

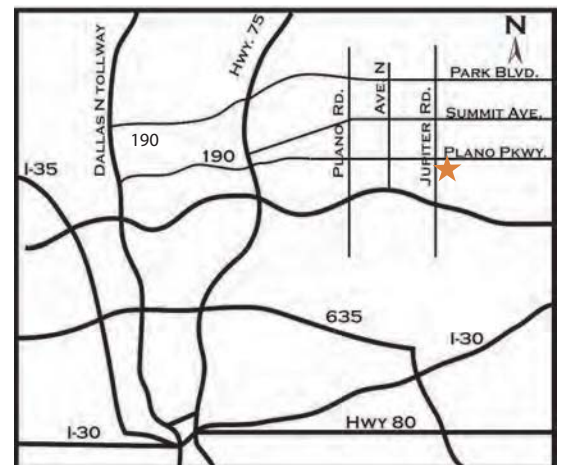
— PRIME CORNER RETAIL BUILDING —

APPROXIMATELY 3,000 SQ FT AVAILABLE PER TAX ROLL
34,552 SQ FT LAND SIZE



2500 EAST PLANO PARKWAY, PLANO, TEXAS 75074

- APPROXIMATELY 3,000 SQ FT FREESTANDING BUILDING PER TAX ROLL
 - LOCATED ON THE SOUTHEAST CORNER OF EAST PLANO PARKWAY AND JUPITER ROAD
 - ONE BLOCK NORTH OF GEORGE BUSH 190 AND MINUTES FROM US 75
 - LAND SIZE 34,552 SQUARE FEET
 - PRIME CORNER EXPOSURE
 - ON DART BUS LINE
 - SEVERAL FORTUNE 500 COMPANIES WITHIN A FEW MILES
 - CONCRETE PARKING
 - ZONED LI-1 WITH 190 OVERLAY
 - FORMER 7-ELEVEN BUILDING
 - PROFESSIONAL PROPERTY MANAGEMENT
 - THERE ARE AN ESTIMATED 36,500 EMPLOYEES IN EAST PLANO PER THE CITY OF PLANO
 - TRAFFIC COUNT AS OF 2009 - 65,385 VEHICLES PER DAY:
 - JUPITER ROAD - 39,771
 - PLANO PARKWAY - 25,614
- (SOURCE - CITY OF PLANO GIS)



2004 DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION:	5,802	239,752	686,449
NUMBER OF HOUSEHOLDS:	1,916	89,360	261,729
AVERAGE HOUSEHOLD INCOME:	\$72,675	\$83,867	\$86,002
MEDIAN HOUSEHOLD INCOME:	\$58,054	\$73,598	73,374

FOR INFORMATION CONTACT:
MARK ASTON
(972) 889-4400

MAVERICK
COMMERCIAL REAL ESTATE

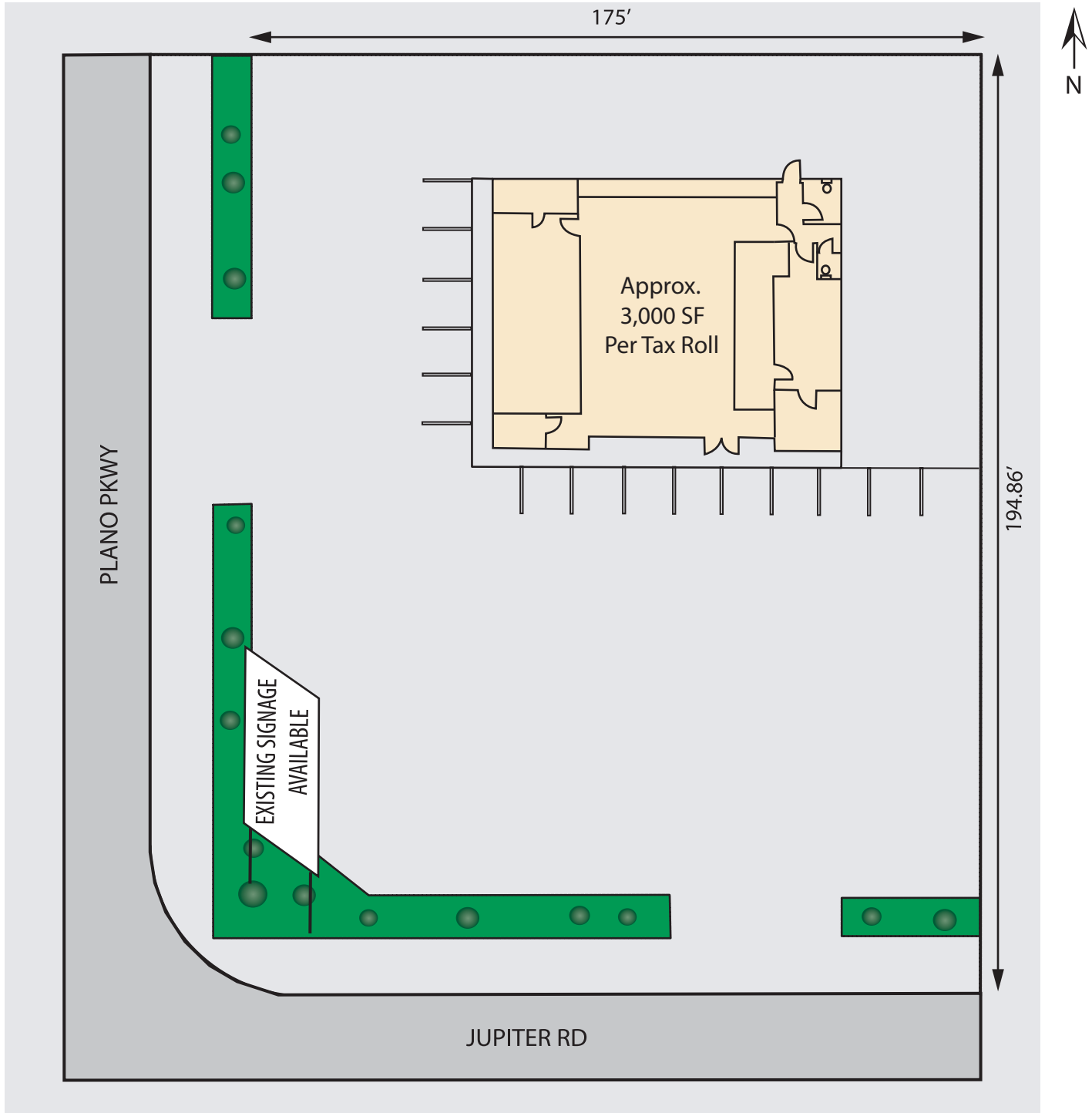
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