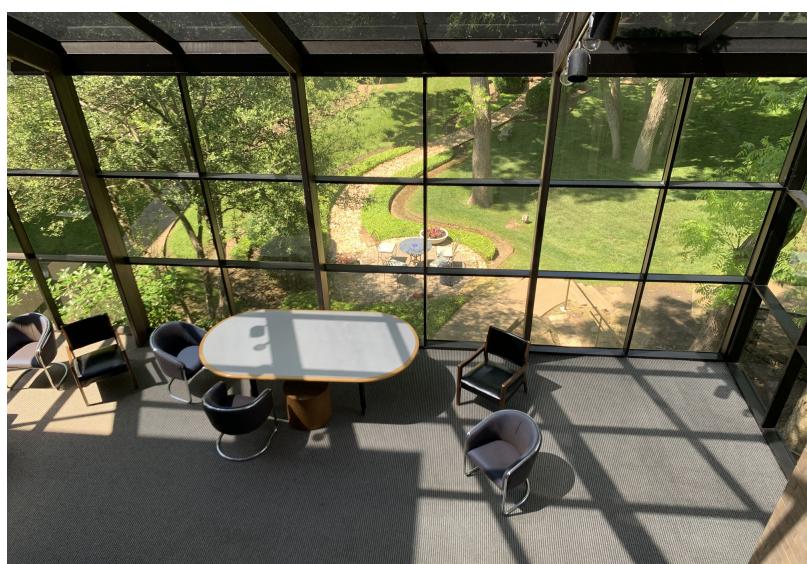
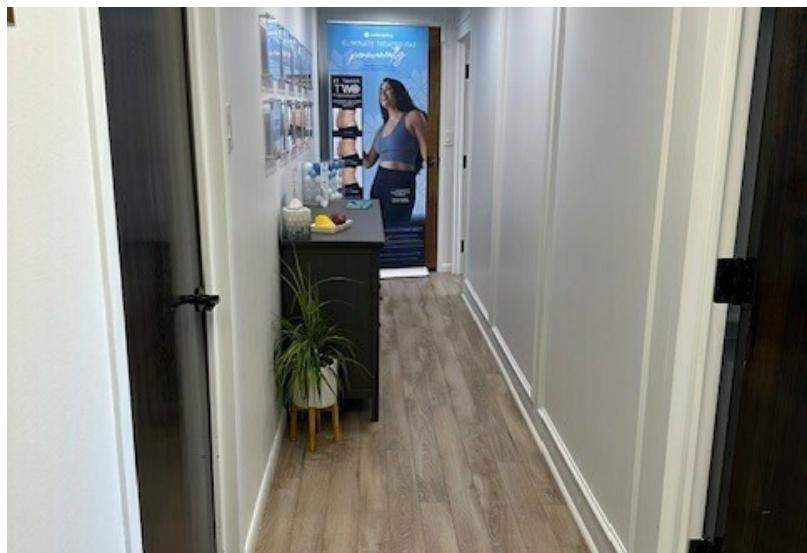
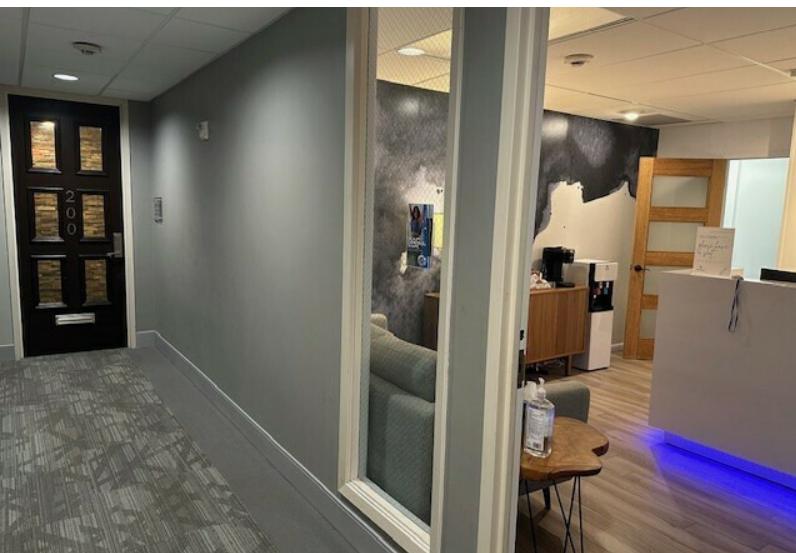
- Beautifully Updated Office Condo
- Fitness Center-Gym, Locker Rooms
- Conference Facility Overlooks Beautiful Landscaping
- Reserved Underground Parking, Ample Surface Parking
- On-Site Property Mgmt, Security Patrol, Video Monitoring
- Close to TX Health Presbyterian Hospital & Upscale Shopping
- Easy Access to 75 and 635 Highway

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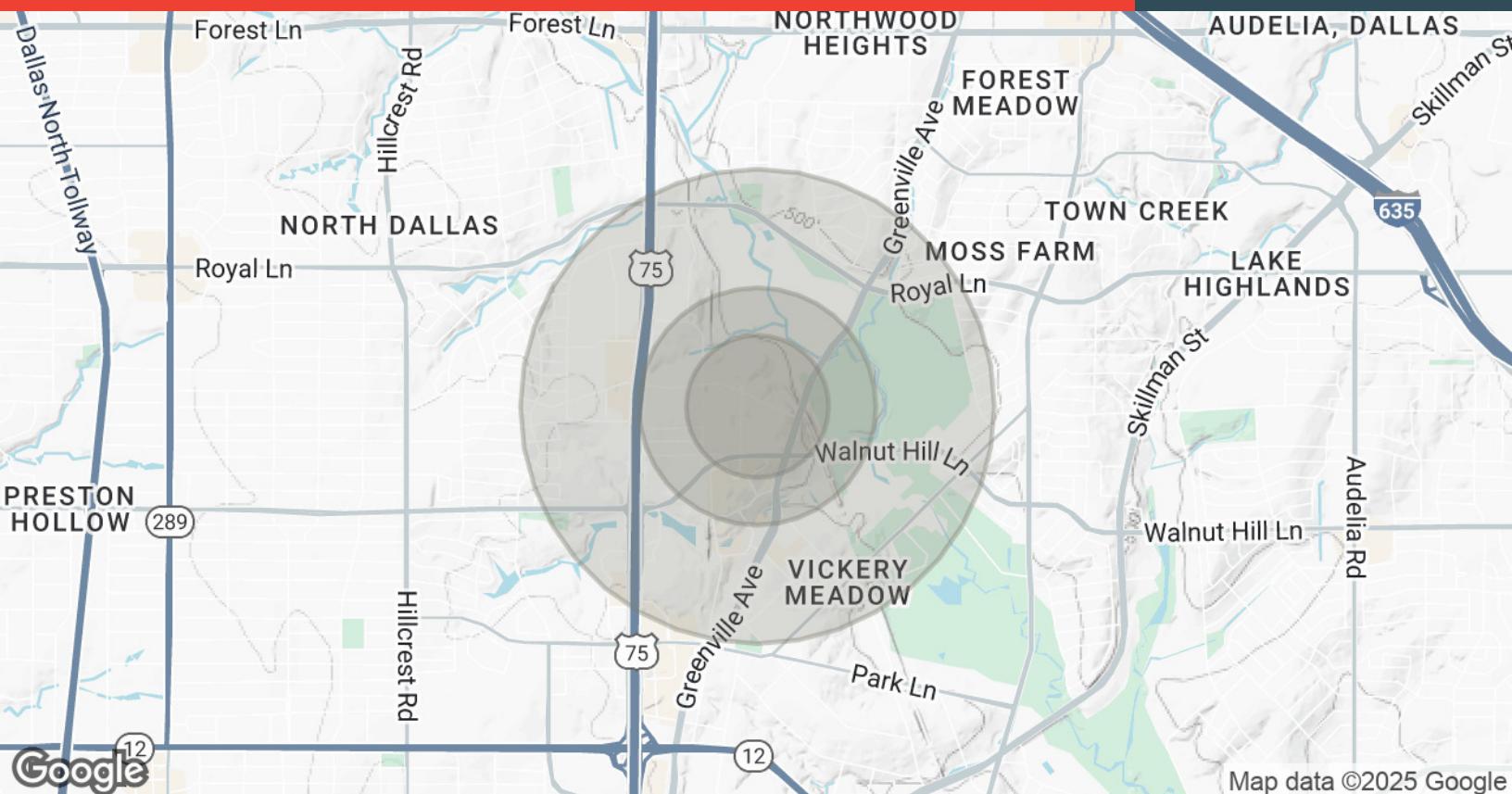


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,278	3,503	20,433
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	681	1,876	10,440
# of Persons per HH	1.9	1.9	2
Average HH Income	\$89,492	\$91,191	\$85,305
Average House Value	\$667,877	\$689,397	\$435,334

Demographics data derived from AlphaMap

PECAN CREEK



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Suite 140
Addison, TX 75001

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