

# OFFICE CONDO AT PECAN CREEK

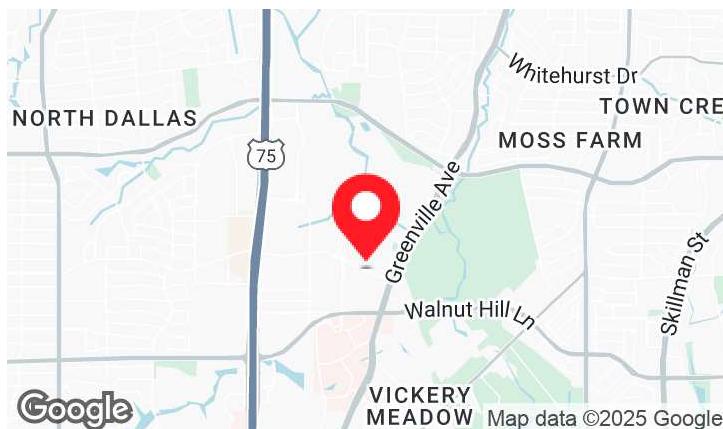
8350 Meadow Rd, Ste 281, Dallas, TX 75231

# For Sale



## OFFERING SUMMARY

Sale Price:	\$210,600
Condo Size:	2,340 SF
Price / SF:	\$90.00
Zoning:	GOA



## PROPERTY OVERVIEW

2,340 SF Professional Office Condo in beautifully landscaped office park with an array of amenities. Perfect layout for shared counselling center, with reception, waiting, private offices, break room, and group meeting room.

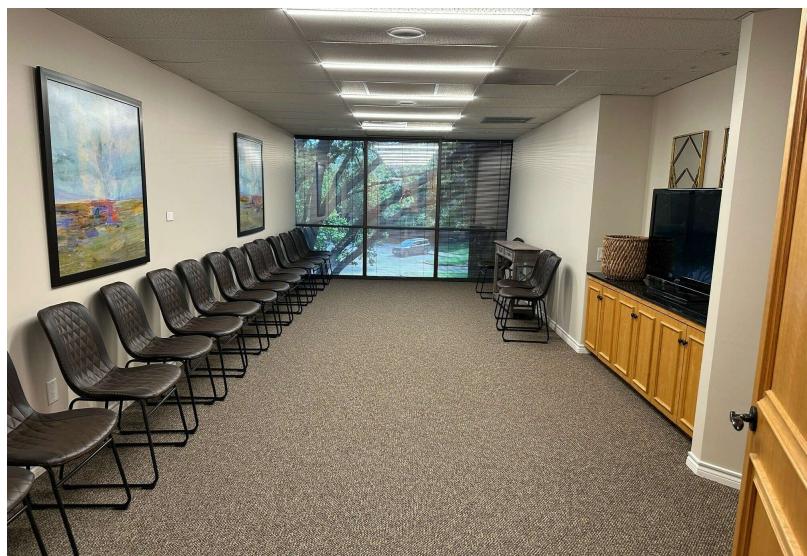
## PROPERTY HIGHLIGHTS

- Recently Updated Office Condo
- Versatile Layout with large waiting room, private offices, break room, and group meeting room
- 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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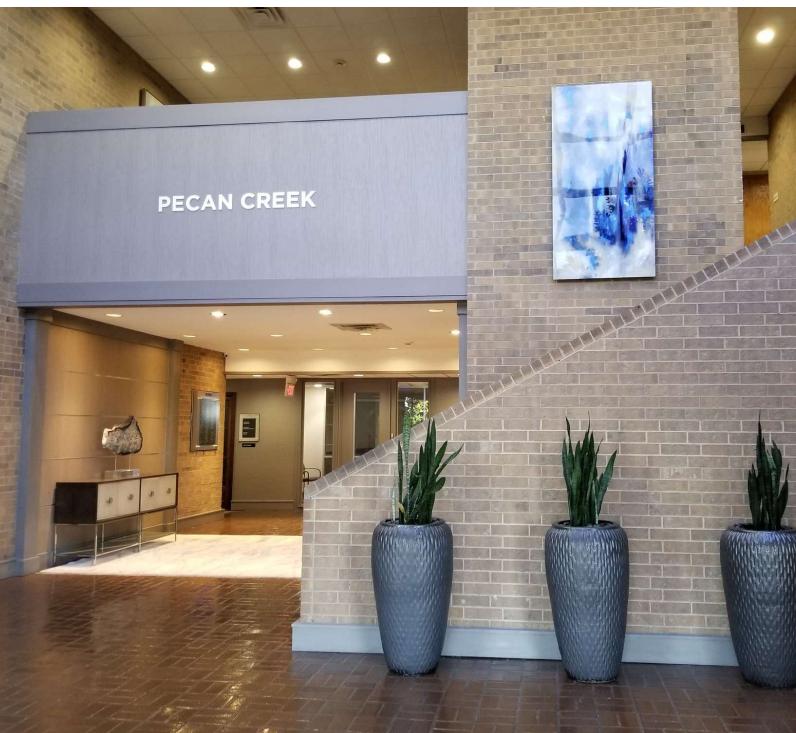
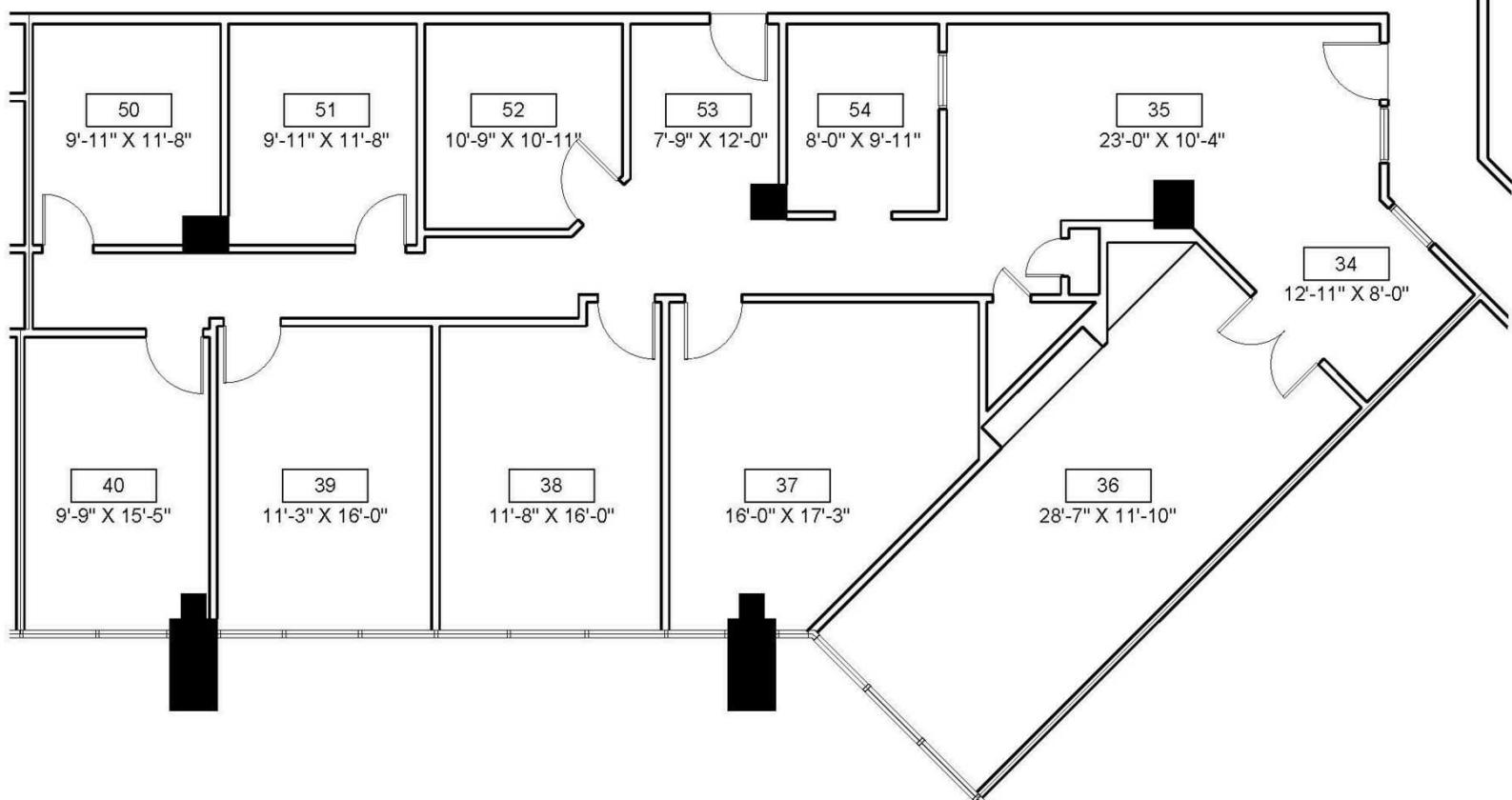
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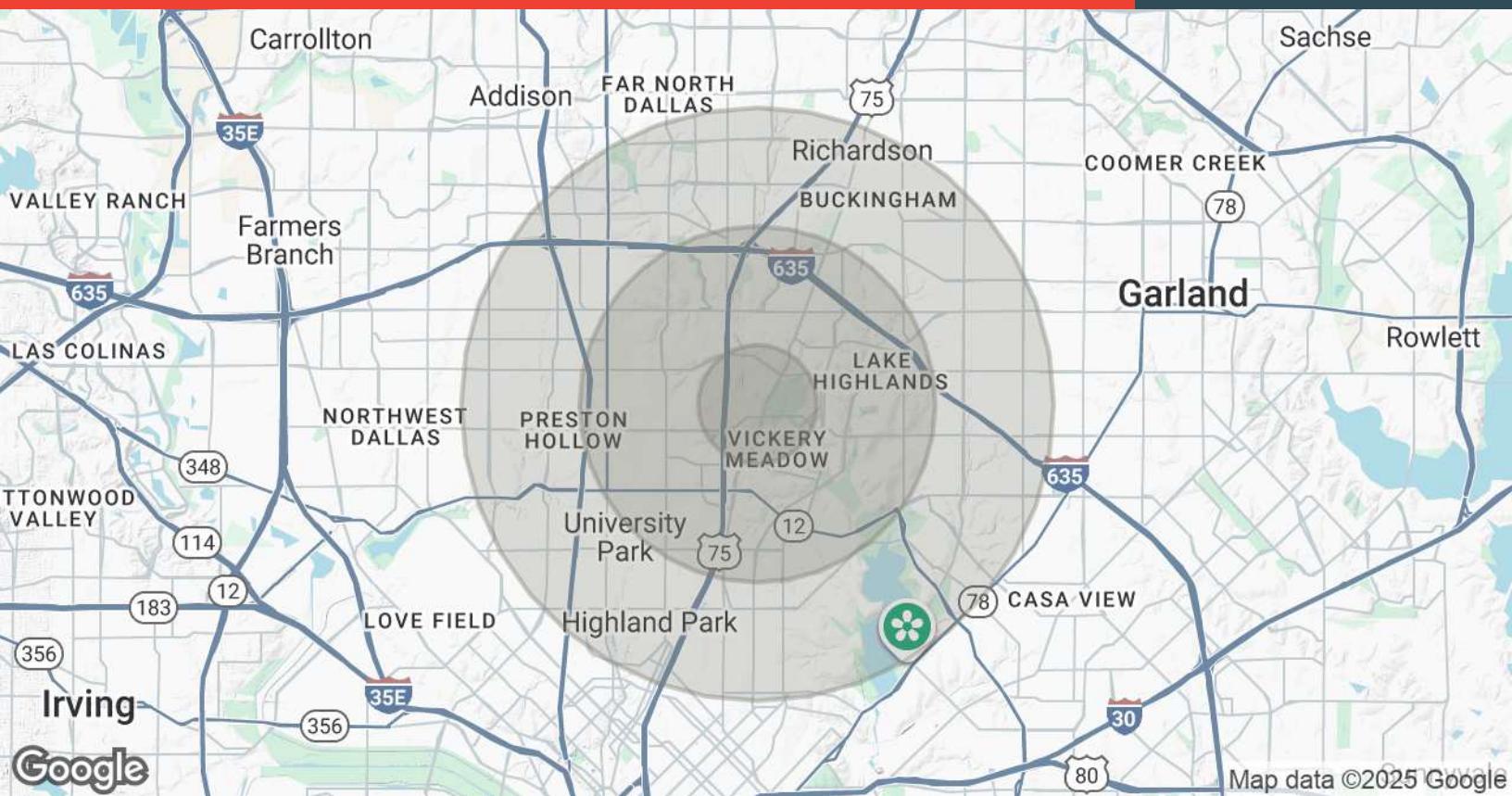
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,246	161,438	381,718
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	38	40	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,592	74,988	164,407
# of Persons per HH	2	2.2	2.3
Average HH Income	\$85,338	\$130,560	\$140,475
Average House Value	\$437,503	\$624,050	\$669,575

Demographics data derived from AlphaMap



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