

WEST PLANO PARKWAY ASC & CLINIC

5316 W Plano Parkway
Plano, TX 75093



OFFERING MEMORANDUM

**MEDICAL OUTPATIENT
CENTER - PLANO, TX**



EXECUTIVE SUMMARY

MedCore Partners has been exclusively retained to offer qualified investors and owner/users the opportunity to acquire a medical outpatient center located at 5316 West Plano Parkway, Plano, Texas 75093. The 10,562-square-foot property consists of a purpose-built ambulatory surgery center and medical office building, offering a highly functional layout for healthcare operators or investors seeking a value-driven acquisition.

The facility specializes in outpatient surgery and clinical services and is thoughtfully designed to support efficient medical operations. The building includes:

- 2 Operating Rooms (ORs)
- 2 Pre-Operative Bays
- 4 Post-Operative Recovery Bays
- Multiple Examination Rooms
- Large Procedure Suite
- Dedicated Physician Offices
- Private Consultation Areas
- Centralized Nursing Stations
- Billing and Back-Office Areas
- Staff Lounge and Support Spaces

Delivered vacant, the property presents a compelling opportunity for an owner/user to immediately occupy a fully built-out medical facility or for an investor to lease the asset in a high-demand, recession-resistant healthcare sector. The specialized improvements and existing infrastructure significantly reduce time and capital required to commence operations.

This offering provides a rare opportunity to acquire a medical facility below replacement cost, positioning buyers to benefit from long-term demand for outpatient healthcare services while mitigating development and construction risks.

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PROPERTY SUMMARY



PROPERTY OVERVIEW

Strategically located in a thriving medical corridor only 3 minutes away from Baylor Scott & White Medical Center – Plano and offering immediate access to the President George Bush Freeway via Preston Road, 5316 W Plano Parkway provides 10,562 square feet of premier medical office space designed for today's dynamic healthcare environment.

This turnkey facility seamlessly integrates advanced ambulatory surgical capabilities with expansive clinical areas, offering a superior solution for multi-specialty practices, outpatient surgery centers, or integrated healthcare groups. Every detail from the workflow-optimized layout to the high-end finishes has been crafted to prioritize both clinical efficiency and patient comfort.

Whether you're growing your practice or establishing a new medical hub, 5316 W Plano Parkway offers a rare opportunity to operate in one of Plano's most sought-after healthcare destinations.

PROPERTY DETAILS



ASKING PRICE

\$6,750,000



TOTAL BUILDING SIZE

10,562



YEAR RENOVATED

2021



USE

Ambulatory Surgery Center and Medical Office

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- **This property is uniquely positioned to leverage the IRS approved tool, Cost Segregation.**

Cost Segregation, along with Bonus Depreciation from the recently passed Congressional bill, the “OBBA”, could generate as much as \$1,972,708 in tax deductions in the first year of ownership.

- A cost segregation study allows a property owner to accelerate depreciation and increase near-term tax deductions.
- Without a cost segregation study, the IRS requires depreciation to be taken using the straight-line method. Accelerated depreciation is only available when a formal cost segregation study is completed.
- Under straight-line depreciation, the IRS assigns a 39.5-year life to all commercial property assets (excluding land, which is not depreciable). For a \$6,750,000 property, this results in approximately \$137,000 of annual depreciation.

A cost segregation study reclassifies property components into shorter depreciation lives based on asset type:

- **5-year assets:** electrical, plumbing, carpet, paint
- **15-year assets:** fencing, paving, curbing, landscaping
- **39.5-year assets:** structural components such as the foundation, walls, and roof
- Five-year assets are depreciated at 200% of straight-line depreciation.
- Fifteen-year assets are depreciated at 150% of straight-line depreciation.

Net result:

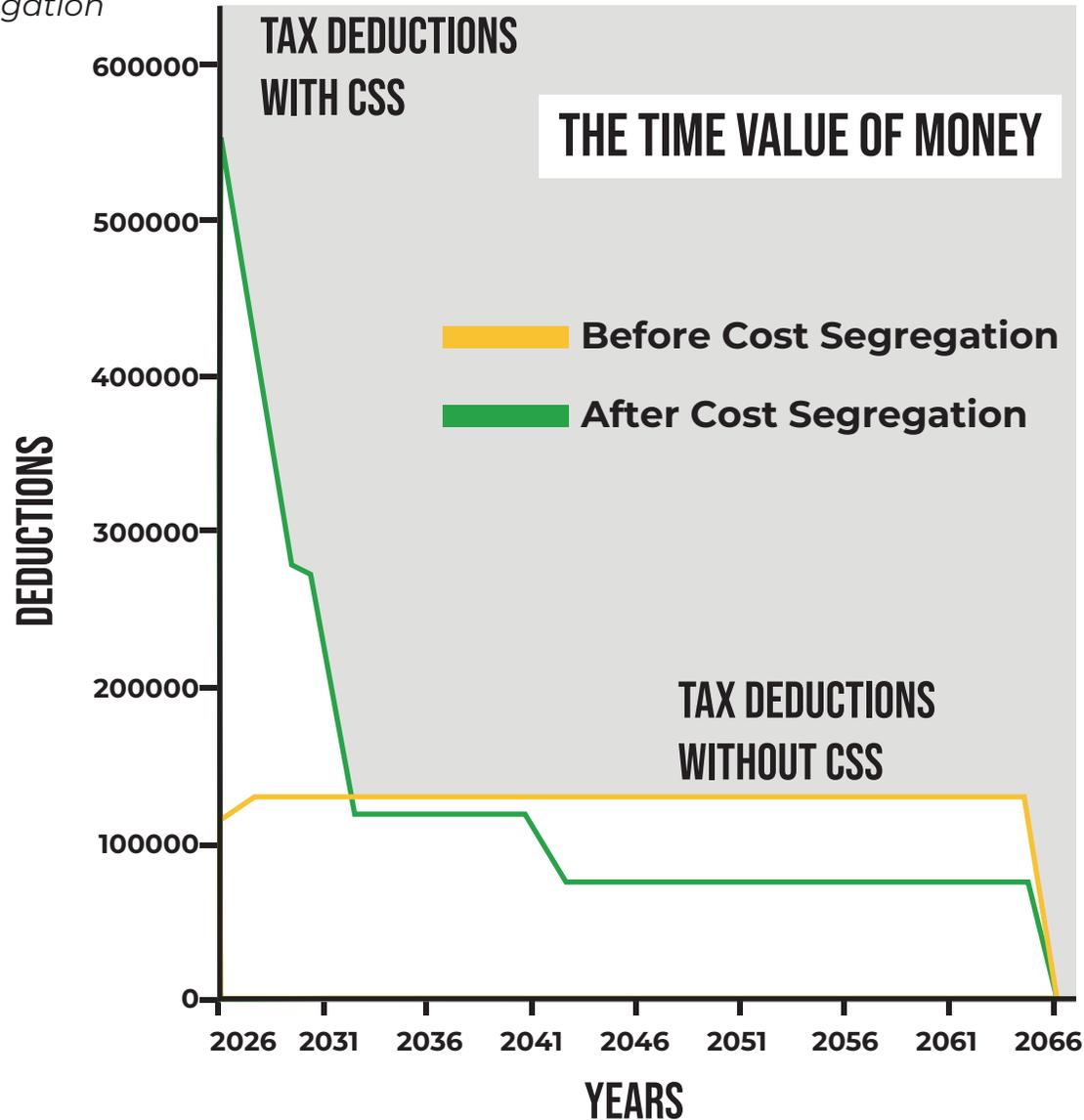
- **In Year 1, the buyer may be able to take a depreciation deduction of approximately \$1,972,708, offsetting a significant portion of the initial equity investment.**

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THE TIME VALUE OF MONEY

The Magic of Cost Segregation



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POTENTIAL TAX BENEFITS

Potential Cost Segregation Benefit

5316 W. Plano Pkwy, Plano TX

Sale Price: \$6,750,000

1 Asset Analysis

<u>Depreciable Life</u>	<u>Depreciation Method</u>	<u>Types of Assets</u>
5 year	200% Double declining balance	paint, carpet, tile, electrical, plumbing
15 year	150% Declining balance	parking lot paving, striping, curbing, landscaping
39 year	Straight line	foundation, walls, roof

2 Cost Segregation Study Potential Results for 5316 W. Plano Pkwy

<u>Depreciable Life</u>	<u>Percentage of Assets</u>	<u>Asset Values</u>	<u>Potential Depreciation Benefit</u>					<u>Total</u>	
			<u>Year 1**</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>		
5 year	27%	\$1,458,000	\$1,458,000.00						\$1,458,000.00
15 year	10%	\$540,000	\$540,000.00						\$540,000.00
39 year	63%	\$3,402,000	\$43,063.29	\$86,126.58	\$86,126.58	\$86,126.58	\$86,126.58	\$86,126.58	\$387,569.62
Total depreciable value*	100%	\$5,400,000	\$2,041,063.29	\$86,126.58	\$86,126.58	\$86,126.58	\$86,126.58	\$86,126.58	\$2,385,569.62

3 Compare to Straight Line Depreciation

<u>Depreciable Life</u>	<u>Percentage of Assets</u>	<u>Asset Value</u>	<u>Depreciation Benefit</u>					<u>Total</u>
			<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	
39 year	100%	\$5,400,000	\$ 68,354.43	\$136,708.86	\$136,708.86	\$136,708.86	\$136,708.86	\$ 615,189.87

4 Benefit to Buyer***

\$1,972,708.86	-\$50,582.28	-\$50,582.28	-\$50,582.28	-\$50,582.28	\$1,770,379.75
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Recoups a large percentage of the down payment
 Unlocks the magic of the time value of money

Notes:

* excludes land which is not depreciable, assumed at IRS generally accepted level of 20%.

** Bonus depreciation, which was extended by the "One Big Beautiful Bill Act" (OBBBA) recently passed by Congress, allows full deduction in year 1 of most 5 and 15 year assets.

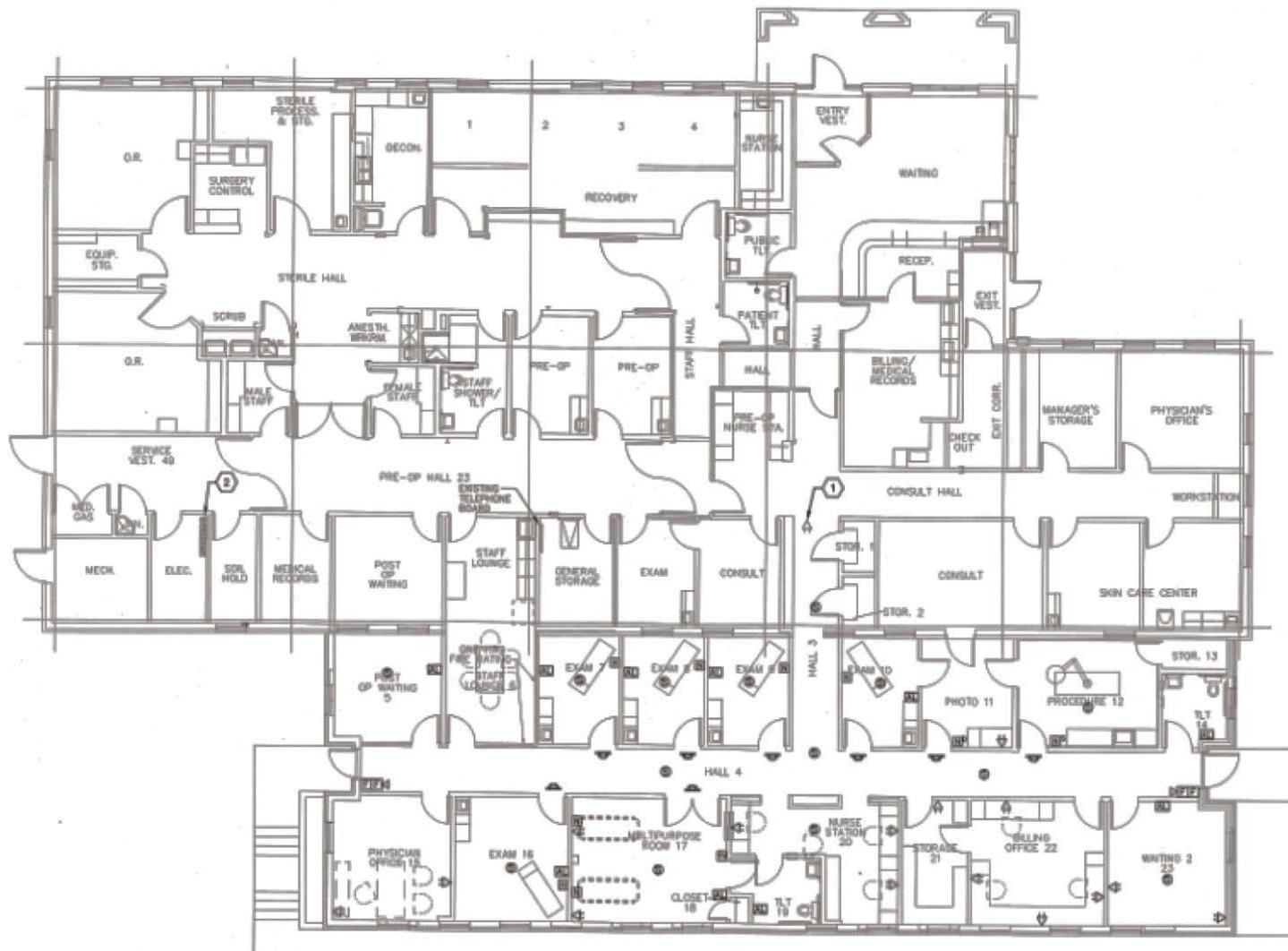
*** To secure these tax benefits the IRS requires a Cost Segregation Study be conducted by a qualified cost segregation specialist.

**** MedCore Partners does not provide tax advisory services. Consult your own tax and legal professionals for advice on these matters.

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FLOOR PLAN



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AERIAL VIEW



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ANNUALIZED POPULATION GROWTH RATES

Region	2010 - 2020 (Annualized %)	2020 - 2025 (Annualized %)	2025 - 2030 (Annualized %)
USA (Total)	0.72%	0.61%	0.42%
Texas	1.49%	1.70%	0.92%
Collin County, TX	3.12%	3.65%	1.60%

- **Key Comparisons**

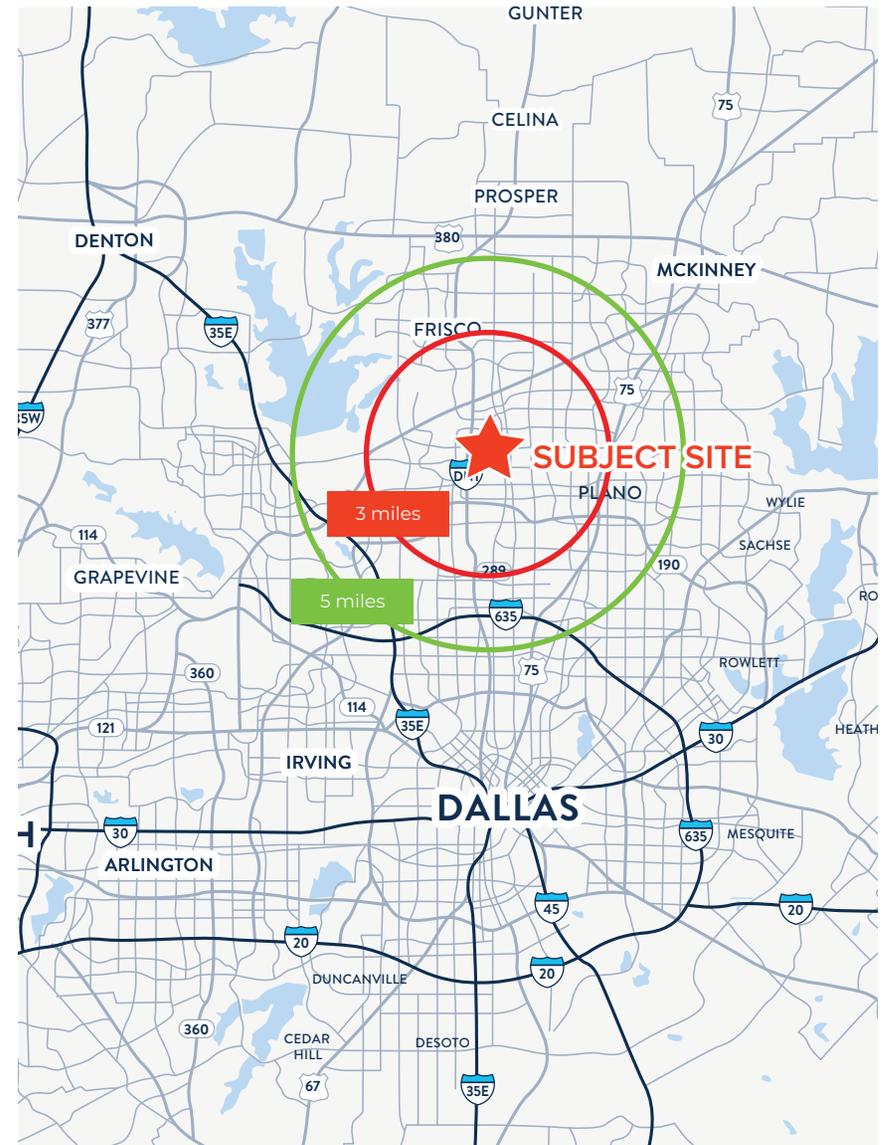
Hyper-Growth in Collin County: Collin County's annualized growth significantly outpaces both the state and national averages. Between 2010 and 2020, it grew at over four times the national rate according to the U.S. Census Bureau.

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DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	132,924	370,310
Households	63,072	165,929
Average Age	37.3	37.7
Median HH Income	\$89,470	\$97,009
Population Growth 2025-2030	1.33%	1.38%
Household Growth 2025-2030	2.64%	3.02%

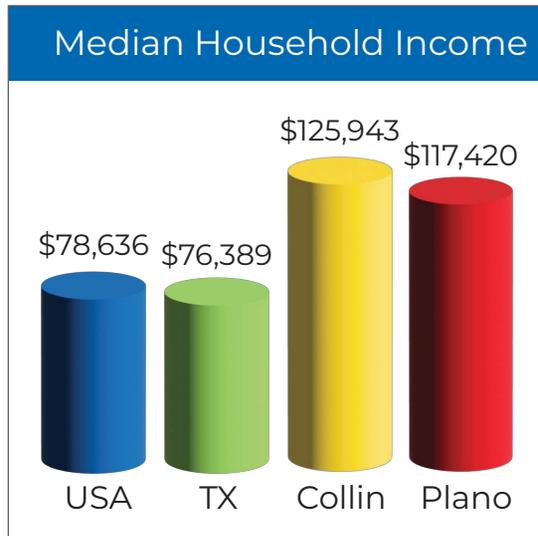


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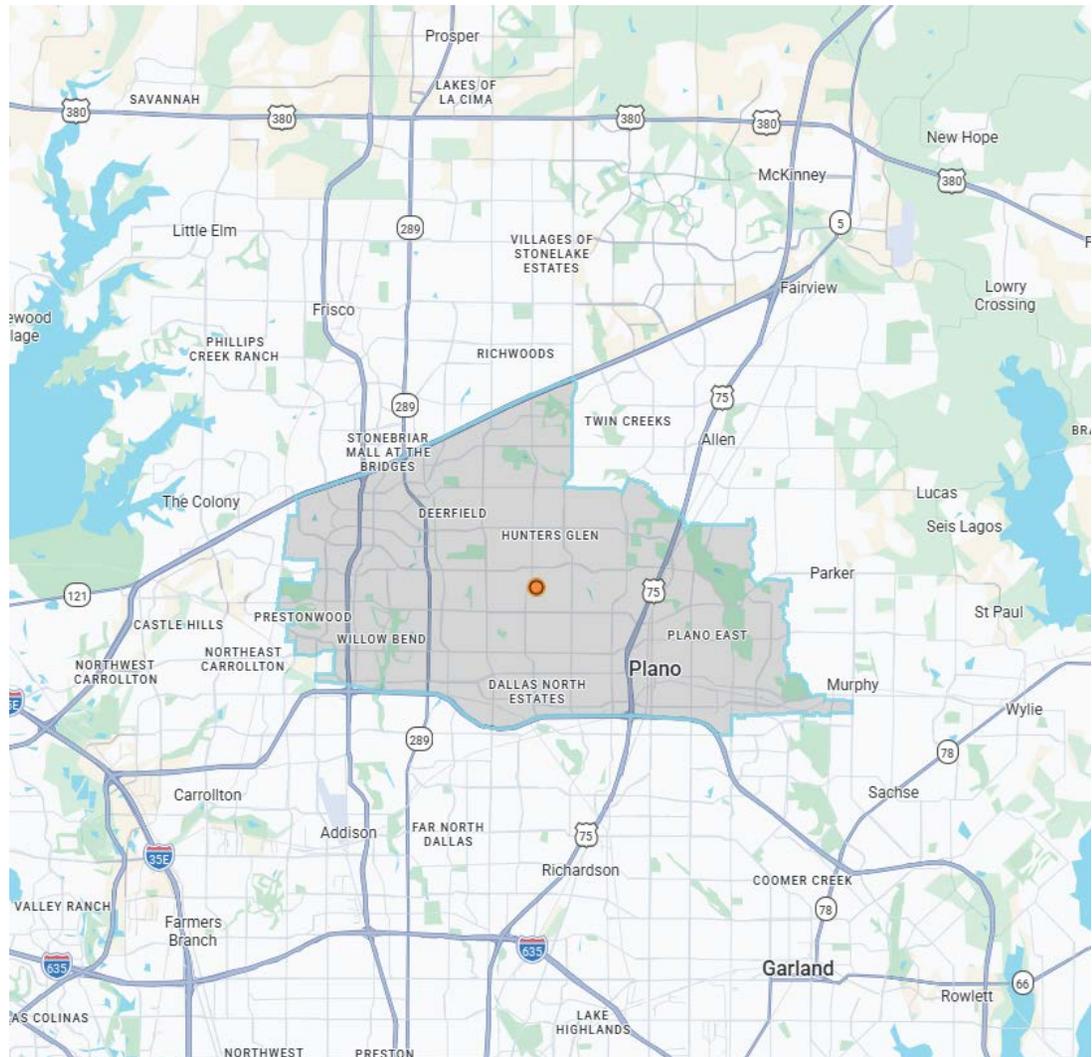
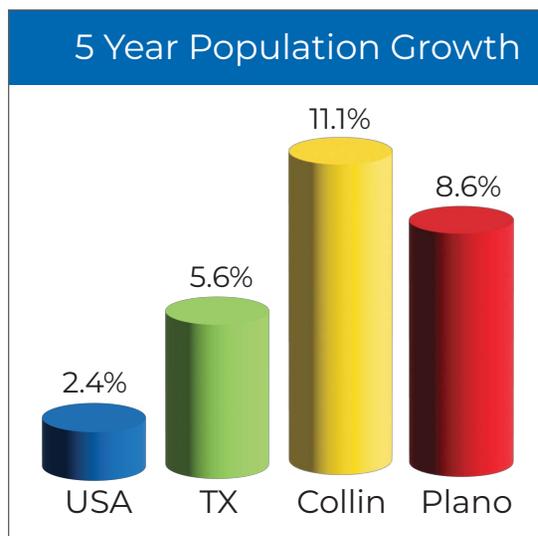
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DEMOGRAPHICS - MAP

Median Household Income



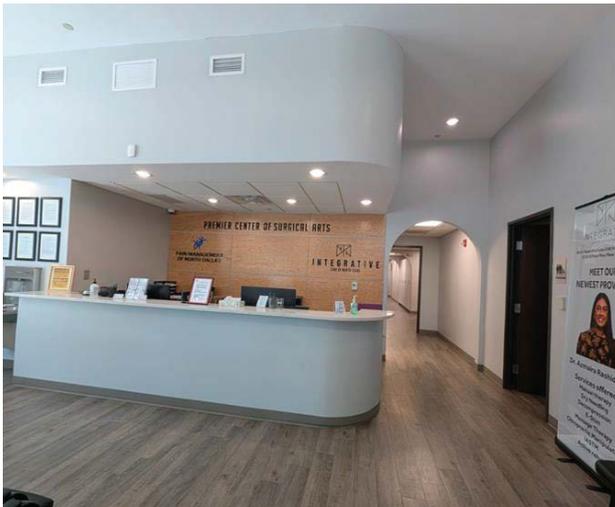
5 Year Population Growth



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PROPERTY PHOTOS



MEDICAL OUTPATIENT CENTER - PLANO, TX



For More Information:



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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:
 - 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
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

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

