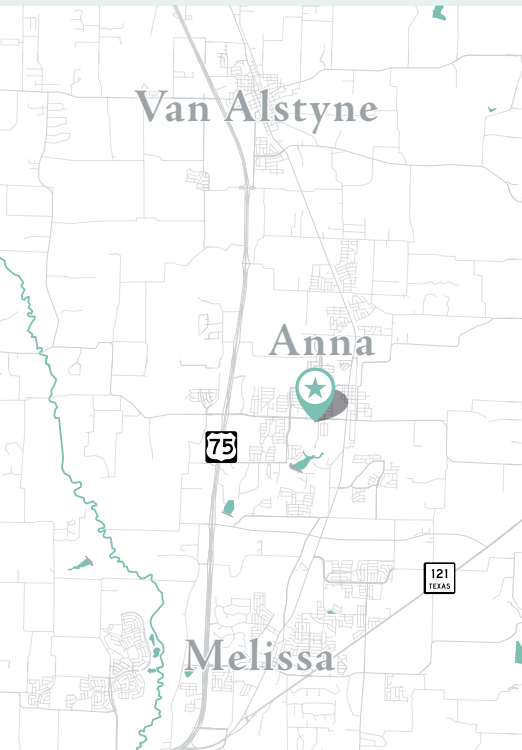


ANNA *Medical Plaza*

2 Single Story Medical Office Buildings
820+ WEST WHITE ST, ANNA, TX 75409



Building 1
25,500 RSF



Buildings Specs

- NEW HIGH QUALITY CONSTRUCTION
- ADJACENT TO NEW TOWNHOME AND SINGLE FAMILY COMMUNITY
- STAND ALONE SUITE ENTRY
- PROMINENT BUILDING SIGNAGE
- MONUMENT SIGNAGE
- 5/1,000 RSF SURFACE PARKING - 259 SPACES

Building 2
23,630 RSF



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Demographics

ANNA, TX

W. WHITE ST

Natural Springs Park

Westfield

Specialties with unmet demand

GAP ANALYSIS

SPECIALTY	PROVIDERS IN 5 MI RADIUS	INDICATED DEMAND	GAP
FAMILY MEDICINE	2	16	14
INTERNAL MEDICINE	0	16	16
SURGERY	0	10	10
PEDIATRICS	0	10	10
ANESTHESIOLOGY	0	7	7
PSYCHIATRY & NEUROLOGY	0	7	7
EMERGENCY MEDICINE	1	6	5
OBSTETRICS & GYNECOLOGY	0	6	6
RADIOLOGY	0	6	6
CARDIOLOGY & VASCULAR	0	3	3
PATHOLOGY	0	2	2
GASTROENTEROLOGY	1	2	1
DERMATOLOGY	0	2	2
OTOLARYNGOLOGY	0	1	1
RENAL	0	1	1
UROLOGY	0	1	1
HEMATOLOGY	0	1	1
PULMONARY	0	1	1
ENDOCRINOLOGY & DIABETES	0	1	1
CRITICAL CARE	0	1	1
PREVENTIVE MEDICINE	0	1	1
RHEUMATOLOGY	0	1	1
ONCOLOGY	0	1	1

SOURCE: REVISTA MED

Higher than average yearly growth

DEMOGRAPHICS

	15 MINUTE DRIVE	20 MINUTE DRIVE	DFW AVERAGE
2021 DAYTIME POPULATION	64,333	155,287	
2021 RESIDENT POPULATION	68,185	162,877	
2026 RESIDENT POPULATION	82,556	191,889	
2021-2026 AVG ANNUAL GROWTH	3.90%	3.33%	1.85%
POPULATION < 18	28.2%	27.4%	25.2%
POPULATION 18-54	60.3%	60.7%	62.4%
POPULATION 65+	11.5%	11.9%	12.4%
AVERAGE INCOME	\$100,354	\$105,171	\$100,795
HOUSEHOLDS EARNING \$100K+	40.1%	40.1%	35.8%



Renderings

ANNA MEDICAL PLAZA



Master Planned Buildings WITH GROWTH IN MIND

Phase I 2 MOBS

- 2 MEDICAL OFFICE BUILDINGS - TOTALING 49,130 RSF

Phase II RESIDENTIAL

- 64 RESIDENTIAL LOTS
- 2,500 SF NEIGHBORHOOD AMENITY CENTER
- PRIVATE COMMUNITY POOL
- DOG PARK

MEDICAL BUILDING LEASING

Chris Lipscomb
Senior Vice President,
Healthcare

214.237.5022

Taylor Wolff
Associate,
Healthcare

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