

TRINITY SACHSE MEDICAL PLAZA

66,000 SF
MEDICAL OFFICE

Now Open



4650 President George Bush Turnpike, Sachse, TX

 TRANSWESTERN REAL ESTATE SERVICES

ABOUT THE BUILDING

TRINITY SACHSE MEDICAL PLAZA

Features

- Brand New Construction
- 3 story – 66,000 SF MOB
- Located Along PG&T
- Growing Sachse Area
- Adjacent to New Trinity Sachse Hospital
- Part of Mixed-Use Development
- Strong Local Ownership
- Modern Finishes
- 5/1000 SF Surface Parking



SACHSE AREA

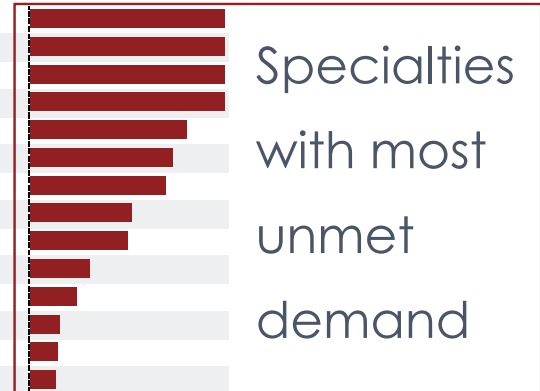
DEMOGRAPHICS

	5 Minute Drive	15 Minute Drive	DFW Average
2021 Resident Population	25,603	587,328	
2026 Resident Population	28,754	636,432	
2021-2026 Avg Annual Growth	2.35%	1.62%	1.85%
Population < 18	24.6%	24.4%	25.2%
Population 18-54	64.8%	62.3%	62.4%
Population 65+	10.6%	13.3%	12.4%
Average Income	\$101,817	\$97,006	\$100,795
Households earning \$100K+	44.2%	36.4%	35.8%

Trinity Medical Office Buildings offers a prime location in an under-served market. Its completion follows the addition of a new hospital adjacent to the office complex.

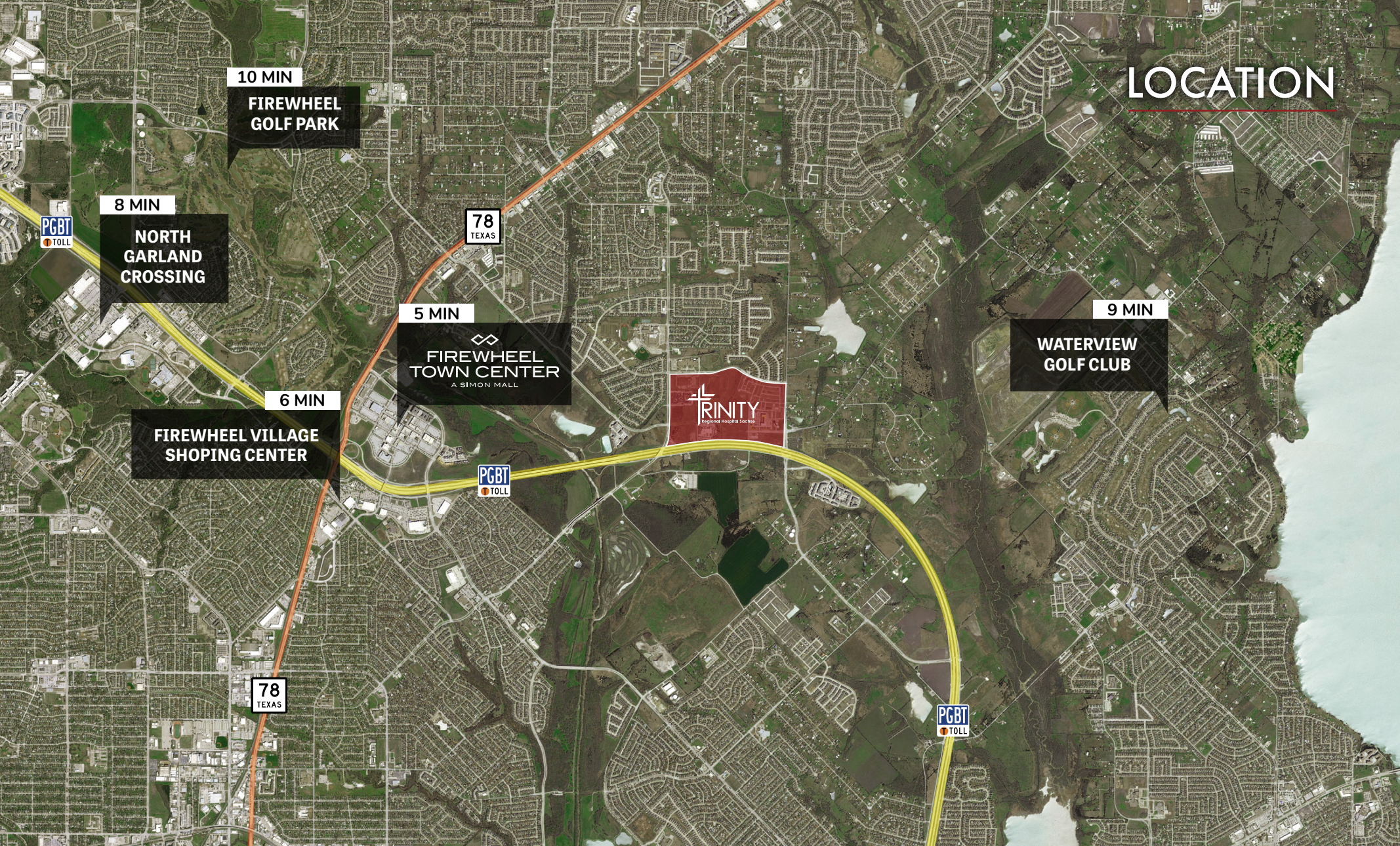
GAP ANALYSIS

Specialty	Providers in 5 mi Radius	Indicated Demand	Gap
Internal Medicine	38	152	114
Dental	149	263	114
Family Medicine	54	154	100
Surgery	18	97	79
Anesthesiology	9	69	60
Psychiatry & Neurology	12	67	55
Pediatrics	43	95	52
Obstetrics & Gynecology	16	55	39
Emergency Medicine	20	58	38
Cardiology & Vascular	10	33	23
Gastroenterology	0	18	18
Renal	1	12	11
Dermatology	4	15	11
Otolaryngology	3	13	10
Urology	3	13	10
Pathology	14	22	8
Pulmonary	5	12	7
Endocrinology & Diabetes	1	8	7
Preventive Medicine	0	7	7
Critical Care	3	7	4
Rheumatology	3	7	4
Oncology	3	6	3
Sports Medicine	0	3	3
Hematology	2	5	3
Medical Genetics	1	1	0
Sleep	2	2	0



Source: ReVista Med





LOCATION

Minutes from Firewheel Town Center

The TMH medical campus is located in the northeastern quadrant of Dallas County within one of the fastest growing, medically under-served areas of DFW.

This campus is situated on President George Bush Turnpike, approximately 1 mile east of the popular Firewheel Center.



The Station is a new \$250 million mixed use development, which will feature multi-family and single-family residences,

town-homes, restaurants, retail, office and entertainment options all centered around the 34 acre Heritage Park.

Initial Phase of the Development

164
SINGLE-FAMILY HOMES

59
TOWN-HOMES

400,000 SF
COMMERCIAL, RESTAURANT, AND RETAIL

600
URBAN LIVING RESIDENCES

Development Amenities



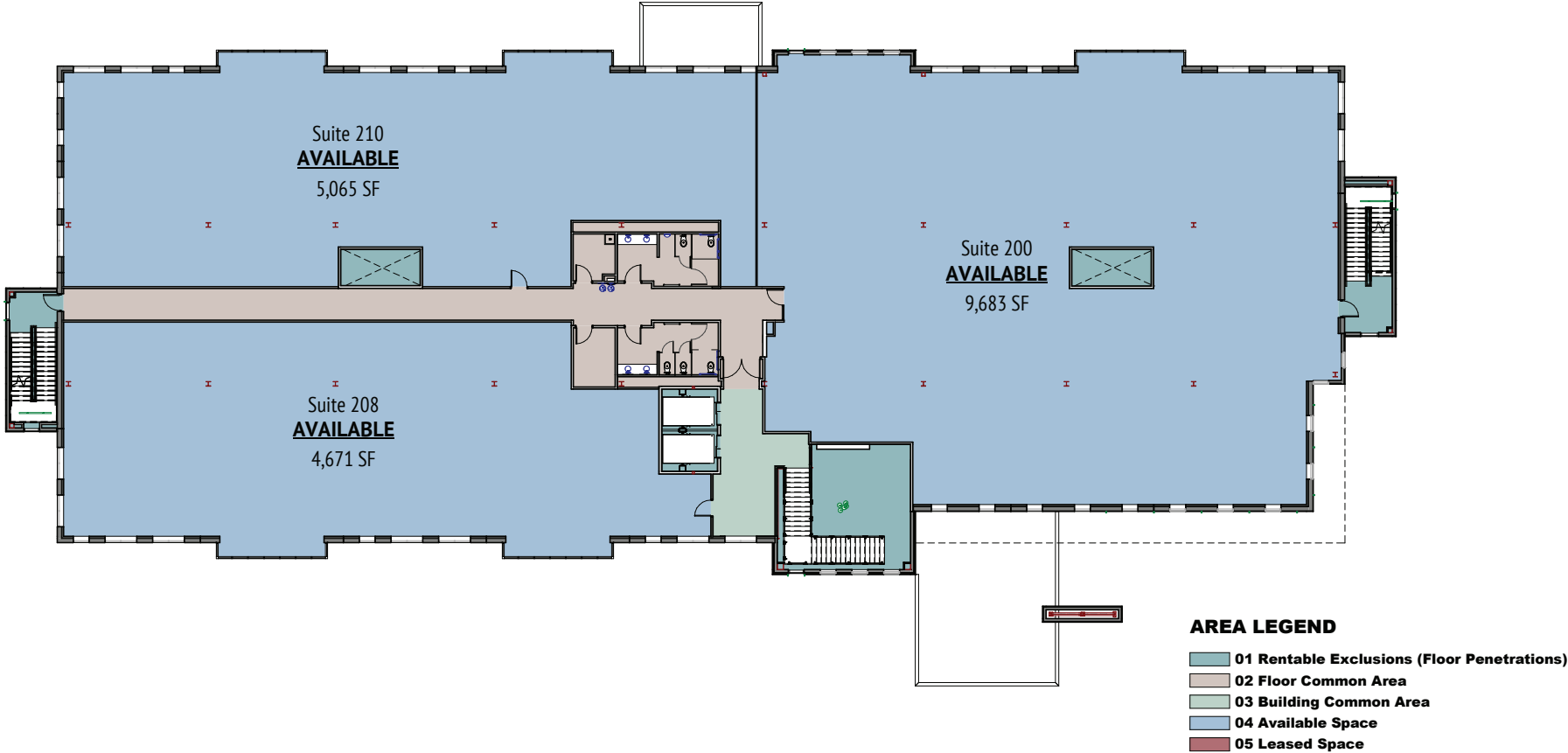
TRINITY SACHSE MEDICAL PLAZA

FIRST FLOOR PLAN



TRINITY SACHSE MEDICAL PLAZA

SECOND FLOOR PLAN



TRINITY SACHSE MEDICAL PLAZA

THIRD FLOOR PLAN



AREA LEGEND

- 01 Rentable Exclusions (Floor Penetrations)
- 02 Floor Common Area
- 03 Available Space

TRINITY SACHSE MEDICAL PLAZA

LEASING

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