

FOR LEASE

11655 Independence Parkway
Suite 240
Frisco, TX 75035
986 – 2301 SF



PROPERTY INFORMATION

- Medical space built in 2019
- Local Ownership
- 2 spaces, with a share break room and restroom
 - **Suite A – 1315 SF**
 - **Suite B – 986 SF**
- Spaces can be combined to accommodate a user needing 2301 SF
- On Eldorado Parkway on the Frisco/McKinney border near Methodist McKinney Hospital
- Access to Sam Rayburn Tollway and Central Expressway
- Professional Environment with fully maintained landscape



RACHEL BOELTER, CCIM |(972) 737-2514 | rachel@lionsgatemedical.com



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MARKET OVERVIEW & DEMOGRAPHICS

Finished Medical or Professional Space in excellent condition located in the Heritage Business Park, centrally located at the corner of Eldorado and Independence.

2024 Population

2 miles	62,863
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5 miles	308,322
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10 miles	967,283
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2024 Households

2 miles	18,647
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5 miles	104,326
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10 miles	340,704
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2024 Avg Household Income

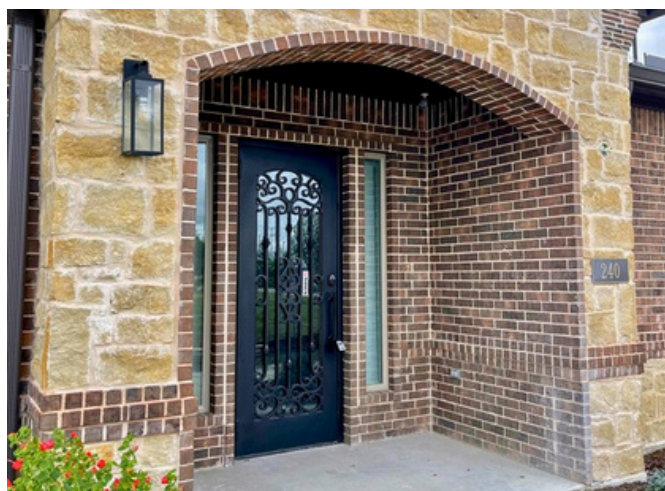
2 miles	\$175,094
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5 miles	\$153,844
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10 miles	\$144,317
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2023 Traffic Counts

Independence Pkwy / Eldorado Pkwy S	12,940
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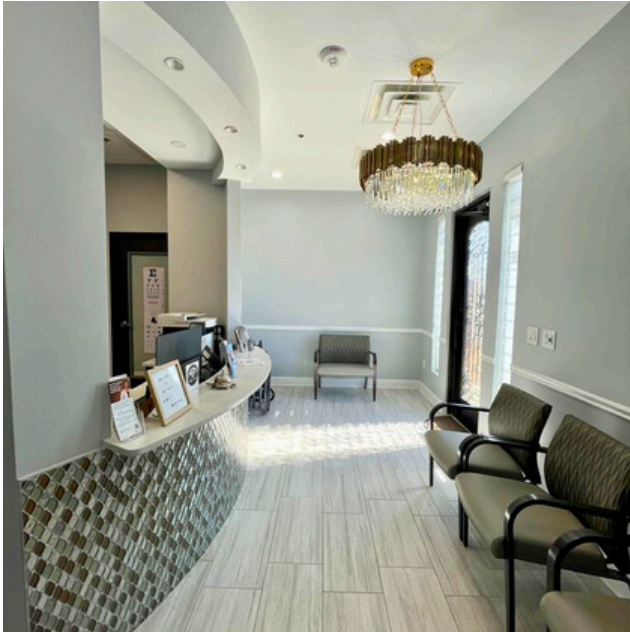
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Suite A



Suite B



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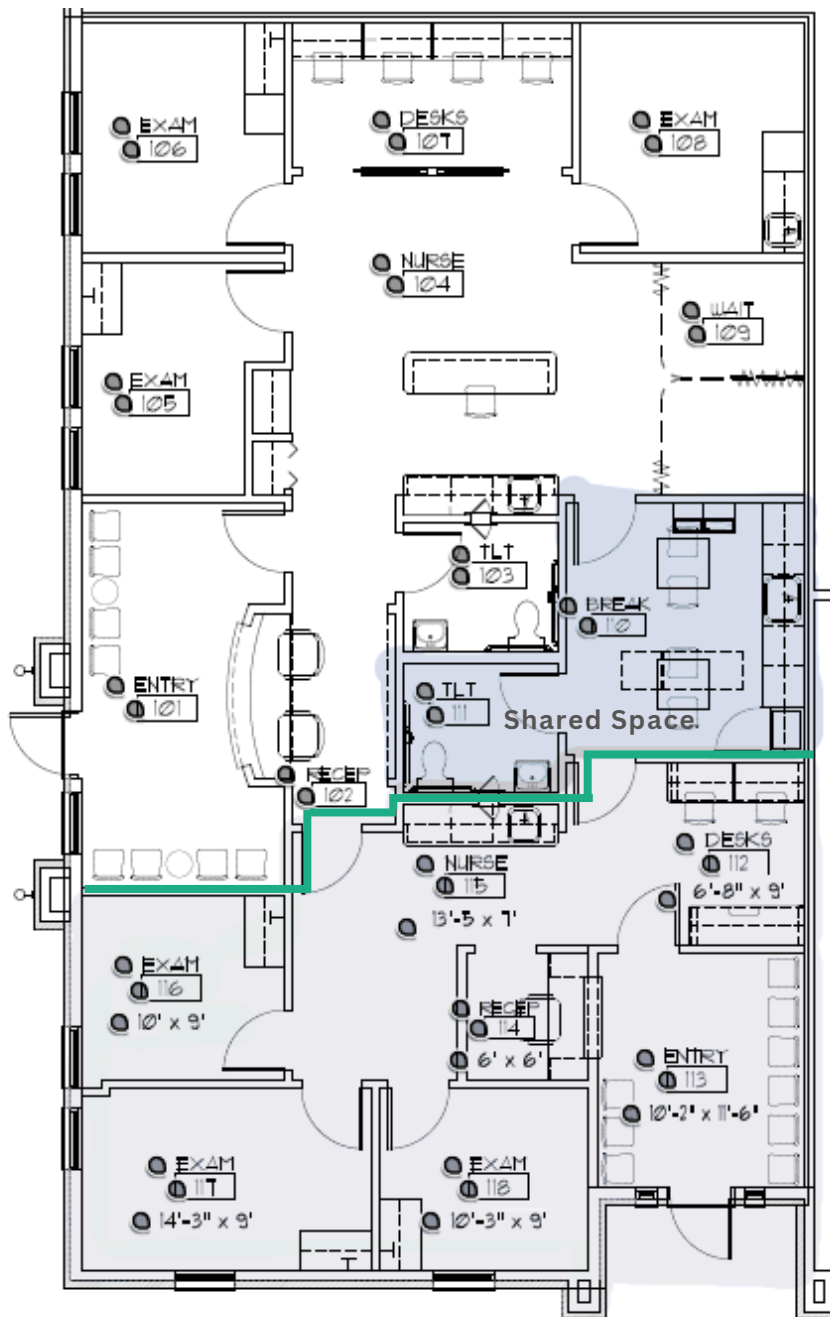
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FLOOR PLAN

Suite A
Entrance

1315 SF



Suites can be
combined for
2301 SF

Suite B
Entrance

986 SF



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2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Lion's Gate Commercial Medical LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010229

License No.

sanober@lionsgatemedical.com

Email

(972)737-2503

Phone

Sanober Sofia Syed

Designated Broker of Firm

576984

License No.

sanober@lionsgatemedical.com

Email

(972)707-1171

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Lion's Gate Medical, 12900 Preston Road, Suite 808 Dallas TX 75230-6307
Sanober Syed

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (972)707-1171

Fax:

12900 Preston