

OFFERING MEMORANDUM



# Lone Star Crossing

5800 Coit Rd, Plano, TX 75023



[www.APCCRE.com](http://www.APCCRE.com)

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# OPPORTUNITY OVERVIEW



5800 Coit Rd, Plano, TX 75023

**\$15,069,766**  
PRICE

**6.50%**  
CAP RATE\*

Building Size	±35,488 SF
Year Built	2000
No. of Tenants	8
Lease	NNN
Lease Term	6.0 Years of Lease Term Remaining
Parking	4:1,000 SF

\* Year 1 Cap Rate as of the Project Close of Escrow Date is 6/1/2026-5/31/2027

Lone Star Crossing is one of the largest oral health facilities in Texas, containing eight specialized dental practices. Anchored by an elite, Top 20-ranked dental practice with a multi-decade track record, the property features a high-caliber tenant mix that defines the standard for healthcare services in the North Dallas corridor. Currently 100% occupied, the asset offers a diversified income stream with a six-year weighted average lease term remaining. Dental tenants benefit from up to 15-20% greater operational efficiency due to the absence of common area factors, enhancing both functionality and tenant satisfaction.

### Passive Income Opportunity

The NNN lease structure minimizes landlord responsibilities, while annual 2% rent escalations provide a built-in hedge against inflation and predictable Net Operating Income growth.

### Strategic Barriers to Entry

The Plano dental market is characterized by extreme scarcity, with over 1,000 practices competing for limited corridor space. This supply-demand imbalance creates a significant barrier to entry and ensures exceptional tenant retention.

### Strategic Regional Drivers

Located in a non-income tax state, the property sits in the heart of a robust healthcare submarket that attracts top-tier professional talent and high-net-worth residents, solidifying its status as a core-plus investment.

# DETAILED RENT ROLL

TENANT	LEASE TERMS		RENT SUMMARY				
	START	END	MONTHLY	ANNUAL	ANNUAL PSF	% INC	RECOVERY TYPE
McDonald & Luck, DDS	01/14/2026	01/13/2027	\$10,963	\$131,556	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$11,182	\$134,187	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$11,406	\$136,870	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$11,634	\$139,608	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$11,867	\$142,400	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$12,104	\$145,248	\$30.48	2.0%	
North Texas Endodontics Associates	01/14/2026	01/13/2027	\$12,926	\$155,118	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$13,185	\$158,220	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$13,449	\$161,384	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$13,718	\$164,612	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$13,992	\$167,904	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$14,272	\$171,262	\$30.47	2.0%	
Specialized Dental Partners LLC (Specialty: Endodontics, Periodontics, Oral Surgery)	01/14/2026	01/13/2027	\$8,405	\$100,858	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$8,573	\$102,875	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$8,744	\$104,932	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$8,919	\$107,031	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$9,098	\$109,172	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$9,280	\$111,355	\$30.47	2.0%	
Fields and Pavelka Oral Surgery PLLC	01/14/2026	01/13/2027	\$7,804	\$93,648	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$7,960	\$95,521	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$8,119	\$97,432	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$8,282	\$99,380	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$8,447	\$101,368	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$8,616	\$103,395	\$30.47	2.0%	

# DETAILED RENT ROLL

TENANT	LEASE TERMS		RENT SUMMARY				
	START	END	MONTHLY	ANNUAL	ANNUAL PSF	% INC	RECOVERY TYPE
Five Point Dental Specialists Inc (Specialty: Orthodontic, Pediatric Dental, and Oral Surgery)	01/14/2026	01/13/2027	\$8,839	\$106,072	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$9,016	\$108,193	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$9,196	\$110,357	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$9,380	\$112,564	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$9,568	\$114,816	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$9,759	\$117,112	\$30.47	2.0%	
North Texas Endodontics Associates	01/14/2026	01/13/2027	\$8,357	\$100,282	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$8,524	\$102,288	\$28.16	2.0%	
	01/14/2028	01/13/2029	\$8,694	\$104,334	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$8,868	\$106,420	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$9,046	\$108,549	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$9,227	\$110,720	\$30.48	2.0%	
Stelly Family Dentistry PA (Specialty: Cosmetic and Restorative Dentistry)	01/14/2026	01/13/2027	\$10,017	\$120,209	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$10,218	\$122,613	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$10,422	\$125,065	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$10,631	\$127,567	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$10,843	\$130,118	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$11,060	\$132,720	\$30.48	2.0%	
Lone Star Dental Group (Specialty: General, Cosmetic, and Restorative Dentistry)	01/14/2026	01/13/2027	\$14,316	\$171,793	\$27.60	-	NNN
	01/14/2027	01/13/2028	\$14,602	\$175,229	\$28.15	2.0%	
	01/14/2028	01/13/2029	\$14,894	\$178,733	\$28.72	2.0%	
	01/14/2029	01/13/2030	\$15,192	\$182,308	\$29.29	2.0%	
	01/14/2030	01/13/2031	\$15,496	\$185,954	\$29.88	2.0%	
	01/14/2031	01/13/2032	\$15,806	\$189,673	\$30.47	2.0%	
<b>Total/Wtd. Avg.</b>			<b>\$81,628</b>	<b>\$979,535</b>	<b>\$27.60</b>		

# INCOME & EXPENSES

**PRICE** **\$15,069,766**

Price per Square Foot	\$424.64
Capitalization Rate	6.50%
Total Rentable Area (SF)	35,488 SF
Lot Size	3.02 Acres

GROSS INCOME	PSF	
Scheduled Rental Income (Actual)	\$27.60	\$979,535
<b>TOTAL GROSS INCOME</b>		<b>\$979,535</b>

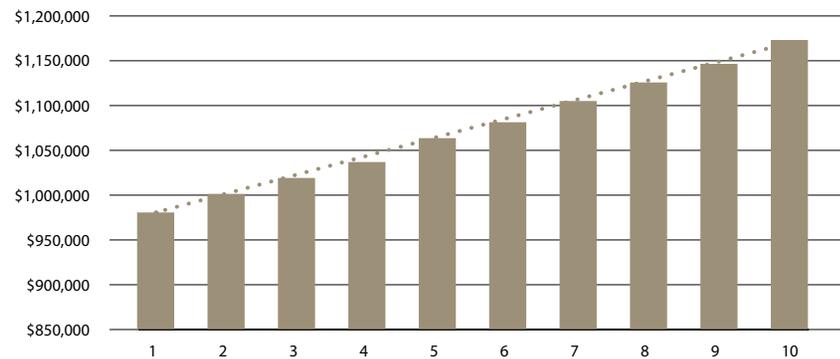
EXPENSES	PSF	
Taxes	NNN	Tenant Reimburses
Insurance	NNN	Tenant Reimburses
Landscaping	NNN	Tenant Reimburses
Property Management	NNN	Tenant Reimburses
HVAC	NNN	Tenant Reimburses
Parking Lot	NNN	Tenant Reimburses
Repair & Maintenance	NNN	Tenant Reimburses
<b>TOTAL OPERATING EXPENSES</b>		<b>\$0</b>
<b>NET OPERATING INCOME</b>		<b>\$979,535</b>



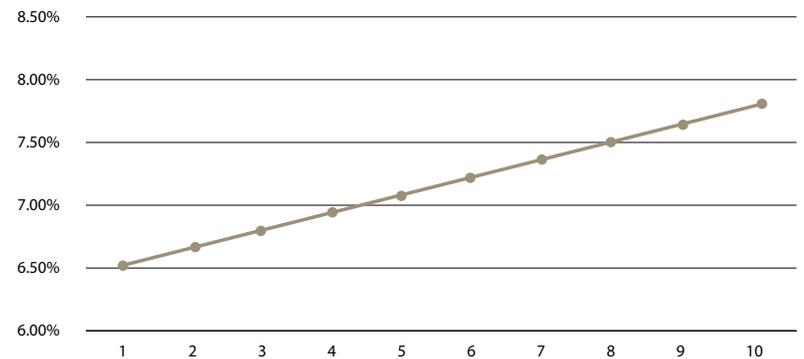
# CASH FLOW

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Potential Gross Revenue</b>										
Scheduled Base Rental Revenue	\$979,535	\$999,125	\$1,019,108	\$1,039,490	\$1,060,280	\$1,081,486	\$1,103,115	\$1,125,178	\$1,147,681	\$1,170,635
CAM Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Effective Gross Revenue</b>	<b>\$979,535</b>	<b>\$999,125</b>	<b>\$1,019,108</b>	<b>\$1,039,490</b>	<b>\$1,060,280</b>	<b>\$1,081,486</b>	<b>\$1,103,115</b>	<b>\$1,125,178</b>	<b>\$1,147,681</b>	<b>\$1,170,635</b>
<b>Total Operating Expenses</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Operating Income</b>	<b>\$979,535</b>	<b>\$999,125</b>	<b>\$1,019,108</b>	<b>\$1,039,490</b>	<b>\$1,060,280</b>	<b>\$1,081,486</b>	<b>\$1,103,115</b>	<b>\$1,125,178</b>	<b>\$1,147,681</b>	<b>\$1,170,635</b>

NOI 10-Year Cash Flow



Cap Rate Growth Over Time (2% Annual Income Growth)



# INVESTMENT HIGHLIGHTS

## Elite Medical Tenancy

Anchored by a Top-20 dentist with decades of established service, the property is home to a best-in-class medical tenant roster. Long-standing providers with recently upgraded interiors represent the top tier of practitioners in the North Dallas submarket, driving durable occupancy and credit-quality stability.



## Passive Income & Growth

The asset is secured by Triple Net (NNN) leases featuring annual 2% rent escalations and an attractive 6.0-year weighted average lease term (WALT). This structure delivers predictable, hands-off cash flow with built-in inflation protection and long-term income visibility.

**2%**  
RENT INCREASE

**6.0**  
YEARS

## Exceptional Visibility & Accessibility

Fronting Coit Road with traffic volumes exceeding 38,000 VPD, the property offers exceptional visibility and seamless access to W Springs Creek Parkway, Retail Amenities, Legacy Shopping District, and the DFW Metroplex's primary transit arteries, ensuring a consistent flow of local and regional traffic.

**38,000+**  
VPD



# INVESTMENT HIGHLIGHTS

## Affluent Demographics

Located in the upper end residential neighborhoods where home values range from \$1.5M-\$7M and households boasts an average income of \$143,317, supporting premium service providers and ensuring a resilient, high-spending consumer base.

**\$143,317**

AVERAGE HOUSEHOLD INCOME

## Rapid Growth & Regional Dominance

Located within the nation's 4th largest MSA, the property serves a vast population of 1.2 million within a 10-mile radius. With a 4.2% projected growth in the immediate 1-mile area, the asset is perfectly positioned for sustained, long-term appreciation.

**1.2M**

VAST POPULATION

**4.2%**

PROJECTED GROWTH

## Institutional-Quality Asset with Upside

The property offers a highly functional, best-in-class design with ongoing value-creation potential, strong leasing momentum, and limited competing supply. Continued post-sale asset management by CW provides buyers with operational continuity and seasoned oversight, further enhancing long-term performance.

## Prime Healthcare Corridor

Located in the heart of a robust North Dallas medical hub, the property benefits from a diverse specialty healthcare ecosystem. This strategic concentration drives a consistent patient flow and high demand for space within the submarket.



## Significant Barriers to Entry

Plano's dental market is defined by extreme scarcity, with over 1,000 practices competing for limited corridor space. This supply imbalance creates significant hurdles for new competitors and ensures established tenants rarely relocate, providing investors with superior long-term stability.



# PROPERTY PROFILE

200+ Residential Units  
(Reserve at Pebble Creek)



5800 Coit Rd, Plano, TX 75023

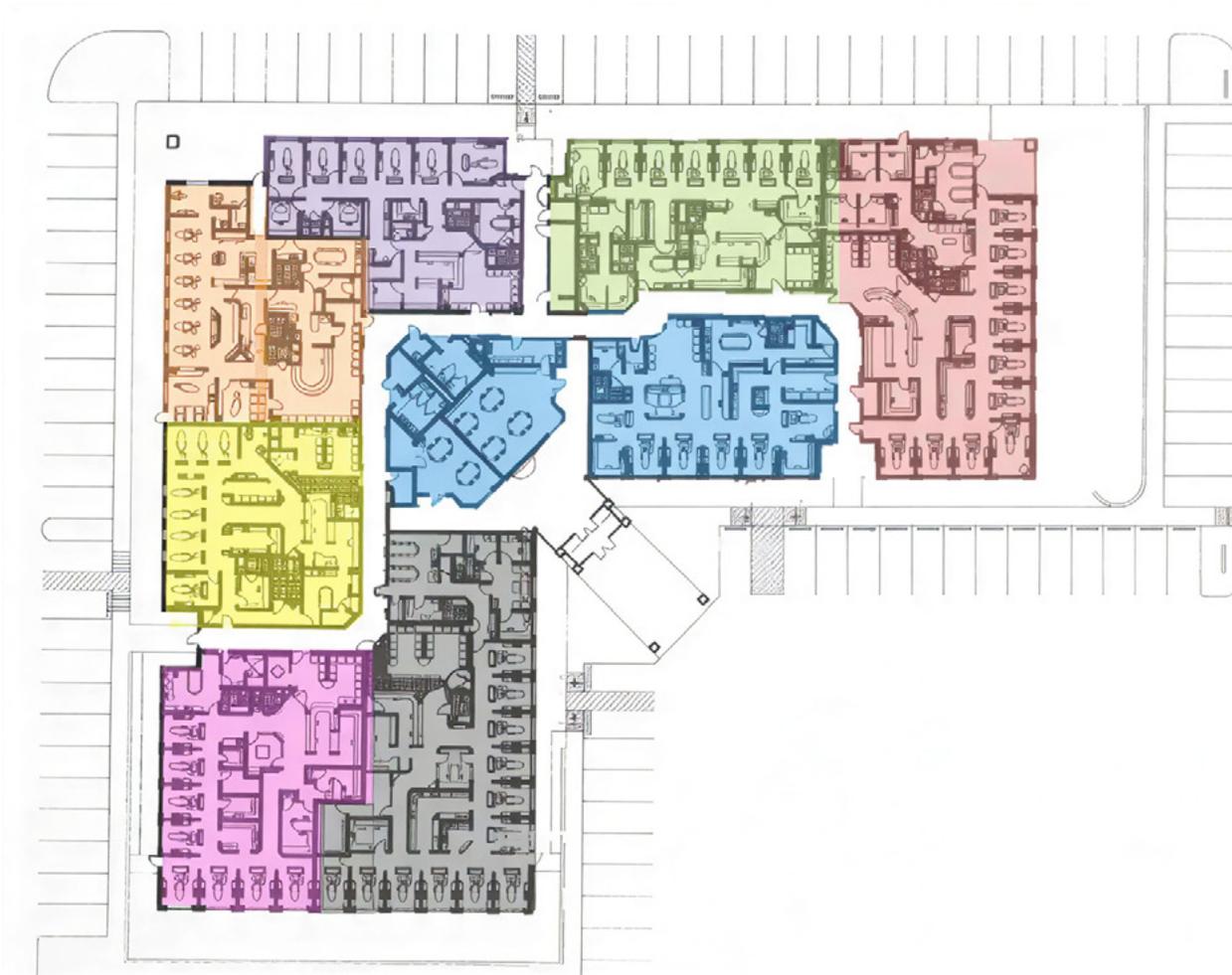
**±35,488 SF** **±3.02 AC** **Medical Office**  
TOTAL RENTABLE AREA LOT SIZE PROPERTY TYPE

Lone Star Crossing is a single-story, purpose-built medical office complex in Plano, TX, developed in 2000 to support outpatient healthcare services. The ±35,488 SF property spans eight medical suites on a 3.02-acre site with ample on-site parking and efficient patient access. Featuring an Austin stone façade with decorative wood trusses that create a distinctive Hill Country aesthetic, the building offers flexible medical layouts with high ceilings and durable finishes suitable for a wide range of specialty and outpatient uses. Tenants benefit from a training and conference center, shared break room, welcoming lobby, patio space, interior courtyard, fitness center, and a park-like environment with walking trails. Strategically located near major thoroughfares and in close proximity to regional hospitals and specialty providers, the property is well-positioned within the high-demand North Dallas medical corridor.

# PROPERTY PHOTOS

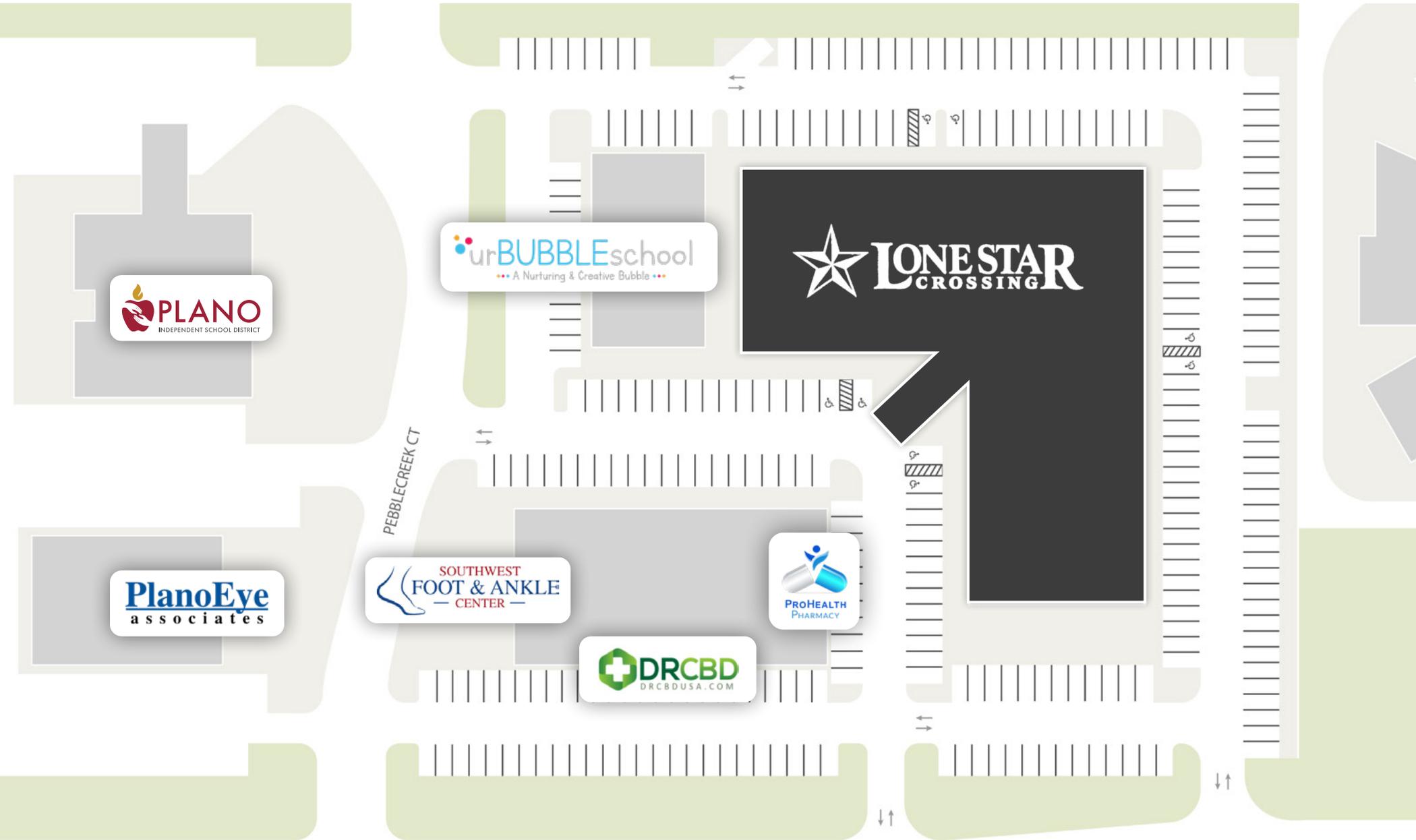


# FLOOR PLAN



- Suite 100:**  
 6 chairs  
 1 operator room
  
- Suite 200:**  
 9 chairs  
 1 operator room
  
- Suite 300:**  
 5 chairs  
 2 operator room
  
- Suite 400:**  
 5 chairs  
 1 operator room
  
- Suite 500:**  
 6 chairs  
 2 operator room
  
- Suite 600:**  
 7 chairs  
 1 operator room
  
- Suite 700:**  
 8 chairs  
 0 operator room
  
- Suite 800:**  
 12 chairs  
 0 operator room

# SITE PLAN



# TENANT OVERVIEW



McDonald & Luck DDS is a premier dental practice dedicated to providing personalized, comprehensive oral care. It emphasizes a "partnership" approach, treating patients like family while specializing in restorative and aesthetic services such as cosmetic dentistry, dental implants, and Invisalign.

The facility is committed to clinical excellence, utilizing state-of-the-art technology and advanced dental science to deliver efficient, conservative treatments. Supported by an experienced clinical team and a network of expert specialists, the practice focuses on achieving high-quality, customized outcomes to enhance both the health and aesthetics of every patient's smile.

<b>Tenant Name</b>	McDonald & Luck DDS
<b>Suite</b>	100
<b>Square Feet</b>	4,766 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.mcdonalddds.com">www.mcdonalddds.com</a>



North Texas Endodontic Associates is a premier specialty practice, led by world-renowned experts. With over 30 years of experience, the independent practice specializes in preserving natural teeth through expert endodontic treatments like root canal therapy and retreatments.

The facility utilizes advanced technology, including surgical microscopes and 3D imaging, to ensure precise and comfortable patient care. Focused on clinical excellence and individualized treatment plans, the team provides high-quality, specialized solutions to restore oral health and comfort in a welcoming environment.

<b>Tenant Name</b>	North Texas Endodontics Associates
<b>Suite</b>	200
<b>Square Feet</b>	5,620 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.ntendo.com">www.ntendo.com</a>

# TENANT OVERVIEW



Specialized Dental Partners is a doctor-led specialty dental service organization (SDSO) supporting over 300 clinicians across endodontics, periodontics, and oral surgery. Founded in 2018, the partnership provides comprehensive administrative and operational support, allowing specialists to maintain clinical autonomy while focusing on high-quality patient care.

The organization fosters a collaborative network that shares best practices and innovative technologies to improve clinical outcomes. By managing back-office complexities like marketing and HR, Specialized Dental Partners enables practices to achieve sustainable growth and provide better access to specialized care nationwide.

<b>Tenant Name</b>	Specialized Dental Partners LLC
<b>Suite</b>	300
<b>Square Feet</b>	3,654 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.specializeddental.com">www.specializeddental.com</a>

## Fields and Pavelka Oral Surgery, PLLC

Fields and Pavelka Oral Surgery is a premier practice which specializes in a full scope of oral and maxillofacial procedures, including wisdom tooth removal, dental implants, and corrective jaw surgery, with a focus on personalized, patient-centered care.

The facility utilizes advanced technology and computer-guided surgery to ensure precise, efficient results. Supported by a certified surgical team and a registered nurse, the practice prioritizes patient safety and comfort through expert IV sedation and a compassionate, professional approach.

<b>Tenant Name</b>	Fields and Pavelka Oral Surgery PLLC
<b>Suite</b>	400
<b>Square Feet</b>	3,393 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.fieldsandpavelkaoralsurgery.com">www.fieldsandpavelkaoralsurgery.com</a>

# TENANT OVERVIEW



Five Point Dental Specialists is a leading business services organization dedicated to supporting premier orthodontic, pediatric dental, and oral surgery practices. By providing comprehensive administrative and operational resources, the organization allows clinicians to maintain clinical autonomy while focusing on delivering exceptional patient care.

The partnership emphasizes growth and efficiency through shared best practices, advanced technology, and streamlined management solutions. By alleviating the burdens of back-office operations, Five Point Dental Specialists enables its partner practices to achieve sustainable success and provide high-quality specialized dental services to their communities.

<b>Tenant Name</b>	Five Point Dental Specialists Inc
<b>Suite</b>	500
<b>Square Feet</b>	3,843 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.fivepointdentalspecialists.com">www.fivepointdentalspecialists.com</a>



North Texas Pediatric Dentistry & Orthodontics is a comprehensive specialty practice dedicated to providing high-quality dental and orthodontic care for infants, children, and teens. Led by a team of board-certified specialists, the practice focuses on creating a positive, anxiety-free environment that fosters lifelong oral health habits.

The facility features kid-friendly amenities and utilizes advanced technology to deliver gentle, specialized treatments, including preventive care and customized orthodontics. With a patient-centered approach, the team is committed to ensuring every child receives personalized attention and a comfortable experience tailored to their unique developmental needs.

<b>Tenant Name</b>	North Texas Pediatric Dentistry & Ortho
<b>Suite</b>	600
<b>Square Feet</b>	3,633 SF
<b>Business Type</b>	Dental Office
<b>Website</b>	<a href="http://www.northtexaspediatricdentists.com">www.northtexaspediatricdentists.com</a>

# TENANT OVERVIEW



Stelly Family Dentistry is a comprehensive general and cosmetic dental practice dedicated to providing high-quality oral healthcare for the entire family, focusing on personalized treatment plans in a professional and comfortable environment.

The facility offers a wide range of services, including preventive cleanings, restorative procedures, and advanced cosmetic enhancements like veneers and teeth whitening. Utilizing modern technology and a patient-centered approach, the team is committed to helping patients achieve and maintain healthy, beautiful smiles through expert clinical care and education.

Tenant Name	Stelly Family Dentistry PA
Suite	700
Square Feet	4,355 SF
Business Type	Dental Office
Website	<a href="http://www.sjfamilydentistry.com">www.sjfamilydentistry.com</a>



Lone Star Dental Group is a specialized restorative and cosmetic practice focusing on comprehensive oral rehabilitation and mercury-free dentistry. The clinic offers advanced procedures such as dental implants, porcelain veneers, and Invisalign, alongside specialized Platelet-Rich Fibrin (PRF) therapy to accelerate surgical healing.

Operating from a boutique single-office facility, the practice integrates digital imaging and sedation options for complex cases and TMJ treatments. The team emphasizes conservative, high-end dental solutions, combining emergency care with advanced clinical techniques to restore both function and aesthetic health.

Tenant Name	Lone Star Dental Group
Suite	800
Square Feet	6,224 SF
Business Type	Dental Office
Website	<a href="http://www.lonestardentalgroup.com">www.lonestardentalgroup.com</a>

# LEASE SUMMARY



**McDONALD & LUCK DDS**  
esthetics · health · function

**13.4%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$131,556
PSF	\$27.60
Rent Increases	2.00%



**NORTH TEXAS**  
ENDODONTIC ASSOCIATES

**15.8%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$155,118
PSF	\$27.60
Rent Increases	2.00%

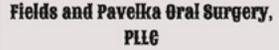


**Specialized**  
Dental  
Partners

**10.3%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$100,858
PSF	\$27.60
Rent Increases	2.00%



**Fields and Pavelka Oral Surgery,  
PLLC**

**9.6%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$93,648
PSF	\$27.60
Rent Increases	2.00%



**FIVEPOINT**  
DENTAL SPECIALISTS

**10.8%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$106,072
PSF	\$27.60
Rent Increases	2.00%



**NORTH TEXAS**  
PEDIATRIC DENTISTRY

**10.2%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$100,282
PSF	\$27.60
Rent Increases	2.00%



**STELLY &  
JOHNSON**

**12.3%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$120,209
PSF	\$27.60
Rent Increases	2.00%



**Lonestar**  
DENTAL  
GROUP

**17.5%**  
LEASED %

**NNN**  
LEASE TYPE

Lease Commencement	01/14/2022
Lease Expiration	01/13/2032
Base Rent/Yr	\$171,793
PSF	\$27.60
Rent Increases	2.00%

# AERIAL VIEW



ANIMAL MEDICAL CENTER OF PLANO

Primrose School of Plano at Preston Meadow

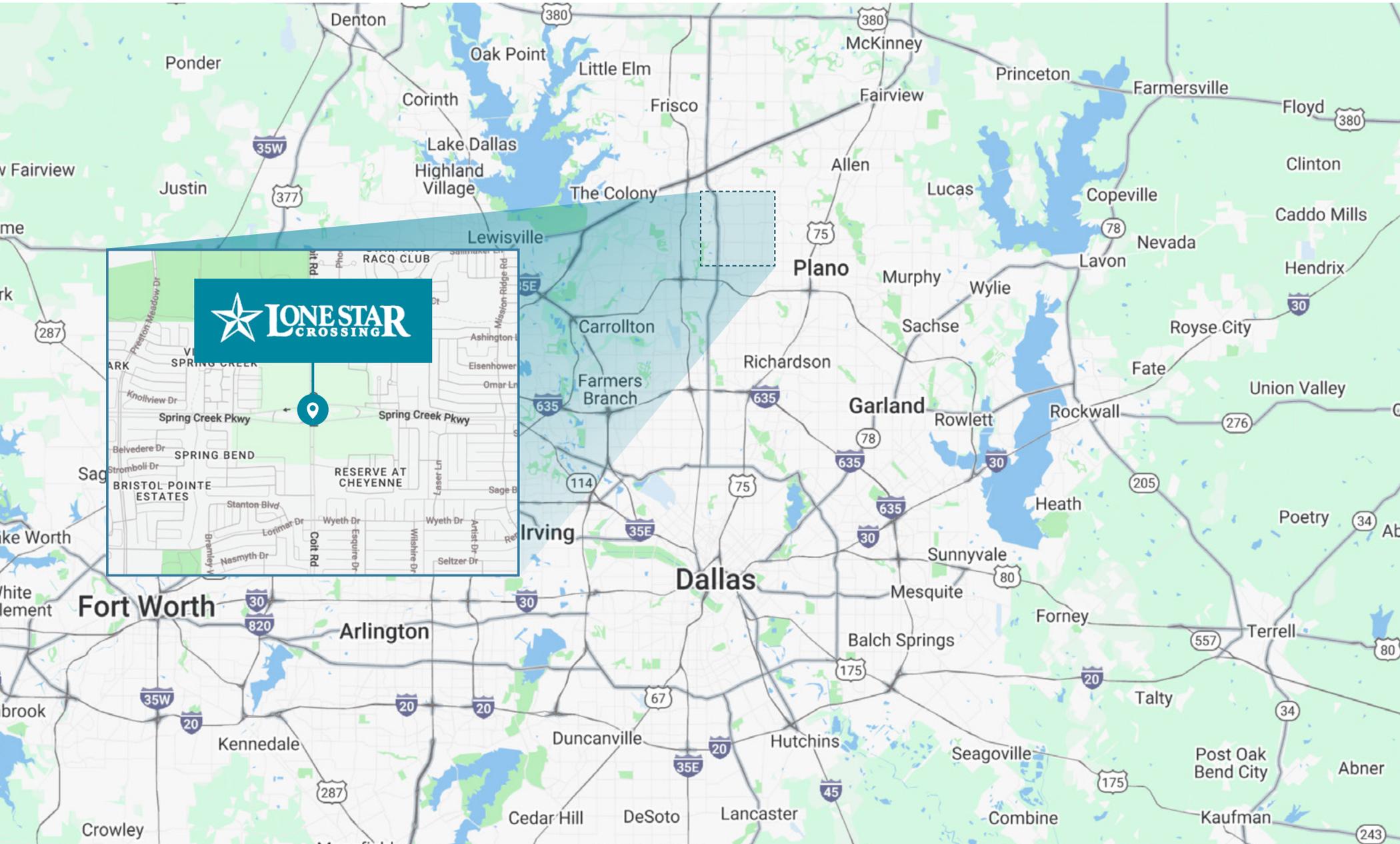


**Lone Star Crossing Center**  
5800 Coit Rd, Plano, TX 75023

# IMMEDIATE AREA



# REGIONAL MAP



# MARKET OVERVIEW | PLANO, TEXAS

## The City of Excellence

Plano is located in North Texas, approximately 20 miles north of downtown Dallas, and forms part of the Dallas-Fort Worth Metropolitan Statistical Area (MSA). The city sits at the intersection of U.S. Highway 75, President George Bush Turnpike, and Dallas North Tollway, offering seamless connectivity across the Metroplex. Known as the “City of Excellence,” Plano combines a strong corporate presence with high-quality suburban living, positioning itself as a supportive hub for healthcare, professional office, and service demand in Collin County.

Plano’s diversified economy is anchored by Fortune 500 headquarters, technology firms, and expanding healthcare providers. Its affluent demographics, highly educated workforce, and proximity to major hospitals reinforce demand for advanced medical services and outpatient practices. With strong infrastructure investment and access to institutions such as the University of Texas at Dallas and Collin College, Plano sustains durable economic drivers and long-term growth potential within the Metroplex.

### Medical Hub

Outpatient demand supported by Baylor Scott & White Medical Center – Plano, Texas Health Presbyterian Plano, and Medical City Plano, alongside regional specialty providers.

### Community Demographics

Recurring demand driven by affluent households, chronic care needs, and an aging suburban population.

### Economic Expansion Drivers

Plano benefits from corporate headquarters, technology investment, and population expansion sustaining healthcare and professional office demand.

### Nearby Development

Containing nearly 130-acres, Haggard Farm is the largest remaining development site in the highly sought after area of Plano, Texas. will include more than 10-acres of greenspace, a 125-key boutique hotel, 650,000 SF of office, 100,000 SF retail, 700 multifamily units, and 100 townhomes.

## SNAPSHOT

Source: FRED



**8,344,032**  
DALLAS-FORT WORTH  
METROPLEX POPULATION



**\$744.6 B**  
DALLAS-FORT WORTH  
METROPLEX GDP

## Accessibility & Context

- Located in Plano within the Dallas-Fort Worth MSA
- ~20 minutes to Dallas’ medical and commercial core
- Direct access via U.S. 75, Dallas North Tollway, and President George Bush Turnpike
- Core demand catalyst: High-income households supporting advanced medical services



# DALLAS-FORT WORTH

## North Texas Medical & Professional Corridor

The Dallas-Fort Worth Metroplex anchors North Texas as a premier healthcare and professional hub, integrating medical services, education, and commerce across Collin, Dallas, and Tarrant counties. With a population exceeding 8.3 million, the region continues to attract outpatient medical users seeking accessible, well-located facilities. Plano, in particular, has emerged as a suburban healthcare destination, supported by affluent demographics and strong demand for specialty practices.

Healthcare demand is reinforced by major systems including Baylor Scott & White Health, Texas Health Resources, and Medical City Healthcare, alongside a robust network of specialty providers. Outpatient volume is expected to grow nearly three times faster than population growth, driven by chronic care, pediatrics, and an aging population. This dynamic positions medical office properties like Lone Star Crossing to capture recurring patient visits and long-term tenancy.

Regional strength is amplified by DFW's diversified economy, which spans corporate headquarters, technology, logistics, and finance. Combined with ongoing infrastructure investment and Plano's strong residential growth, the area sustains healthcare and professional office demand. Lone Star Crossing's location along Coit Road offers direct connectivity to U.S. 75 and President George Bush Turnpike, ensuring accessibility for patients and providers across North Dallas and Collin County.

- Concentration of outpatient medical practices and specialty providers
- Strong patient accessibility via major highways and affluent suburban demographics
- Durable tenancy from recurring healthcare demand and population growth
- Regional hub for healthcare and professional services

### KEY DRIVERS



#### Healthcare Epicenter

Dallas-Fort Worth anchors North Texas healthcare through Baylor Scott & White, Texas Health Resources, and Medical City Healthcare.



#### Outpatient Growth

Recurring demand is fueled by chronic care, pediatrics, and an aging population, with outpatient visits rising faster than population growth.



#### Economic Resilience

DFW's diversified economy—corporate headquarters, technology, and logistics—supports employment and regional healthcare demand.



#### Talent Supply

UT Southwestern Medical Center, University of Texas at Dallas, and Collin College provide a steady pipeline of healthcare professionals.



#### Connectivity

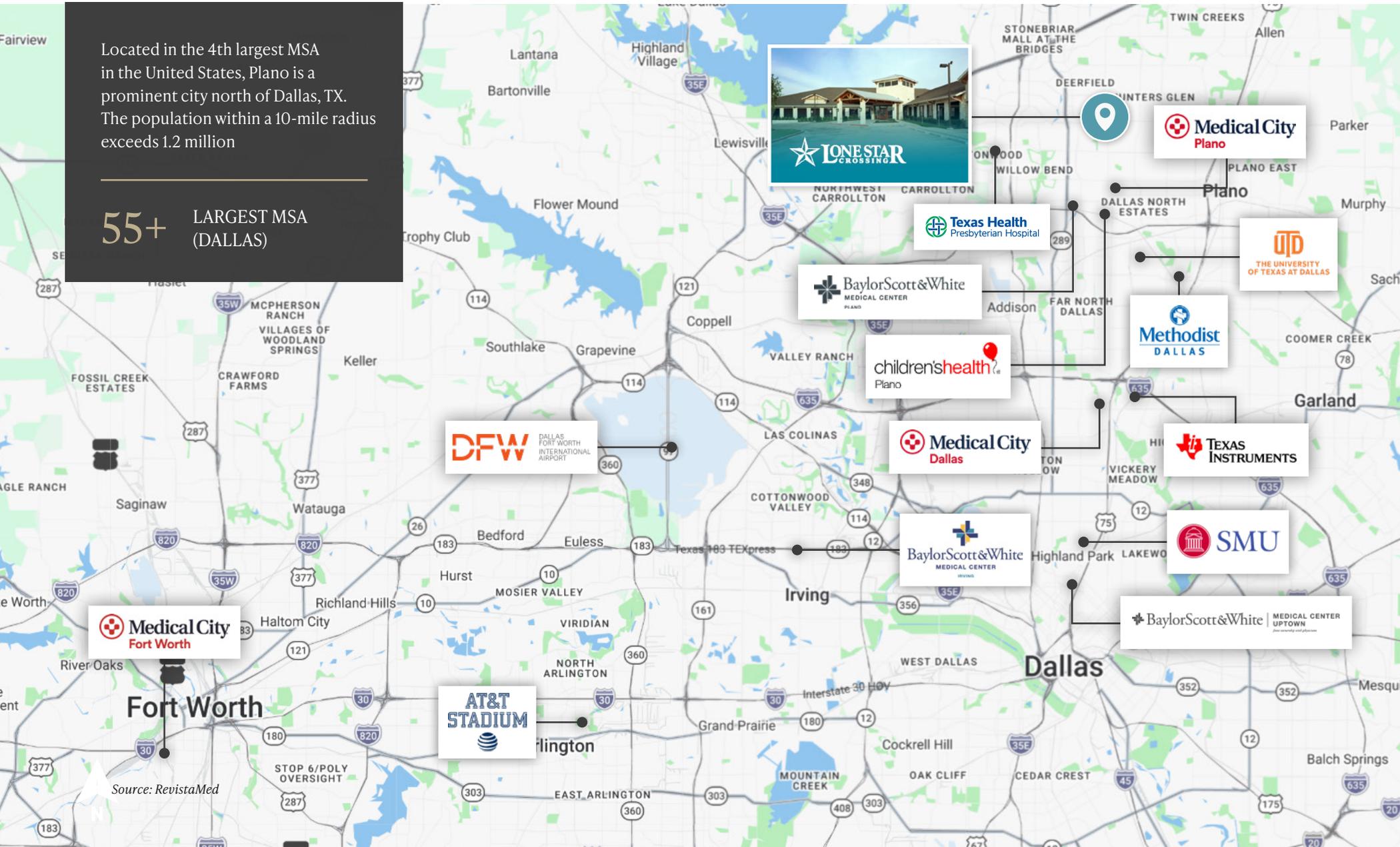
U.S. 75, President George Bush Turnpike, and Dallas North Tollway ensure seamless connectivity across Collin County and the broader Metroplex.



# MAJOR MARKET LOCATION

Located in the 4th largest MSA in the United States, Plano is a prominent city north of Dallas, TX. The population within a 10-mile radius exceeds 1.2 million

**55+** LARGEST MSA (DALLAS)



Source: RevistaMed

# HEALTHCARE DEMAND

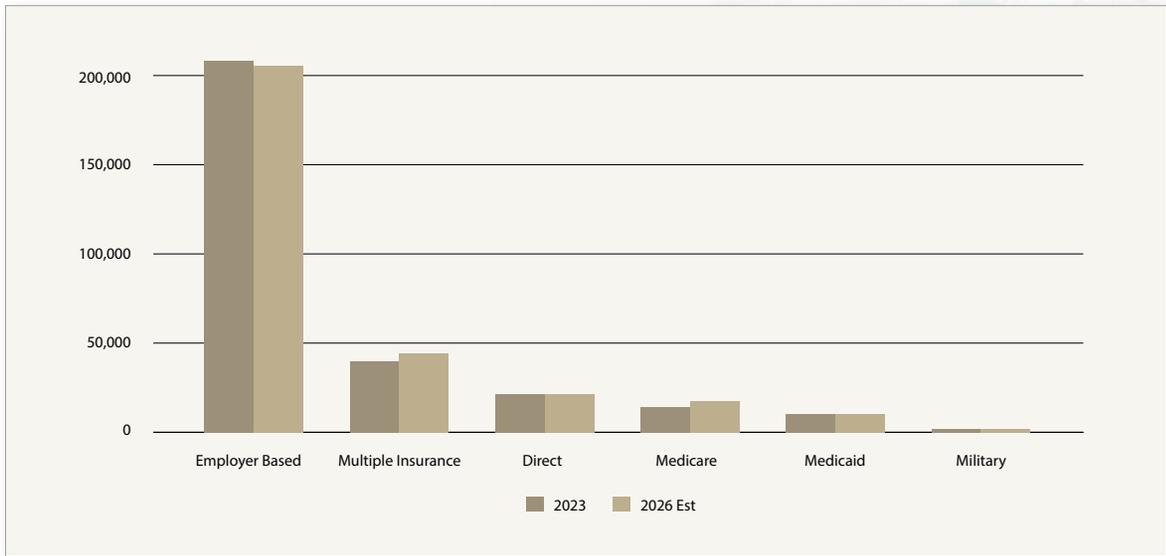
## Insurance Profile Favoring Outpatient Care

The market is heavily commercially insured, with employer-based coverage serving as the primary demand backbone. This insurance mix supports consistent utilization across dental, primary care, and outpatient specialties. Medicare shows the strongest growth trajectory through 2026, driven by aging demographics.

**206,610**  
EMPLOYER BASED (2026 EST)

**43,119**  
MULTIPLE INSURANCE (2026 EST)

## Insurance Mix (5-Mile Radius)



Source: RevistaMed

## MARKET SNAPSHOT (5-MILE RADIUS)

**~3,100**  
PROVIDERS

**1,962**  
DOCTORS

**8.6 PER 1,000**  
PROVIDER DENSITY

**5.9 PER 1,000**  
DOCTOR DENSITY

**82 MOBS | ~4.06M SF**  
MEDICAL OFFICE INVENTORY

# HEALTHCARE DEMAND

## Age Profile Driving Utilization

The market benefits from both large working-age cohorts and accelerating senior growth, supporting broad-based healthcare demand. Rapid growth in 70+ cohorts is expected to drive increased outpatient visits, dental utilization, and specialty care demand.

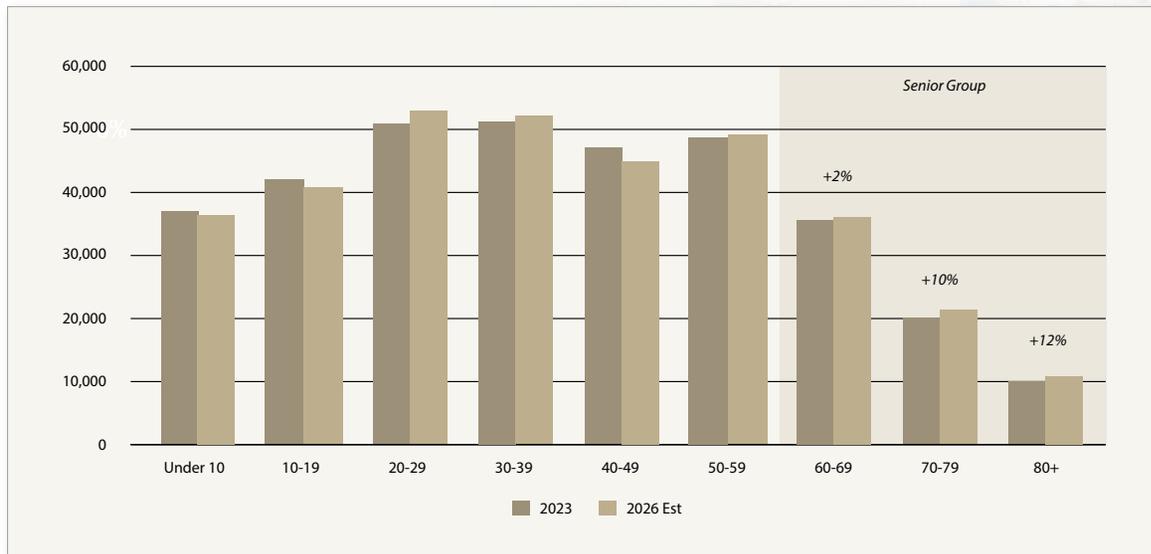
### AGES 70-79

+10% GROWTH THROUGH 2026

### AGES 80+

+12% GROWTH THROUGH 2026

## Age Distribution (5-Mile Radius)



Source: RevistaMed



# HEALTHCARE DEMAND

## Established Outpatient Medical Environment

The area functions as a dense and mature outpatient ecosystem, supported by approximately 82 medical office buildings totaling ~4.0 million square feet, creating strong referral and specialty synergies.

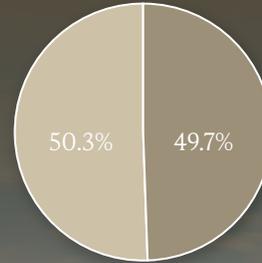
<b>MOB Count</b>	82 Buildings
<b>MOB SF</b>	4.06M SF
<b>Avg MOB Size</b>	~49,556 SF
<b>MOB SF per Capita</b>	10-11 SF/person
<b>MOB SF per Doctor</b>	~1,900 SF/doc
<b>MOB SF per Provider</b>	~1,200 SF/provider

## Density Benchmarks

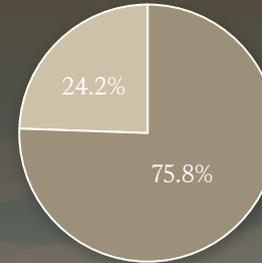
Medical services are most tightly clustered within the **3-mile radius**, representing the market's most active outpatient node, while the broader 5-mile area supports diversified demand and referrals.

Metric	1-Mile	3-Miles	5-Miles
<b>Docs per 1,000 ppl</b>	2.8	7.5	5.9
<b>MOB SF per Capita Insured</b>	0.3	17.1	12.4
<b>MOB SF per Doctor</b>	89	2,090	1,882

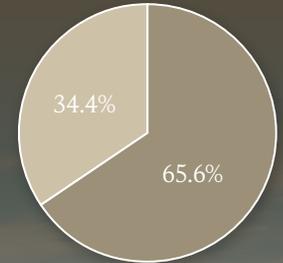
MOB SF By Campus



MOB SF By Affiliate



MOB SF By Class



● On Campus ● Off Campus

● Affiliated ● Not Affiliated

● A ● B



# TRADE AREA



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	67,644	373,135	1,361,386
2029 Population Projection	81,791	451,103	1,585,677
Pop Growth 2024-2029	4.2%	4.2%	3.3%
Median Age	43.2	38.4	38

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 Households	26,299	152,184	529,160
2029 Household Projection	31,880	185,029	615,782
HH Growth 2024-2029	4.2%	4.3%	3.3%

DAYTIME DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Businesses	3,005	23,334	76,131
Total Employees	19,664	222,425	691,187

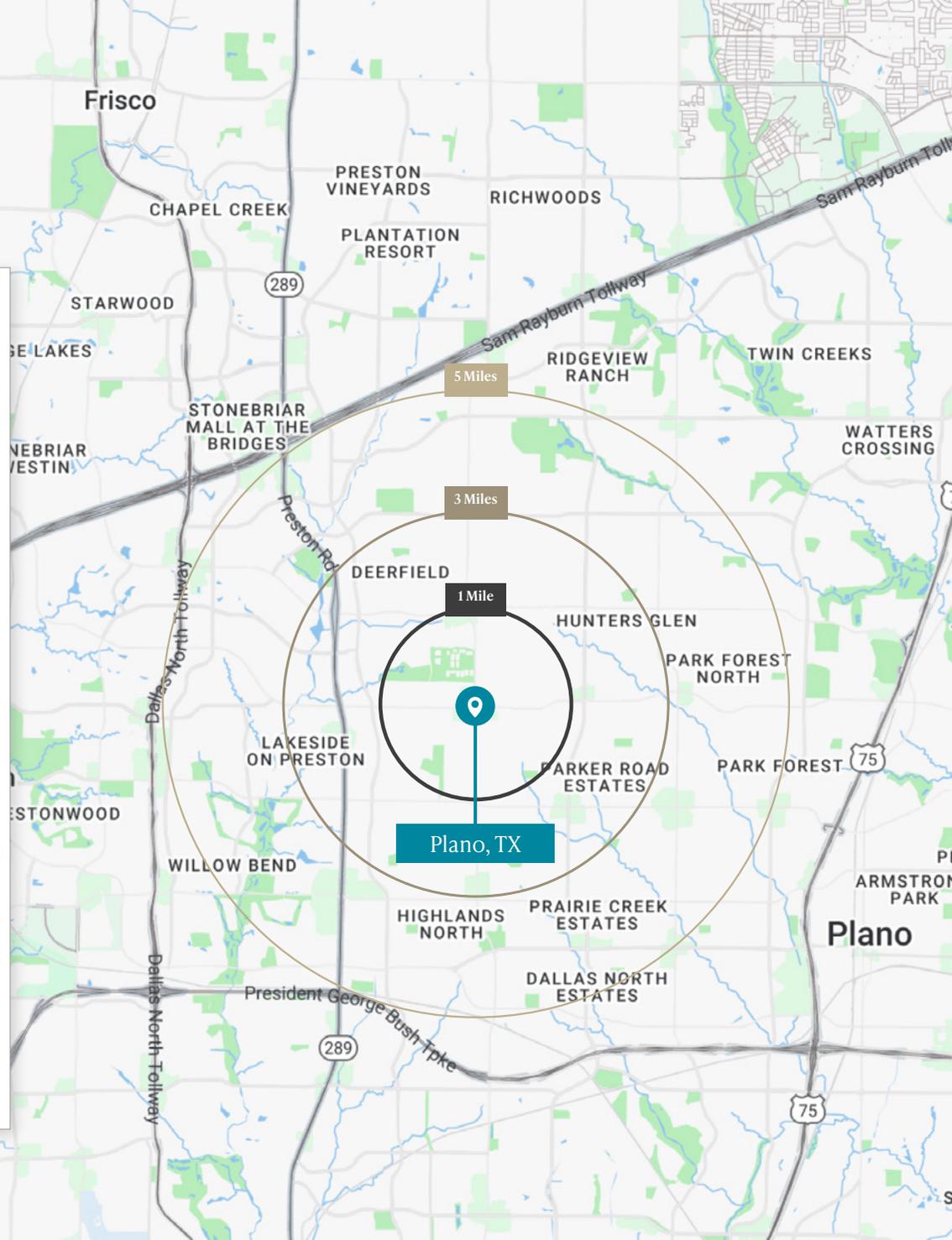
**\$123,909**  
AVERAGE HH INCOME



**1,361,386**  
TOTAL POPULATION



Source: CoStar



OFFERING MEMORANDUM

# Lone Star Crossing

5800 Coit Rd, Plano, TX 75023

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