



INDEPENDENCE MEDICAL CENTER

SMILES BY MOREL

ORTHODONTIST

972-867-1222

INDEPENDENCE

LEASING WITH TENANT IMPROVEMENT FUNDS AVAILABLE  
5501 INDEPENDENCE PKWY., PLANO TX 75023



# THE SPACE

Location	5501 Independence Pkwy. Plano, TX 75023
County	Collin
TIF	Tenant Improvement Funds Available
Cross Street	Spring Creek Pkwy.

## HIGHLIGHTS

- Suites Available to Lease
- 2nd Floor, Suite 201 - 3,351 SF
- 2nd Floor, Suites 202-206 - 3,097 SF
- 2nd Floor, Suite 203 - 2,179 SF
- 3rd Floor, Suite 300 - 2,343 SF
- 3rd Floor, Suite 304 - 1,047 SF
- 3rd Floor, Suite 308 - 505 SF
- 3rd Floor, Suite 318 - 983 SF
- 3rd Floor, Suite 320 - 1,090 SF
- New AC Heat Installed in 2025
- New Covered Parking Installed in 2025
- Lease Rates Range From \$20-\$25 NNN
- Cam 8.50

### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
16,069	144,534	342,598

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$161,602	\$159,666	\$154,569

### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,243	55,344	137,832

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## PROPERTY FEATURES

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CURRENT OCCUPANCY	83.00%
TOTAL TENANTS	24
BUILDING SF	55,200
LAND ACRES	3
YEAR BUILT	1986
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	177
COVERED PARKING	Being installed in 2025
TIF`	TENANT IMPROVEMENT FUNDS AVAILABLE

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## MECHANICAL

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HVAC	New 2025
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## CONSTRUCTION

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LANDSCAPING	2025
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## TENANT INFORMATION

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MAJOR TENANT 1	Health Services of North Texas
MAJOR TENANT 2	USA Vein
MAJOR TENANT 3	Oral Surgery Associates of North Texas
MAJOR TENANT 4	Smiles by Morel

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## Description

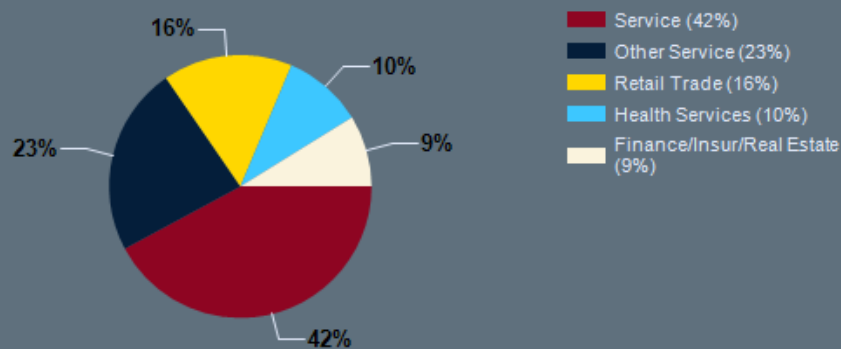
- Located at the highly visible corner of Independence Parkway and Spring Creek Parkway in the heart of Plano, the Independence Medical Building is a recently renovated, three-story medical and professional office facility offering flexible leasing options for healthcare and office users. With approximately 60,000 square feet of total space and a modernized design, the building provides an ideal environment for medical specialists, dental practices, wellness providers, and other professional services.

The property features a welcoming central atrium with skylights, upgraded lobbies and restrooms, a digital tenant directory, and ample surface parking (177 spaces) for patients and staff. Renovations completed in 2020 include new common area finishes, enhanced landscaping, waterproofing, and HVAC upgrades—making this a truly turnkey solution for growing practices.

Strategically located just minutes from Medical City Plano, Baylor Scott & White, and the Heart Hospital of Plano, the buildin

- TENANT IMPROVEMENT FUNDS AVAILABLE

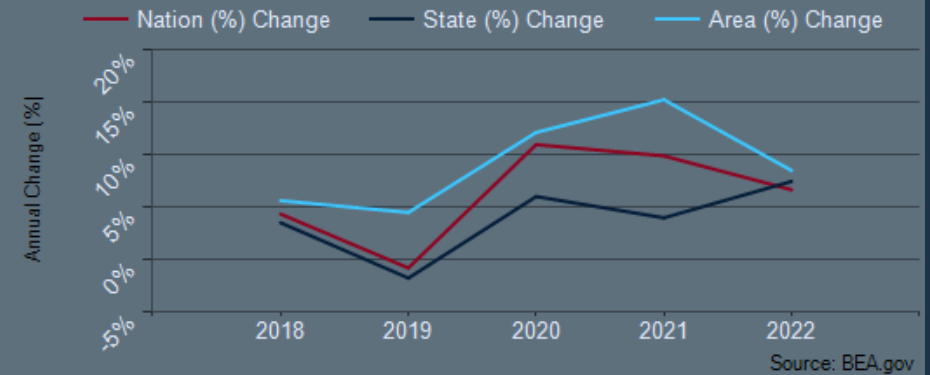
## Major Industries by Employee Count



## Largest Employers

JPMorgan Chase	11,261
Capital One Finance	5,649
Toyota Motor North America, Inc.	4,938
PepsiCo	3,759
Ericsson	3,346
AT&T Foundry and Services	2,500
Liberty Mutual Insurance Company	2,100
JCPenney Company, Inc.	2,000

## Collin County GDP Trend













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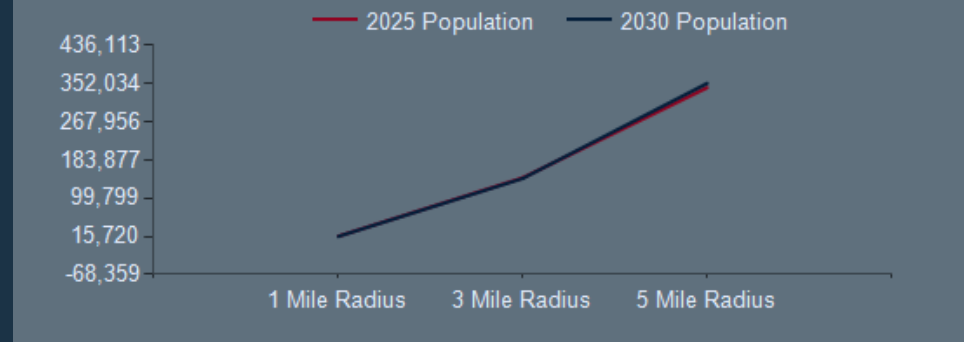
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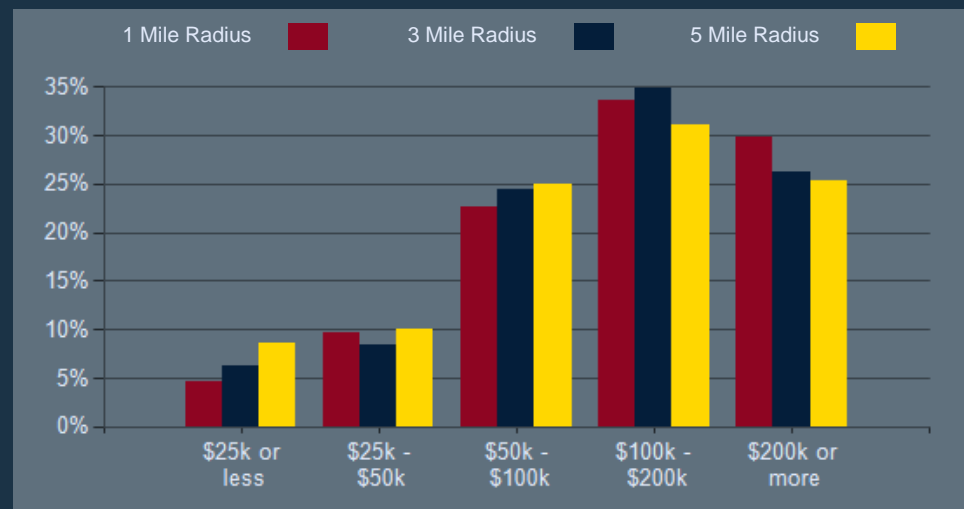


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,459	140,247	245,036
2010 Population	15,789	143,733	289,858
2025 Population	16,069	144,534	342,598
2030 Population	15,720	143,183	352,034
2025 African American	1,114	11,972	32,365
2025 American Indian	82	778	1,948
2025 Asian	3,501	41,002	102,143
2025 Hispanic	1,779	18,387	48,782
2025 Other Race	481	5,779	17,283
2025 White	9,200	69,846	153,258
2025 Multiracial	1,676	15,072	35,418
2025-2030: Population: Growth Rate	-2.20%	-0.95%	2.70%

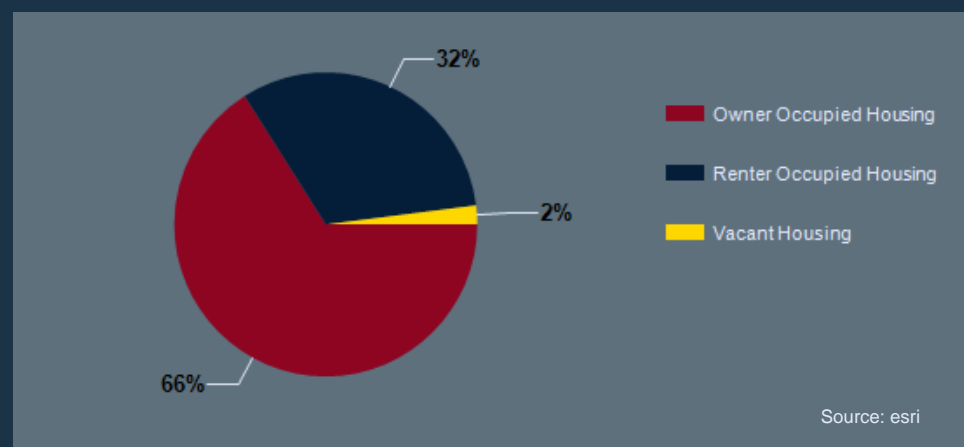
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	176	2,257	7,784
\$15,000-\$24,999	109	1,152	3,994
\$25,000-\$34,999	140	1,589	4,903
\$35,000-\$49,999	461	3,069	8,910
\$50,000-\$74,999	816	6,687	17,530
\$75,000-\$99,999	590	6,798	16,881
\$100,000-\$149,999	1,197	11,168	25,590
\$150,000-\$199,999	896	8,122	17,245
\$200,000 or greater	1,858	14,500	34,988
Median HH Income	\$132,545	\$125,449	\$114,178
Average HH Income	\$161,602	\$159,666	\$154,569



2025 Household Income



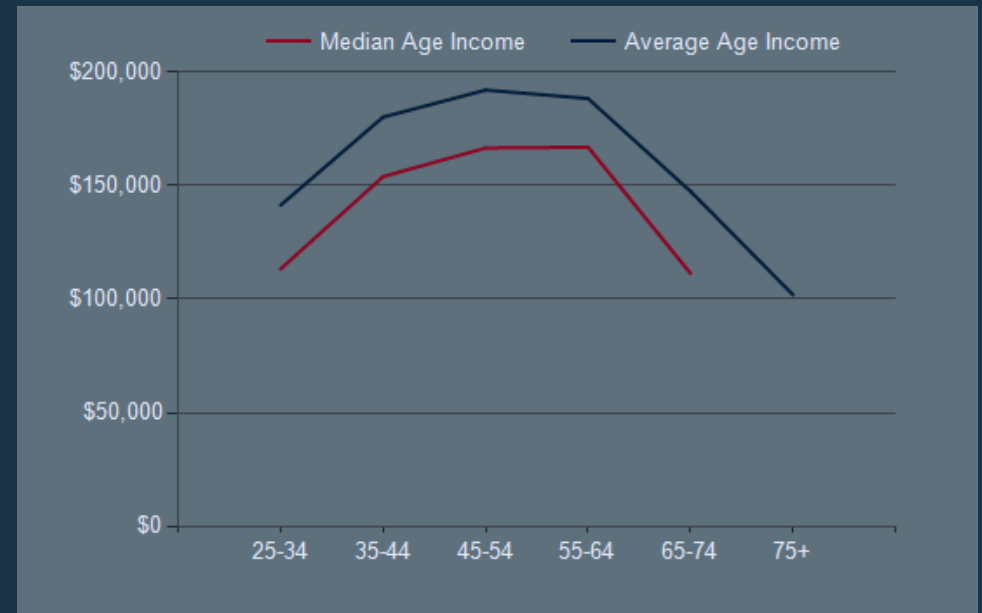
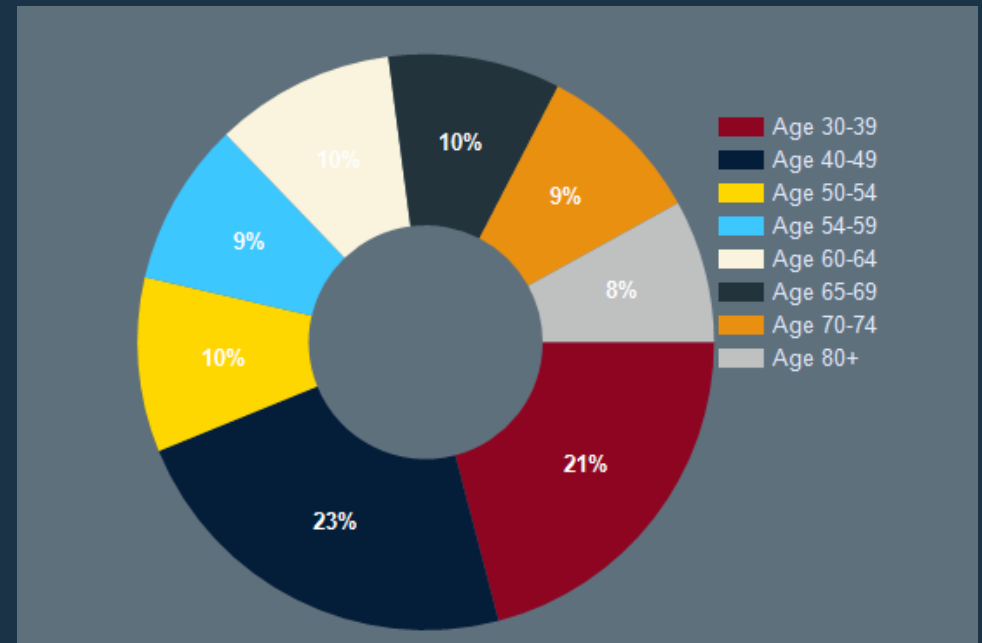
2025 Own vs. Rent - 1 Mile Radius





2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	955	9,336	25,848
2025 Population Age 35-39	1,106	9,477	23,732
2025 Population Age 40-44	1,219	10,057	23,749
2025 Population Age 45-49	1,036	9,561	22,058
2025 Population Age 50-54	965	10,135	23,078
2025 Population Age 55-59	905	9,602	21,112
2025 Population Age 60-64	995	10,092	20,320
2025 Population Age 65-69	951	8,440	16,583
2025 Population Age 70-74	925	7,014	13,040
2025 Population Age 75-79	790	5,573	10,650
2025 Population Age 80-84	446	3,290	6,764
2025 Population Age 85+	257	2,453	5,320
2025 Population Age 18+	12,449	115,399	275,944
2025 Median Age	42	42	38
2030 Median Age	43	43	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,304	\$112,607	\$99,499
Average Household Income 25-34	\$141,367	\$143,892	\$129,039
Median Household Income 35-44	\$153,964	\$134,039	\$123,080
Average Household Income 35-44	\$180,198	\$168,304	\$161,790
Median Household Income 45-54	\$166,586	\$158,703	\$156,019
Average Household Income 45-54	\$192,107	\$193,389	\$193,348
Median Household Income 55-64	\$166,952	\$161,708	\$159,814
Average Household Income 55-64	\$188,383	\$194,846	\$196,145
Median Household Income 65-74	\$111,290	\$100,891	\$100,094
Average Household Income 65-74	\$147,492	\$137,502	\$143,307
Average Household Income 75+	\$101,908	\$89,120	\$93,450



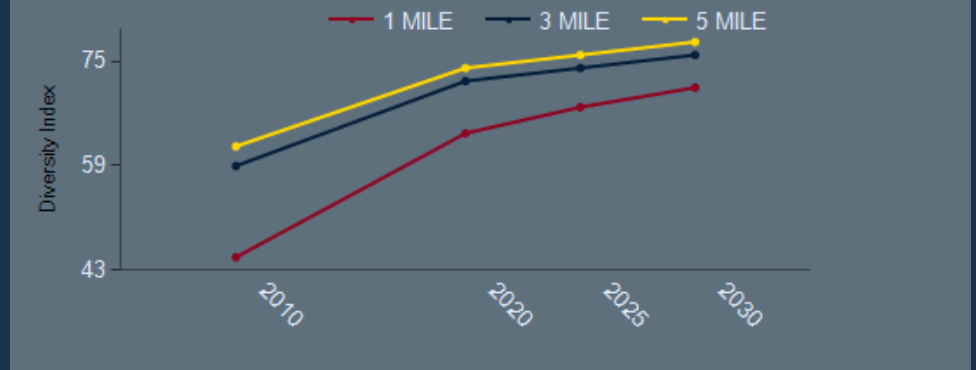
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	76	78
Diversity Index (current year)	69	74	77
Diversity Index (2020)	65	72	75
Diversity Index (2010)	45	59	62

#### POPULATION BY RACE



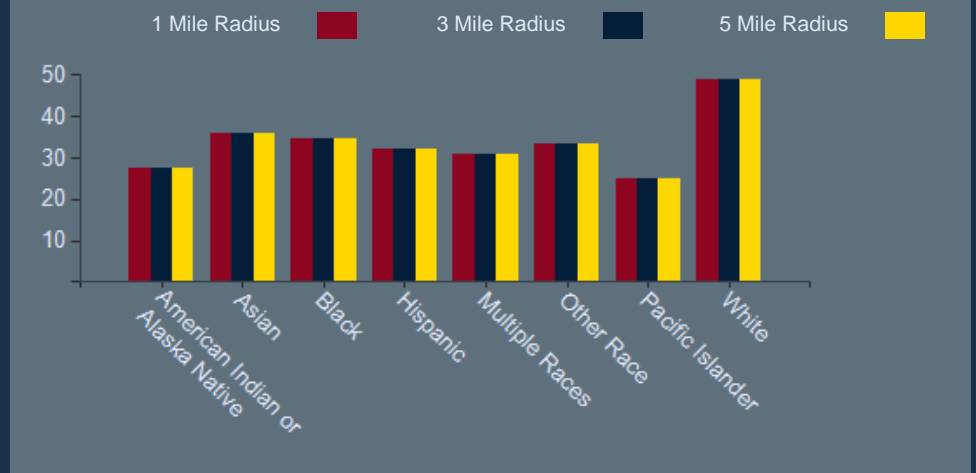
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	7%	8%
American Indian	0%	0%	0%
Asian	20%	25%	26%
Hispanic	10%	11%	12%
Multiracial	9%	9%	9%
Other Race	3%	4%	4%
White	52%	43%	39%

#### POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	36	34
Median Asian Age	36	39	35
Median Black Age	35	37	35
Median Hispanic Age	32	31	30
Median Multiple Races Age	31	31	30
Median Other Race Age	33	33	32
Median Pacific Islander Age	25	40	40
Median White Age	49	49	46

#### 2025 MEDIAN AGE BY RACE







Chase Bryant

## Contact Us

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Chase Bryant  
Texas Broker #0448146

Experienced executive officer with a 25-year demonstrated work history in the real estate industry. Founder of KC Capital Group, LLC. Mr. Bryant has expertise in acquisition and development projects and distressed real estate transactions. Recent projects include redevelopment of subleased medical building assets, multifamily acquisitions and renovations, and consultation on several real estate construction projects highlight the variety and scope offered at KC Capital Group, LLC. Mr. Bryant holds a real estate brokers license in Texas and Kansas and a Bachelor of Science degree in Chemistry and Business. Skilled in negotiations, real estate development, brokerage, deal structure and capital markets financing, Mr. Bryant has successfully funded over 250 million in commercial and residential loans in his career.

# Independence

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