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NORTH TEXAS REGIONAL HOSPITAL

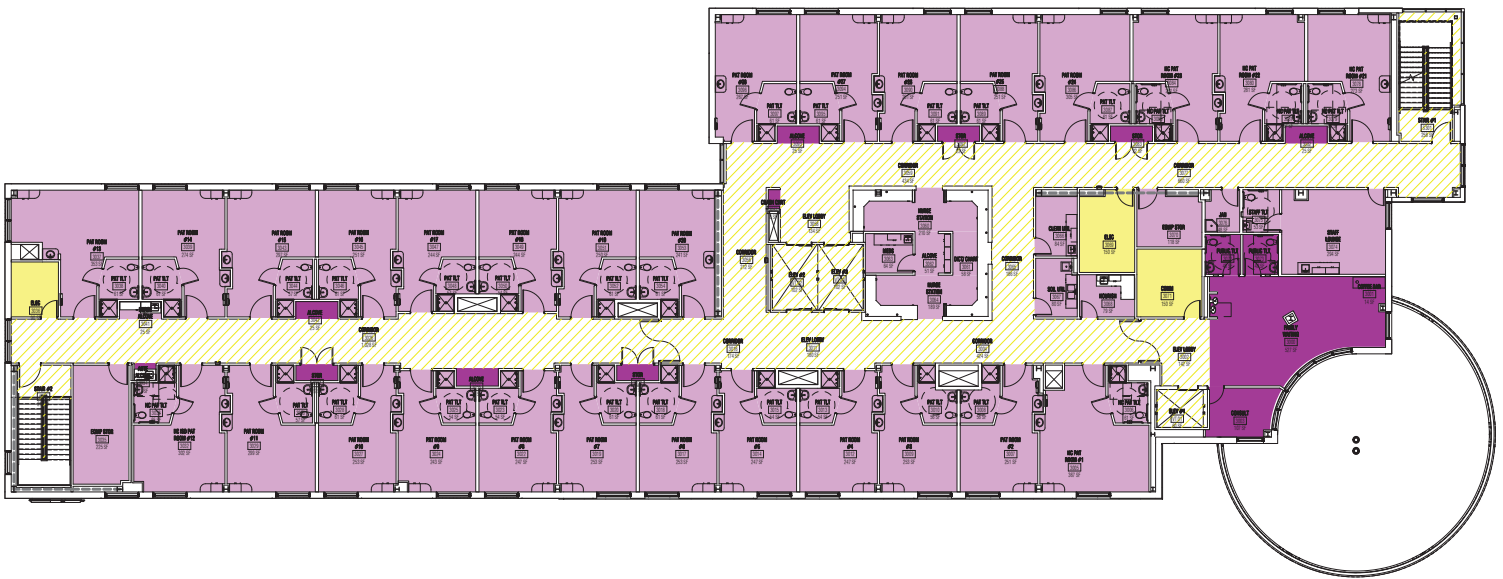
1401 E Trinity Mills Road - Carrollton, TX 75006



TRANSWESTERN

REAL ESTATE
SERVICES

3RD FLOOR - 16,950 RSF



Leasing Information:

Chris Lipscomb

214.237.5022

chris.lipscomb@transwestern.com

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GAP ANALYSIS

Specialty	Providers in 5 mi Radius	Indicated Demand	Gap
Internal Medicine	26	84	58
Surgery	4	53	49
Pediatrics	5	52	47
Family Medicine	40	85	45
Anesthesiology	4	38	34
Psychiatry & Neurology	6	37	31
Emergency Medicine	1	32	31
Obstetrics & Gynecology	6	30	24
Cardiology & Vascular	4	18	14
Pathology	3	12	9
Gastroenterology	1	10	9
Dermatology	0	8	8
Otolaryngology	0	7	7
Renal	1	7	6
Hematology	1	7	6
Pulmonary	1	7	6
Urology	2	7	5
Endocrinology & Diabetes	0	4	4
Rheumatology	0	4	4
Critical Care	1	4	3
Oncology	1	3	2
Preventive Medicine	6	8	2
Sports Medicine	0	2	2
Sleep	0	1	1
Medical Genetics	0	1	1

*Specialties
with most
unmet
demand*

Source: ReVista Med



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DEMOGRAPHICS

TOTAL CASE VOLUME	
Inpatient	180
Outpatient	912
ER	507
Imaging	1,556
Therapy	17,296
Other Ancillary	835
Grand Total	21,286

	15 Minute Drive	25 Minute Drive	DFW Average
2021 Resident Population	713,285	2,693,794	
2026 Resident Population	28,754	636,432	
2021-2026 Avg Annual Growth	1.92%	1.77%	1.85%
Population < 18	23.6%	26.2%	25.2%
Population 18-54	68.6%	65.6%	62.4%
Population 65+	7.8%	8.2%	12.4%
Average Income	\$106,839	\$114,398	\$100,795
Households earning \$100K+	36.8%	40.6%	35.8%



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