

# PHYSICIAN INVESTMENT OPPORTUNITY



**PRE-LEASING**

## COTTON GIN MEDICAL PLAZA

8250 Dallas Parkway, Frisco, Texas 75034



**MedCore**

MedCorePartners.com

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# EXECUTIVE SUMMARY

Cotton Gin Medical Plaza presents an exciting opportunity to invest in and prelease a state-of-the-art, Class A, three-story medical office building totaling approximately 60,000 square feet on a prime 3.67-acre site. Designed to meet the evolving demands of modern healthcare, the project delivers efficient, flexible layouts within a patient-centric, best-in-class clinical environment.

Ideally located in the heart of Frisco — ranked #1 nationally as the most affordable, fastest-growing city in the U.S. by the U.S. Census Bureau, with population growth of over 450% since 2000 — the property offers unparalleled connectivity to leading healthcare institutions, with immediate proximity to over 10 major hospitals.

Cotton Gin Medical Plaza offers premier signage visibility along the Dallas North Tollway, with exposure to over 133,000 vehicles per day and immediate, convenient access for patients and staff, supporting long-term patient growth and practice expansion.

Purpose-built for leading healthcare providers, the project delivers a superior outpatient setting focused on operational efficiency, patient experience, and long-term adaptability, including distinctive open space comprising 10% of the site with a fountain, cabanas, and seating areas for physicians, staff, patients, and visitors. Upon completion, Cotton Gin Medical Plaza is positioned to become one of the premier medical office destinations in North Texas.



**BUILDING SIZE**

*~60,000 SF*



**PARCEL SIZE**

*3.67 ACRES*



**COMPLETION IN**

*2027*

# PHYSICIAN OWNERSHIP OPPORTUNITY

This state-of-the-art medical office development offers physicians a unique opportunity to invest as limited partners, aligning their real estate investment with their clinical practice.

Rather than simply leasing space, physicians have the ability to own an interest in the building through a limited partnership structure, allowing them to practice in the long-term value creation of a premier healthcare asset while focusing on patient care.

As both a tenant and investor, physicians can benefit from the potential appreciation of the property, rental income generated by the asset, and the overall success of the development. This ownership structure creates alignment among the physician community while offering the opportunity to build equity in a high-quality medical office investment.

## Key Benefits:

- Opportunity to invest as a limited partner alongside the development and ownership team
- Potential to participate in cash distributions and long-term property appreciation
- Align occupancy costs with ownership in a premier medical office asset
- Building long-term wealth through ownership rather than leasing alone
- Passive investment structure with day-to-day property management handled by experienced professionals

*\*Investment returns are not guaranteed and subject to market conditions and terms of the partnership offering.*

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# PROPERTY RENDERINGS



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# PROPERTY AERIALS



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# PROPERTY AERIALS



# FRISCO, TEXAS OVERVIEW

Frisco's healthcare real estate market is fueled by exceptional growth. The city's population grew 10.2% from 2023 to 2024, significantly outpacing nearby Plano's 2.4% growth. This demand is reshaping the city's identity from a collection of suburbs into a dynamic urban corridor, with major projects like Fields, The Mix, Grand Park, and the Universal Kids Resort adding new pressure and opportunity for healthcare access as new offices, retail, and entertainment venues rise alongside residential growth.

Chief among these is Grand Park, one of the most significant planned public open space projects in the region. Once fully developed, it is expected to span approximately 1,500 acres, making it one of the largest urban parks in the state and a defining long-term amenity for the city. Designed as a premier linear park system, Grand Park will integrate lakes, trails, open green space, and civic amenities into a connected landscape — creating a central green space through one of the fastest growing cities in the United States. As a regional destination rather than a traditional neighborhood park, it is expected to become a defining lifestyle and wellness asset for residents, employers, and visitors across the Metroplex, reinforcing Frisco's positioning as one of the most desirable suburban markets in the country.

Local providers across the market are backing this growth with major capital investment, underscoring long-term confidence in Frisco's healthcare sector. Recent projects have added tens of millions of dollars in new patient rooms, operating suites, and expanded service lines, positioning Frisco as one of North Texas's top healthcare real estate opportunities — with generational infrastructure investments like Grand Park only reinforcing the case for sustained demand.



## FRISCO FAST FACTS

Total Population — **245,470**

Total Households — **87,651**

Median Age — **39.4**

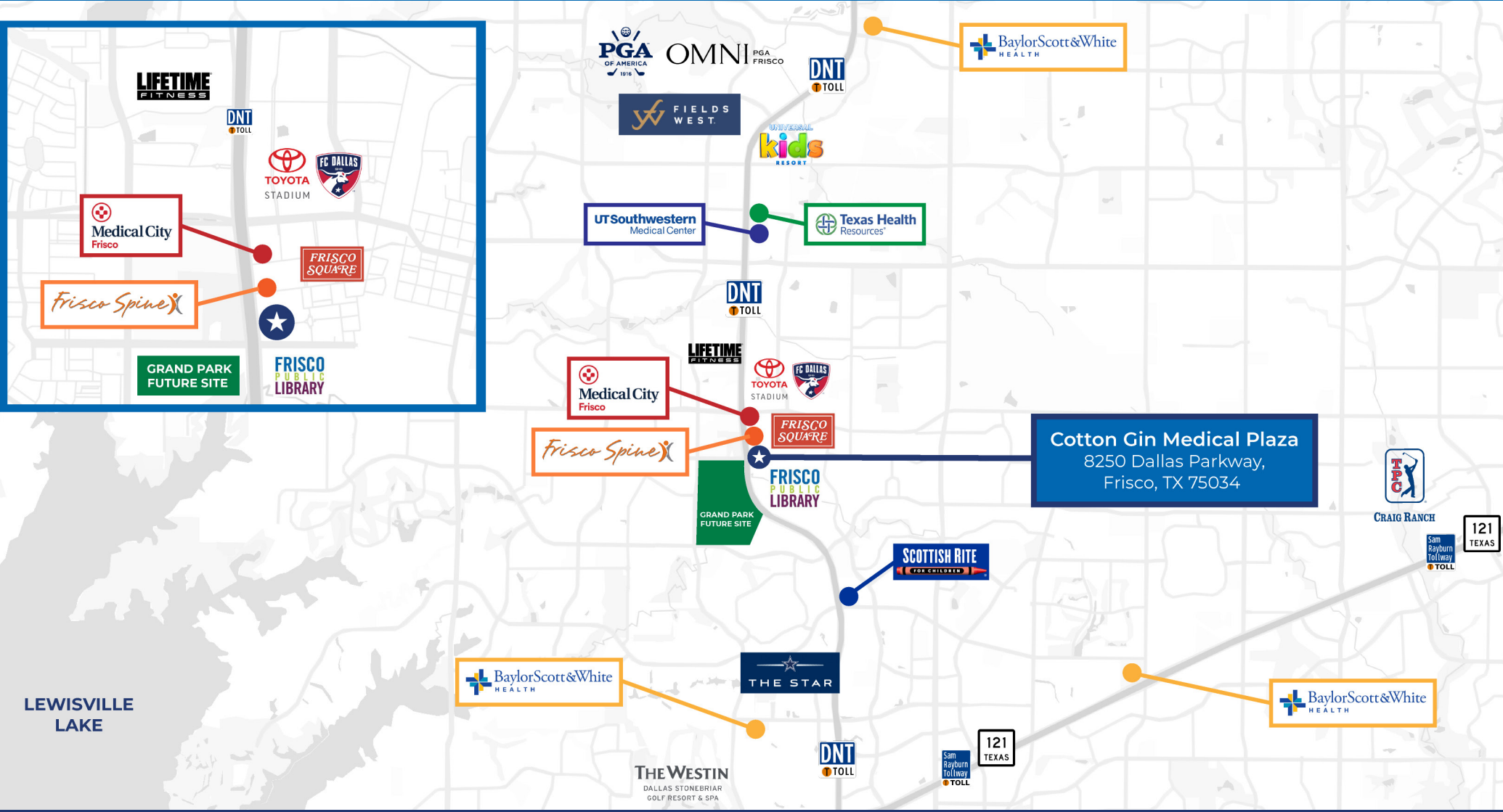
Population Growth — **+3.43% YOY**

Population Density — **2,921.0 / sq. mi.**

Median Household Income — **\$145,444**

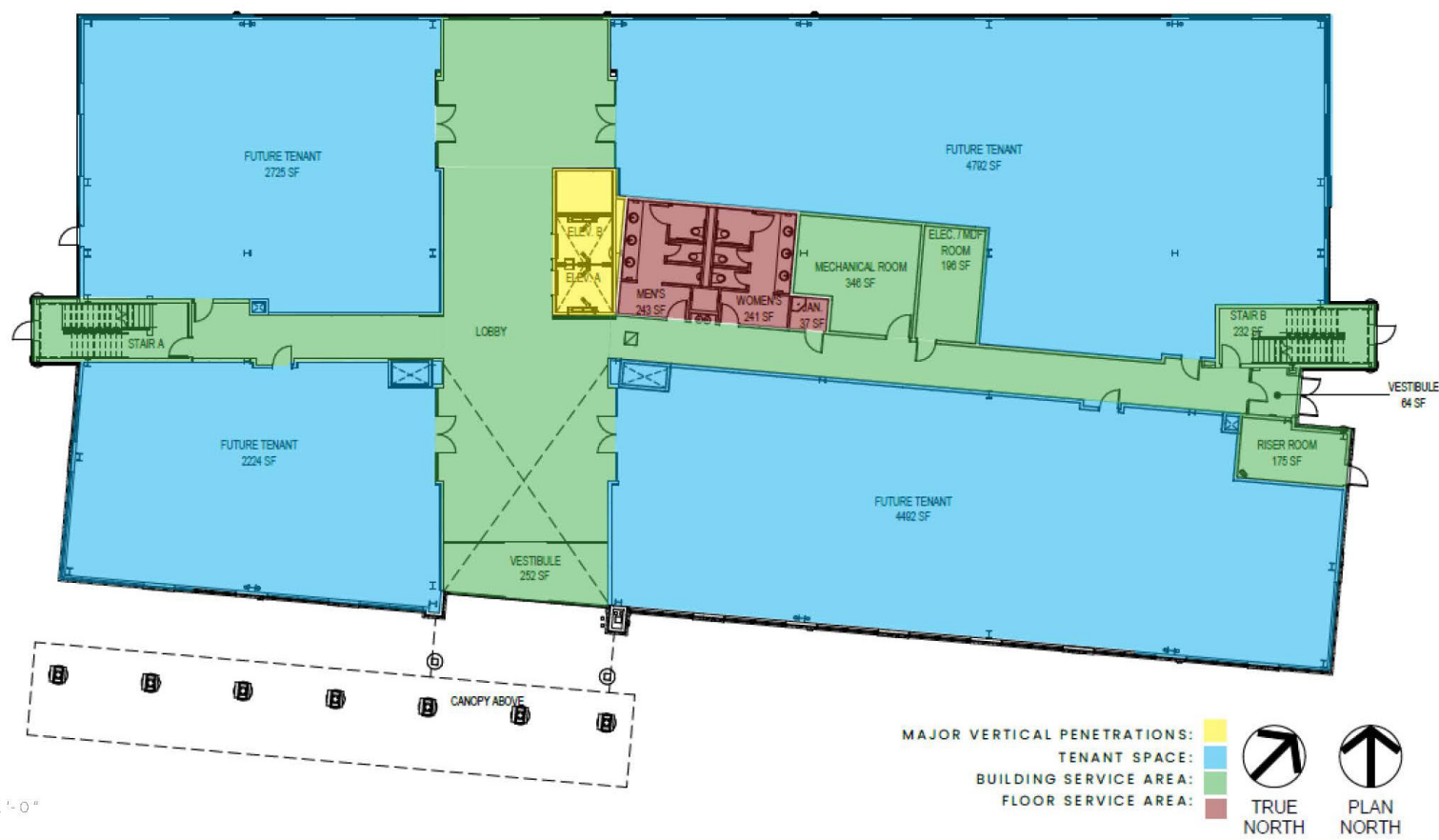
\*Source: U.S. Census Bureau (2026), ACS 1-Year Estimates (2024)

# PROPERTY LOCATION MAP



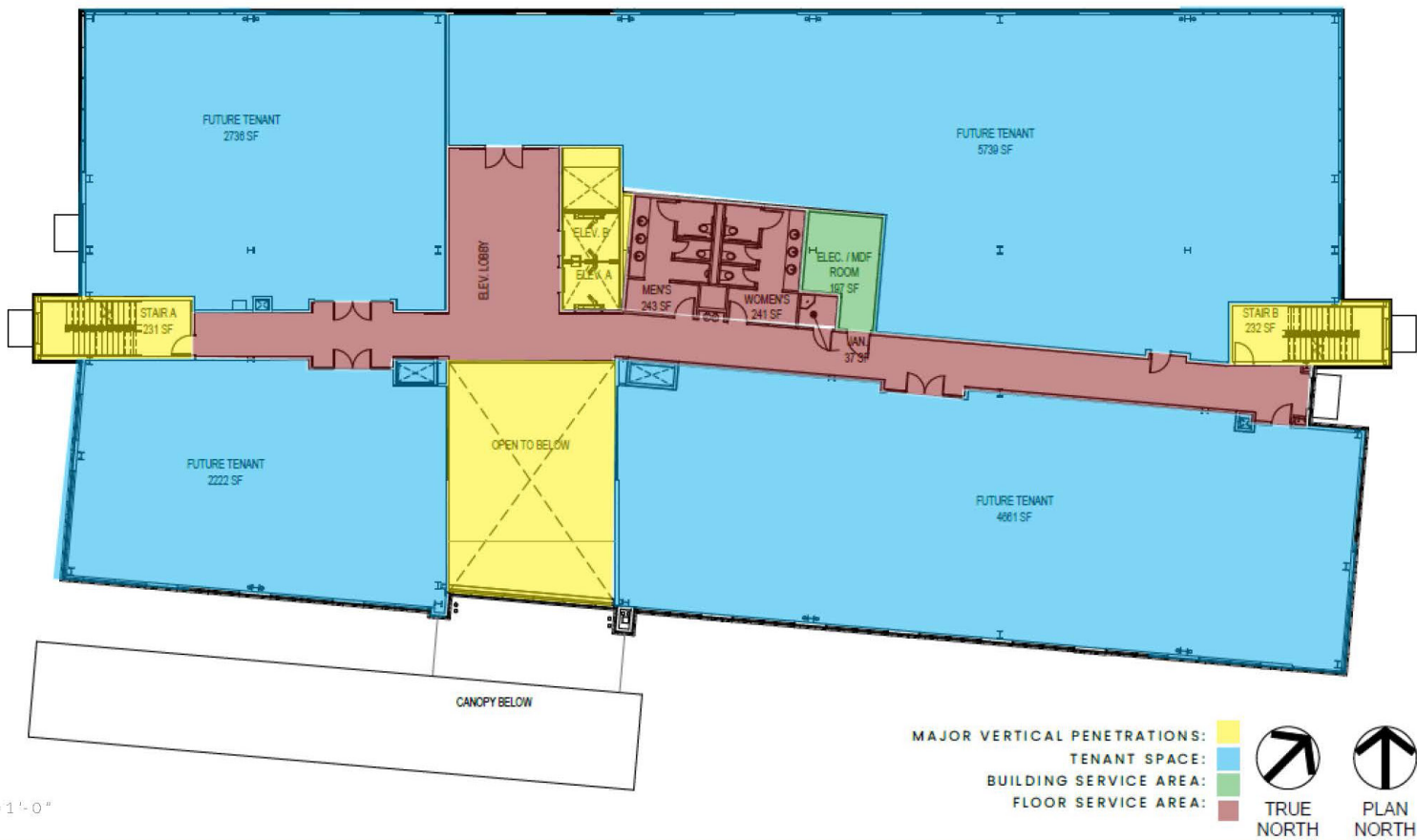
# FLOOR PLANS

## FIRST FLOOR



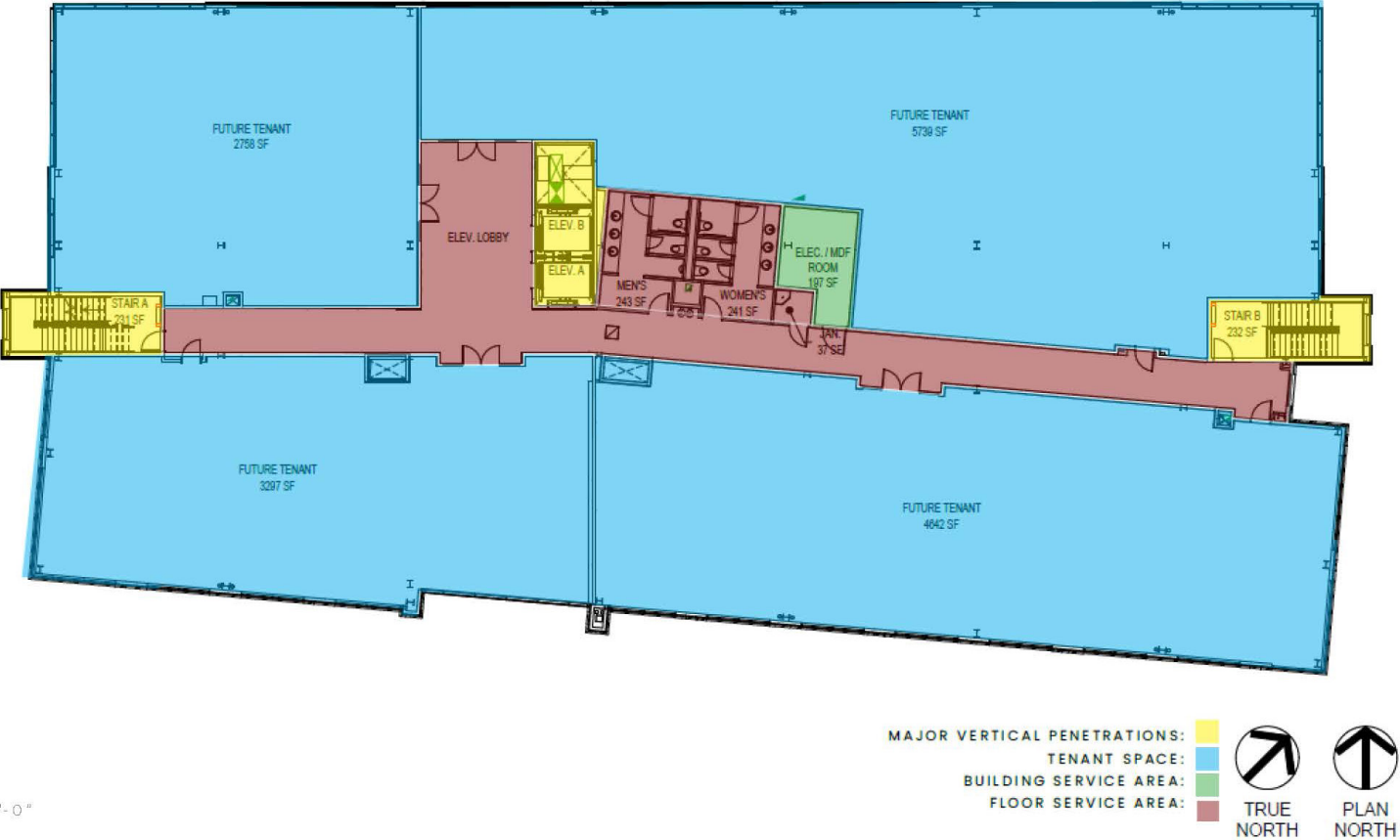
# FLOOR PLANS

## SECOND FLOOR



# FLOOR PLANS

## THIRD FLOOR

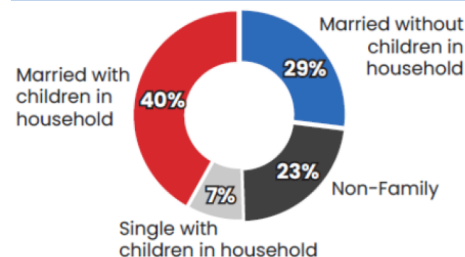


# DEMOGRAPHICS

| PEOPLE                           |          |
|----------------------------------|----------|
| POPULATION*                      | 238,487  |
| MEDIAN AGE                       | 39.3 yrs |
| UNDER 5 YRS                      | 4.9%     |
| SCHOOL-AGE (5-17 YRS)            | 22.2%    |
| ADULTS (18-64 YRS)               | 63.8%    |
| OVER 65 YRS                      | 9.1%     |
| WITH DISABILITY                  | 7.1%     |
| RACE & ETHNICITY                 | %        |
| WHITE                            | 50.4%    |
| ASIAN                            | 35.1%    |
| BLACK OR AFRICAN AMERICAN        | 9.2%     |
| TWO OR MORE RACES                | 4.7%     |
| OTHER RACE                       | 0.2%     |
| AMERICAN INDIAN                  | 0.3%     |
| NATIVE HAWAIIAN/PACIFIC ISLANDER | 0.1%     |
| HISPANIC (ANY RACE) <sup>1</sup> | 10.9%    |

| HOUSING & FAMILY     |        |
|----------------------|--------|
| TOTAL HOUSEHOLDS*    | 84,791 |
| TOTAL HOUSING UNITS* | 90,035 |
| SINGLE FAMILY UNITS* | 61,124 |
| MULTI-UNIT*          | 27,173 |
| OTHER* <sup>2</sup>  | 1,738  |
| VACANCY              | 5.5%   |
| OCCUPIED             | 94.5%  |
| OWNER-OCCUPIED       | 66.3%  |
| RENTER-OCCUPIED      | 33.7%  |

## PERCENT BREAKDOWN OF FAMILY TYPE



| ECONOMICS                                 |           |                                          |       |
|-------------------------------------------|-----------|------------------------------------------|-------|
| MEDIAN HOUSEHOLD INCOME                   | \$141,129 | LABOR FORCE PARTICIPATION                | 70.6% |
| MEDIAN FAMILY INCOME                      | \$173,721 | UNEMPLOYMENT RATE                        | 4.6%  |
| PER CAPITA INCOME                         | \$66,417  | POVERTY RATE                             | 4.1%  |
| AVG ASSESSED HOME VALUE*                  | \$688,359 | AVG COMMUTE (MINUTES)                    | 30    |
| MEDIAN HOME VALUE                         | \$687,900 | WORK FROM HOME                           | 34.2% |
| MEDIAN MONTHLY OWNER COSTS                | \$2,900   | EDUCATIONAL ATTAINMENT (25 YRS AND OVER) |       |
| HOUSING BURDEN (>30% OF HOUSEHOLD INCOME) |           | HIGH SCHOOL OR HIGHER                    | 96.8% |
| OWNER-OCCUPIED                            | 23.8%     | BACHELOR'S DEGREE OR HIGHER              | 67.5% |
| RENTER-OCCUPIED                           | 45.8%     | GRADUATE DEGREE                          | 28.2% |

Source: Items with an asterisk \* are City estimates as of March 1, 2025 and everything else is from the 2023 American Community Survey 1-Year Estimates (the most recently released data).

- <sup>1</sup> - Hispanic origin is considered as an ethnicity; therefore, it is not included in the total race percentage.  
<sup>2</sup> - Other housing units includes senior living and mobile home units.

Source: FRISCO AT A GLANCE 2025  
<https://www.friscotexas.gov/1454/Demographics>





## CONTACT FOR MORE INFORMATION



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