

ANNA MOB



DEVELOPMENT SUMMARY

Anna Crossroads MOB 1592 SF Medical Office Space For Lease Standridge Blvd, Anna, TX 75409

DEVELOPMENT HIGHLIGHTS

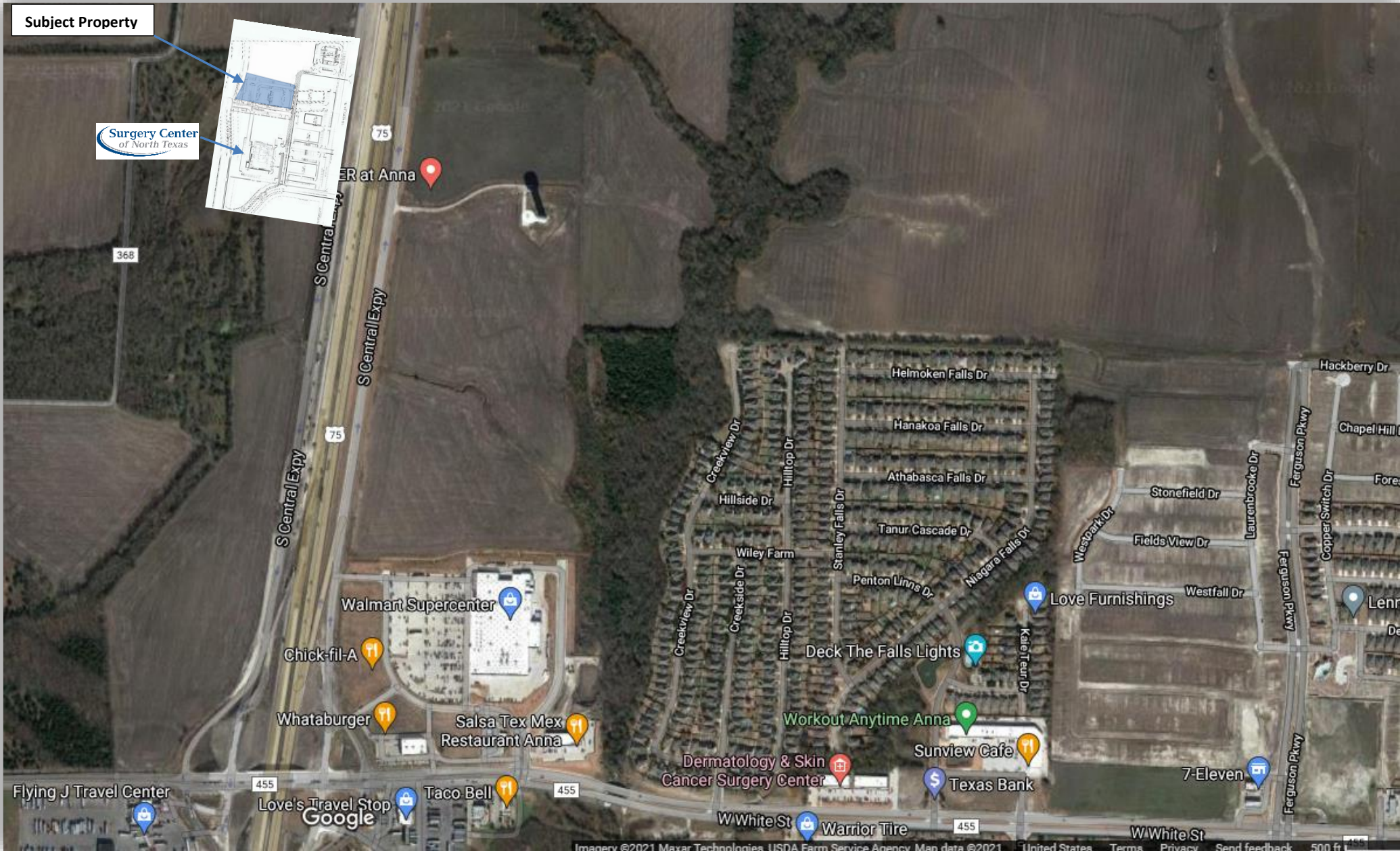
- **30,000 SF Medical Office Building**
- **1592 SF brand new medical office space for lease - reception, waiting room, 3 exam rooms, providers office, 2 restrooms and a breakroom**
- **Part of an 80 acre future mixed use development**
- **Complimentary medical tenant mix - spine, physical therapy, sports medicine, pediatric urgent care, orthopedics, ENT, cardiology and family practice**
- **Adjacent to complementary medical use - Surgery Center of North Texas (with gastroenterology, ENT, orthopedics and ophthalmology) and across Hwy 75 from Texoma Medical Center ER at Anna.**
- **Area Retail traffic generators - Walmart, Anytime Fitness, Brookshire's, Carl's JR, CVS Pharmacy, Dickeys BBQ and more**
- **Great Visibility/Accessibility - Just off Interstate Hwy I-75 on Standridge Blvd and just North of FM 455(the main East/West throughfare in Anna)**
- **Surrounded by high growth residential development including the Villages of Hurricane Creek(434 lots), Oak Hollow Estates(965 lots), Creekside(230 lots), Avery Point (554 lots), West Crossing(1,239 lots) and more**
- **Great Location - In the heart of the Anna, Texas market**



MEDICAL DEVELOPMENT SUMMARY

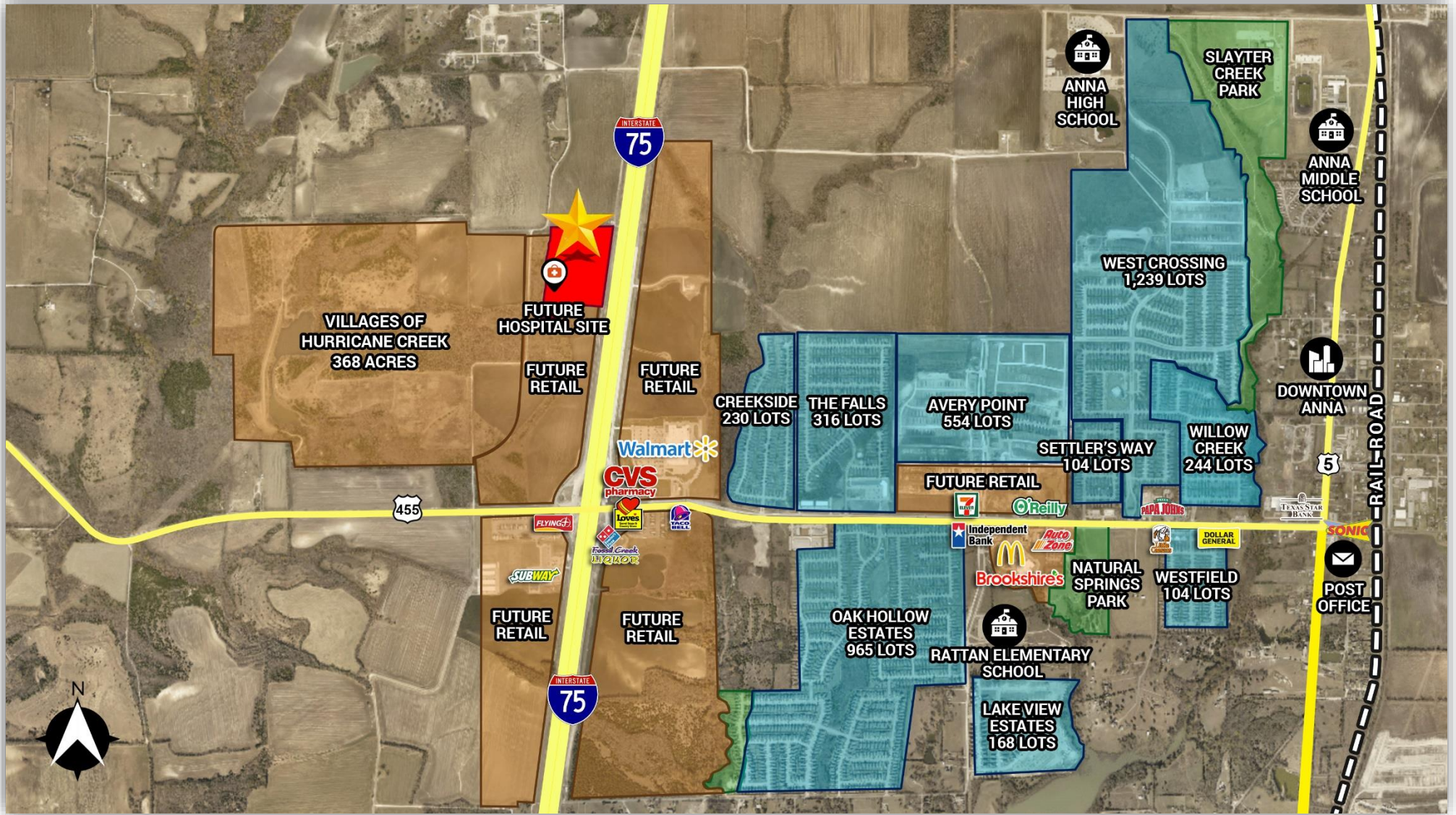
Use:	Medical, Professional Office
Lease Space:	1,592 SF
Building Size:	30,000 SF
Lot Size (Approx.)	2.87 Acres - Part of the 80 + acre future mixed use development
Offering Structure:	First Gen Medical For Lease, NNN
Frontage	Hwy 75



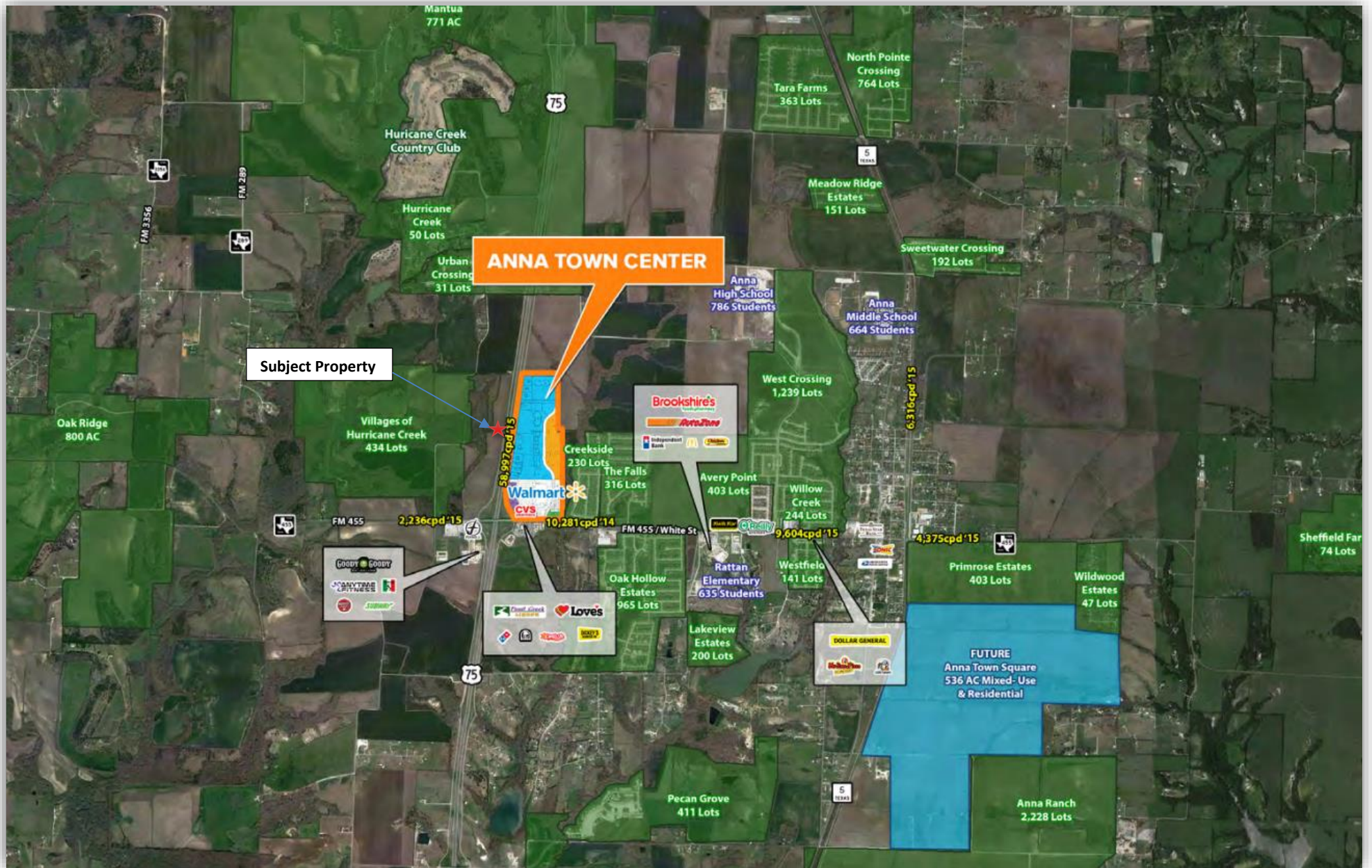




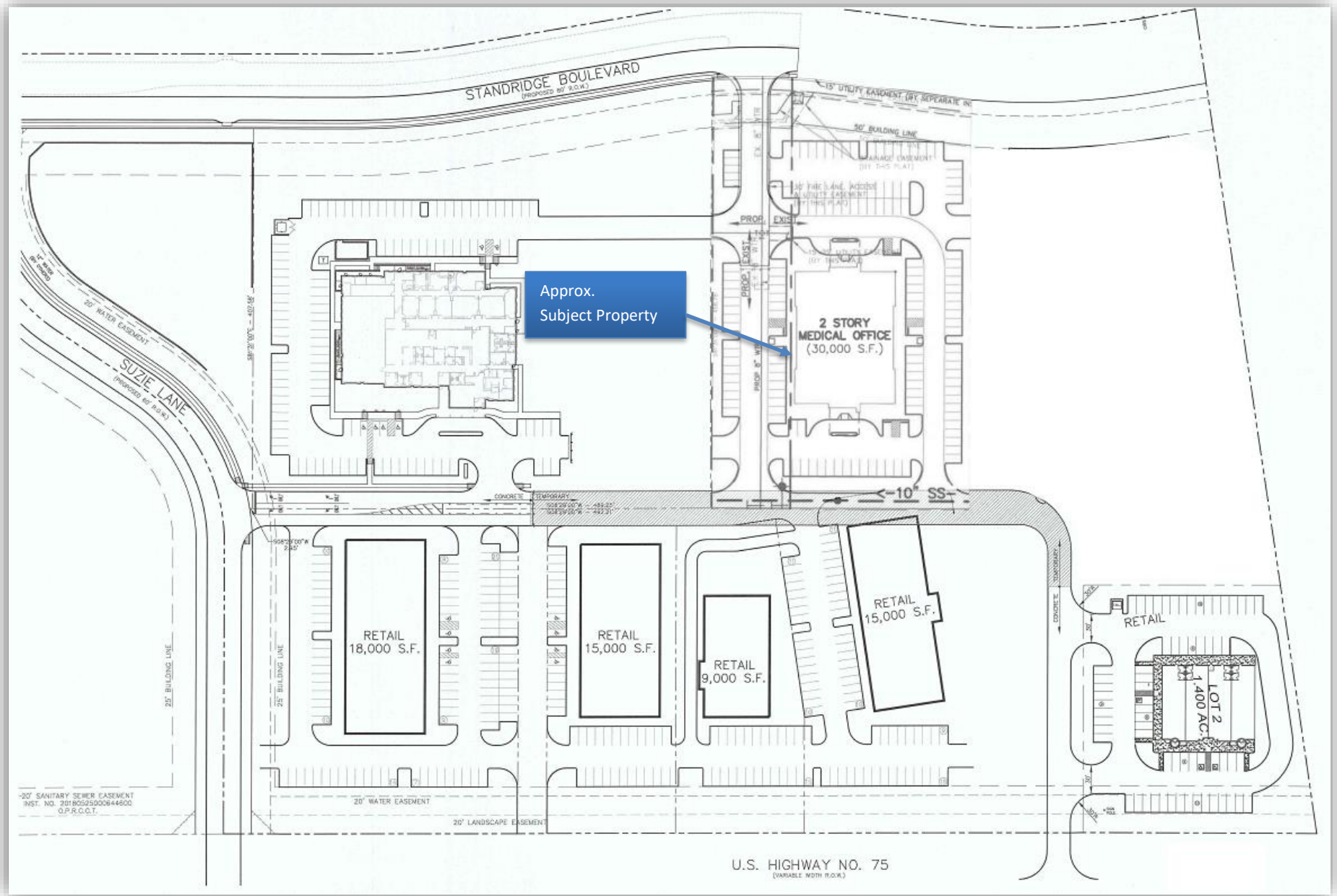
AREA MAP



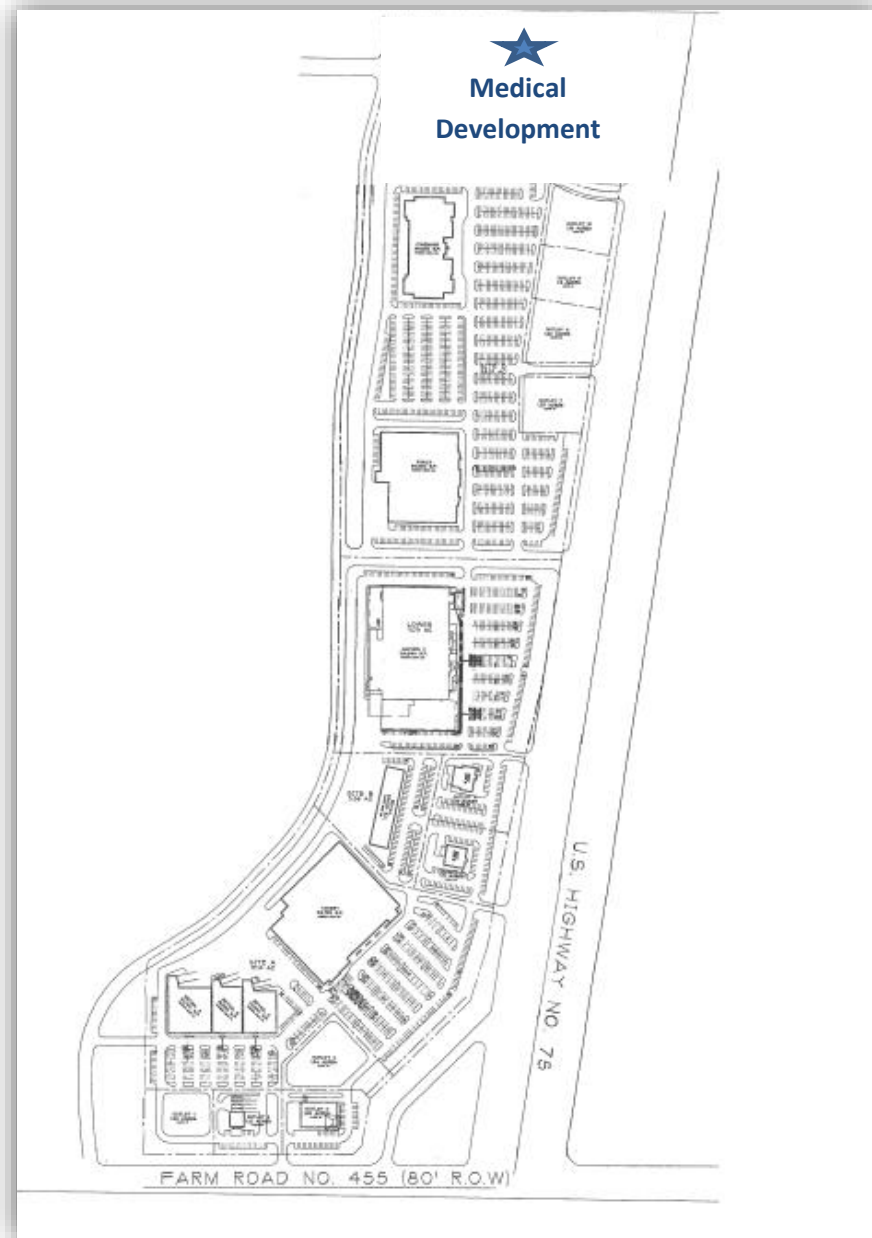
AREA MAP



MASTER SITE PLAN



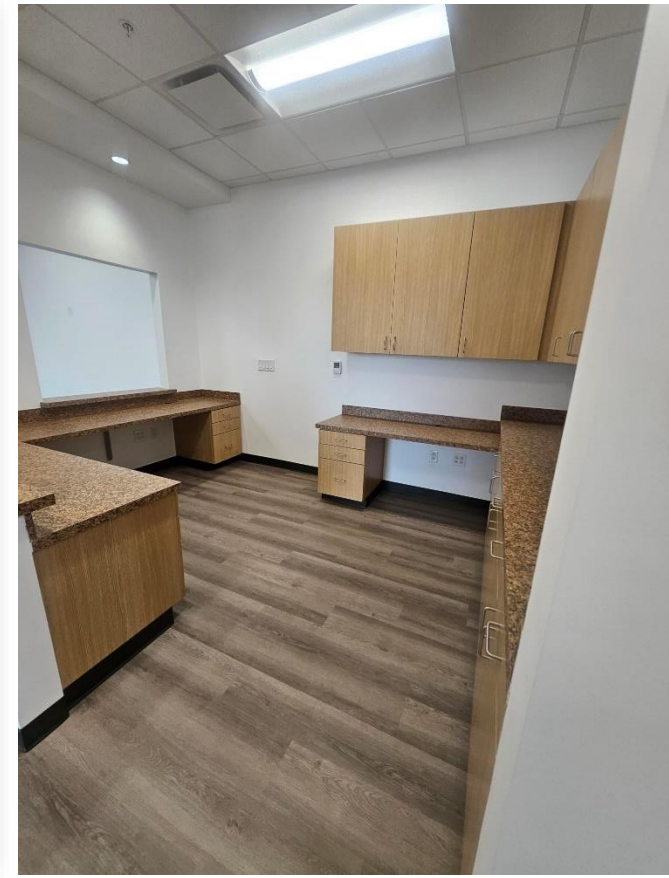
ANNA NW CORNER OF 75 AND FM 455 – PROPOSED RETAIL



PHOTOS



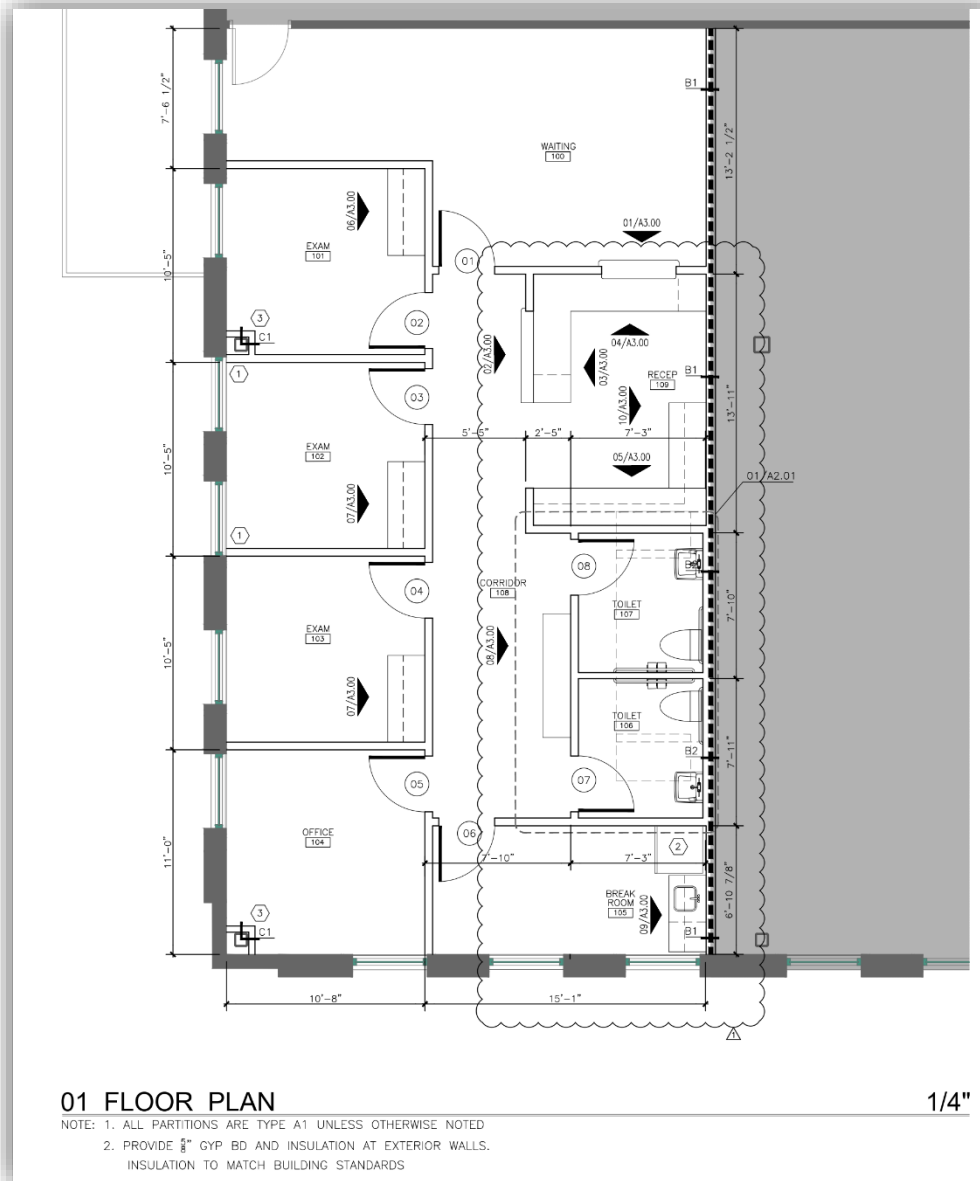
PHOTOS



PHOTOS



PRELIMINARY FLOORPLAN

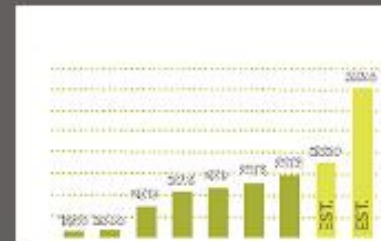




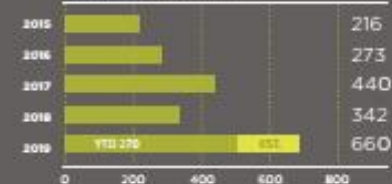
Anna By The Numbers

**YES! FOURTH FASTEST —
ACCORDING TO THE 2018
DALLAS BUSINESS JOURNAL
BOOK OF LISTS**

- ✓ Among top 20% in sales tax growth
- ✓ 70,000+ vpd traffic count: U.S. 75
- ✓ 98,000 weekday daytime population
- ✓ Trade area est. to grow 40% by 2023
- ✓ Median new home price \$294,599



Housing Starts



1,125%
GROWTH SINCE
2000

1,800
SINGLE-FAMILY
PERMITS ISSUED
SINCE 2014

\$84,223
MEDIAN HH
PRICE

3.1
AVG. FAMILY
SIZE
31.9 yrs
MEDIAN AGE

26%
SOME COLLEGE
DEGREE
25%
BACHELORS +

3.7%
UNEMPLOYMENT

Radius	5 mi.	10 mi.	20 mi.
TOTAL POP	26,144	64,422	578,846
DAYTIME POP	10,283	40,758	288,316

DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

450 Standridge Blvd, Anna, TX 75409

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **3,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **3,000 SF**

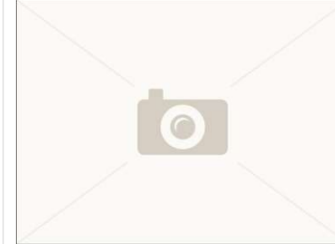


Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	12,334	21,660	43,092
2023 Estimate	10,308	18,186	36,356
2010 Census	4,454	8,757	16,924
Growth 2023 - 2028	19.65%	19.10%	18.53%
Growth 2010 - 2023	131.43%	107.67%	114.82%
2023 Population by Hispanic Origin	2,177	3,714	5,963
2023 Population	10,308	18,186	36,356
White	8,528 82.73%	15,129 83.19%	31,555 86.79%
Black	1,073 10.41%	1,848 10.16%	2,725 7.50%
Am. Indian & Alaskan	126 1.22%	220 1.21%	427 1.17%
Asian	196 1.90%	337 1.85%	572 1.57%
Hawaiian & Pacific Island	18 0.17%	28 0.15%	42 0.12%
Other	367 3.56%	625 3.44%	1,034 2.84%
U.S. Armed Forces	49	90	144
Households			
2028 Projection	4,393	7,680	15,403
2023 Estimate	3,654	6,420	12,950
2010 Census	1,424	2,836	5,628
Growth 2023 - 2028	20.22%	19.63%	18.94%
Growth 2010 - 2023	156.60%	126.38%	130.10%
Owner Occupied	2,937 80.38%	5,212 81.18%	10,630 82.08%
Renter Occupied	717 19.62%	1,208 18.82%	2,321 17.92%
2023 Households by HH Income	3,655	6,421	12,949
Income: <\$25,000	180 4.92%	389 6.06%	760 5.87%
Income: \$25,000 - \$50,000	566 15.49%	949 14.78%	1,629 12.58%
Income: \$50,000 - \$75,000	448 12.26%	776 12.09%	1,639 12.66%
Income: \$75,000 - \$100,000	440 12.04%	861 13.41%	2,006 15.49%
Income: \$100,000 - \$125,000	937 25.64%	1,492 23.24%	2,054 15.86%
Income: \$125,000 - \$150,000	294 8.04%	523 8.15%	1,183 9.14%
Income: \$150,000 - \$200,000	591 16.17%	902 14.05%	2,001 15.45%
Income: \$200,000+	199 5.44%	529 8.24%	1,677 12.95%
2023 Avg Household Income	\$109,796	\$112,912	\$124,424
2023 Med Household Income	\$105,163	\$103,946	\$105,361

Demographic Detail Report

450 Standridge Blvd, Anna, TX 75409

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 Typical Floor: **3,000 SF**



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Population			
2028 Projection	12,334	21,660	43,092
2023 Estimate	10,308	18,186	36,356
2010 Census	4,454	8,757	16,924
Growth 2023 - 2028	19.65%	19.10%	18.53%
Growth 2010 - 2023	131.43%	107.67%	114.82%
2023 Population by Age			
	10,308	18,186	36,356
Age 0 - 4	650 6.31%	1,149 6.32%	2,161 5.94%
Age 5 - 9	768 7.45%	1,348 7.41%	2,499 6.87%
Age 10 - 14	873 8.47%	1,528 8.40%	2,883 7.93%
Age 15 - 19	828 8.03%	1,453 7.99%	2,857 7.86%
Age 20 - 24	673 6.53%	1,185 6.52%	2,412 6.63%
Age 25 - 29	627 6.08%	1,103 6.07%	2,211 6.08%
Age 30 - 34	699 6.78%	1,226 6.74%	2,302 6.33%
Age 35 - 39	834 8.09%	1,465 8.06%	2,599 7.15%
Age 40 - 44	872 8.46%	1,540 8.47%	2,743 7.54%
Age 45 - 49	788 7.64%	1,398 7.69%	2,629 7.23%
Age 50 - 54	668 6.48%	1,186 6.52%	2,419 6.65%
Age 55 - 59	544 5.28%	969 5.33%	2,148 5.91%
Age 60 - 64	436 4.23%	779 4.28%	1,852 5.09%
Age 65 - 69	343 3.33%	612 3.37%	1,521 4.18%
Age 70 - 74	281 2.73%	499 2.74%	1,253 3.45%
Age 75 - 79	205 1.99%	363 2.00%	903 2.48%
Age 80 - 84	126 1.22%	220 1.21%	545 1.50%
Age 85+	95 0.92%	163 0.90%	419 1.15%
Age 65+	1,050 10.19%	1,857 10.21%	4,641 12.77%
Median Age	35.20	35.30	36.60
Average Age	35.00	35.10	36.70

DEMOGRAPHICS

Demographic Detail Report

450 Standridge Blvd, Anna, TX 75409			
Radius	2 Mile	3 Mile	5 Mile
2023 Population By Race	10,308	18,186	36,356
White	8,528 82.73%	15,129 83.19%	31,555 86.79%
Black	1,073 10.41%	1,848 10.16%	2,725 7.50%
Am. Indian & Alaskan	126 1.22%	220 1.21%	427 1.17%
Asian	196 1.90%	337 1.85%	572 1.57%
Hawaiian & Pacific Island	18 0.17%	28 0.15%	42 0.12%
Other	367 3.56%	625 3.44%	1,034 2.84%
Population by Hispanic Origin	10,308	18,186	36,356
Non-Hispanic Origin	8,133 78.90%	14,473 79.58%	30,393 83.60%
Hispanic Origin	2,176 21.11%	3,713 20.42%	5,963 16.40%
2023 Median Age, Male	34.70	34.90	36.00
2023 Average Age, Male	34.40	34.50	36.10
2023 Median Age, Female	35.60	35.80	37.20
2023 Average Age, Female	35.60	35.60	37.30
2023 Population by Occupation Classification	7,852	13,871	28,243
Civilian Employed	5,491 69.93%	9,720 70.07%	19,655 69.59%
Civilian Unemployed	66 0.84%	114 0.82%	242 0.86%
Civilian Non-Labor Force	2,256 28.73%	3,965 28.58%	8,230 29.14%
Armed Forces	39 0.50%	72 0.52%	116 0.41%
Households by Marital Status			
Married	2,276	4,040	8,393
Married No Children	970	1,741	3,967
Married w/Children	1,306	2,299	4,426
2023 Population by Education	6,643	11,698	24,753
Some High School, No Diploma	889 13.38%	1,428 12.21%	2,221 8.97%
High School Grad (Incl Equivalency)	1,748 26.31%	3,173 27.12%	6,675 26.97%
Some College, No Degree	1,457 21.93%	2,732 23.35%	7,168 28.96%
Associate Degree	126 1.90%	173 1.48%	1,210 4.89%
Bachelor Degree	1,557 23.44%	2,574 22.00%	4,781 19.31%
Advanced Degree	866 13.04%	1,618 13.83%	2,698 10.90%

DEMOGRAPHICS

Demographic Detail Report

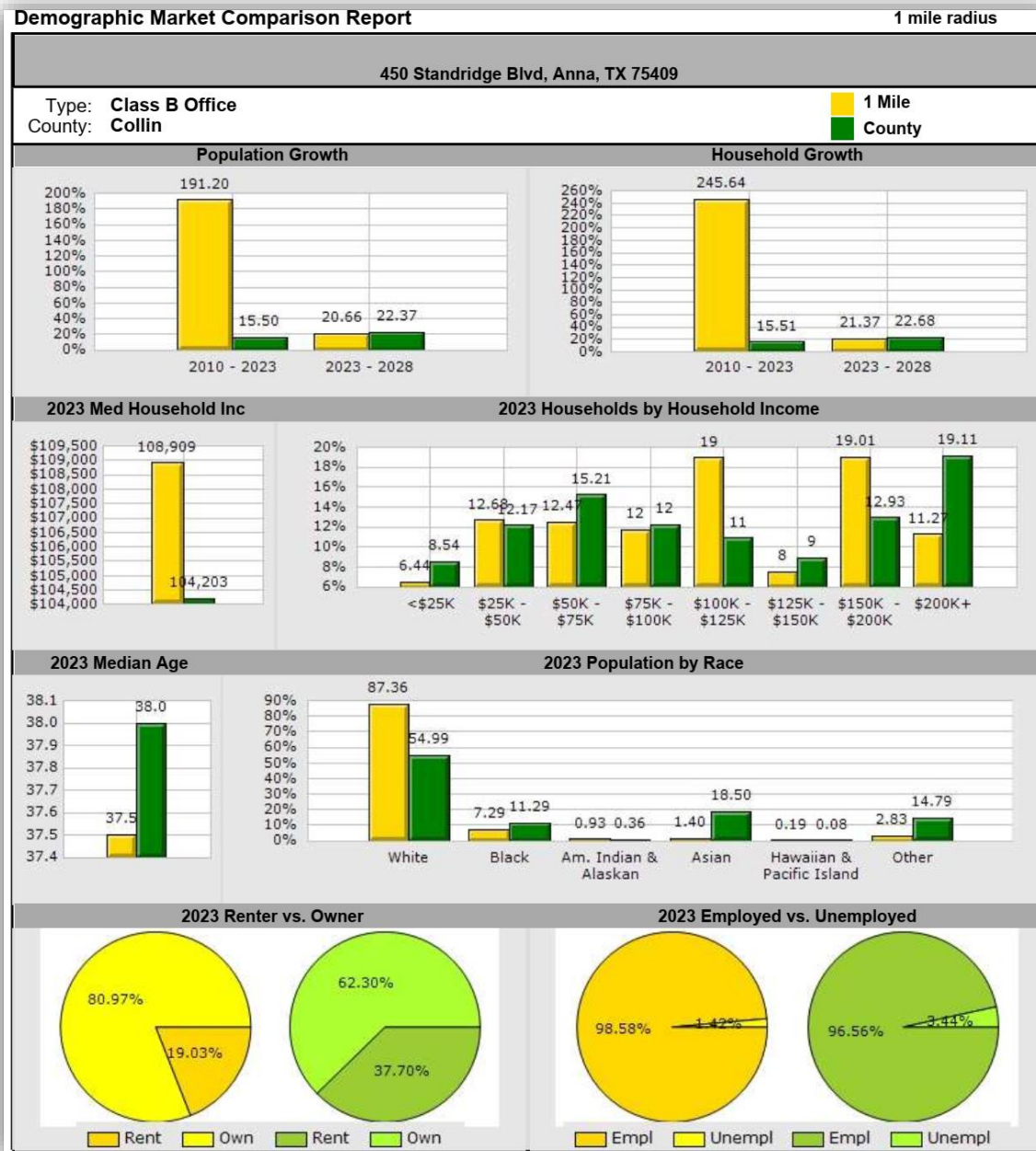
450 Standridge Blvd, Anna, TX 75409						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population by Occupation	10,257		18,370		36,414	
Real Estate & Finance	510	4.97%	876	4.77%	1,572	4.32%
Professional & Management	2,953	28.79%	5,654	30.78%	10,831	29.74%
Public Administration	245	2.39%	499	2.72%	965	2.65%
Education & Health	1,358	13.24%	2,475	13.47%	4,406	12.10%
Services	571	5.57%	914	4.98%	2,610	7.17%
Information	35	0.34%	140	0.76%	471	1.29%
Sales	1,449	14.13%	2,391	13.02%	4,547	12.49%
Transportation	0	0.00%	0	0.00%	57	0.16%
Retail	711	6.93%	1,272	6.92%	2,709	7.44%
Wholesale	292	2.85%	425	2.31%	568	1.56%
Manufacturing	209	2.04%	415	2.26%	1,010	2.77%
Production	635	6.19%	1,225	6.67%	2,141	5.88%
Construction	578	5.64%	895	4.87%	2,093	5.75%
Utilities	417	4.07%	715	3.89%	1,249	3.43%
Agriculture & Mining	61	0.59%	106	0.58%	223	0.61%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	233	2.27%	368	2.00%	962	2.64%
2023 Worker Travel Time to Job	5,153		9,033		17,735	
<30 Minutes	1,735	33.67%	3,113	34.46%	7,124	40.17%
30-60 Minutes	2,563	49.74%	4,415	48.88%	7,567	42.67%
60+ Minutes	855	16.59%	1,505	16.66%	3,044	17.16%
2010 Households by HH Size	1,423		2,836		5,628	
1-Person Households	204	14.34%	403	14.21%	846	15.03%
2-Person Households	398	27.97%	820	28.91%	1,758	31.24%
3-Person Households	288	20.24%	579	20.42%	1,069	18.99%
4-Person Households	277	19.47%	547	19.29%	1,066	18.94%
5-Person Households	140	9.84%	277	9.77%	529	9.40%
6-Person Households	77	5.41%	136	4.80%	233	4.14%
7 or more Person Households	39	2.74%	74	2.61%	127	2.26%
2023 Average Household Size	2.80		2.80		2.80	
Households						
2028 Projection	4,393		7,680		15,403	
2023 Estimate	3,654		6,420		12,950	
2010 Census	1,424		2,836		5,628	
Growth 2023 - 2028	20.22%		19.63%		18.94%	
Growth 2010 - 2023	156.60%		126.38%		130.10%	

DEMOGRAPHICS

Demographic Detail Report

450 Standridge Blvd, Anna, TX 75409						
Radius	2 Mile		3 Mile		5 Mile	
2023 Households by HH Income	3,655		6,421		12,949	
<\$25,000	180	4.92%	389	6.06%	760	5.87%
\$25,000 - \$50,000	566	15.49%	949	14.78%	1,629	12.58%
\$50,000 - \$75,000	448	12.26%	776	12.09%	1,639	12.66%
\$75,000 - \$100,000	440	12.04%	861	13.41%	2,006	15.49%
\$100,000 - \$125,000	937	25.64%	1,492	23.24%	2,054	15.86%
\$125,000 - \$150,000	294	8.04%	523	8.15%	1,183	9.14%
\$150,000 - \$200,000	591	16.17%	902	14.05%	2,001	15.45%
\$200,000+	199	5.44%	529	8.24%	1,677	12.95%
2023 Avg Household Income	\$109,796		\$112,912		\$124,424	
2023 Med Household Income	\$105,163		\$103,946		\$105,361	
2023 Occupied Housing	3,654		6,420		12,951	
Owner Occupied	2,937	80.38%	5,212	81.18%	10,630	82.08%
Renter Occupied	717	19.62%	1,208	18.82%	2,321	17.92%
2010 Housing Units	3,630		6,439		12,908	
1 Unit	3,597	99.09%	6,391	99.25%	12,712	98.48%
2 - 4 Units	33	0.91%	48	0.75%	148	1.15%
5 - 19 Units	0	0.00%	0	0.00%	36	0.28%
20+ Units	0	0.00%	0	0.00%	12	0.09%
2023 Housing Value	2,937		5,211		10,630	
<\$100,000	174	5.92%	321	6.16%	504	4.74%
\$100,000 - \$200,000	295	10.04%	507	9.73%	891	8.38%
\$200,000 - \$300,000	1,301	44.30%	2,071	39.74%	2,963	27.87%
\$300,000 - \$400,000	481	16.38%	1,058	20.30%	2,757	25.94%
\$400,000 - \$500,000	289	9.84%	532	10.21%	1,456	13.70%
\$500,000 - \$1,000,000	343	11.68%	656	12.59%	1,830	17.22%
\$1,000,000+	54	1.84%	66	1.27%	229	2.15%
2023 Median Home Value	\$276,825		\$285,827		\$334,711	
2023 Housing Units by Yr Built	3,779		6,644		13,500	
Built 2010+	2,261	59.83%	3,619	54.47%	7,458	55.24%
Built 2000 - 2010	1,083	28.66%	2,083	31.35%	3,246	24.04%
Built 1990 - 1999	130	3.44%	278	4.18%	810	6.00%
Built 1980 - 1989	102	2.70%	220	3.31%	686	5.08%
Built 1970 - 1979	68	1.80%	150	2.26%	359	2.66%
Built 1960 - 1969	43	1.14%	90	1.35%	288	2.13%
Built 1950 - 1959	27	0.71%	61	0.92%	209	1.55%
Built <1949	65	1.72%	143	2.15%	444	3.29%
2023 Median Year Built	2010		2010		2010	

DEMOGRAPHICS – MARKET COMPARISON



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
450 Standridge Blvd, Anna, TX 75409				
Type:	Class B Office			
County:	Collin			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	191.20%		15.50%	
Growth 2023 - 2028	20.66%		22.37%	
Empl	1,391	98.58%	664,216	96.56%
Unempl	20	1.42%	23,631	3.44%
2023 Population by Race				
	2,580		1,229,407	
White	2,254	87.36%	676,057	54.99%
Black	188	7.29%	138,750	11.29%
Am. Indian & Alaskan	24	0.93%	4,365	0.36%
Asian	36	1.40%	227,426	18.50%
Hawaiian & Pacific Island	5	0.19%	995	0.08%
Other	73	2.83%	181,814	14.79%
Household Growth				
Growth 2010 - 2023	245.64%		15.51%	
Growth 2023 - 2028	21.37%		22.68%	
Renter Occupied	189	19.03%	166,053	37.70%
Owner Occupied	804	80.97%	274,421	62.30%
2023 Households by Household Income				
	994		440,474	
Income <\$25K	64	6.44%	37,618	8.54%
Income \$25K - \$50K	126	12.68%	53,600	12.17%
Income \$50K - \$75K	124	12.47%	67,010	15.21%
Income \$75K - \$100K	116	11.67%	53,939	12.25%
Income \$100K - \$125K	188	18.91%	47,995	10.90%
Income \$125K - \$150K	75	7.55%	39,186	8.90%
Income \$150K - \$200K	189	19.01%	56,972	12.93%
Income \$200K+	112	11.27%	84,154	19.11%
2023 Med Household Inc	\$108,909		\$104,203	
2023 Median Age	37.50		38.00	

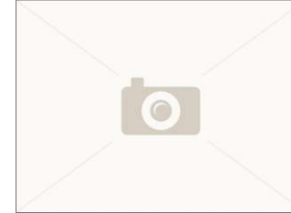
DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

450 Standridge Blvd, Anna, TX 75409

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **3,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **3,000 SF**



Description	2010	2023	2028
Population	886	2,580	3,113
Age 0 - 4	87 9.82%	147 5.70%	178 5.72%
Age 5 - 9	86 9.71%	169 6.55%	184 5.91%
Age 10 - 14	65 7.34%	196 7.60%	203 6.52%
Age 15 - 19	60 6.77%	195 7.56%	221 7.10%
Age 20 - 24	46 5.19%	167 6.47%	217 6.97%
Age 25 - 29	64 7.22%	158 6.12%	202 6.49%
Age 30 - 34	79 8.92%	167 6.47%	194 6.23%
Age 35 - 39	72 8.13%	184 7.13%	201 6.46%
Age 40 - 44	63 7.11%	188 7.29%	211 6.78%
Age 45 - 49	62 7.00%	181 7.02%	214 6.87%
Age 50 - 54	50 5.64%	172 6.67%	208 6.68%
Age 55 - 59	43 4.85%	159 6.16%	196 6.30%
Age 60 - 64	36 4.06%	140 5.43%	178 5.72%
Age 65 - 69	31 3.50%	115 4.46%	154 4.95%
Age 70 - 74	20 2.26%	96 3.72%	127 4.08%
Age 75 - 79	10 1.13%	71 2.75%	98 3.15%
Age 80 - 84	7 0.79%	43 1.67%	66 2.12%
Age 85+	5 0.56%	33 1.28%	59 1.90%
Age 15+	648 73.14%	2,069 80.19%	2,546 81.79%
Age 20+	588 66.37%	1,874 72.64%	2,325 74.69%
Age 65+	73 8.24%	358 13.88%	504 16.19%
Median Age	32	38	39
Average Age	32.40	37.60	39.00
Population By Race	886	2,580	3,113
White	791 89.28%	2,255 87.40%	2,675 85.93%
Black	57 6.43%	188 7.29%	256 8.22%
Am. Indian & Alaskan	10 1.13%	25 0.97%	30 0.96%
Asian	6 0.68%	36 1.40%	50 1.61%
Hawaiian & Pacific Islander	1 0.11%	4 0.16%	6 0.19%
Other	20 2.26%	73 2.83%	97 3.12%

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Demographic Trend Report

1 Mile Radius

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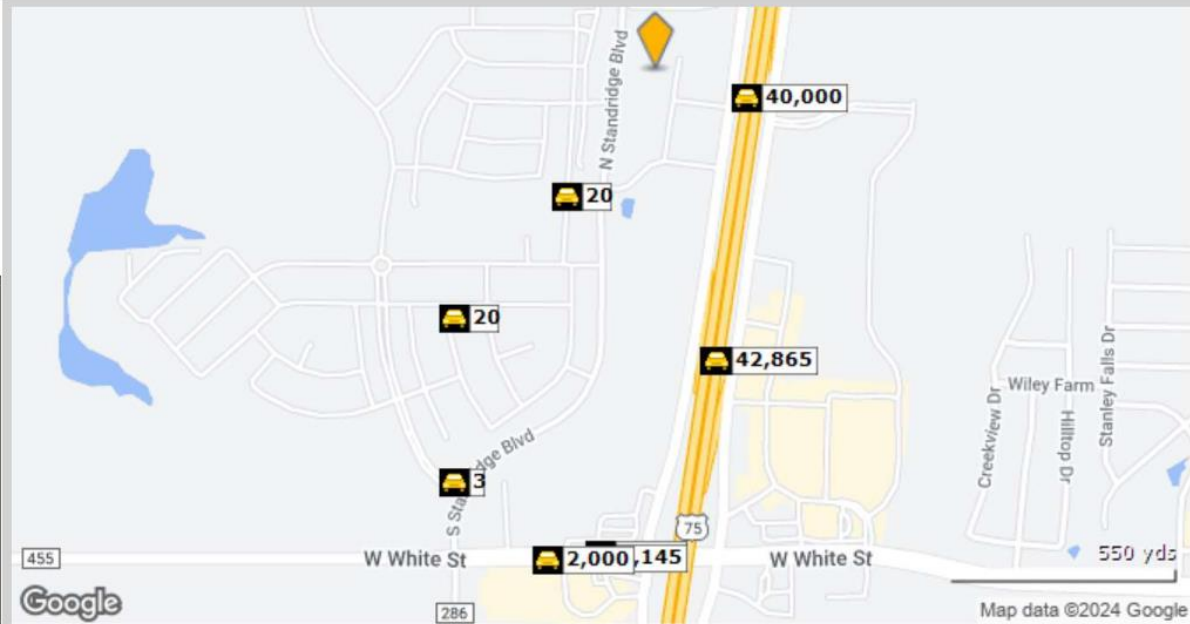
Description	2010	2023	2028
Population by Race (Hispanic)	166	437	543
White	153 92.17%	400 91.53%	494 90.98%
Black	5 3.01%	13 2.97%	17 3.13%
Am. Indian & Alaskan	4 2.41%	9 2.06%	11 2.03%
Asian	1 0.60%	3 0.69%	4 0.74%
Hawaiian & Pacific Islander	0 0.00%	1 0.23%	1 0.18%
Other	3 1.81%	11 2.52%	15 2.76%
Household by Household Income	286	994	1,205
<\$25,000	52 18.18%	64 6.44%	75 6.22%
\$25,000 - \$50,000	82 28.67%	126 12.68%	148 12.28%
\$50,000 - \$75,000	60 20.98%	124 12.47%	147 12.20%
\$75,000 - \$100,000	32 11.19%	116 11.67%	141 11.70%
\$100,000 - \$125,000	21 7.34%	188 18.91%	231 19.17%
\$125,000 - \$150,000	12 4.20%	75 7.55%	92 7.63%
\$150,000 - \$200,000	23 8.04%	189 19.01%	232 19.25%
\$200,000+	4 1.40%	112 11.27%	139 11.54%
Average Household Income	\$69,663	\$123,293	\$124,607
Median Household Income	\$54,091	\$108,909	\$109,902

TRAFFIC COUNTS

Traffic Count Report

450 Standridge Blvd, Anna, TX 75409

Building Type: **Class B Office**
 Class: **B**
 RBA: **3,000 SF**
 Typical Floor: **3,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 75	E FM 455	0.65 S	2017	40,000	MPSI	.14
2	Co Rd 368	FM 455	0.34 S	2022	20	MPSI	.21
3	US Hwy 75	FM 455	0.28 S	2022	46,569	MPSI	.41
4	TX 121	FM 455	0.28 S	2020	42,865	AADT	.41
5	Co Rd 368	FM 455	0.34 S	2018	20	MPSI	.44
6	Co Rd 368	FM 455	0.11 S	2018	3	MPSI	.64
7	West White Street	FM 455	0.11 S	2020	6,257	AADT	.68
8	FM 455	Hwy 75	0.11 E	2022	3,154	MPSI	.69
9	Farm-to-Market Road 455	US Hwy 75	0.11 E	2020	2,145	MPSI	.69
10	FM 455	Co Rd 368	0.13 W	2017	2,000	MPSI	.70