

FOR SALE

MEDICAL
SURGERY
CENTER

17,577 SF



TRANSWESTERN

REAL ESTATE
SERVICES

PEAK HEALTH SURGICAL CENTER

610 N. Coit Rd | Richarson, TX 75080



HIGHLIGHTS:

- Stabilized ASC with 5 Operating Rooms
- Excellent North Dallas County Location
- Remodeled and licensed in 2020
- Avg of 290 cases per month
- Additional capacity available
- Attractive payer contracts
- Strong demographics

Broker Contact:

Jim Sager

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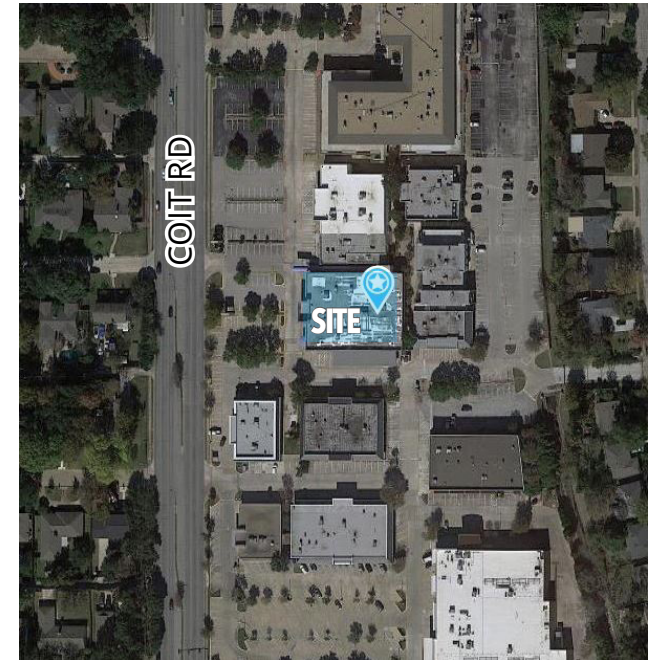


INVESTMENT OVERVIEW

This offering provides an investor the opportunity to purchase a thriving ASC located in a strong submarket in Dallas, County. The 17,577 SF facility, formerly operated by a hospital system, was acquired by the current group of investors in 2019, remodeled and brought up to code, and relicensed in February of 2020. A bariatric physician, the majority owner of the real estate, occupies a small clinic space in the building. The other two owners of the real estate are also active in the business.

The operating company is owned by 16 physician partners and has payor contracts in place with Blue Cross, United and Medicare. The ASC has over 50 credentialed physicians with an average load of approximately 290 cases per month across 5 operating rooms. Some of the specialties include bariatric, spine, pain, general orthopedic, and hand surgery.

The property is strategically located in the northern Dallas County submarket. With a population of over 120,000, Richardson, Texas is home to over 5,000 businesses and is well-known for its "Telecom Corridor". AT&T, Verizon, Cisco, Samsung, TI, Fujitsu and many others have a large presence there. However, the largest employment base is the insurance industry. Blue Cross and Blue Shield, United Healthcare, Geico and State Farm all have large operations in Richardson. The facility is well-located in a popular shopping center to take advantage of the large patient base.



**CONTACT AGENT FOR PRICING

TRAFFIC COUNTS	
N Coit Rd at Arapaho Rd	39,699 VPD
N Coit Rd at el Estado Dr	38,757 VPD
W Arapaho Rd at N Cottonwood Dr	22,207 VPD

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BUILDING FEATURES:

- Legal Description: Promenade Shopping Ctr Sec 9 Rep, Block 1, Lot 4 ACS 1.150
- Size: Building 17,577 SF Land 50,094 SF
- Built: 1973, Renovated 2019
- Parking: 54 spaces for patient parking. 8 covered physician parking spaces
- Five (5) operating rooms (20 SF x 20 SF)
- Eight (8) Pre-op beds
- Eight (8) PACU beds
- Two (2) 23-hour observation rooms
- Large attractive lobby
- Staff lounge and lockers
- Large storage rooms with exterior access
- Backup Generator



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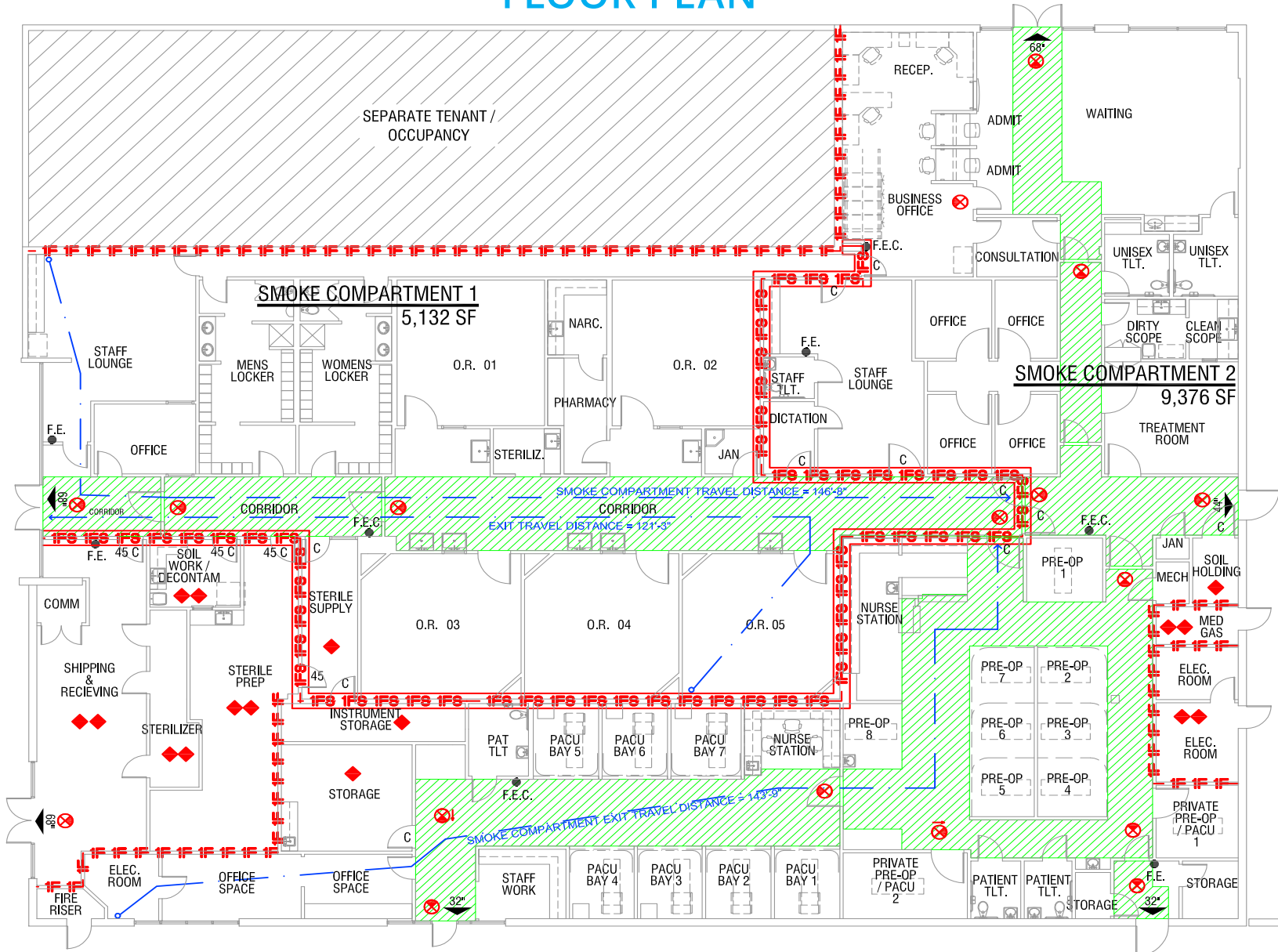
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FLOOR PLAN



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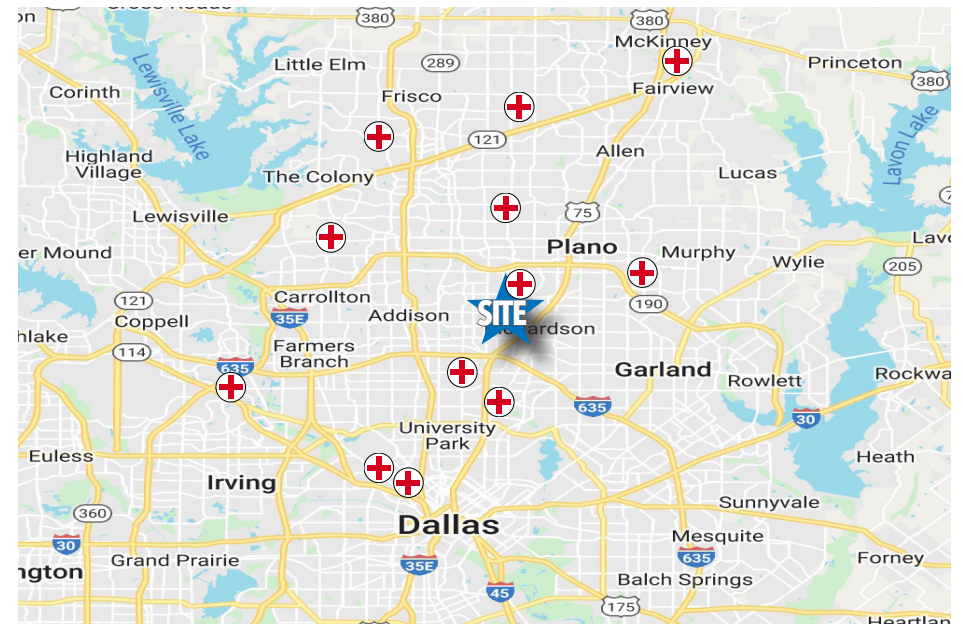
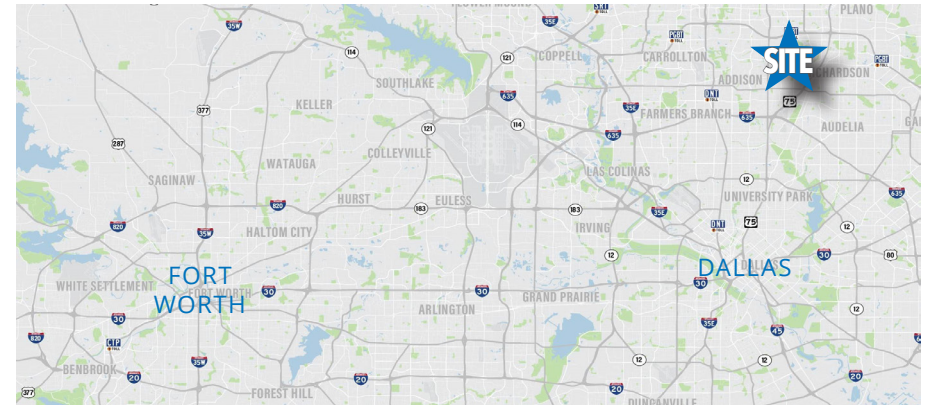
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LOCATION HIGHLIGHTS:

- Well-established neighborhood with excellent demographics
- 393,696 residents within a five-mile radius
- 9% of the populations is over 65
- Average household income is approximately \$85K per year
- Strategically located within the Promenade Shopping Center
- Less than 10 miles from several major hospitals
- Easy access from major freeways
- 20 minutes from a major airport



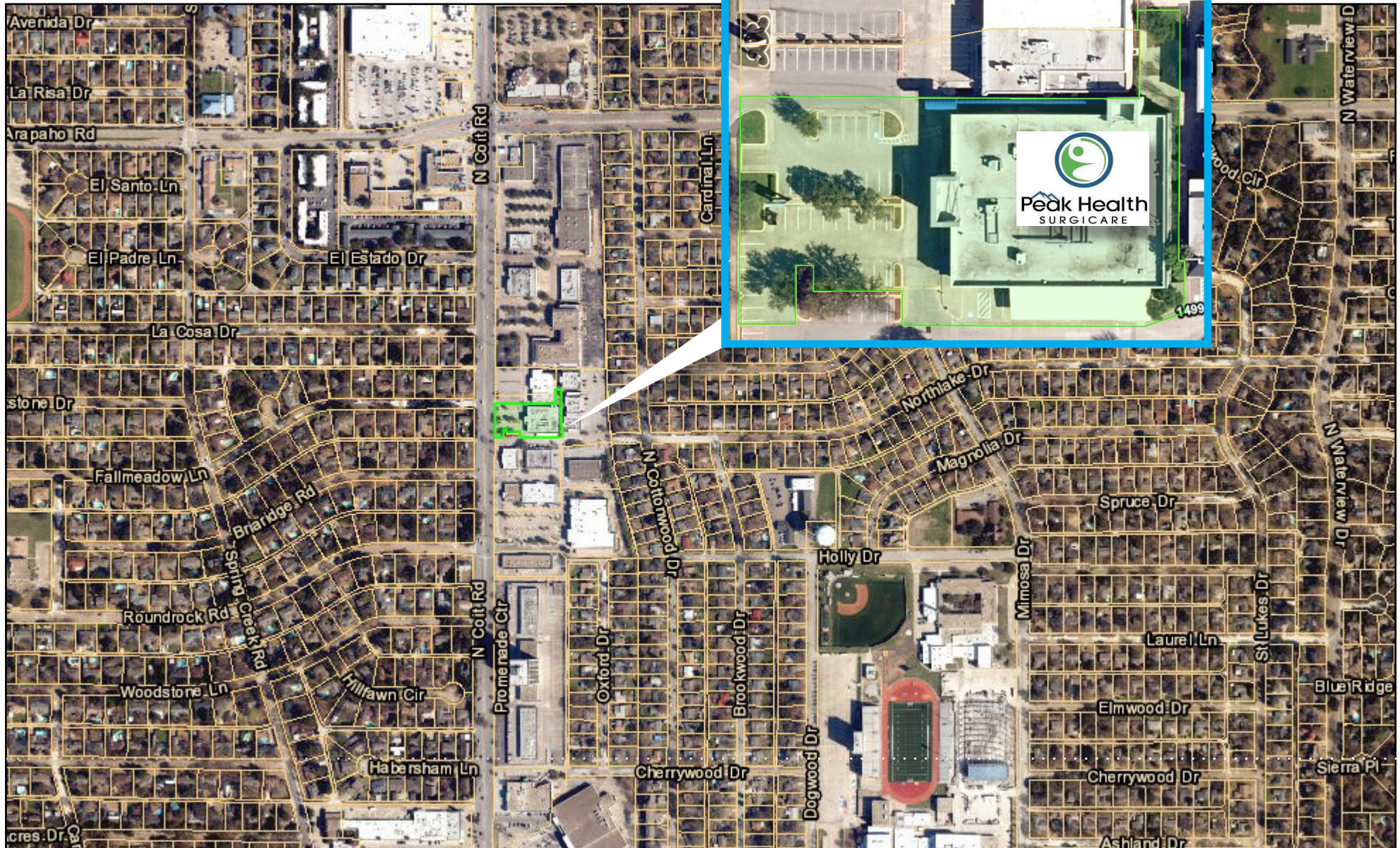
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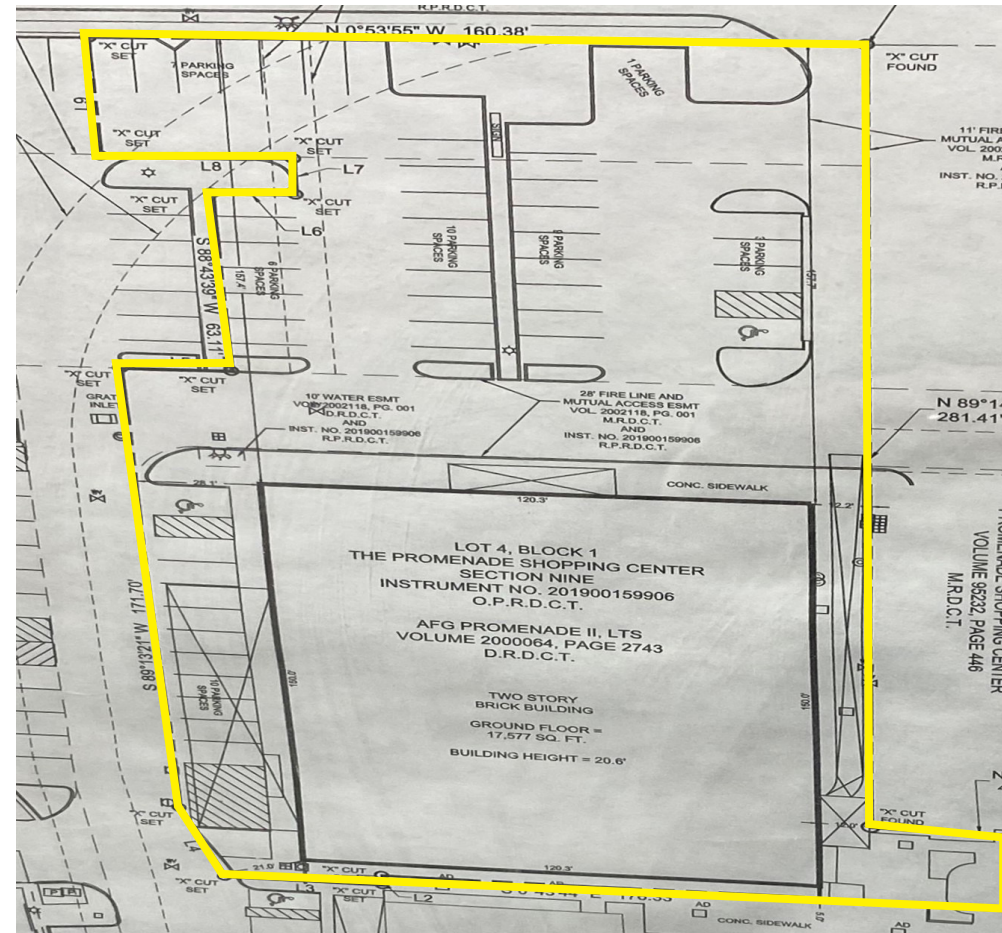
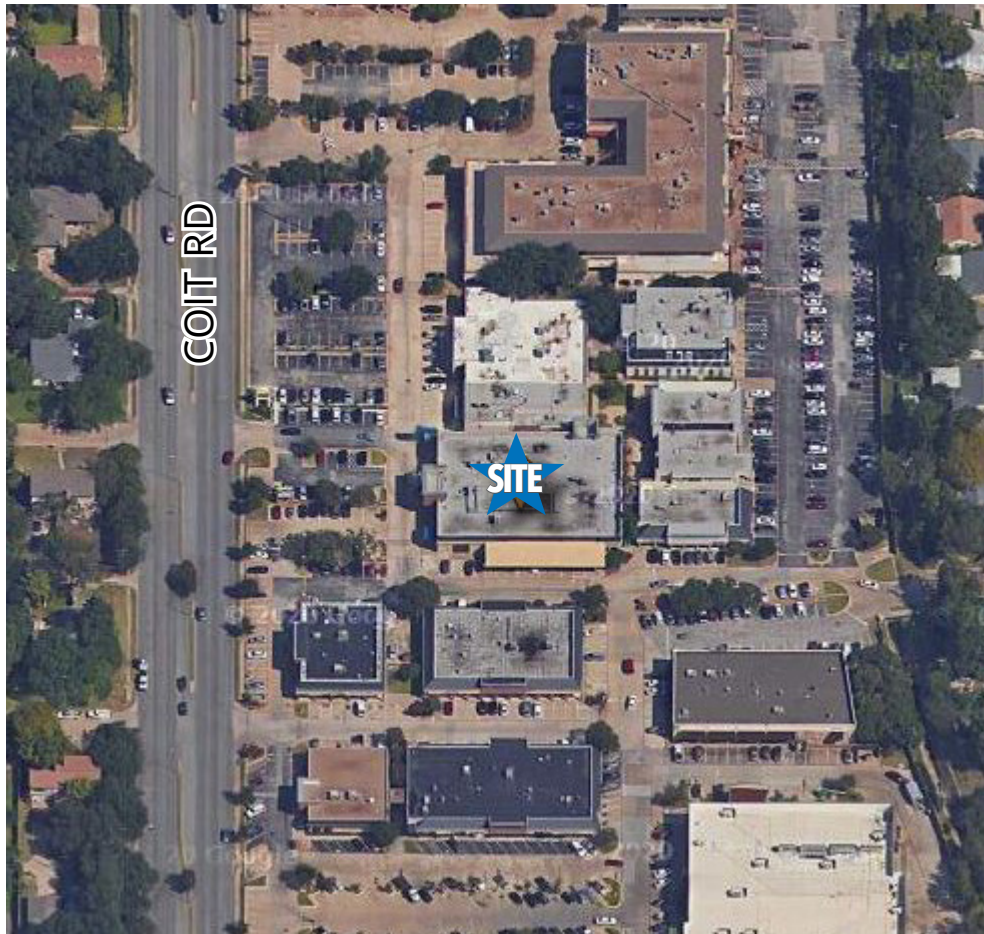


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INTERIOR PICTURES

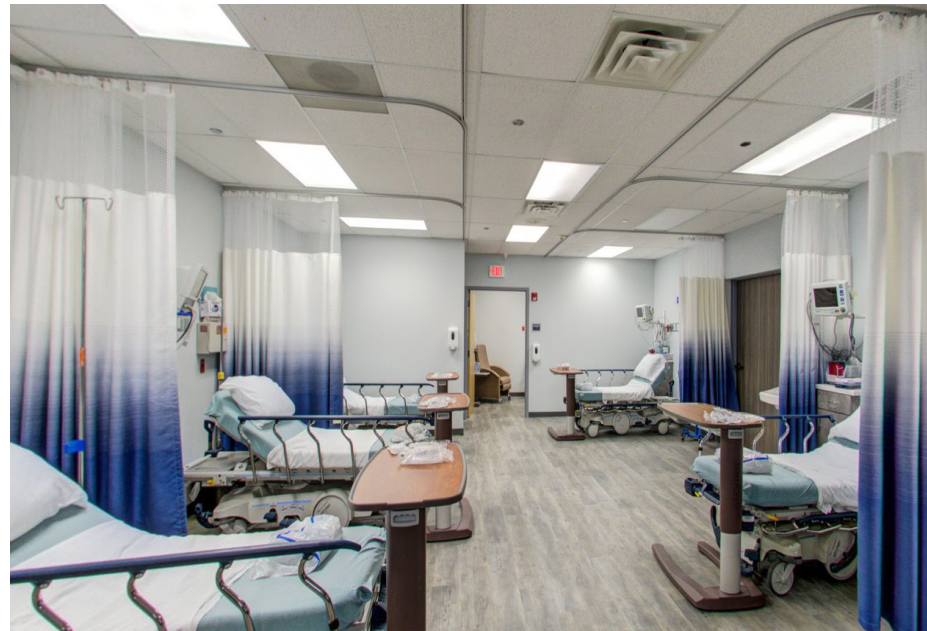


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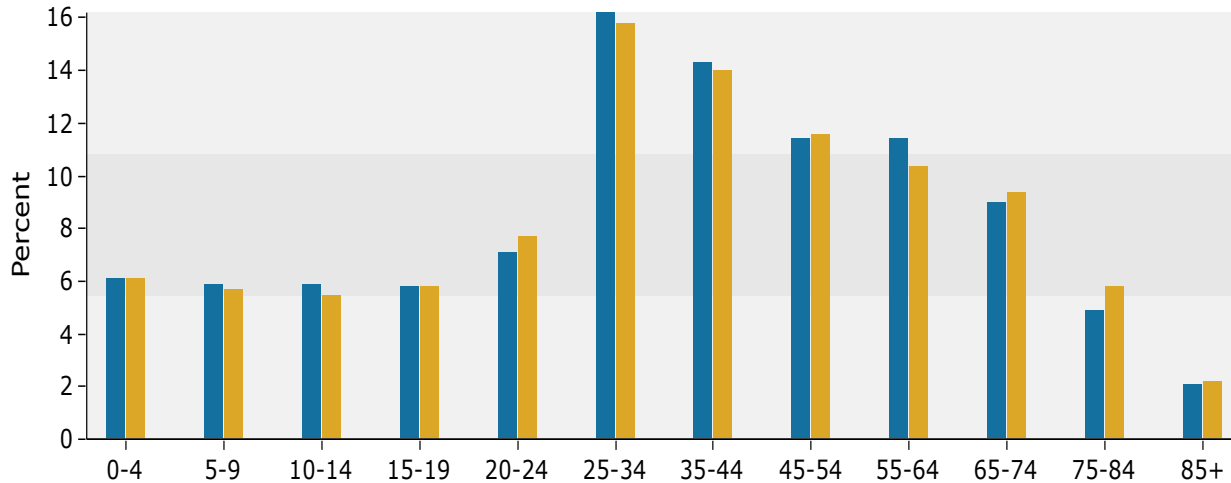
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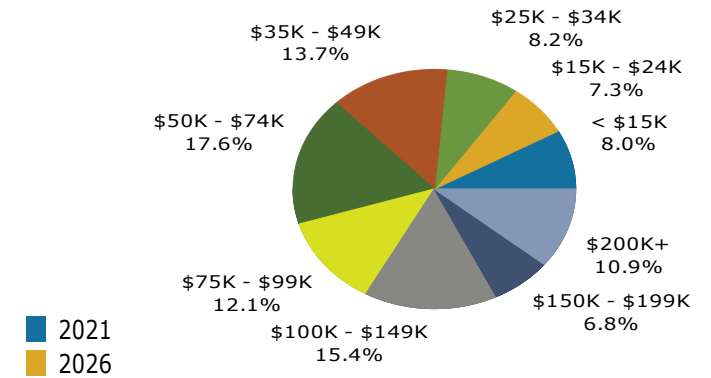


AREA DEMOGRAPHICS

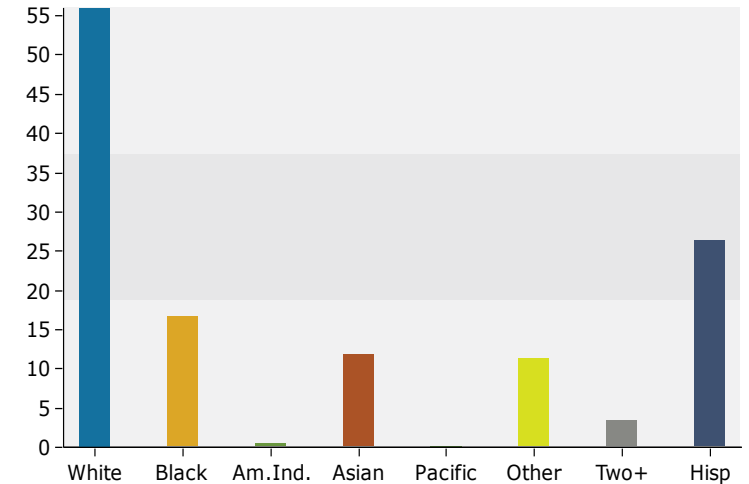
Estimated Total Population by Age



2021 Household Income



2021 Population by Race



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,733	143,325	393,696
Households	5,608	60,938	170,612
Average HH Income	126,061	98,837	102,586
2026 Est. Population	16,093	151,398	423,572

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Financial information to be provided with a signed confidentiality agreement

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