

FOR LEASE



Independence Medical is a 57,000+/- sf medical office/office building well located in the heart of Plano, TX, at the southwest corner of Independence Parkway and Spring Creek Parkway.

\*Suites from 847 - 4,149 sf

5501 Independence Pkwy, Plano, TX 75023



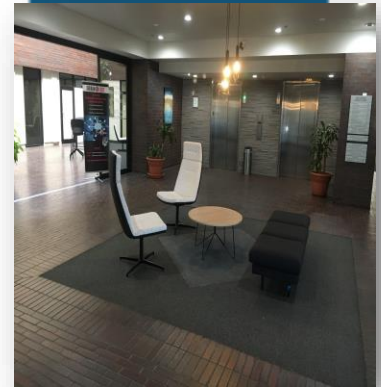
ATRIUM



INTERIOR VIEW



LOBBY



**\$20.00 SF/NNN**

For a Virtual Property Tour  
Click Here: <https://youtu.be/7gz1TwOAGsY>

Shayna Thalken  
office: 214.281.8633  
email: [Sthalken@wwcpartners.com](mailto:Sthalken@wwcpartners.com)  
1125 Legacy Drive, suite 210, Frisco, TX 75034  
[www.CREfirm.com](http://www.CREfirm.com)

- Medical / professional office space
- Move-in ready suites available
- Suites from 847-4,149 sf
- Near Texas Health Presbyterian Hospital & Children's Medical Center
- \$20.00/sf/NNN. NNN - \$8.35/sf

*\*Broker has an ownership interest in this property.*

# PLANO DEMOGRAPHICS

## Population

**Total Population:** 281,390

Males: 49 %  
Females: 51 %

### Growth Rate:

Annual (1/1/17 - 1/1/18): 0.7 %  
5-Yr Compound Annual: 0.9 %

**Median Age:** 38.5

**Children:** 24 %

Under 5: 6 %  
5 - 9: 6 %  
10 - 14: 7 %  
15 - 17: 5 %

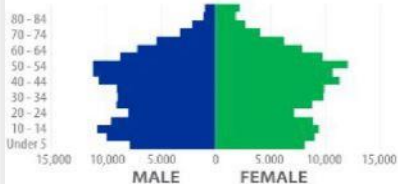
**Adults:** 76 %

18 - 24: 8 %  
25 - 44: 28 %  
45 - 64: 29 %  
Seniors (65+): 11 %

**Population w/ Disability:** 7 %

**Seniors w/ Disability:** 28 %

### PLANO 2016 POPULATION, BY AGE



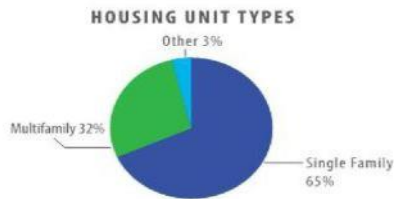
**Minority Population:** 45 %

Non-Hispanic, One Race  
Asian: 19 %  
Black: 8 %  
Other: 3 %  
White: 55 %  
Hispanic (Any Race): 15 %

## Housing

**Total Housing Units:** 113,632

SF: 65 %  
MF: 32 %  
Other: 3 %



### Tenure Type:

Owner Units: 62 %  
Rental Units: 38 %

**Vacancy Rate:** 4 %

**Total Households (HH):** 105,189

Family HH: 71 %  
Married-Couple w/ children: 58 %  
Married-Couple w/o children: 38 %  
Non-Family HH: 29 %

**HHs w/ Senior(s):** 21 %

**Single Parent HHs:** 8 %

**Average HH Size:** 2.65  
**Average Family Size:** 3.17

## Economy

**Median HH Income:** \$85,085

**Workforce Estimate:** 210,200

### Educational Attainment:

High-School / GED: 94 %  
Bachelor's or greater: 56 %

**Unemployment Rate:** 3.0 %

### Top Occupations:

Mgmt, Science, Bus: 55 %  
Sales & Office: 24 %  
Service: 12 %

**Avg Commute (minutes):** 26.3

### Method of Commute:

Drive Alone: 82 %  
Carpool: 7 %  
Public Transit: 1 %  
Work at Home: 8 %  
Other (walk/bike): 2 %

**Average SF Appraisal:** \$352,496

**Median Monthly Mortgage:** \$1,913

**Median Monthly Rent:** \$1,196

### Housing Burden (>30% Income)

Homeowner w/mortgage: 23 %  
Homeowner w/o mortgage: 10 %  
Renter: 40 %

**Poverty Rate:** 8 %

Families: 5 %  
Children: 10 %  
Seniors: 8 %

### CONTACT:

Jerad Rector, President - Broker  
office: 214.281.8616  
email: Jerad@CREfirm.com  
www.CREfirm.com



# North Texas Commercial Association of Realtors®

## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Worldwide Commercial, PLLC	9001217	<a href="mailto:info@CREfirm.com">info@CREfirm.com</a>	800-474-5068
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Jerad Rector	572749	<a href="mailto:Jerad@CREfirm.com">Jerad@CREfirm.com</a>	214-281-8633
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone