

Preston Office Condominium



7924 Preston Road, Plano, Texas 75024

Preston One is located on Preston Road at Hedgcoxe in Plano Texas. We have built two single story professional office buildings on a 5 acre site. Building Shell pricing without finish out is: 7924 Preston Rd. (Suite 200 or 350) at \$185 SF for shell building.

Preston One Office Condominium is a Class A attractive commercial building built on a perimeter beam foundation with a steel frame structure has a 100% brick veneer Austin stone arch entries and has a steel seamed insulated roof. This is not a residential type structure but a quality "steel built Class A" office building that will last the test of time with very little maintenance.

Our single story luxury office suites are based on fee simple ownership and part of a professional owners association with many advantages. Many professionals know that ownership of their own office is not only cost effective but has tax advantages and the pay back is less than a ten-year office lease.

- Premiere Location
- Own Your Own Office
- Commercial Construction
- Convenient For Employees
- Great Investment
- Client Friendly Atmosphere
- Design Your Environment
- 90% Financing
- Hospitals Minutes Away
- Toll Way & Hwy 121 Close

Your pride of ownership in this building will increase over time due to the thoughtful planning and efficient construction. Our "Loan to Close" advisory team will give you peace of mind and make your building experience a pleasure.

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

6860 N. Dallas Pkwy. #200
Plano, TX 75024
Phone: 972-618-1047
Fax: 877-262-3584

AmeriStar
COMMERCIAL

Chet Wilke- Broker
Direct: 972-754-2484
AmeriStarCommercial.com
wilkechet@verizon.net

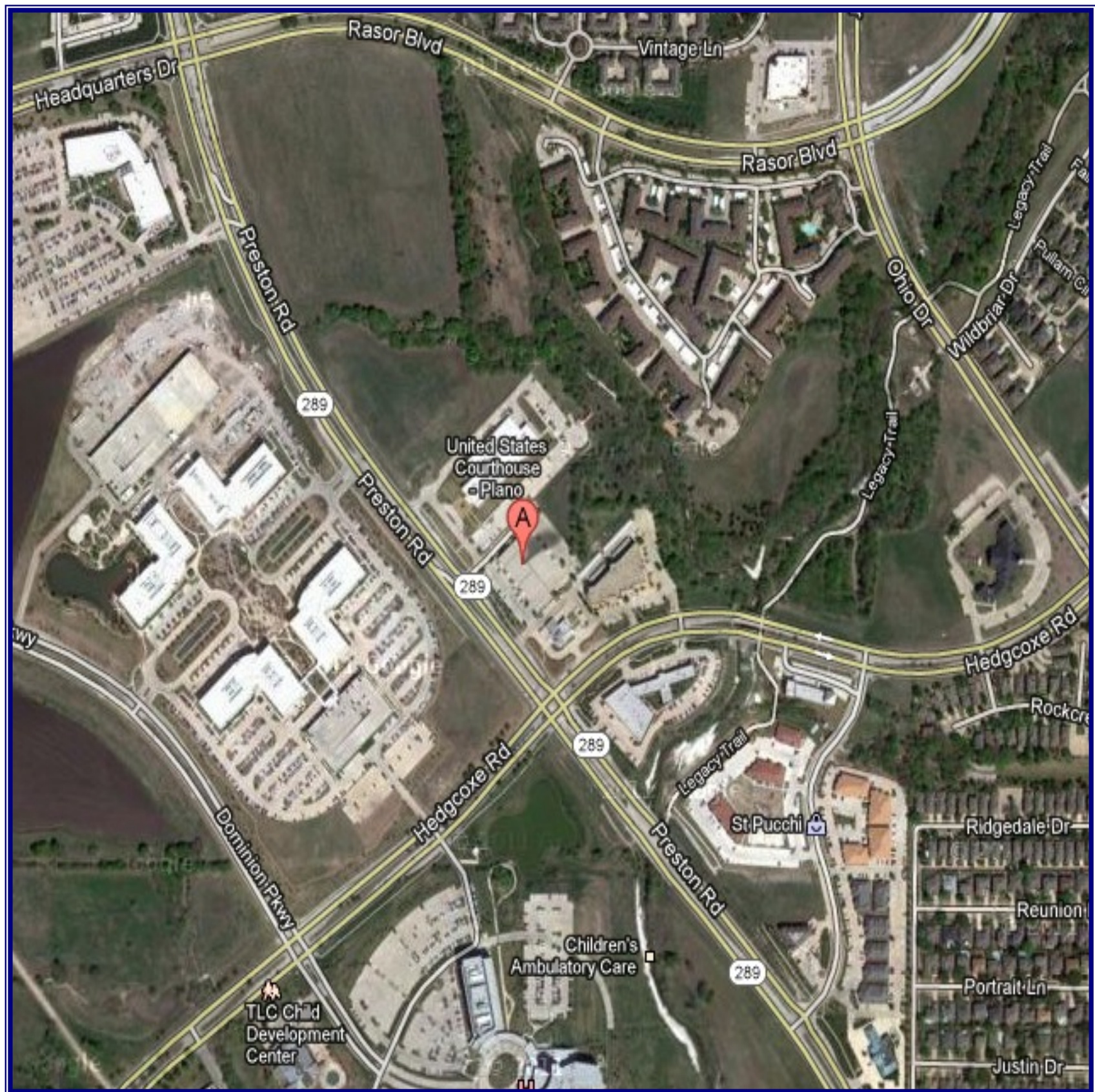
MORE PHOTOS



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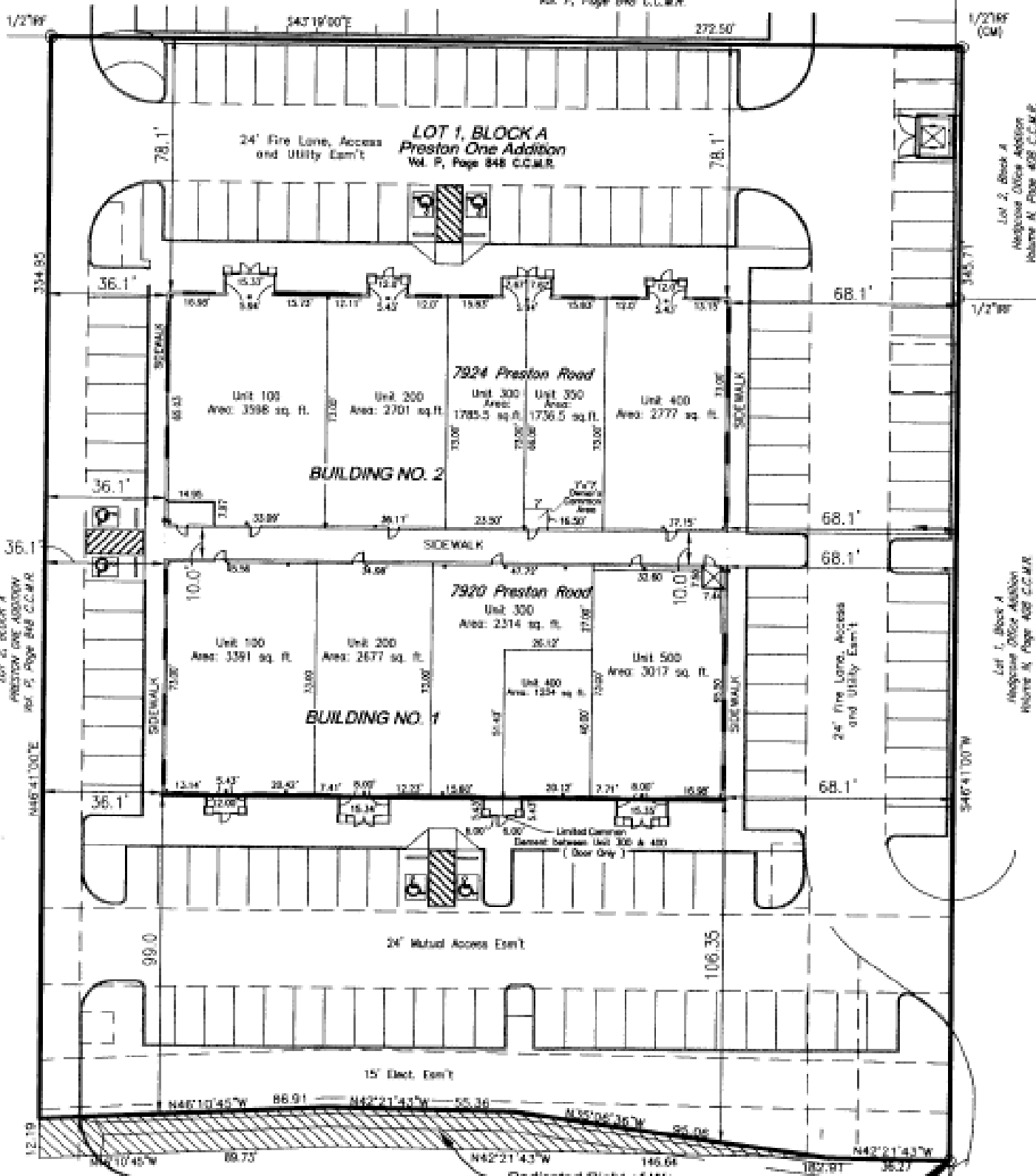
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Preston One Condominiums Site Plan

*Remainder of
Conveyance Plat of
LOT 2, BLOCK A
PRESTON ONE ADDITION
Vol. P, Page 848 C.C.M.R.*



ROOME LAND SURVEYING, INC.
2000 AVENUE G
SUITE 870
PLANO, TX 75074
Phone: (972) 423-4272
Fax: (972) 423-7222



Preston Road
(S.H. 289)

POINT OF BEGINNING

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AmeriStar Real Estate
NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Real Estate Broker Company _____ Buyer, Seller, Tenant or Landlord _____ Date _____

Real Estate Licensee _____ Date _____ Buyer, Seller, Tenant or Landlord _____ Date _____

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78771-2188 or call 512-465-3960.

1996 NTCAR form 15 (1/96) Single page

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