

Heritage Business Park

Professional / Medical Office Space Available For Sale / Lease
1,140 SF



Location:

Heritage Business Park
11583 Independence Pkwy
Suite 420
Frisco, Texas 75035



Space Available:

Fully Finished
Professional / Medical Office
Available
1,140 SF
\$28 - \$34 + NNN
\$435,000 for Sale

- Perfectly placed on Eldorado Pkwy on the Frisco / McKinney border near Methodist McKinney Hospital
- Fully finished out suite available April 2026
- New Construction
- Excellent access to the Sam Rayburn Tollway and Central Expressway
- Synergistic professional environment with a fully maintained landscape
- Building & Monument signage available

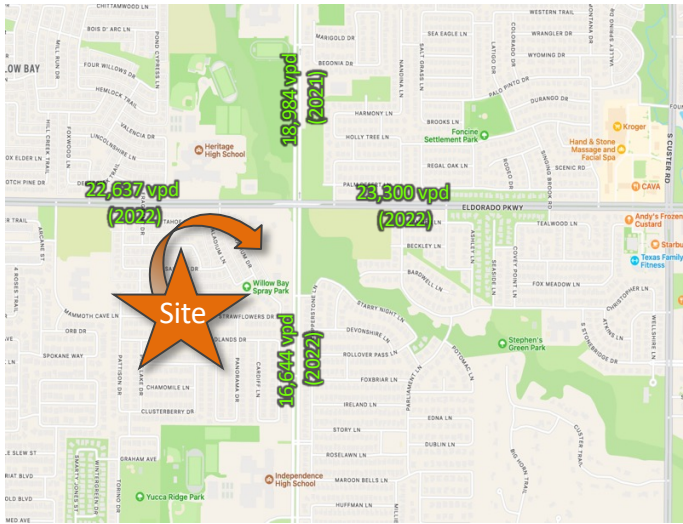
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez C: 972.533.3621 / Brian Gates C: 732.713.8530

Martinez@LCRTexas.com / Tito@LCRTexas.com / Brian@LCRTexas.com



- Service to growing communities of McKinney, Frisco, Plano, & Allen
- Nearby multiple Elementary, Middle, & High Schools
- Close proximity to Restaurant & Retail Amenities and Methodist McKinney Hospital

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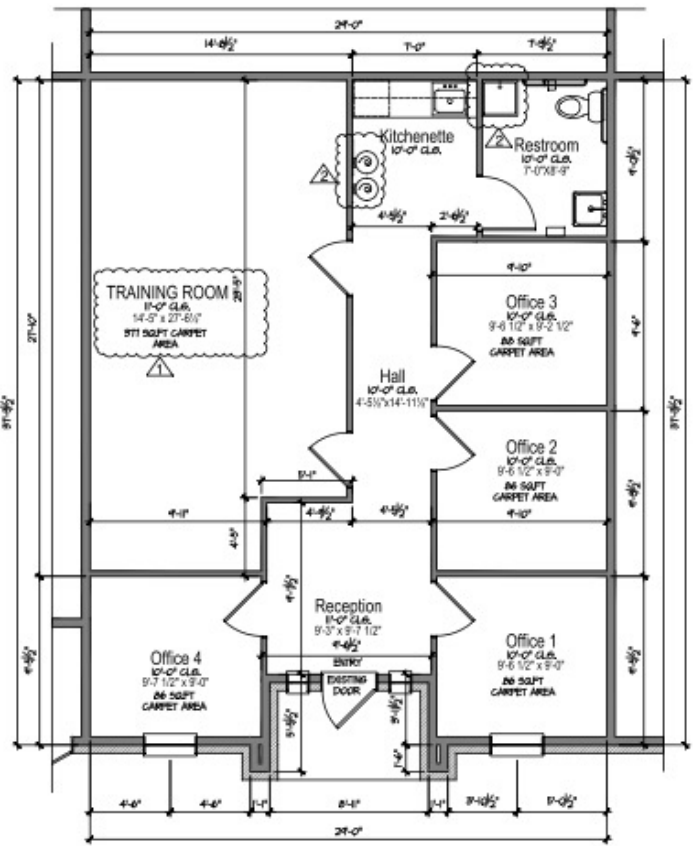
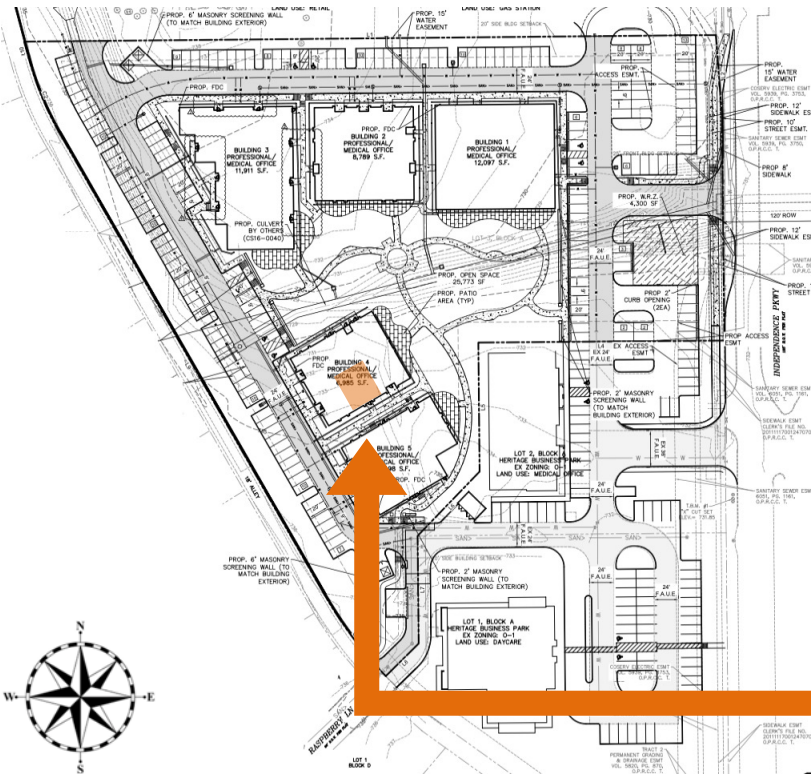
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Site & Floor Plan



Dimensioned Floor Plan
 SCALE: 1/8"=1'-0" (VERT)

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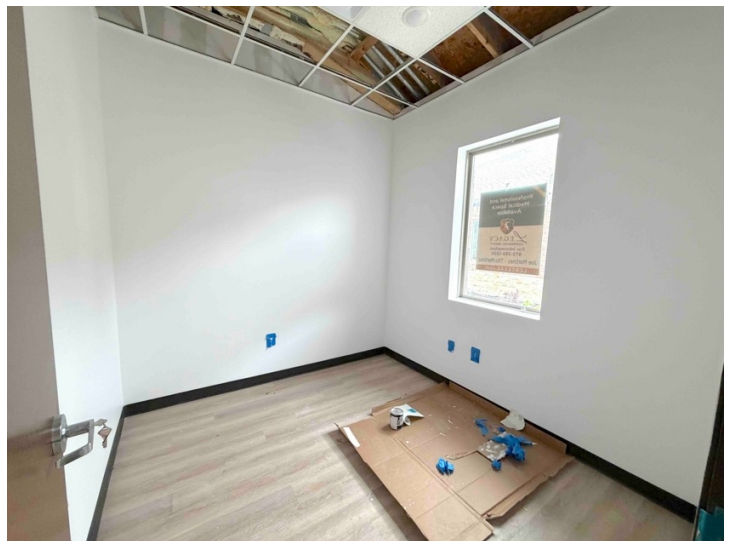
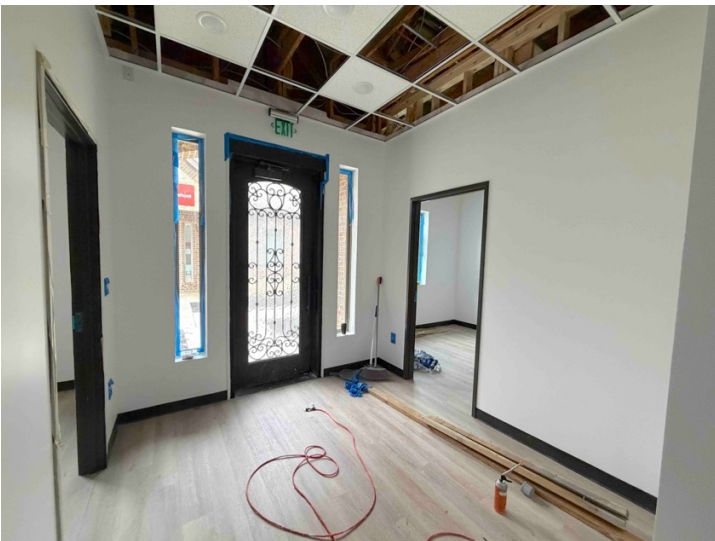
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Frisco Demographics

FRISCO AT A GLANCE 2026

PEOPLE	
POPULATION*	245,470
MEDIAN AGE	39.4 yrs
UNDER 5 YRS	4.3%
SCHOOL-AGE (5-17 YRS)	21.9%
ADULTS (18-64 YRS)	63.9%
OVER 65 YRS	9.9%
WITH DISABILITY	6.7%
RACE & ETHNICITY	%
WHITE	45.5%
ASIAN	33.6%
BLACK OR AFRICAN AMERICAN	10.0%
TWO OR MORE RACES	8.7%
OTHER RACE	2.0%
AMERICAN INDIAN	0.1%
NATIVE HAWAIIAN/PACIFIC ISLANDER	0.0%
HISPANIC (ANY RACE) ¹	10.4%

HOUSING & FAMILY	
TOTAL HOUSEHOLDS*	87,651
TOTAL HOUSING UNITS*	93,139
SINGLE FAMILY UNITS*	62,257
MULTI-UNIT*	29,144
OTHER* ²	1,738
VACANCY	2.2%
OCCUPIED	97.8%
OWNER-OCCUPIED	63.7%
RENTER-OCCUPIED	36.3%
PERCENT BREAKDOWN OF FAMILY TYPE	

ECONOMICS			
MEDIAN HOUSEHOLD INCOME	\$145,444	LABOR FORCE PARTICIPATION	74.2%
MEDIAN FAMILY INCOME	\$175,668	UNEMPLOYMENT RATE	5.6%
PER CAPITA INCOME	\$68,730	POVERTY RATE	3.4%
AVG ASSESSED HOME VALUE*	\$736,094	AVG COMMUTE (MINUTES)	27.3
MEDIAN HOME VALUE	\$735,300	WORK FROM HOME	33.7%
MEDIAN MONTHLY OWNER COSTS	\$3,491	SELF-EMPLOYED	6.7%
MEDIAN MONTHLY RENTER COSTS	\$2,200	EDUCATIONAL ATTAINMENT (25 YRS AND OVER)	
HOUSING BURDEN (>30% OF HOUSEHOLD INCOME)		HIGH SCHOOL OR HIGHER	97.7%
OWNER-OCCUPIED	20.9%	BACHELOR'S DEGREE OR HIGHER	69.3%
RENTER-OCCUPIED	39.8%	GRADUATE DEGREE	31.5%

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Information About Brokerage Services

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:
 - 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.

Legacy Commercial Realty, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	0588681 License No.	 Email	(972)292-1220 Phone
Joe Martinez Designated Broker of Firm	455942 License No.	martinez@LCRTexas.com Email	(214)535-1876 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tito Martinez Sales Agent/Associate's Name	788375 License No.	Tito@LCRTexas.com Email	(972)533-3621 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date