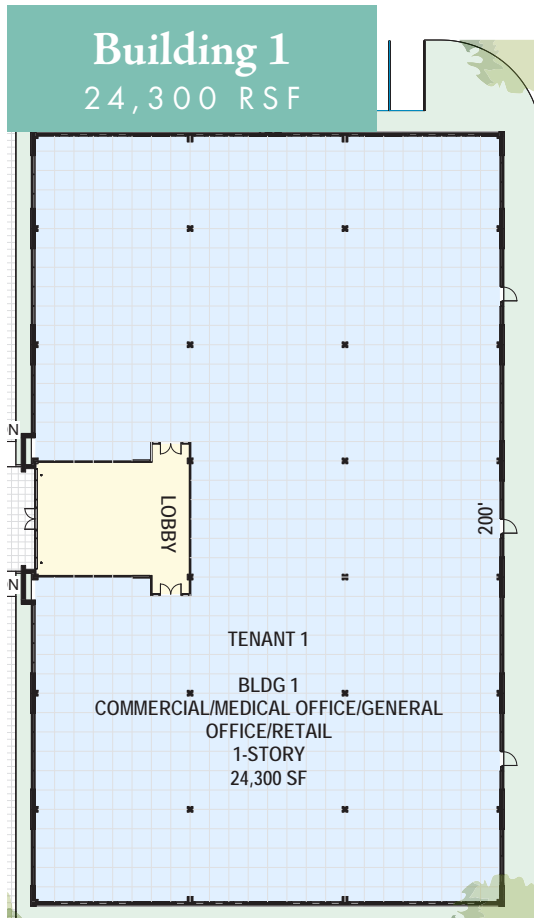
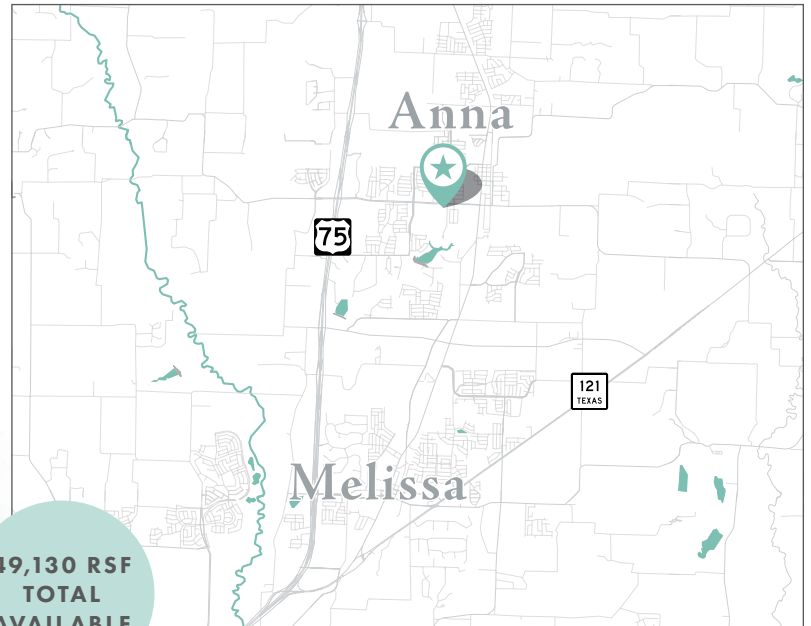


ANNA Medical Plaza

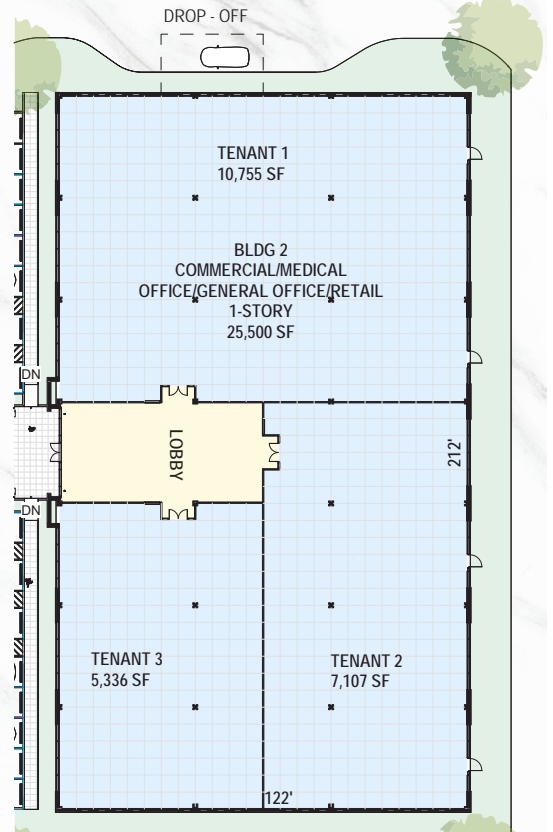
2 Single Story Medical Office Buildings
820+ WEST WHITE ST, ANNA, TX 75409



49,130 RSF
TOTAL
AVAILABLE



Building 2
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
- SURGERY CENTER COMPATIBLE

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 & GYNCOLOGY | 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

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