

OFFERING MEMORANDUM

Turn-Key Ambulatory Surgery Center

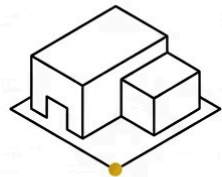
2203 Summerlon Circle · Dodge City, Kansas

Exclusively Presented by **Midwest CRE Advisors**

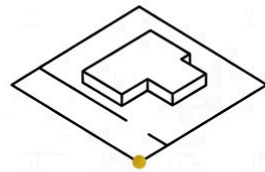


Investment Opportunity

2203 Summerlon Circle is a **purpose-built ambulatory surgery center** in Dodge City, Kansas – designed from the ground up for outpatient surgical procedures. The 8,460 SF facility features operating rooms, recovery areas, sterilization suites, physician offices, and full administrative infrastructure.



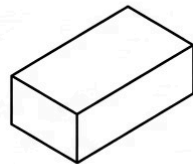
Building Size
8,460 SF



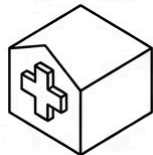
Site Size
1.39 Acres



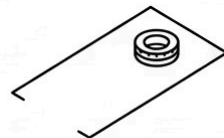
Year Built
2003



Stories
1



Use
Medical/Surgery
Center



Parking
Off-Street

Ideal For

→ **Physician Groups**

Establish or expand surgical capabilities without ground-up construction costs.

→ **Surgery Center Operators**

Acquire a fully equipped, code-compliant facility ready for operation.

→ **Regional Health Systems**

Extend outpatient surgical reach into underserved Western Kansas markets.

→ **Medical Investors**

Add a specialized, income-producing healthcare asset to your portfolio.

Property Highlights

A fully functional surgical facility with every clinical and administrative component in place.



Two Operating Rooms

Fully equipped surgical suites designed to medical-grade specifications.



Pre & Post-Op Recovery

Dedicated recovery bays supporting seamless patient flow from intake to discharge.



Sterilization Facilities

On-site sterilization and scope processing rooms meeting surgical compliance standards.



Nurses Station

Centrally located for efficient clinical oversight across all patient care areas.



Physician Offices

Private office space supporting on-site physician workflows and consultations.

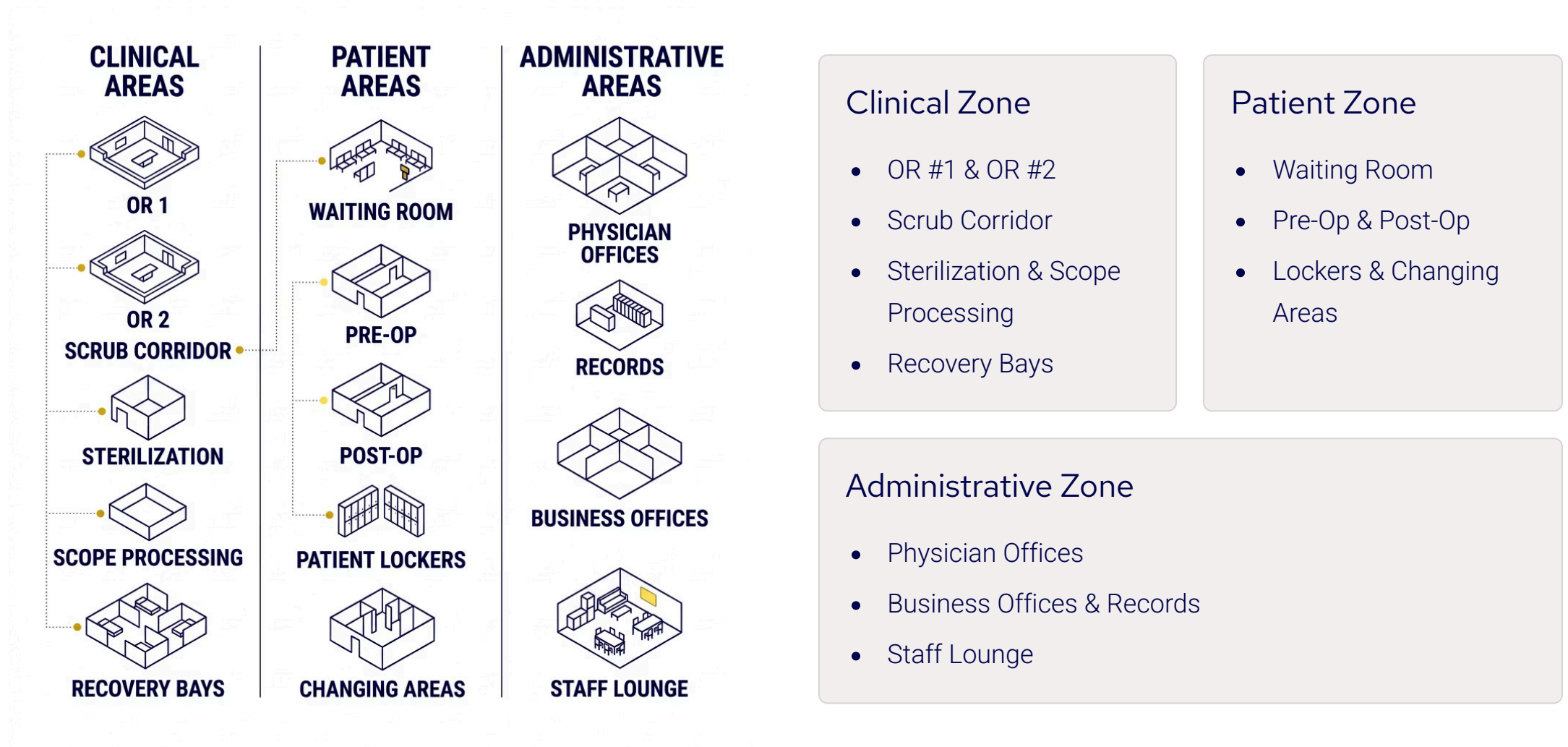


One-Story Layout

Efficient single-floor design maximizes operational flow and accessibility.

Purpose-Built Surgical Design

The facility's layout reflects best-in-class patient flow methodology – separating clinical, patient, and administrative zones for maximum efficiency and compliance.



A Difficult Asset to Replicate

The cost to build a comparable surgery center from the ground up has escalated sharply. Acquiring this existing facility represents a **significant capital advantage** over new construction.

Medical-Grade Infrastructure

Specialized electrical, plumbing, HVAC, and gas lines built to surgical facility standards – not standard commercial buildout.

Compliance-Ready Design

Constructed to meet healthcare facility codes, ADA requirements, and infection control standards – replicating this today carries enormous regulatory cost.

Substantial Cost Savings

New surgery center construction costs routinely exceed **\$400–\$600 per SF**. Acquiring an established facility delivers immediate value versus ground-up development.

Established Surgical Use

An existing certificate of occupancy, zoning designation, and documented surgical use history reduces time-to-operations significantly.



Regional Healthcare Hub



Western Kansas' Premier Healthcare Market

Dodge City serves as the **regional healthcare anchor for Western Kansas**, drawing patients from a broad multi-county trade area that extends well beyond city limits into underserved rural communities.

Expansive Service Area

Ford County and surrounding rural counties represent a large, captive patient population with limited local surgical options.

Growing Outpatient Demand

National trends continue to shift surgical procedures from hospital settings to ambulatory centers — Dodge City is positioned to capture this demand.

Underserved Region

Limited competing ASC inventory strengthens the strategic value of this facility in the regional market.

Flexible Healthcare Opportunity

The facility's purpose-built design accommodates a broad range of healthcare uses — offering operators and investors multiple paths to deployment.



Ambulatory Surgery Center

Continue or reactivate as a licensed multi-specialty ASC serving the Western Kansas region.



Orthopedic or Specialty Center

Ideal configuration for orthopedic, gastroenterology, ophthalmology, or pain management practices.




Imaging or Outpatient Clinic

Adaptable floor plan supports conversion to imaging, outpatient clinic, or multi-specialty medical headquarters.

Property Specifications

Property Address	2203 Summerlon Circle, Dodge City, KS
Building Size	8,460 SF
Site Size	1.39 Acres
Year Built	2003
Stories	1
Property Type	Medical Building / Ambulatory Surgery Center
Parking	Off-Street Parking
County	Ford County
State	Kansas

 All information is deemed reliable but not guaranteed. Buyer to verify all data during due diligence.



Why Investors & Operators Should Take Notice



Purpose-Built Asset

Designed specifically for surgical use – not a converted commercial space.



Existing Infrastructure

Medical-grade systems already in place – electrical, gas, HVAC, and plumbing.



Strategic Location

Western Kansas regional hub serving a broad multi-county patient population.



Healthcare-Driven Demand

Outpatient surgical volume nationally continues to grow year-over-year.



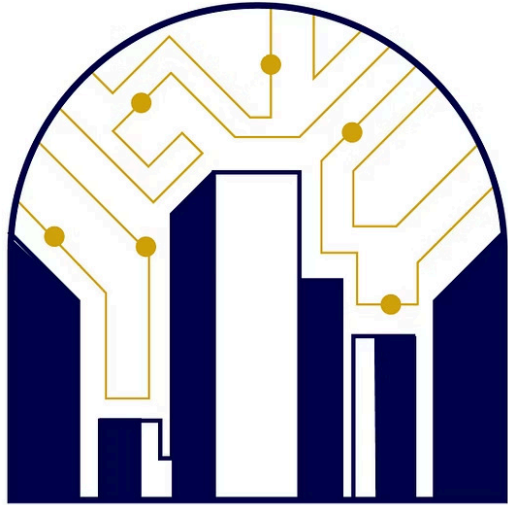
Compelling Value

Acquisition cost well below replacement cost of a comparable new facility.



Flexible Future Use

Adaptable for multiple specialty healthcare applications and ownership structures.



MIDWEST CRE ADVISORS

BLUEPRINTING MIDWEST GROWTH

For More Information

Contact **Midwest CRE Advisors** for pricing, property tours, and complete due diligence materials.

Joe Nuci

Midwest CRE Advisors

620-338-3681

joe@mwcreadvisors.com

- ☐ This Offering Memorandum has been prepared by Midwest CRE Advisors and is intended solely for use by prospective purchasers. All information contained herein has been obtained from sources deemed reliable but is subject to verification. Prospective buyers are encouraged to conduct independent due diligence.