

Heritage Office Park

11691 Independence Parkway, Building #1

11619 Independence Parkway, Building #3

11583 Independence Parkway, Building #4

SWC of Independence Rd & Eldorado Rd, Frisco, TX



K.E. I. Realty - Eugene Krasny tel. 1-214-673-1162 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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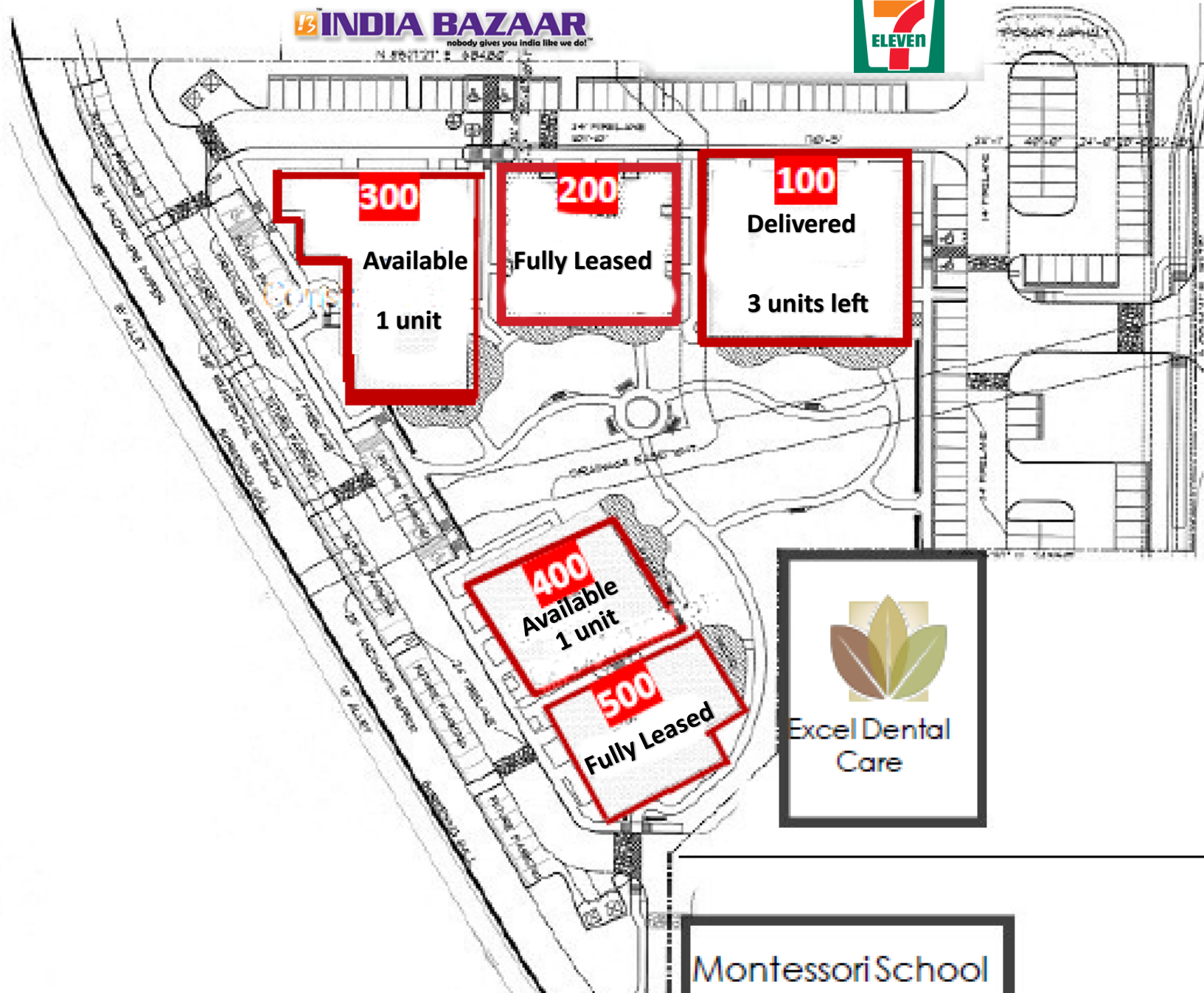
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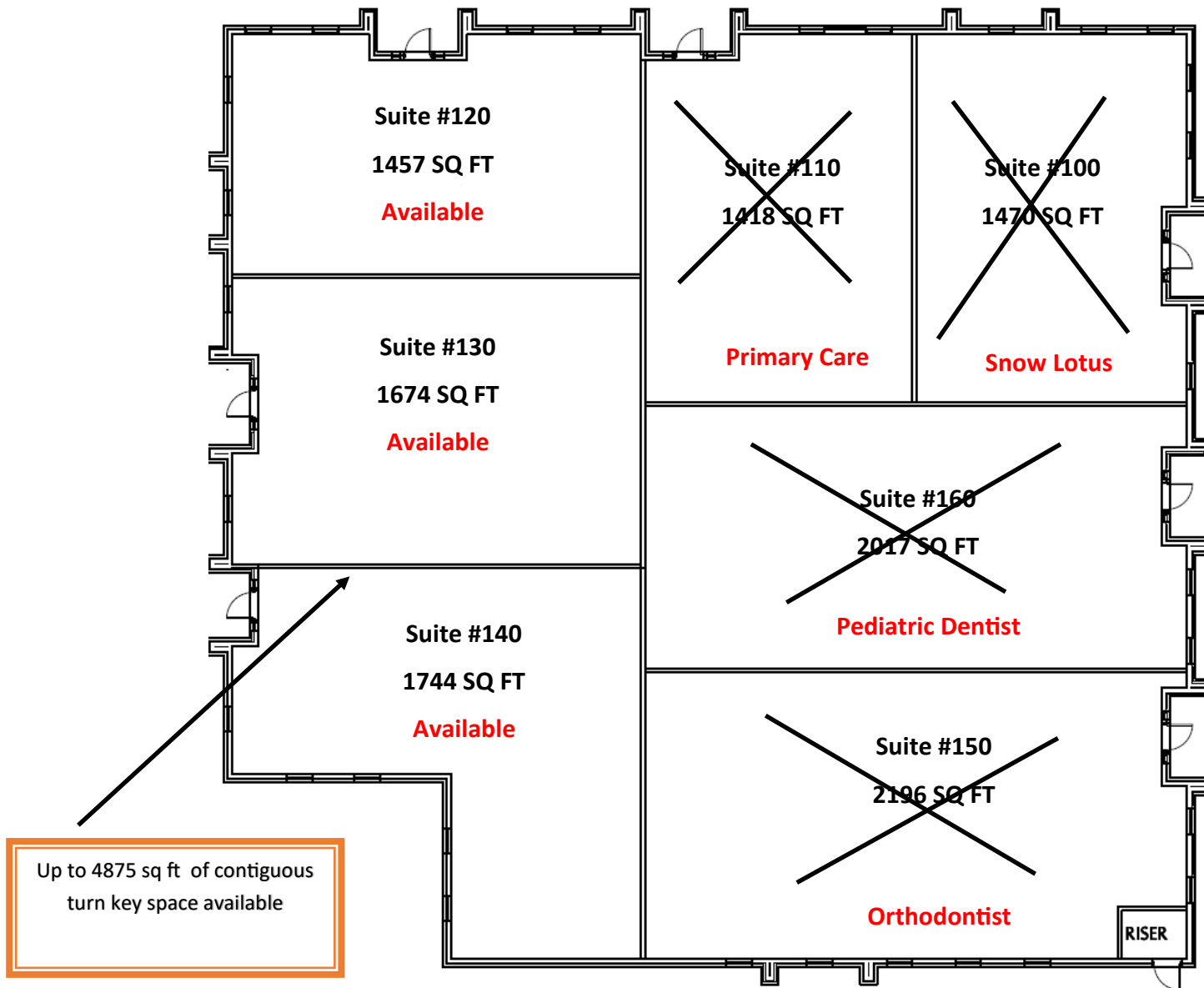
Eldorado Parkway

INDIA BAZAAR
nobody gives you India like we do!

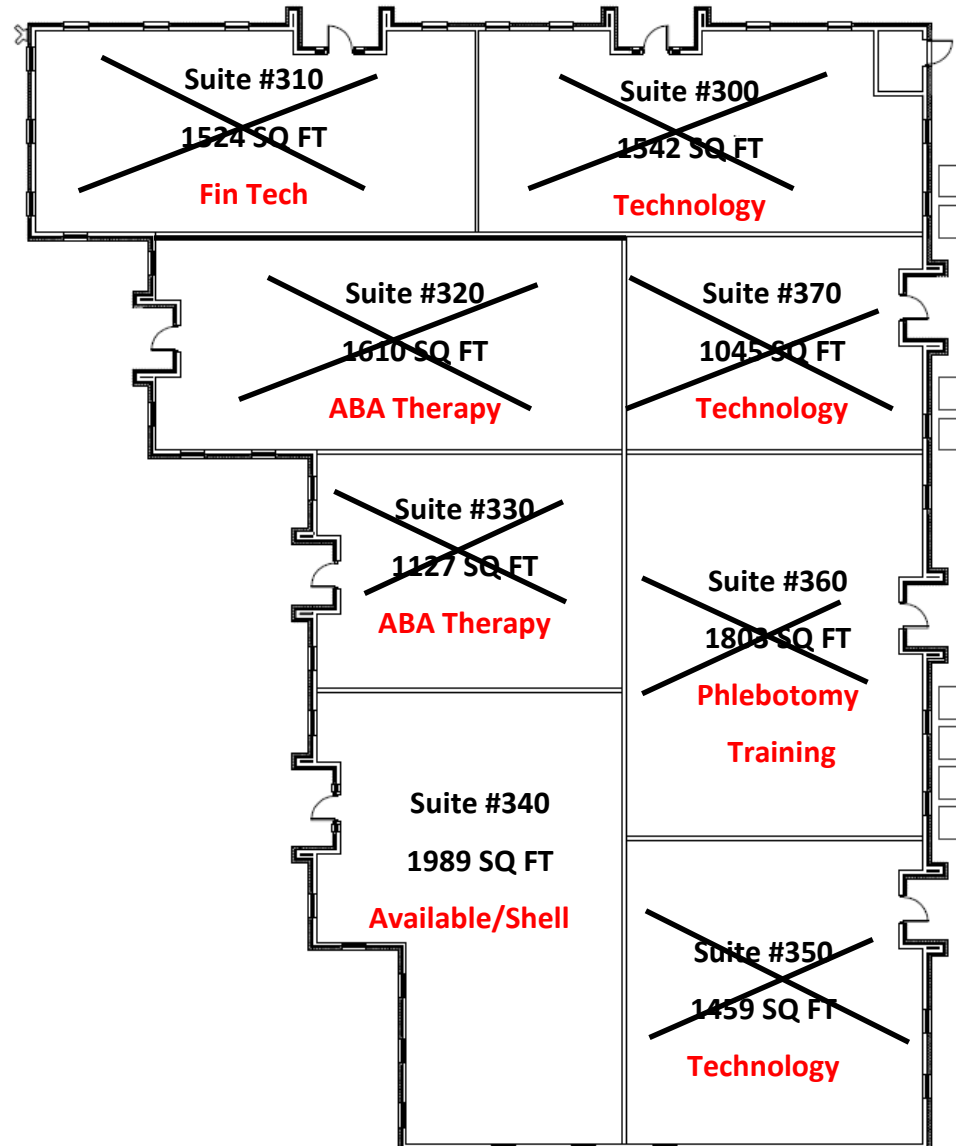


Independence Pkwy

Building 100— Construction Complete



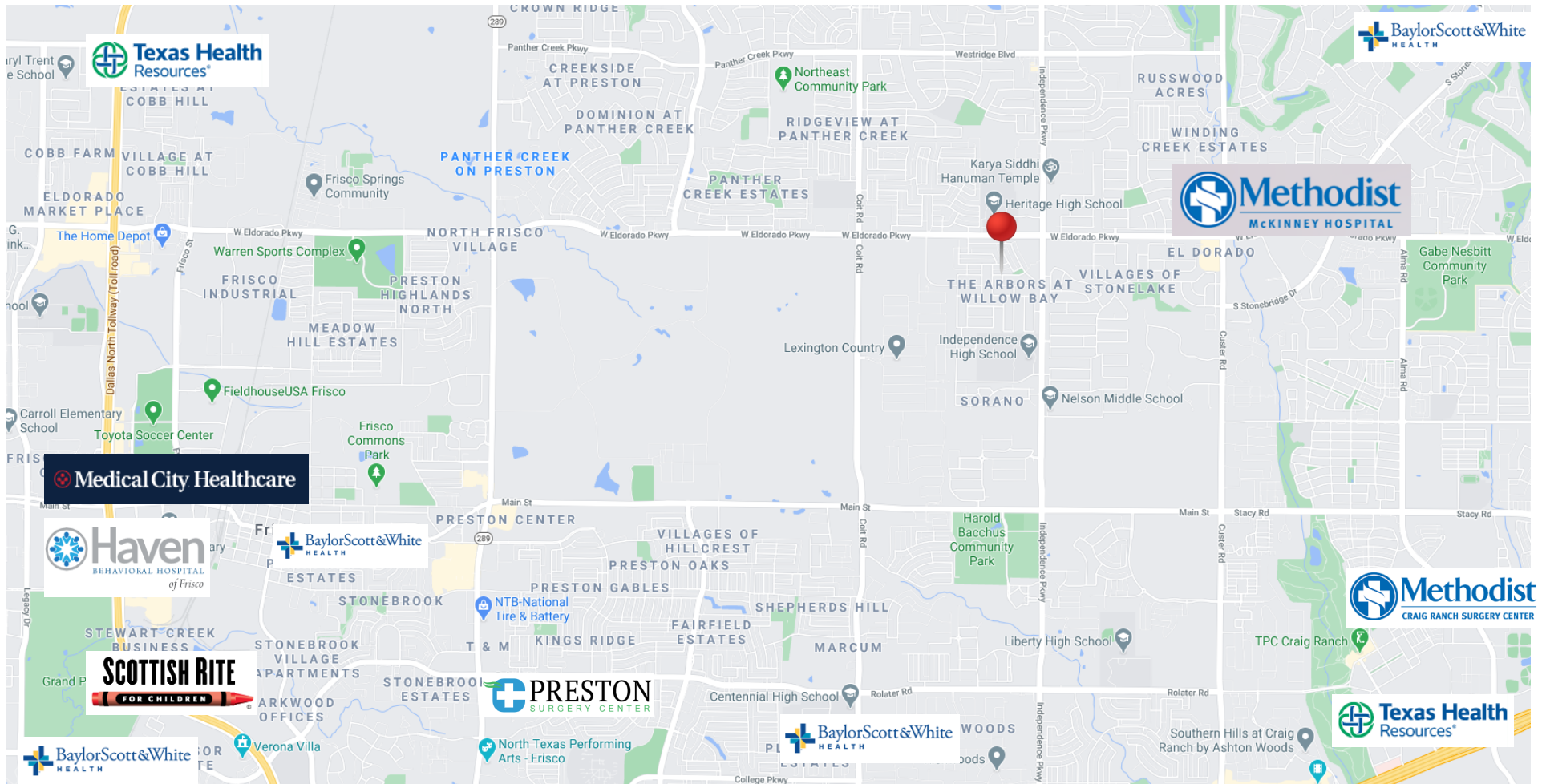
Building 300



Building 400

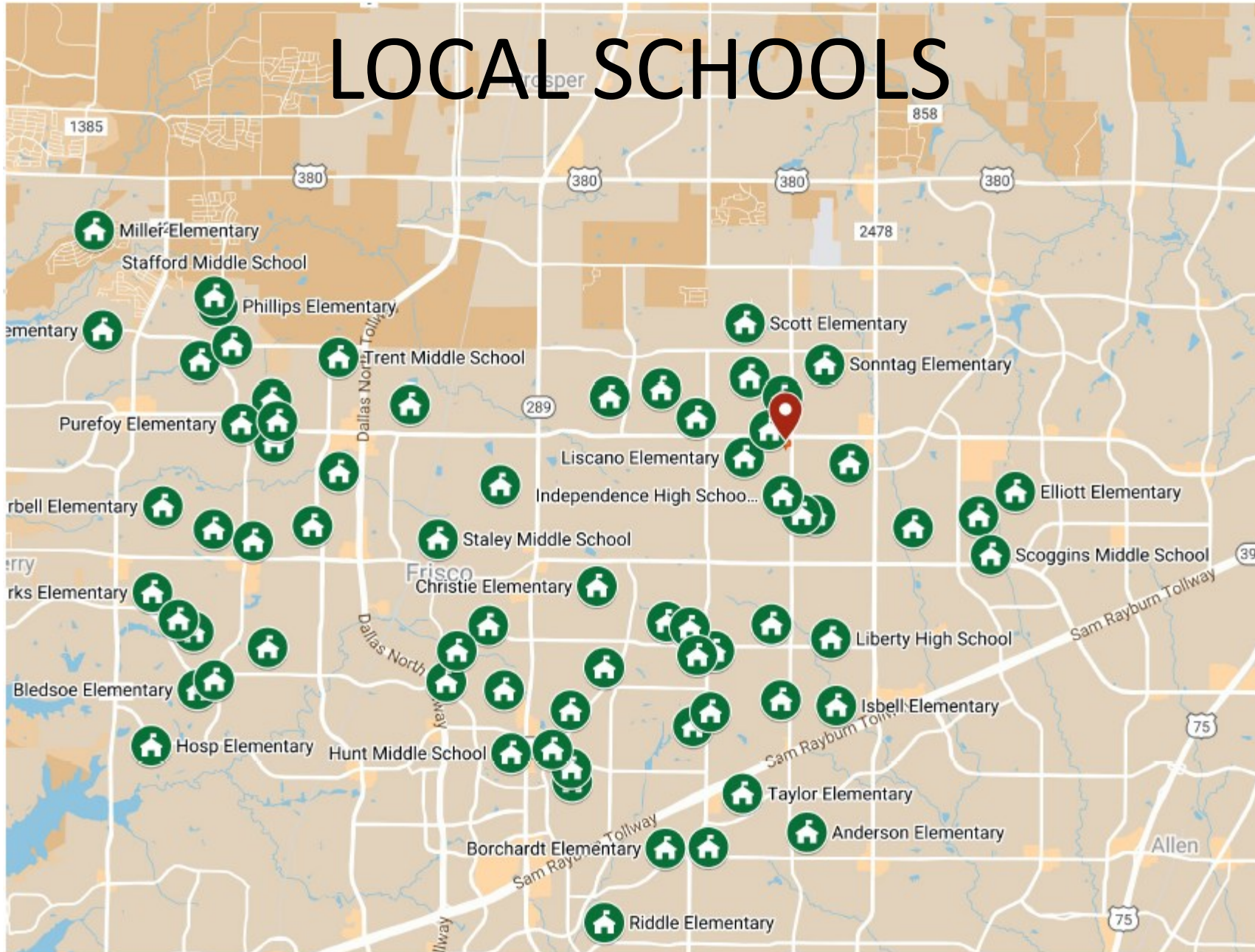


LOCATION



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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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