

# Heritage Office Park

11691 Independence Parkway, Building #1

11619 Independence Parkway, Building #3

SWC of Independence & Eldorado, Frisco, TX



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 [ekrasny@kei-realty.com](mailto:ekrasny@kei-realty.com)

# OVERVIEW



- Medical/Professional Office , available now. 1127 sq up to 10500 sq ft contiguous space available.
- Located on the SWQ of Eldorado Parkway and Independence Parkway in Frisco, TX - the fastest growing large city in America over the last decade.
- Positioned in-between large and rapidly growing residential neighborhoods. There are over 100,000 residents within 3 miles with the average household income of 150K.
- No shared/common space, lobby, elevators. Private restrooms, waiting areas and HVAC systems. Surface parking. 24 hour access.
- Visually appealing and well maintained office park. High quality of construction. Limited supply of available space.
- Great access and easy to find. Building Signage available.
- In close proximity to Methodist McKinney, Texas Health Frisco, Medical City Frisco, Baylor Scott & White - Frisco & Centennial, Scottish Rite.
- Toyota North American HQ, JP Morgan Chase, Shops at Legacy, Grandcape mixed use development and the Dallas Cowboys HQ - The Star are located within short driving distance of the site
- Other reputable tenants in the office park. Within 30 minutes from DFW and Love Field airports.

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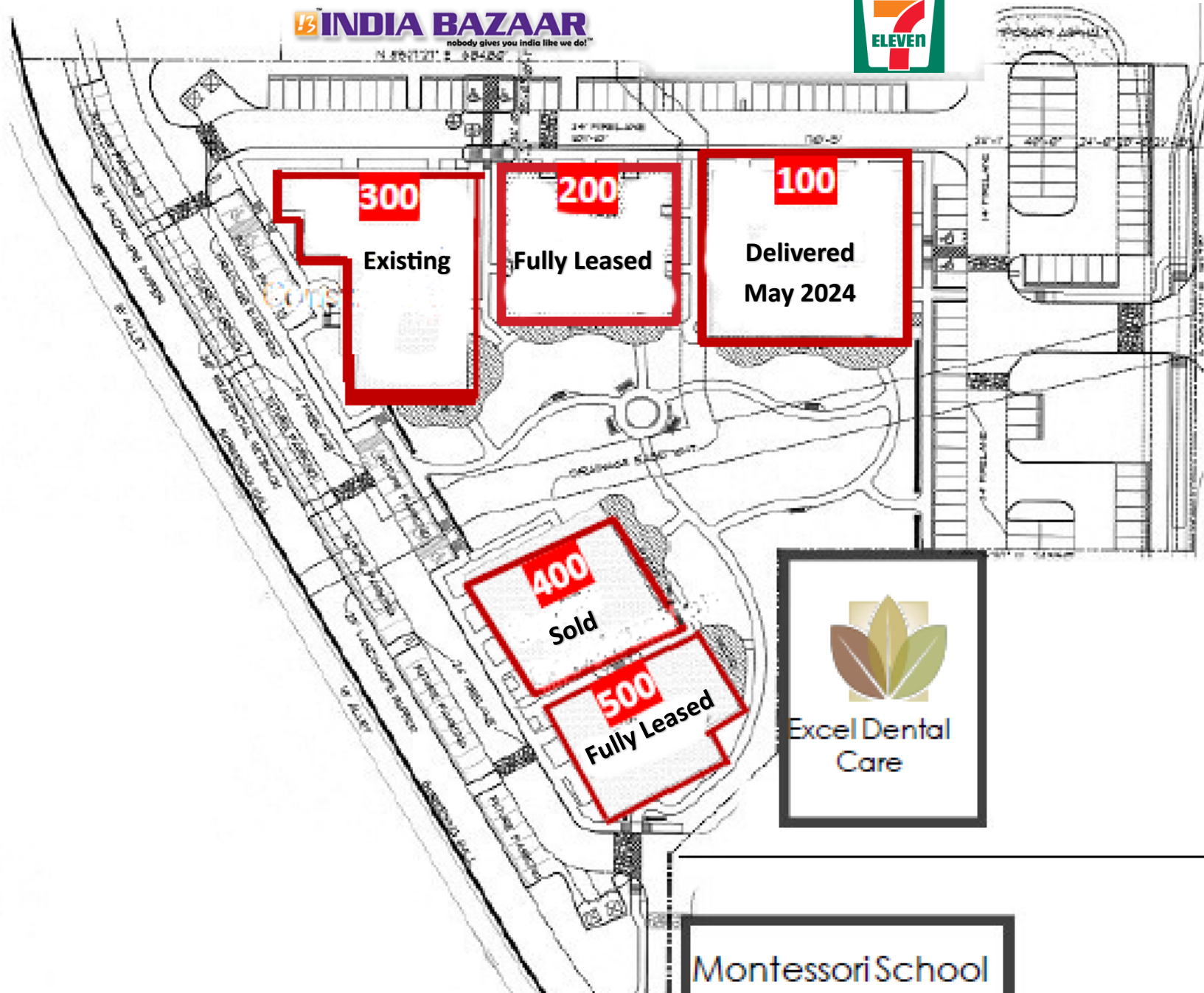


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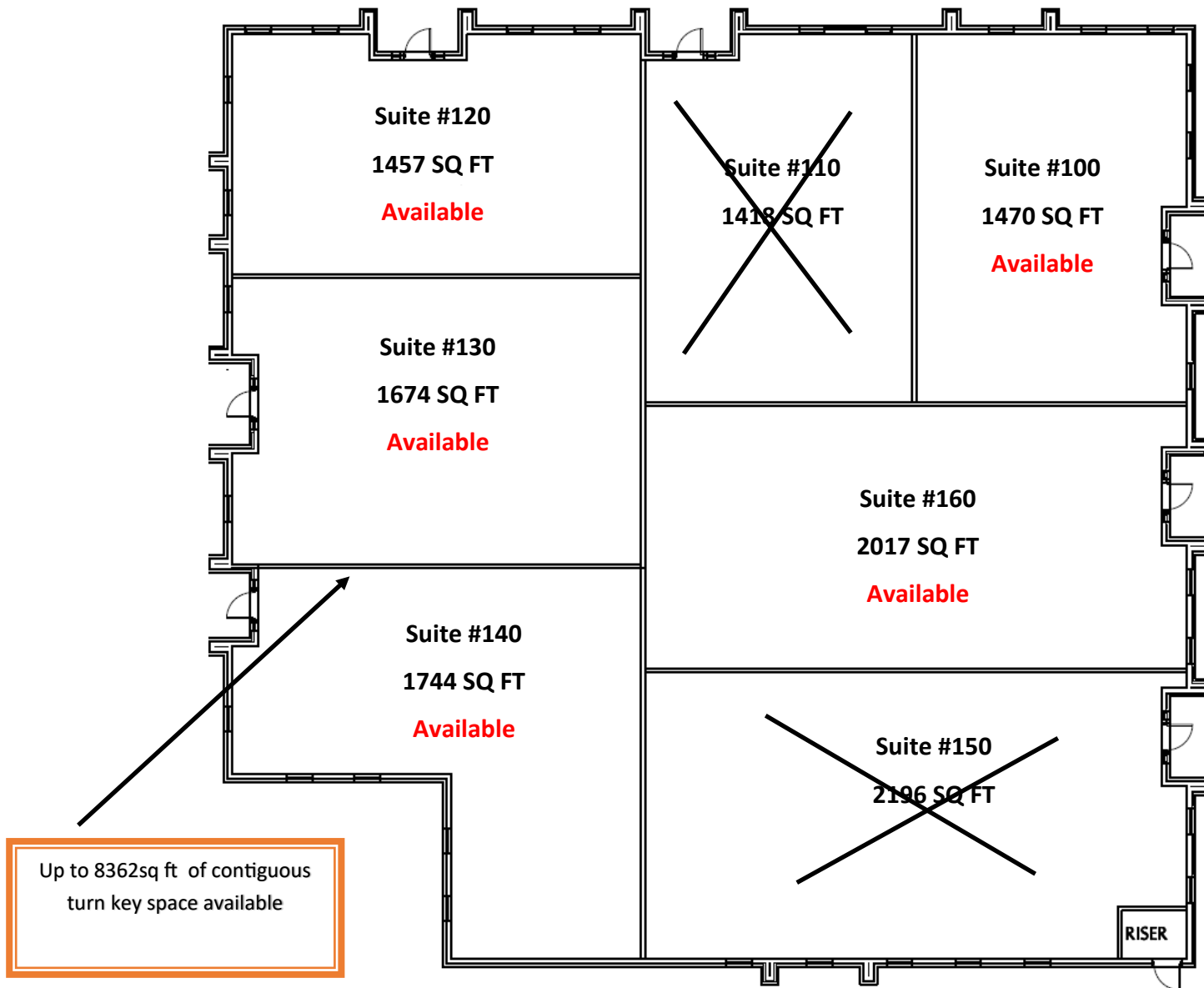
# Eldorado Parkway

**INDIA BAZAAR**  
nobody gives you India like we do!

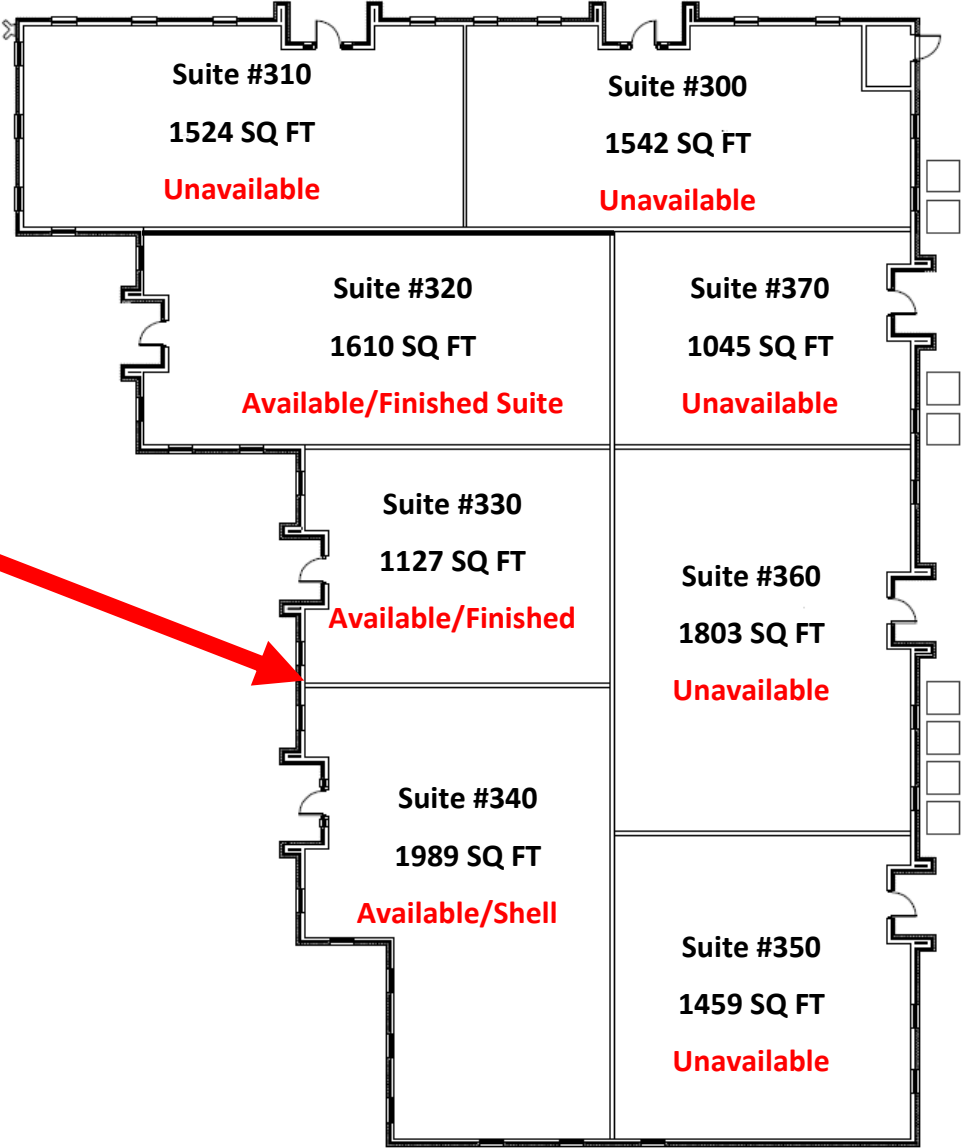


Independence Pkwy

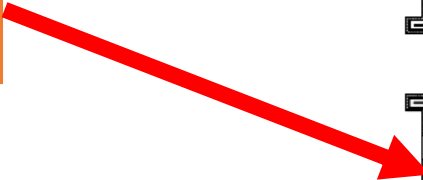
# Building 100— Construction Complete



# Building 300

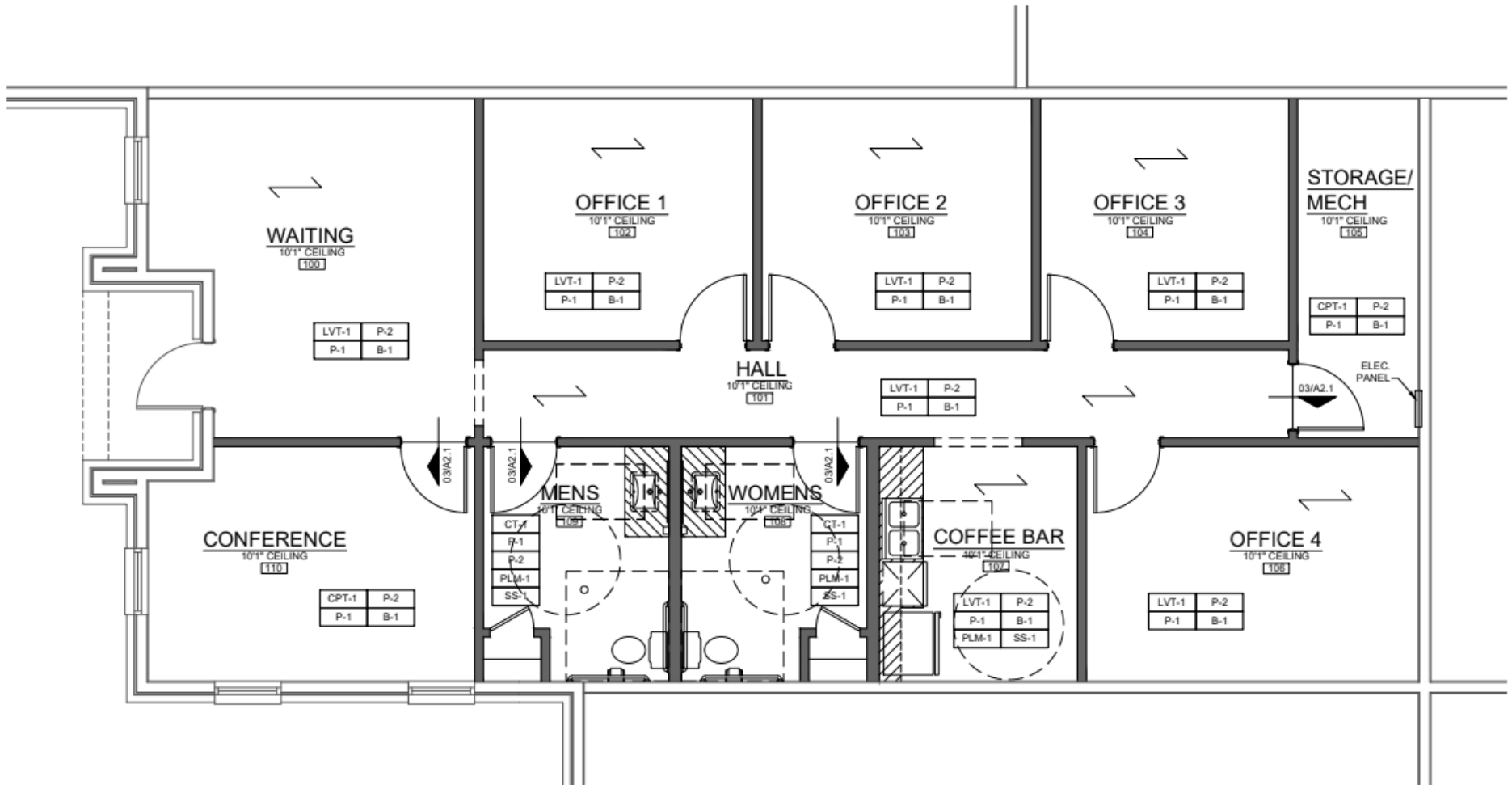


Up to 4726 sq ft of contiguous turn key space available



- #320 - Fully finished
- #330—Fully finished
- #340—Shell

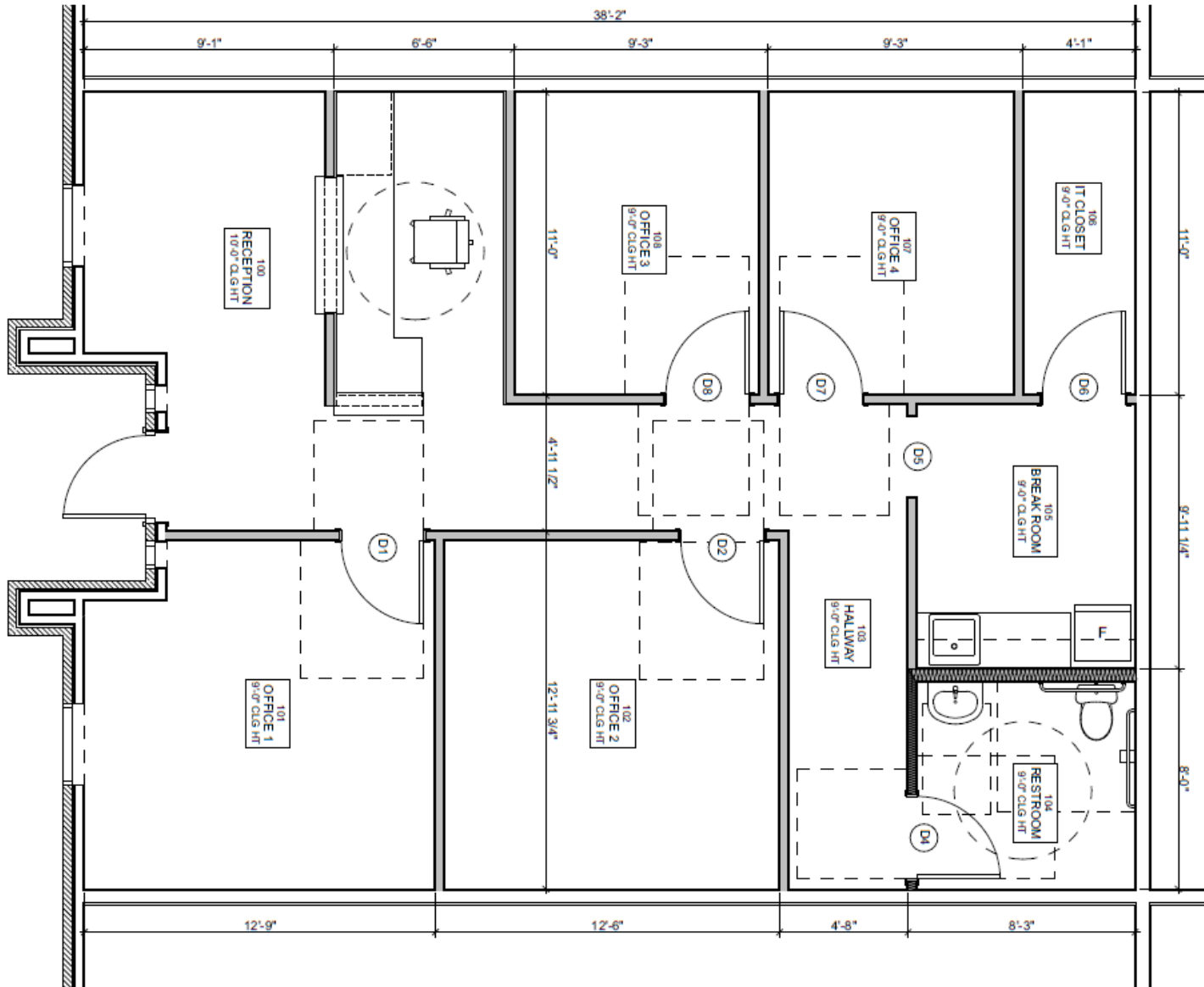
# Unit 320—Floorplan



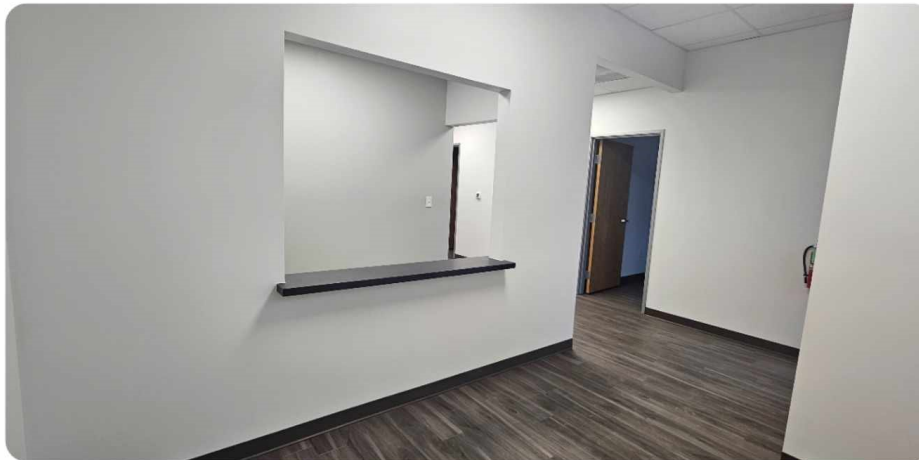




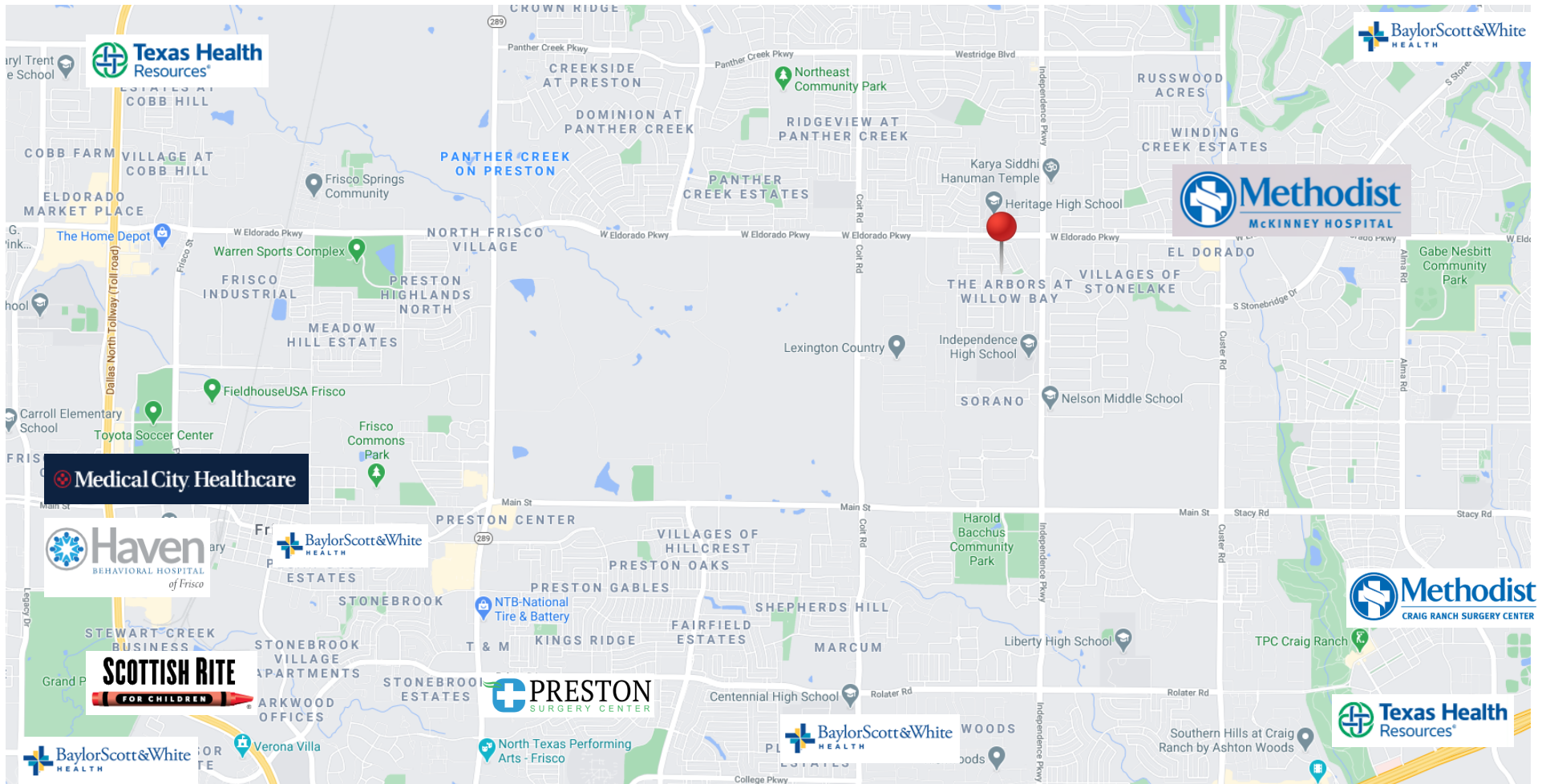
# Unit 330—Floorplan







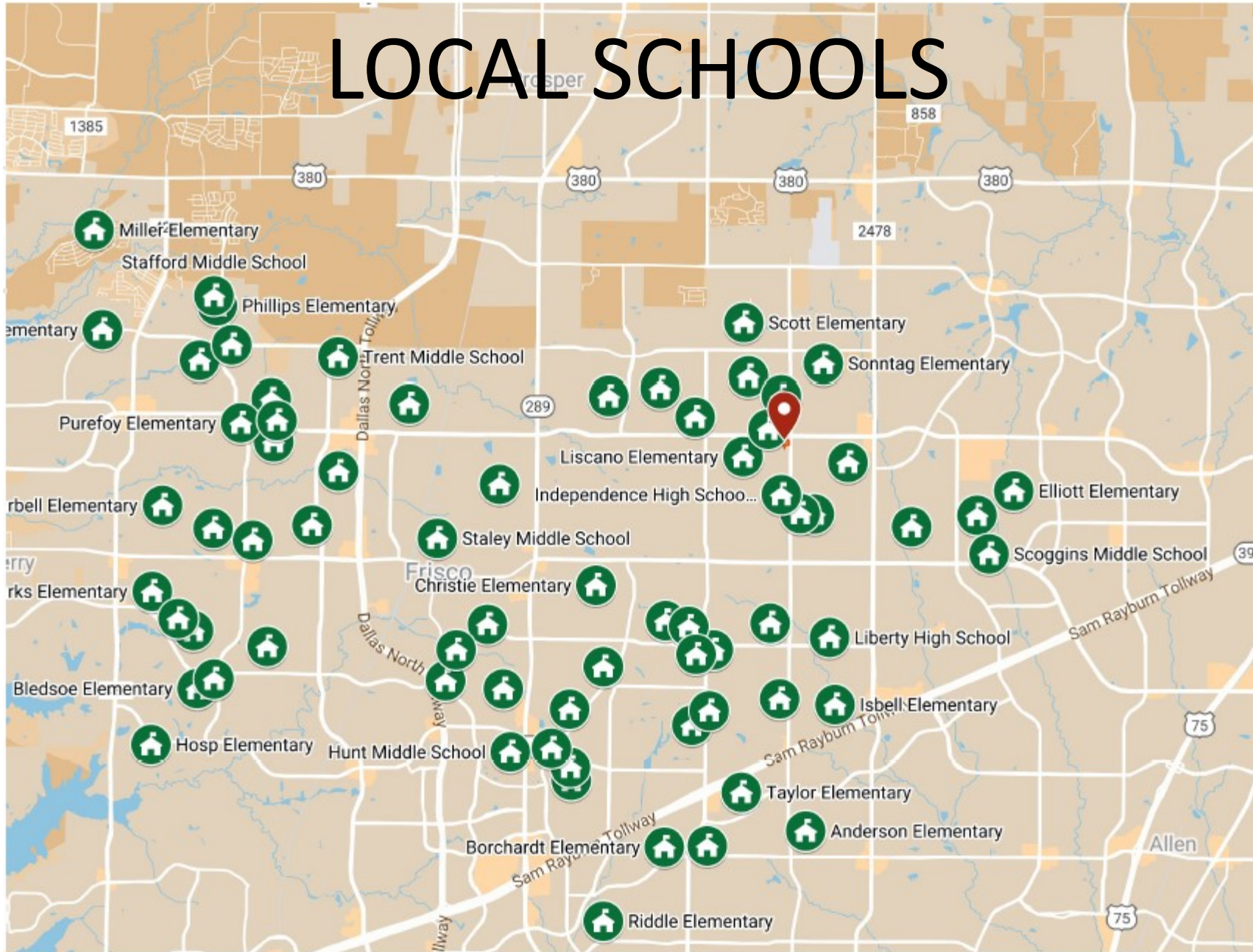
# LOCATION



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# LOCAL SCHOOLS



# KEY DEMOGRAPHICS

Population	1 mile	3 mile	5 mile
2022 Population	14,545	116,479	290,449
2027 Population Projection	18,234	144,399	357,701
Annual Growth 2010-2022	13.3%	8.2%	6.2%
Median Age	35.4	36	36.6
Bachelor's Degree or Higher	65%	59%	56%
2022 Households	4,536	38,183	99,743
Owner Occupied	5,026	39,247	91,376
2027 Household Projection	5,451	47,259	122,622
Annual Growth 2010-20202	12.1%	7.8%	5.7%
Average Household Income	\$170,396	\$148,581	\$139,695
Median Home Value	\$444,063	\$388,684	\$380,611
Healthcare Total Spending	\$9,110,229	\$72,942,583	\$183,432,397
Healthcare Average Household Spending	\$2,091	\$1,910	\$1,839

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## Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Eugene E. Krasny</u>	<u>0543293</u>	<u>ekrasny@kei-realty.com</u>	<u>(214)673-1162</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-0 Date

Heritage Office