

ALLEN
MEDICAL PLAZA

MEDICAL OFFICE AVAILABLE



1120 RAINTREE CIRCLE, ALLEN TX 75013

 **TRANSWESTERN** REAL ESTATE SERVICES

ABOUT THE BUILDING

1120 RAINTREE CIR

FEATURES



Adjacent to THR Allen



Superior street visibility



Abundant surface parking



Covered patient drop off



Monument signage



New and modern construction

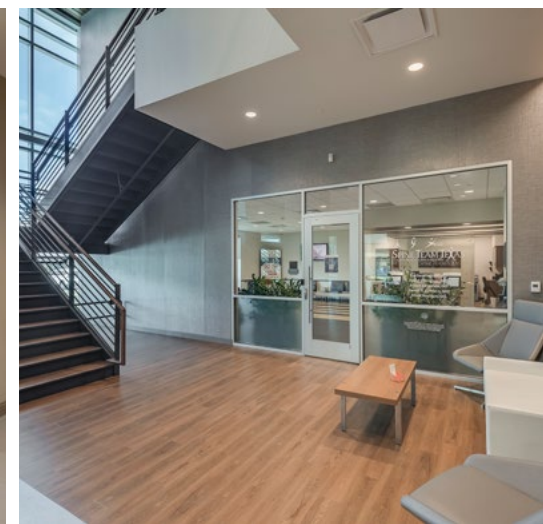
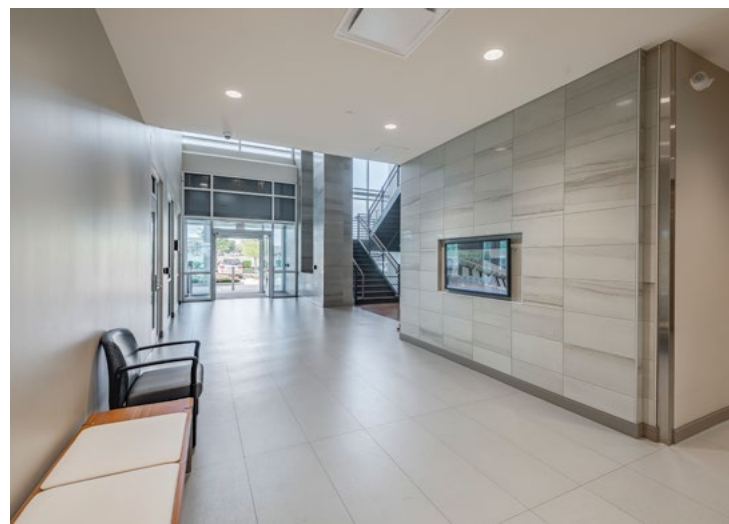


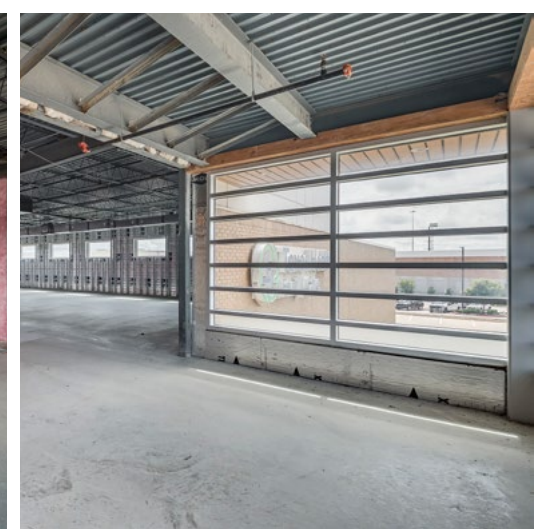
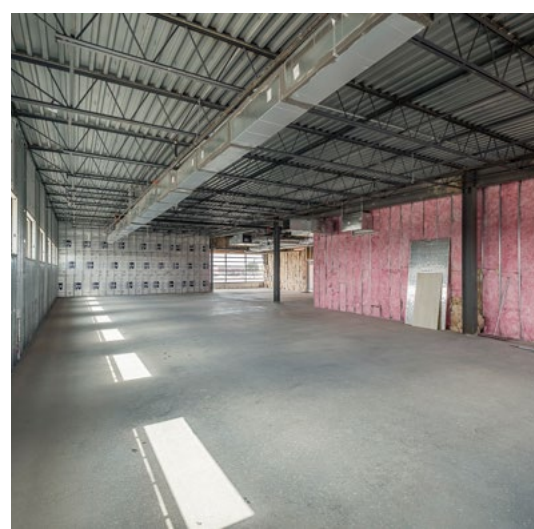
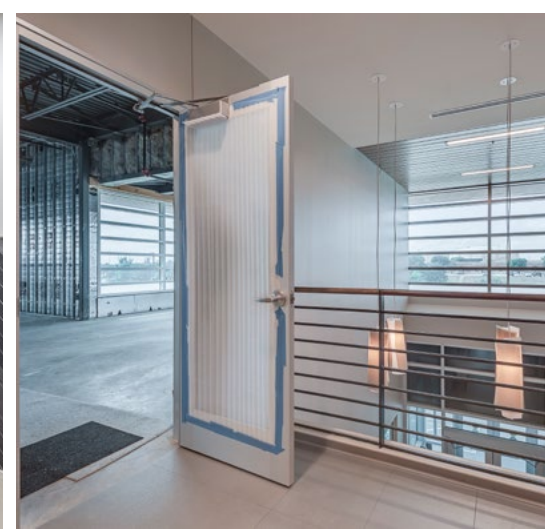
On-site surgery center



Strong ownership







ALLEN/MCKINNEY SUBMARKET

GAP ANALYSIS

Specialty	FTEs in 15-Min Drive	Indicated Demand	Gap
Cardiology	6	18	12
OB/GYN	6	15	10
Pulmonology	5	14	8
Oncology	3	8	6
Nephrology	1	5	4
Ophthalmology/Optometry	3	7	4
Dermatology	1	3	2
Neurosurgery	0	2	2
Urology	1	3	2
Vascular Surgery	0	2	1
Endocrinology	0	1	1
Gastroenterology	6	7	1
General Surgery	10	10	0
Orthopedics	14	14	-1
Allergy/Immunology	2	1	-1
Neurology	8	7	-1
ENT	4	2	-1
Pain Management	5	2	-3

GAP DETECTED

Unmet demand will support new, relocating, and expanding practices.

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

DEMOGRAPHICS



2024
Population

5 min drive	34,484
10 min drive	205,845
15 min drive	547,595



2024
Households

5 min drive	13,180
10 min drive	76,205
15 min drive	204,356



2029
Population
Projection

5 min drive	37,592
10 min drive	217,347
15 min drive	577,007



2024 Average
Household
Income

5 min drive	\$183,267
10 min drive	\$148,679
15 min drive	\$153,217



LOCATION



LIFETIME

ALLEN
PREMIUM OUTLETS
A SIMON CENTER

75
INTERSTATE

Dillard's

OLD NAVY

macy's

JCPenney



Stacy Rd

Stacy Rd



Cabela's



H-E-B

E' Exchan

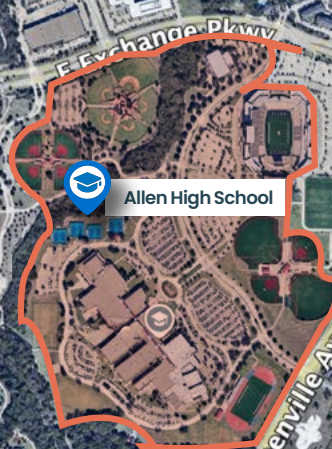
Exchange Pkwy

Allen Medical Plaza

Twin Creek Medical Center

Lone Star Medical Center

North Star
Diagnostic Imaging



Allen High School



75
INTERSTATE

N Greenville Ave

ALLEN MEDICAL PLAZA

LEASING INFORMATION

Chris Lipscomb
Managing Director,
Agency Leasing

214.237.5022

Collin Burwinkel
Senior Associate,
Agency Leasing

972.774.2531

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