

TRINITY SACHSE MEDICAL PLAZA

66,000 SF
MEDICAL OFFICE

Delivers July 2022



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 PGBT
- 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.

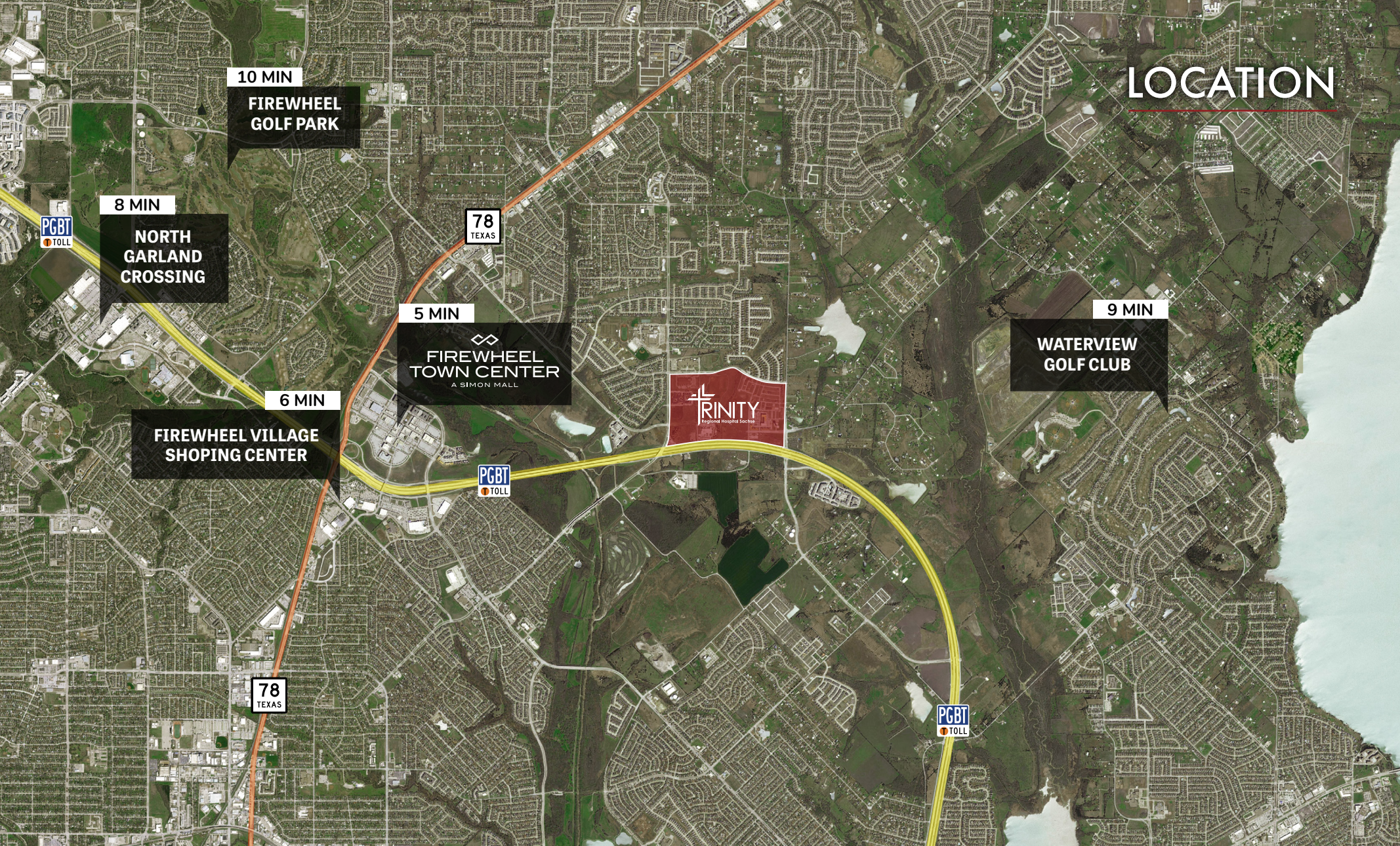
GAP ANALYSIS

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

Specialties with most unmet demand

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

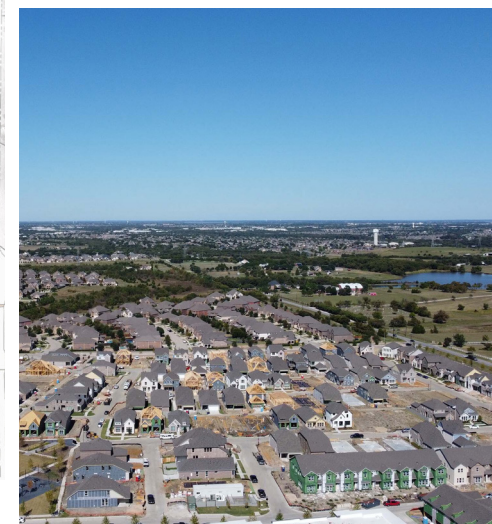
164
SINGLE-FAMILY HOMES

59
TOWN-HOMES

400,000 SF
COMMERCIAL, RESTAURANT, AND RETAIL

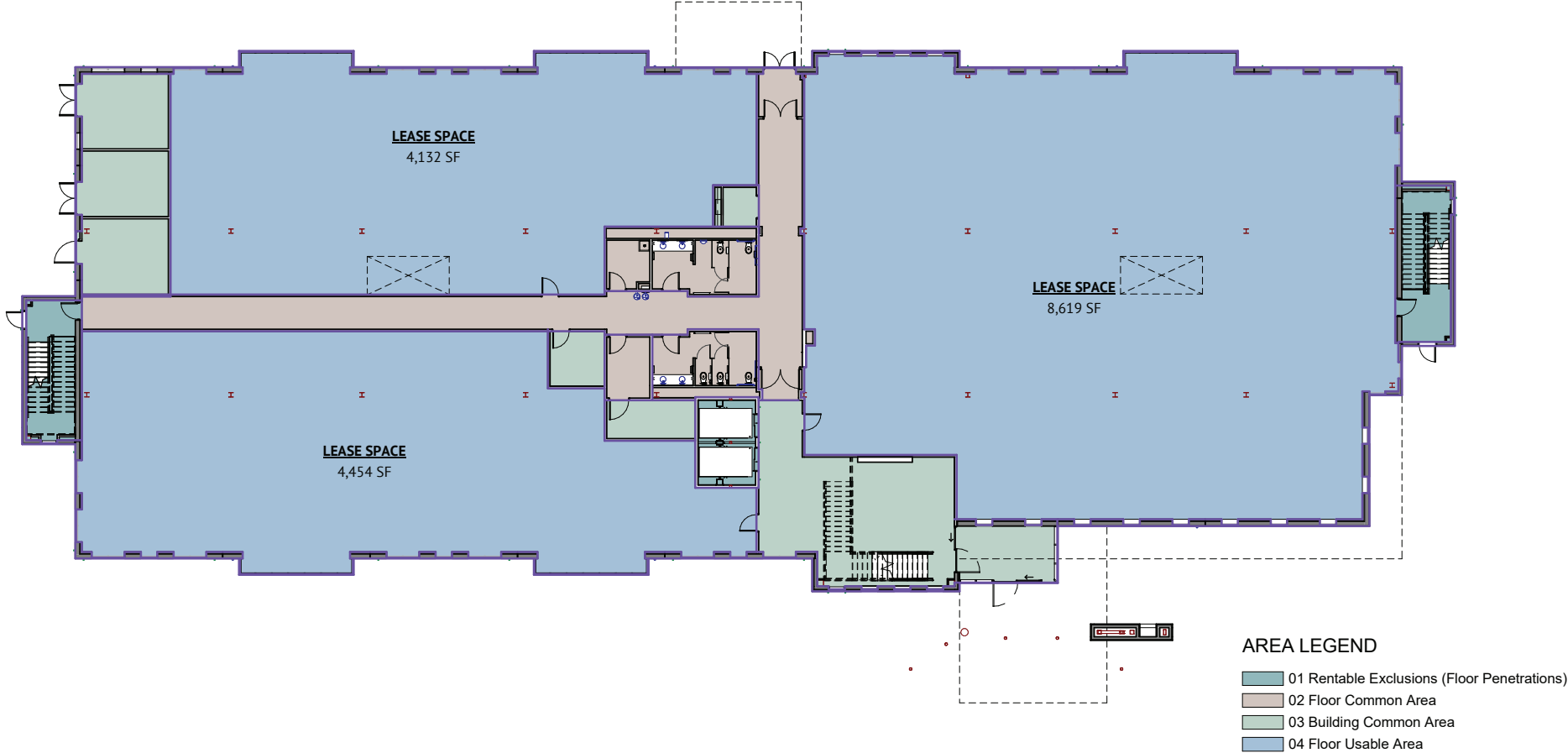
600
URBAN LIVING RESIDENCES

Development Amenities



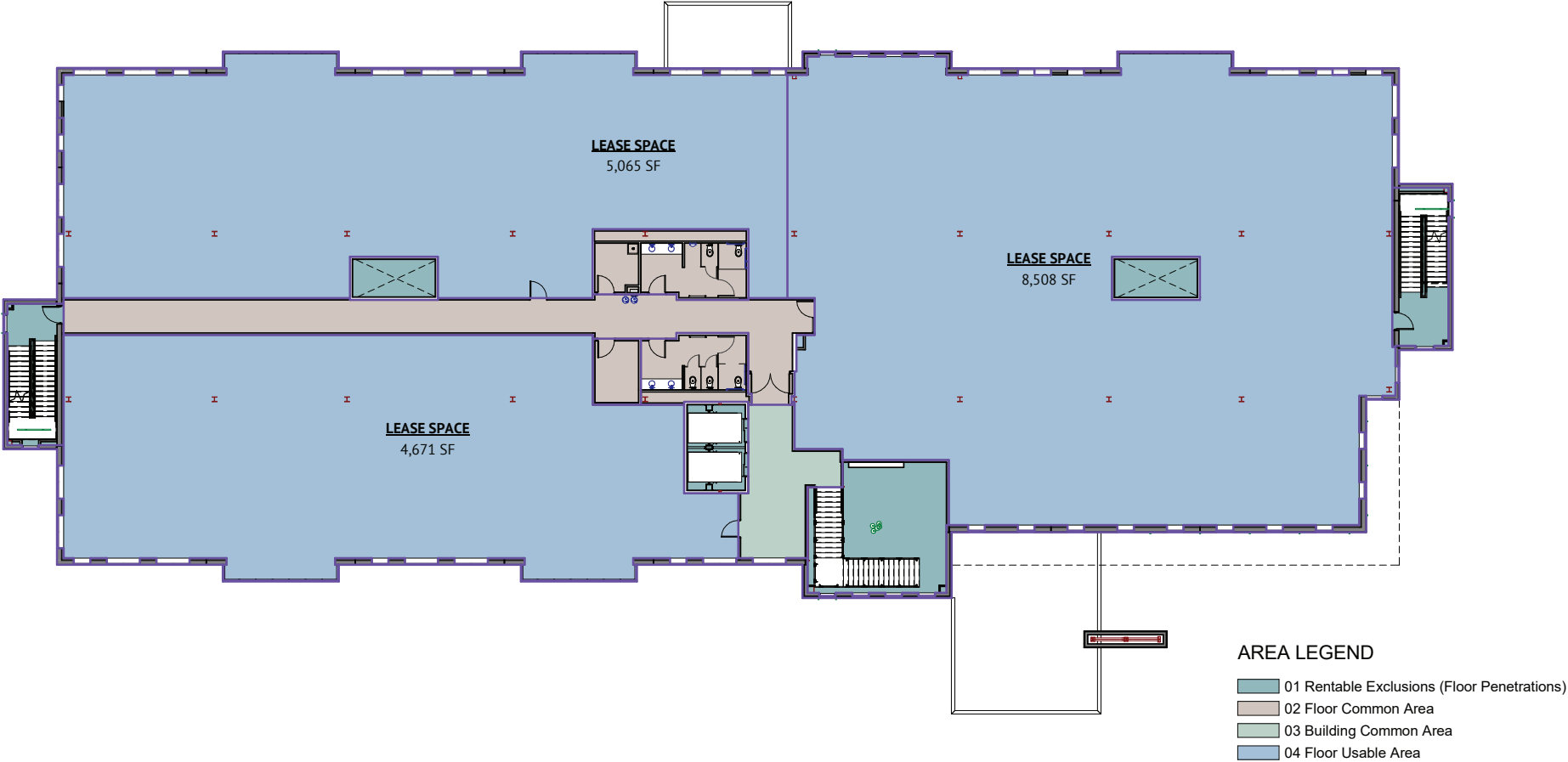
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FIRST FLOOR PLAN



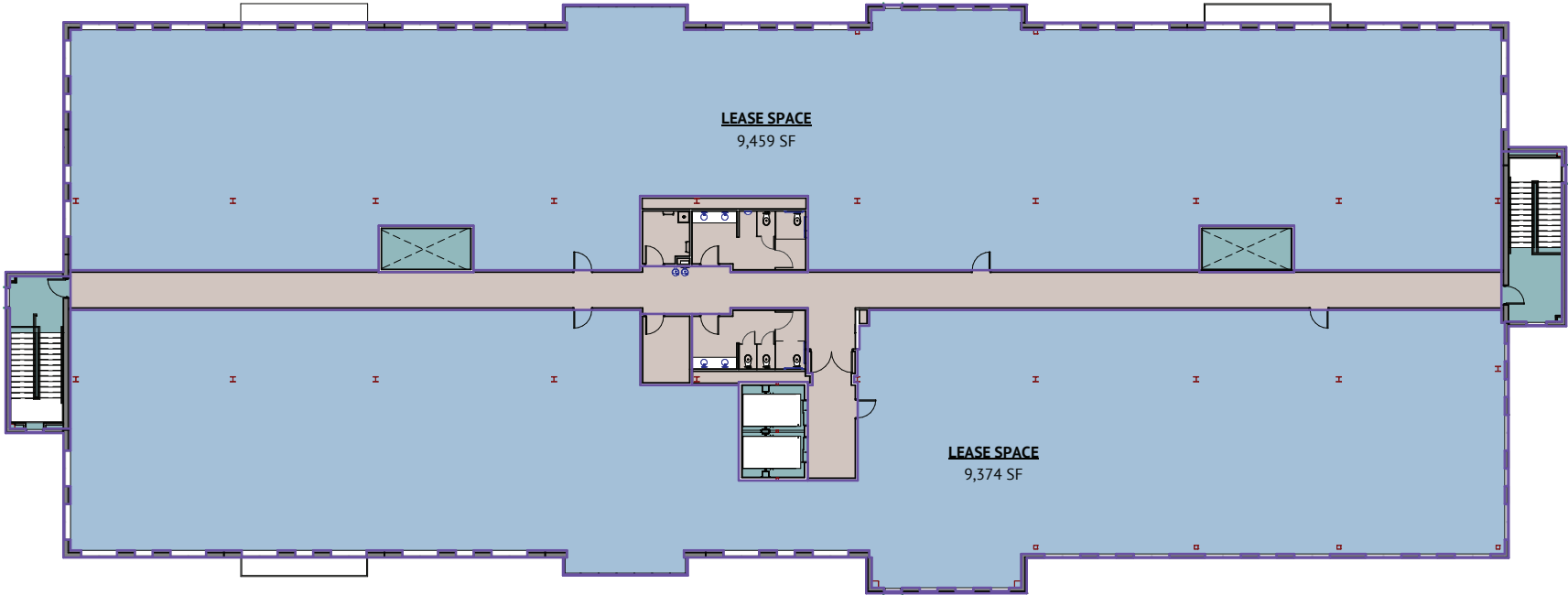
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SECOND FLOOR PLAN



TRINITY SACHSE MEDICAL PLAZA

THIRD FLOOR PLAN



AREA LEGEND

- 01 Rentable Exclusions (Floor Penetrations)
- 02 Floor Common Area
- 04 Floor Usable Area

TRINITY SACHSE MEDICAL PLAZA

LEASING

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