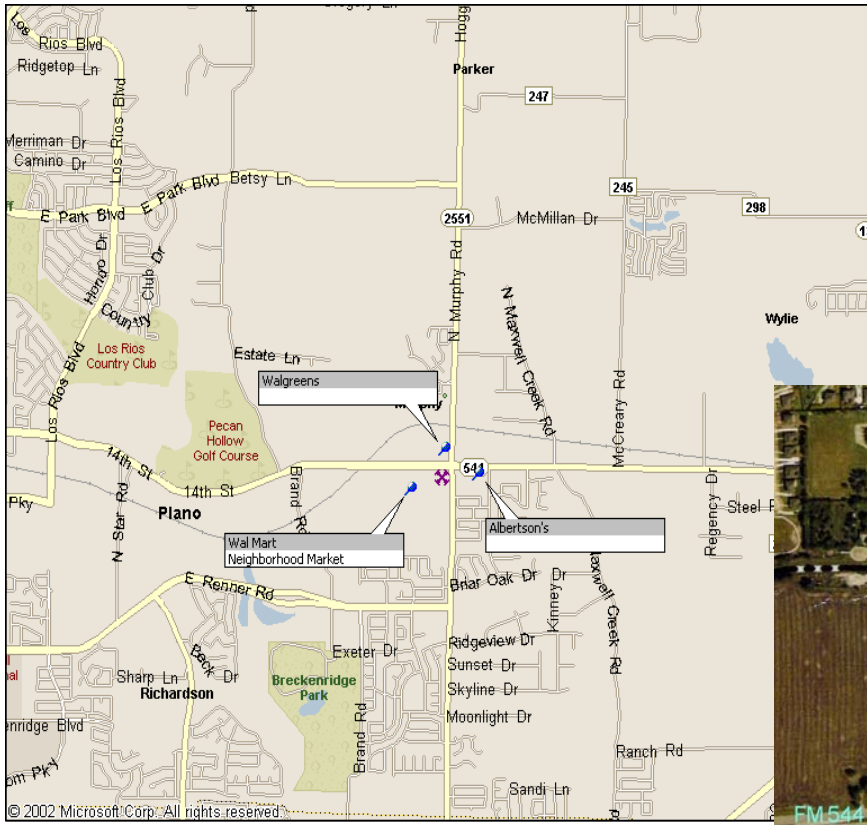


PAD SITE FOR LEASE



SWC of FM 544 & MURPHY ROAD MURPHY, TX

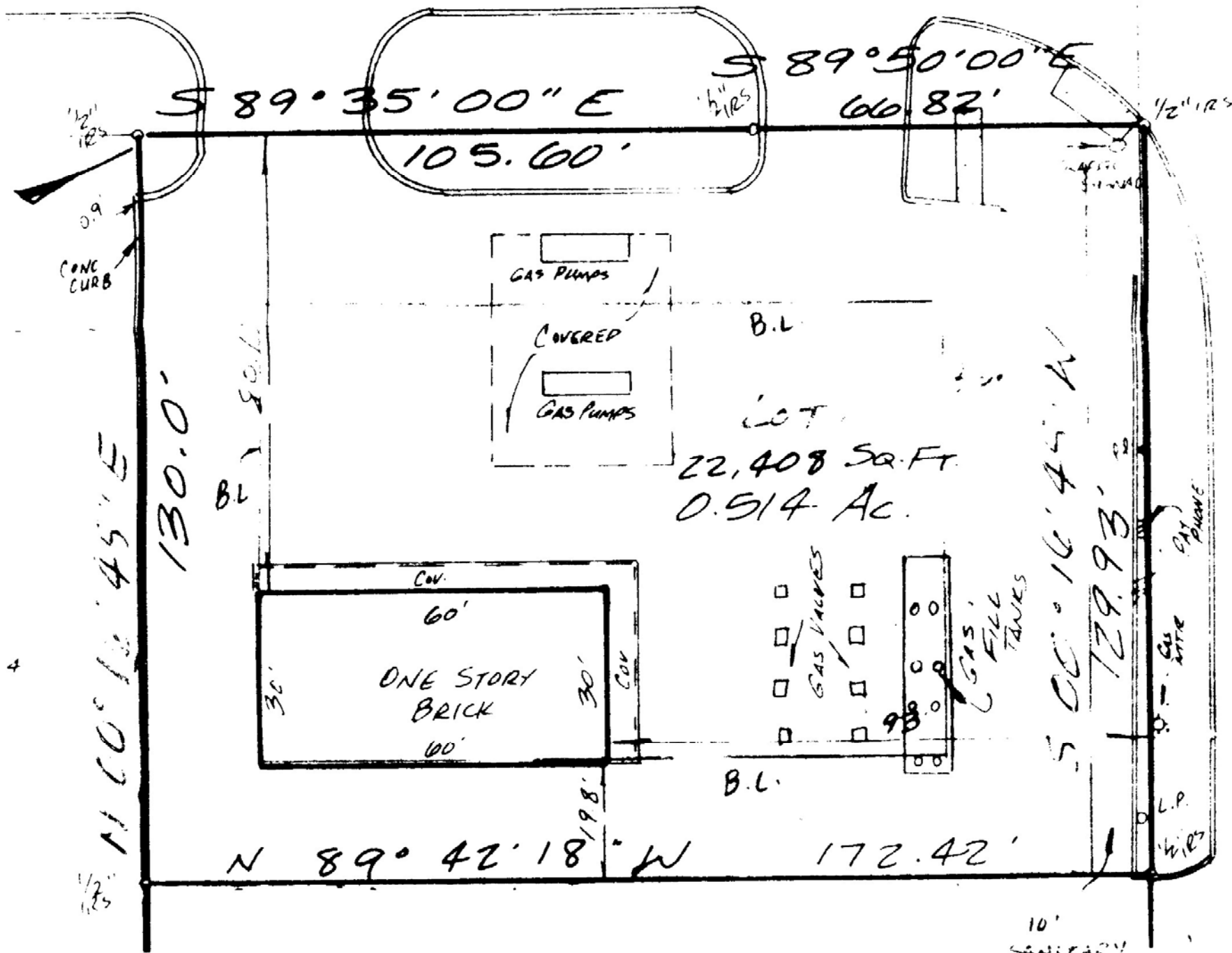
DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population	4,780	35,485	116,347
Avg. HH Income	\$110,870	\$105,142	\$93,484
Median HH Income	\$98,835	\$89,199	\$79,081
# of Households (projected growth '03-'08)	40.32%	32.60%	22.43%

PROPERTY SIZE: 22,360 SF
 130 ft x 172 ft
BUILDING SIZE: 1,800 SF
 30 ft x 60 ft
AREA GENERATORS: Albertson's
 Wal-Mart Neighborhood Market
TRAFFIC COUNTS: FM 544 22,000 cpd
 Murphy Road 20,000 cpd

John P. Christon
Christon Company
 972-233-3333 x 215
 972-233-1501 fax
JPChriston.Christon@starband.net

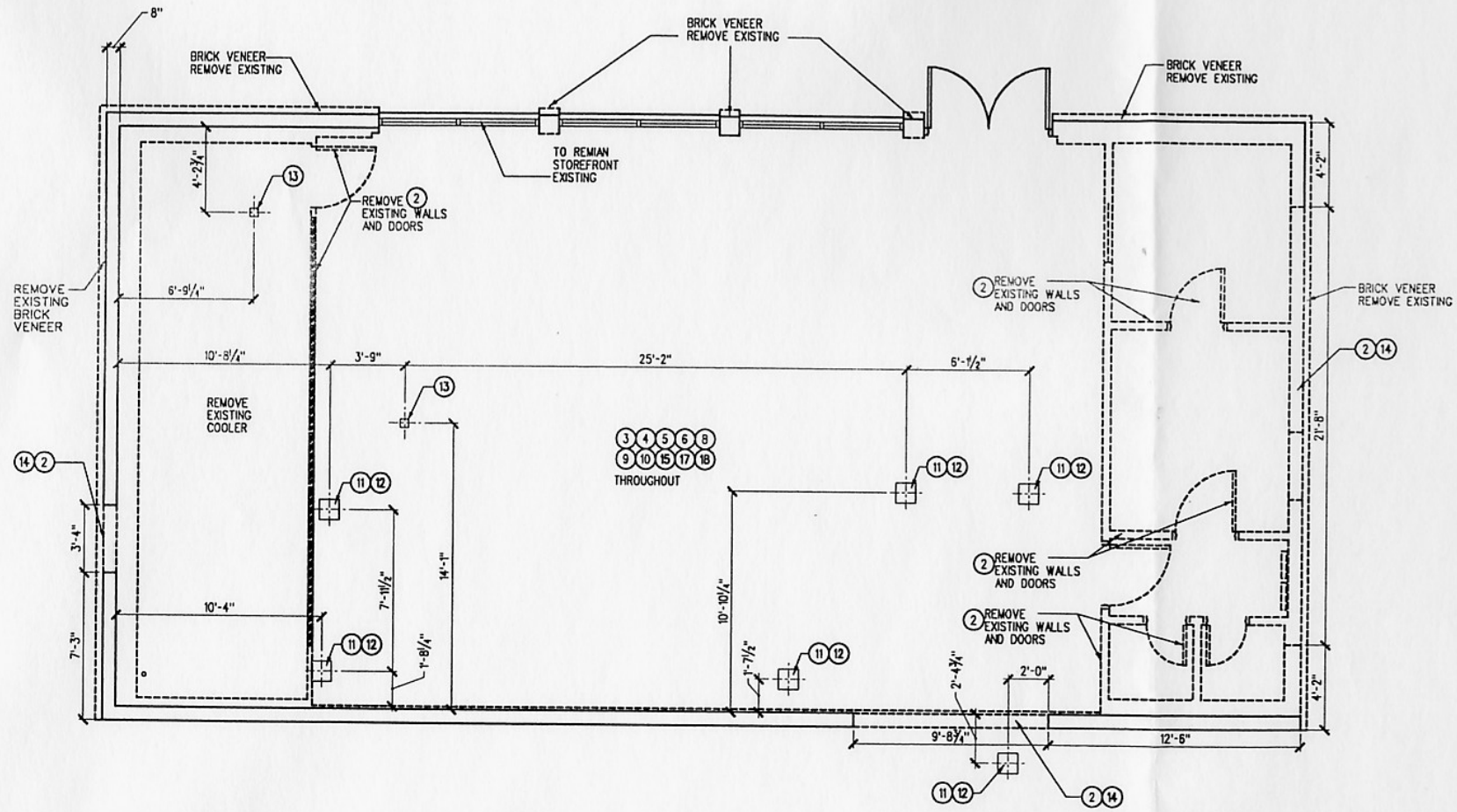
F.M. HWY. 544



MURPHY ROAD

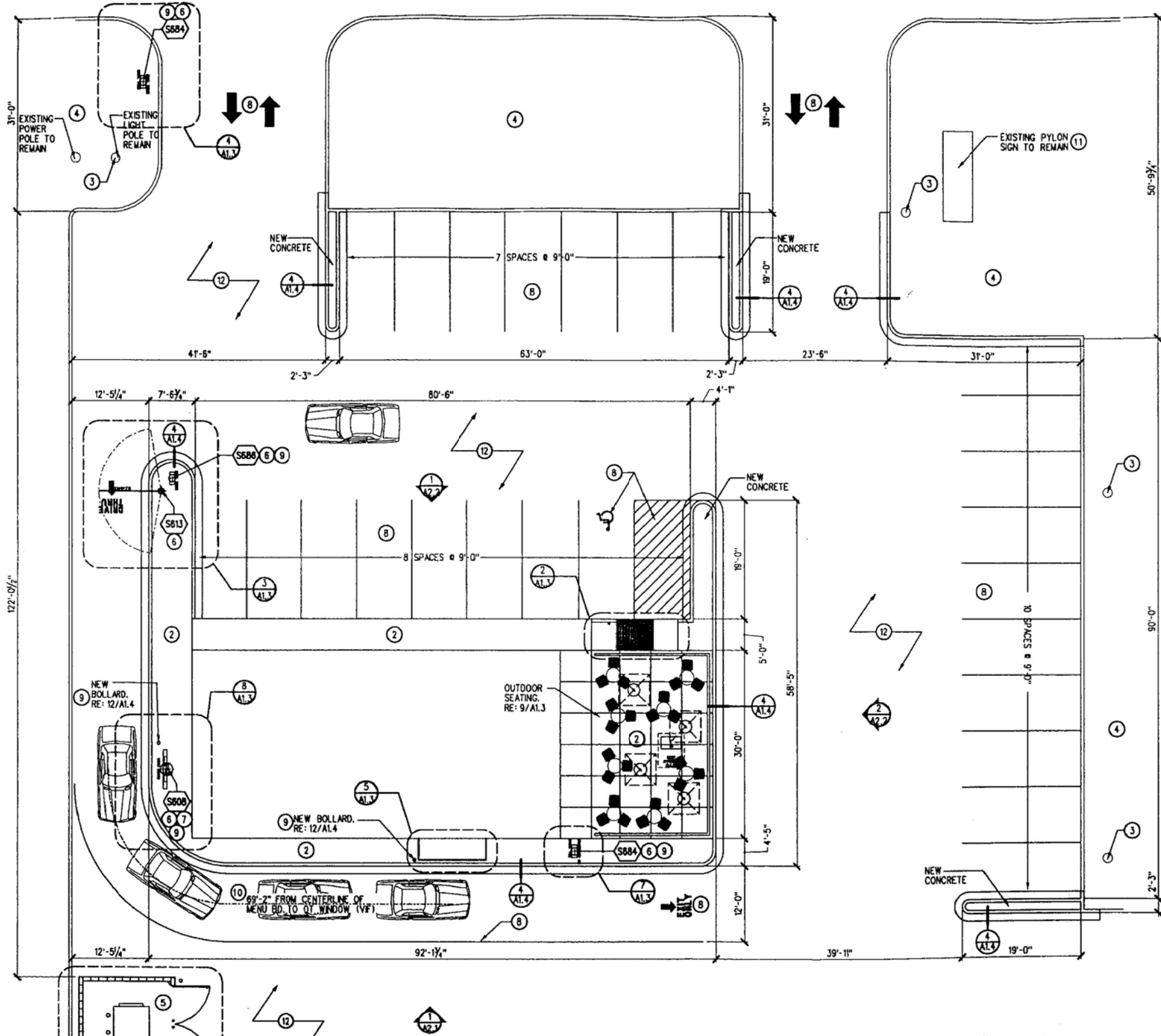
(F.M. HWY. 2551)

GC TO VERIFY CONDITION AND CONSTRUCTION OF SLAB PRIOR TO TRENCHING. NOTIFY CONSTRUCTION MANAGER AND ARCHITECT IF ANY DISCREPANCIES.



DEMOLITION PLAN



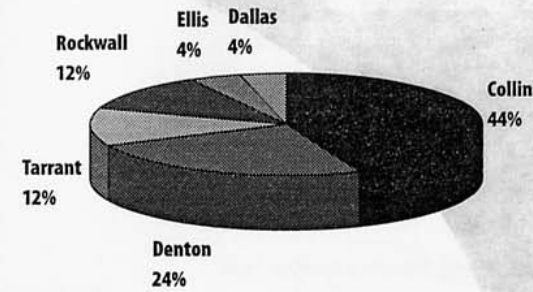


ITEM#	QTY	DESCR
LOGOS		
1	2	WINDOW ILLUM
1	1	36" SIGN DISK
EXTERIOR		
1	2	SINGLE LIT 18"
DRIVETHRU		
S608	1	DT FRE MENU
S613	1	DT POS CLEARAN
S661	1	S/F ILL SIGN 7"
S684	2	D/F ILL DIRECTIO
S686	1	S/F ILL DIRECTIO

Fastest-growing

METROPLEX CITIES

Ranked by percentage of growth for 2003-2004



HOT SPOTS

FASTEST-GROWING METROPLEX CITIES
by county of origin

Source: DBJ Research

Rank	City	Percentage of growth 2003-2004	Estimated population Jan. 1, 2004	Revised population Jan. 1, 2003	Final census for 2000	Percentage of growth since 2000 census	County
1	Anna	75.61%	3,600	2,050	1,225	193.88%	Collin
2	Royse City	26.83%	5,200	4,100	2,957	75.85%	Rockwall
3	Little Elm	25%	14,000	11,200	3,646	283.98%	Denton
4	Wylie	21.63%	26,150	21,500	15,132	72.81%	Collin
5	Krum	19.51%	2,450	2,050	1,979	23.80%	Denton
6	Murphy	18.60%	7,650	6,450	3,099	146.85%	Collin
7	Fate	17.39%	1,350	1,150	463	191.58%	Rockwall
8	Frisco	15.88%	66,400	57,300	33,714	96.95%	Collin
9	Prosper	14.81%	3,100	2,700	2,097	47.83%	Collin
10	Fairview	14.08%	4,050	3,550	2,644	53.18%	Collin
11	Pelican Bay	12.90%	1,750	1,550	1,505	16.28%	Tarrant
12	McKinney	12.58%	82,800	73,550	54,369	52.29%	Collin
13	Melissa	11.76%	1,900	1,700	1,350	40.74%	Collin

FASTEST-GROWING METROPLEX CITIES

RANKED BY PERCENTAGE OF GROWTH FOR 2002-2003

**THE
LIST**

Rank	City	Percentage growth 2002-2003	Estimated population Jan. 1, 2003	Revised population Jan. 1, 2002	Final census for 2000	County
1	Little Elm	50.34%	11,200	7,450	3,646	Denton
2	Anna	50%	1,950	1,300	1,225	Collin
3	Celina	23.91%	2,850	2,300	1,861	Collin
4	Roanoke	20.78%	4,850	3,850	2,810	Denton
5	Murphy	20.56%	6,450	5,350	3,099	Collin
6	Melissa	17.24%	1,700	1,450	1,350	Collin
7	Wylie	16.35%	21,350	18,350	15,132	Collin
8	Royse City	15.49%	4,100	3,550	2,957	Rockwall
9	McKinney	13.33%	73,500	64,900	54,369	Collin
10	Prosper	12.50%	2,700	2,400	2,097	Collin
11	Mansfield	11.65%	35,950	32,200	28,031	Tarrant
12	Midlothian	10.64%	10,400	9,400	7,480	Ellis

COLLIN CAD Property Information

COLLIN Short Account Number: 1602448 Long Account Number: R-1480-000-0010-1

Owner's Name and Mailing Address	PAPOU COMPANY LIMITED 15900 DOOLEY RD ADDISON, TX 75001-4243		
Location	102 FM 544		
Legal Description	BOLIN [MURPHY], LOT 1, ACRES 0.514		
Ownership %	100%		
Taxing Entities	Code	Name	2004 Tax Rate
	CMR	MURPHY CITY	0.468320000
	GCN	COLLIN COUNTY	0.250000000
	JCN	COLLIN CO COM COLLEGE	0.090646000
	SPL	PLANO ISD	1.733400000

EXEMPTION INFORMATION

Exemption Code	Exemption Description
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Data up to date as of 2004-10-10.

PROPERTY		VALUE INFORMATION 2004 Certified	
Exemptions	(See Below)	Improvement Value SUBJ To HS	\$0
Freeze Amount	0	Other Improvement Value	\$3,000
Improvements		Total Improvement Value	\$0
Land Acres	0.514	Land Market Value	\$357,786
Deed Date	07152004	AG Productivity Value Land	\$0
Deed Volume	5717	Total Market Value	\$360,786
Deed Page	17		
Agent Code	000000000000		

* 'New' means that this property was added after the values were prepared.



IMPROVEMENT INFORMATION

Imp. ID	State Category	Descr
46012	F1 COMMERCIAL	COMMERCIAL
46013	F1 COMMERCIAL	COMMERCIAL
46014	F1 COMMERCIAL	COMMERCIAL

SEGMENT INFORMATION

Imp ID	Seg ID	Description	Area	Actual Year Blt
46012	104820	MA	1,800	1983
46013	104821	CAN	1,200	1983
46014	104822	CON	20,500	1983
Total Living Area			1,800	

LAND INFORMATION

Land ID	State Category	Size-Acres	Size-Sqft
39758	COMMERCIAL	0.514	0

DEED HISTORY

Deed ID	Seller Name	Buyer Name	Deed Date	Deed Vol	Deed Page
834990	CHRISTON COMPANY	PAPOU COMPANY LIMITED	Jul 15 2004	5717	17
814564	ZEHRA INVESTMENTS INC	CHRISTON COMPANY	Feb 3 2004	5597	4054
603299	CHUDHRI TARIQ IQBAL & ASSIGNS	ZEHRA INVESTMENTS INC	Dec 8 1999	99-0152599	4567-1218
603298	DOUGLASS DISTRIBUTING CO	CHUDHRI TARIQ IQBAL & ASSIGNS	Dec 9 1999	99-0152598	4567-1214
471532	BOLIN OIL COMPANY	DOUGLASS DISTRIBUTING CO	May 13 1996	96-	0040675

254408	BOLIN OIL CO INC	BOLIN OIL COMPANY	Feb 1 1983	16150320	
254409		BOLIN OIL CO INC	Feb 1 1983	16150320	

CERTIFIED VALUE HISTORY

Tax Year	2003	2002	2001	2000	1999	1998	1997	1996	
Improvements	\$88,560	\$94,876	\$106,617	\$103,434	\$125,084	\$125,084	\$126,564	\$126,564	\$12
Land Market	\$452,202	\$447,233	\$397,540	\$347,848	\$188,832	\$168,955	\$168,955	\$168,955	\$5
Ag. Land Market									
TOTAL MARKET	\$540,762	\$542,109	\$504,157	\$451,282	\$313,916	\$294,039	\$295,519	\$295,519	\$18
Land Ag. Use									
10% Limited Adjustment									
APPRAISED	\$540,762	\$542,109	\$504,157	\$451,282	\$313,916	\$294,039	\$295,519	\$295,519	\$18
Exemptions									
Special Exemptions									