

CITYLINE WELLNESS

MEDICAL OFFICE

3661 N Plano Rd, Richardson, TX 75082



PROPERTY HIGHLIGHTS

- Located directly in the heart of CityLine – Home of State Farm
- 3 Story – 41,567 RSF
- Surface Parking & Garage Parking with direct access to building
- Located at the Intersection of Highway 75 & President George Bush Turnpike
- City Line Campus at full buildout will have 4,000 multi-family units



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GAP ANALYSIS

Physician Type	FTEs in 5 Mile Drive	Indicated Demand	Gap	
Emergency Medicine	44	72	28	
Pediatrics	96	122	26	
Internal Medicine	181	199	18	
Anesthesiology	76	92	16	
Gastroenterology	9	23	14	
Surgery	71	85	14	
Pathology	15	28	13	
Psychiatry & Neurology	73	86	13	
Renal	4	15	11	
Orthopedics	36	43	7	
Pulmonary	8	15	7	
Hematology	8	15	7	
Cardiology & Vascular	34	41	7	
Critical Care	3	9	6	
Rheumatology	3	8	5	
Otolaryngology	12	16	4	
Family Medicine	192	195	3	
Urology	13	16	3	
Sports Medicine	1	3	2	
Medical Genetics	0	2	2	
Preventive Medicine	8	9	1	
Oncology	7	7	0	
Infectious Disease	10	10	0	
Dermatology	18	18	0	
Sleep	3	2	-1	
Nuclear Medicine	6	4	-2	
Hospice & Palliative	3	1	-2	
Endocrinology & Diabetes	12	10	-2	
Geriatrics	8	6	-2	
Allergy & Immunology	10	7	-3	
Hospitalist	21	17	-4	
Podiatry	29	24	-5	
Pain Medicine	12	6	-6	
Obstetrics & Gynecology	80	68	-12	
Dental	380	351	-29	
Physical Medicine & Rehab	63	32	-31	
Radiology	101	68	-33	
Vision	178	111	-67	

GAP DETECTED

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

COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

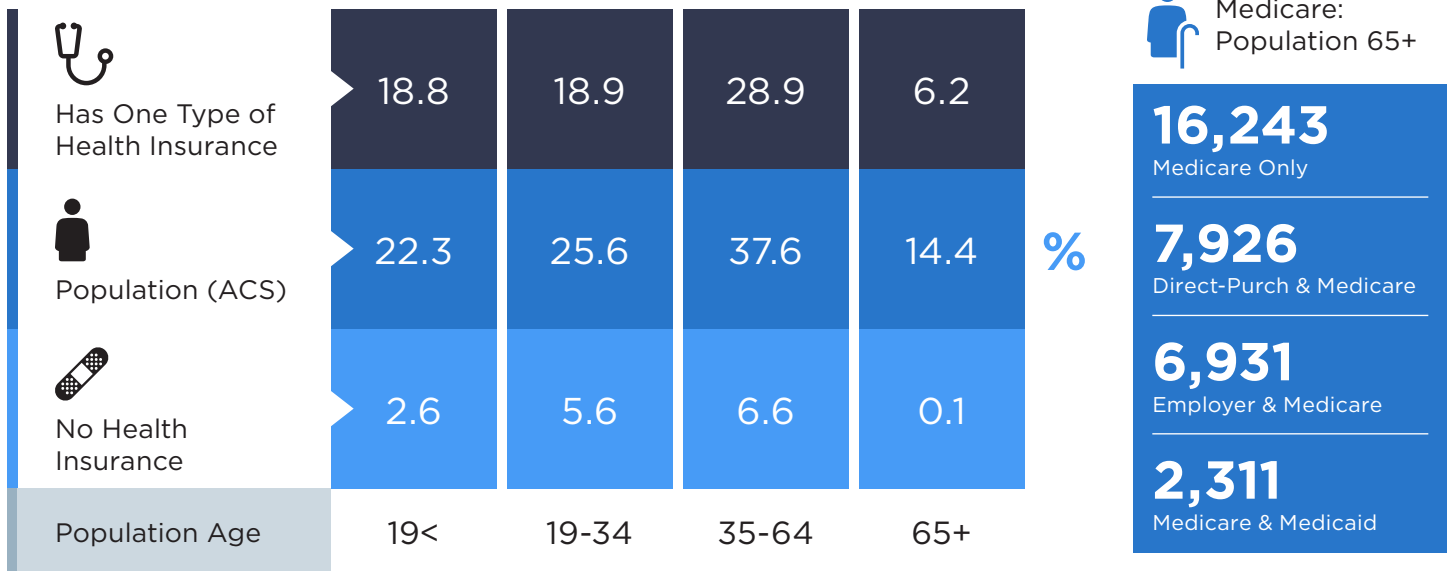
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HEALTH CARE & INSURANCE



My Infographic

305,700
2023 Total Population (Esri)

45%
2023 Visited Dentist Last 12 Mo (%)

81%
2023 Visited Doctor Last 12 Mo (%)

Health Care Expenditure

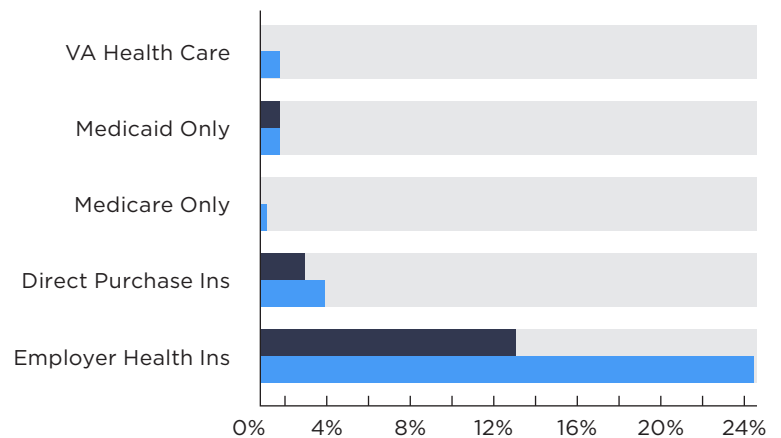
\$5,533
Annual Health Insurance Expenditures

\$3,060
Medical Care

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,545.50
Medicare Payments	\$1,177.00
Physician Services	\$358.80
Dental Services	\$590.40
Eyecare Services	\$107.00
Lab Tests/X-rays	\$101.30
Hospital Room & Hospital Service	\$315.90
Convalescent/Nursing Home Care	\$46.50

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



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DEMOGRAPHICS AREA

	15 minute drive	20 minute drive	DFW average
2027 Resident Population	276,600	606,208	
Population 65+	12.5%	10.4%	12.7%
Households earning \$100K+	50.1%	45.6%	39.4%

Major Retailers



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Texas Health



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