



3001

E PRESIDENT GEORGE
BUSH HWY, RICHARDSON,
TX 75082



ABOUT THE PROPERTY

3001 E President George Bush Hwy offers prime frontage along the President George Bush Turnpike with convenient access to US-75 and surrounding North Dallas Suburbs. Located near Methodist Richardson Medical Center and established medical office properties, the site provides strong visibility and accessibility for healthcare and other professionals.



SPECIALTIES NEEDED

- Endocrinology (30.0%)*
- Psychiatry (20.5%)*
- Physical Therapy (19.2%)*
- Cardiovascular (14.1%)*
- ENT (12.6%)*

*5-Year Projected Growth

PROPERTY HIGHLIGHTS



Easy access to US-75, Richardson, Plano, and surrounding North Dallas Suburbs



6.5/1,000 Parking



Professional medical environment with established patient flow and referral network

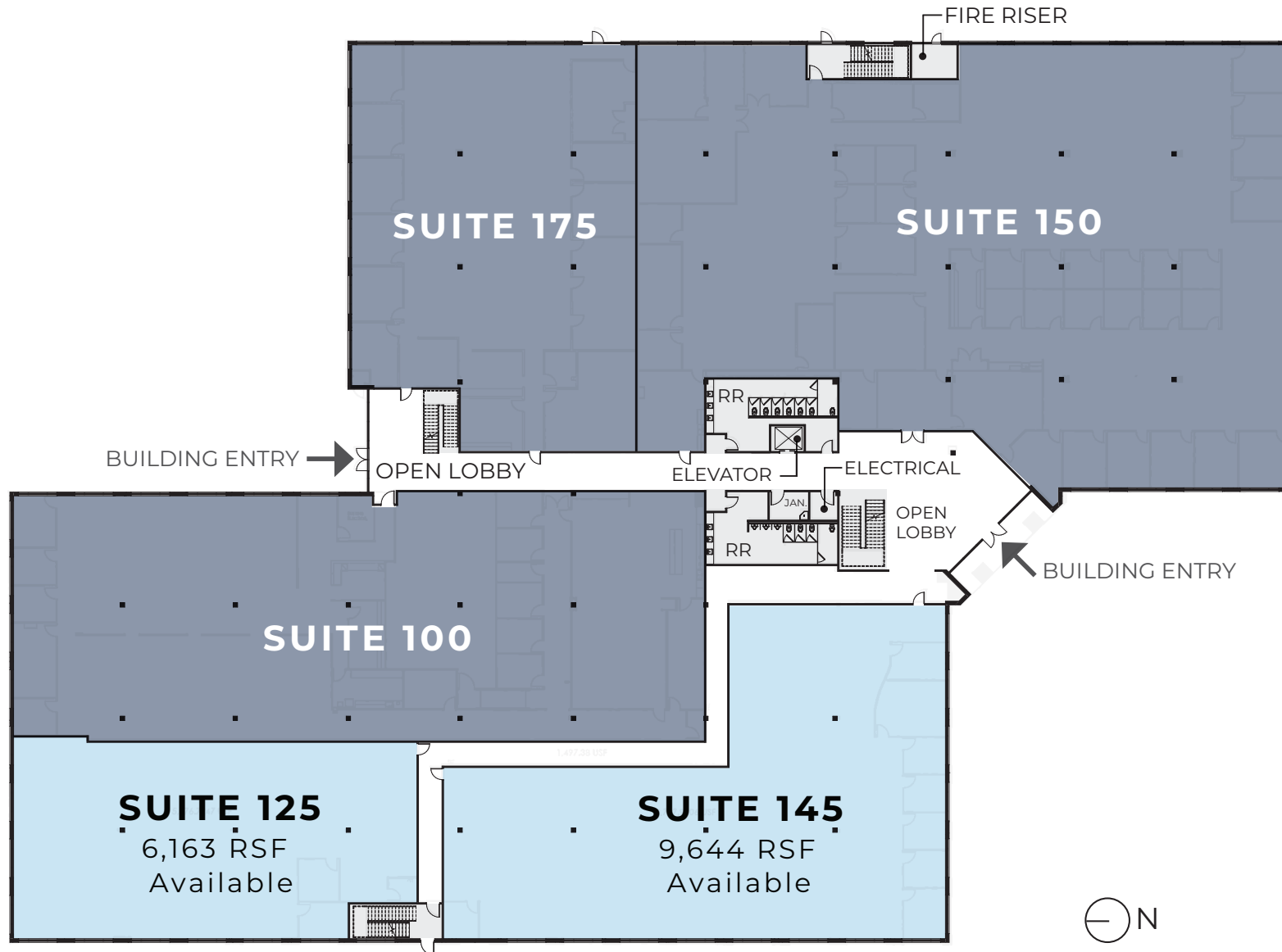


New ASC just opened

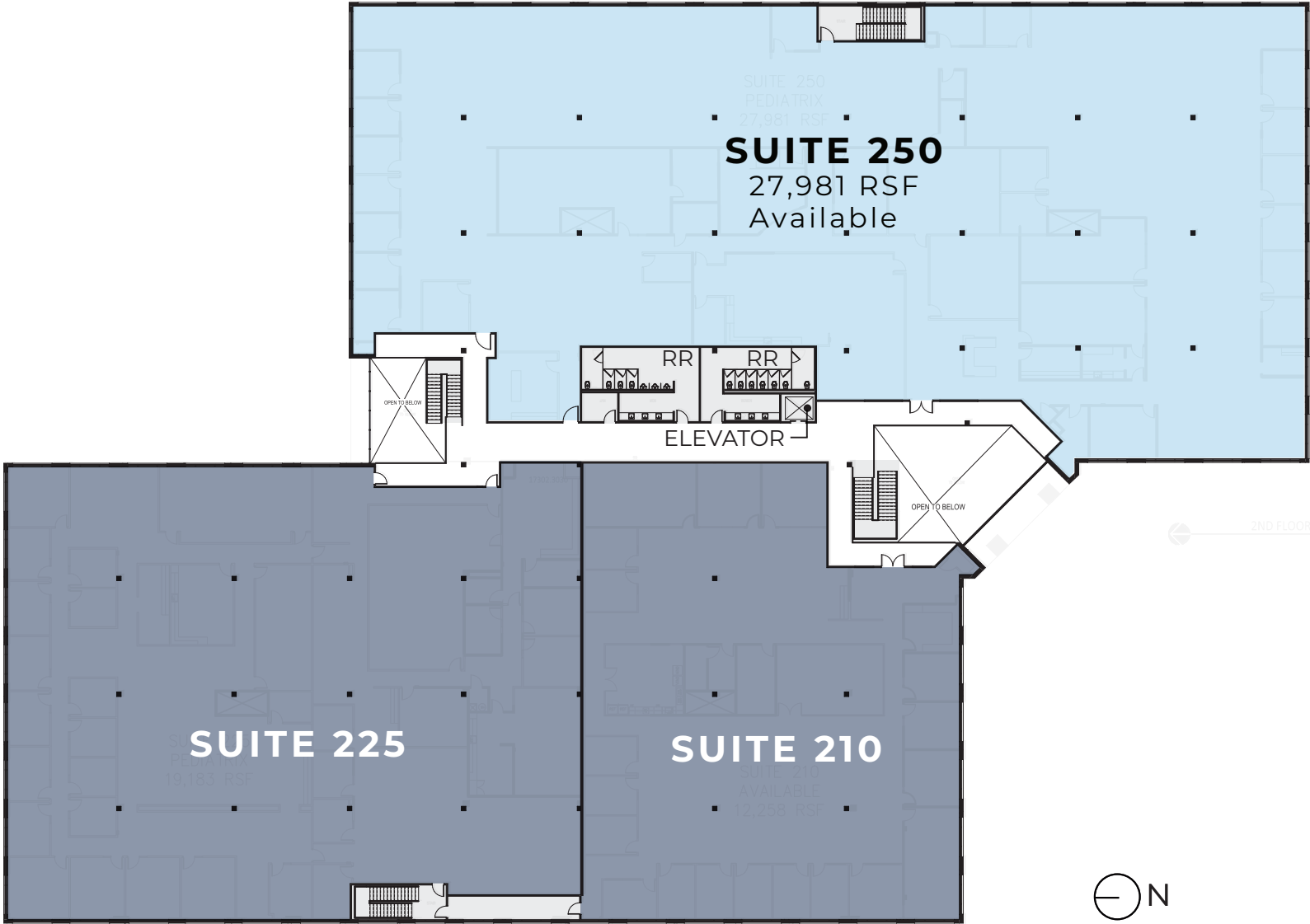


Adjacent to Methodist Richardson Medical Center

OVERALL FLOOR PLAN - LEVEL 01



OVERALL FLOOR PLAN - LEVEL 02





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President George Bush Hwy

**3001 E PRESIDENT GEORGE
BUSH HWY, RICHARDSON**



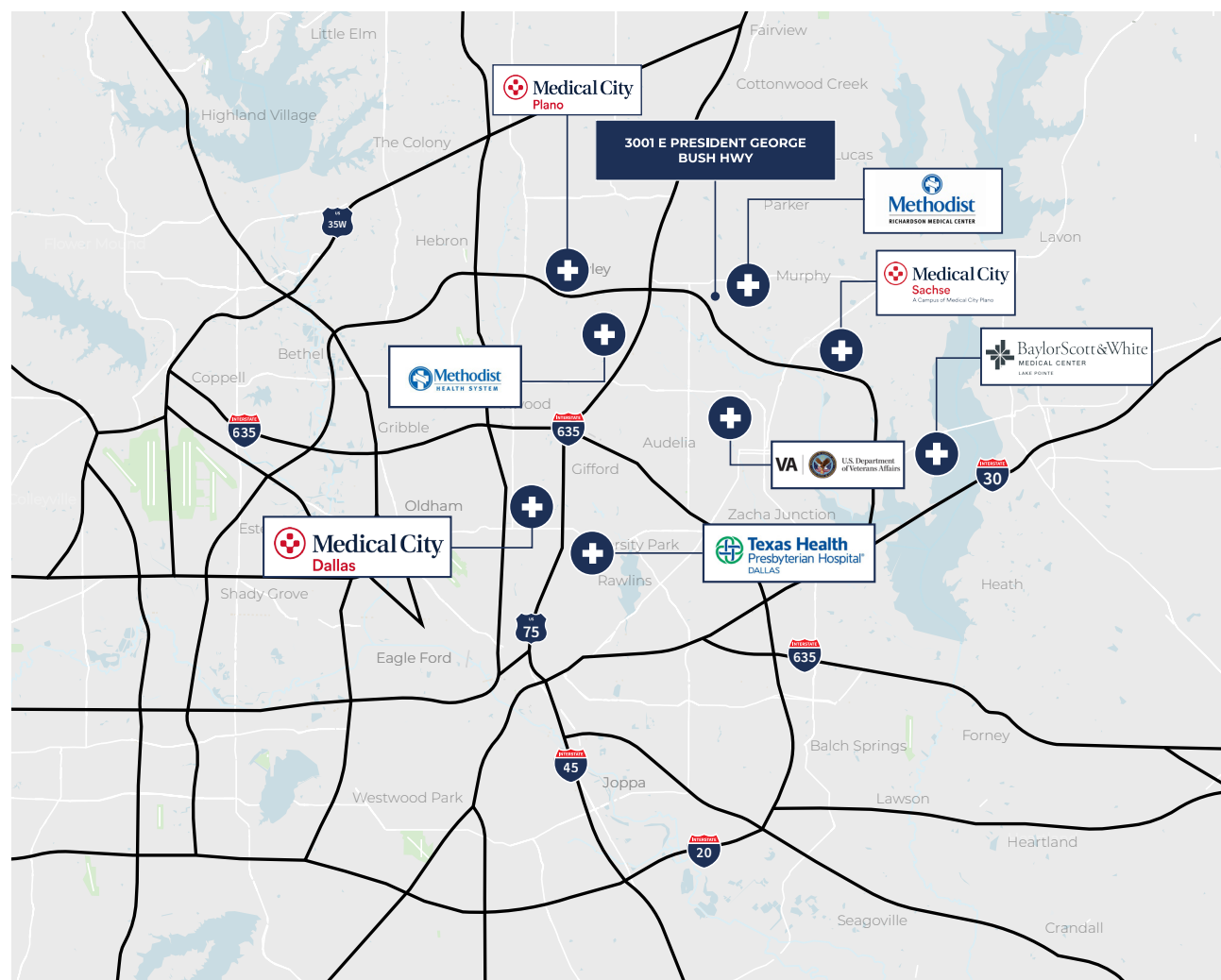
PREMIER MEDICAL OFFICE BUILDING IN RICHARDSON'S HEALTHCARE CORRIDOR:

STRATEGIC LOCATION ADVANTAGES:

- Direct access to one of Dallas's premier hospital systems (Methodist)
- High-visibility location along President George Bush Turnpike with 100,000+ vehicles per day.
- Surrounded by established medical practices and specialty clinics
- Minutes from US-75, I-635, and Dallas North Tollway for optimal patient accessibility

RICHARDSON HEALTHCARE MARKET ADVANTAGES:

- High-income patient demographics in North Dallas corridor
- Established medical reputation and referral patterns
- Strong insurance reimbursement rates in affluent market area
- Growing population base with aging demographics requiring specialized care



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| POPULATION | 8,737 | 104,927 | 297,450 |
| HOUSEHOLDS | 3,990 | 43,028 | 111,841 |
| AVERAGE HH INCOME | \$148,578 | \$128,984 | \$134,969 |

2 MINUTES
Methodist Health System

13 MINUTES
Garland VA Medical Center

14 MINUTES
Medical City Dallas Hospital

20 MINUTES
Texas Health
Presbyterian Hospital

9 MINUTES
HCA Medical City Sachse

14 MINUTES
Medical City Plano Hospital

20 MINUTES
Baylor Scott & White
Medical Center - Lake Pointe



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