

HILLCREST MEDICAL PARK

PREMIER MEDICAL OUT-PATIENT BUILDING

4500 HILLCREST RD



BIG | SKY[®]
MEDICAL

Schedule your tour today!

4500 Hillcrest Rd, Frisco, TX 75035

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HIGHLIGHTS

#1

GROWING CITY

Ranked fastest-growing affordable city in 2025



MOVE-IN READY

Move-in ready 2nd generation medical space available



AFFLUENT AREA

\$170K avg. household income (3mi radius)



GROWING POP.

27% population growth in 5 years (Frisco)



STRONG TENANTS

Synergistic medical tenant mix



EXPERT MANAGERS

Experienced healthcare landlords & management



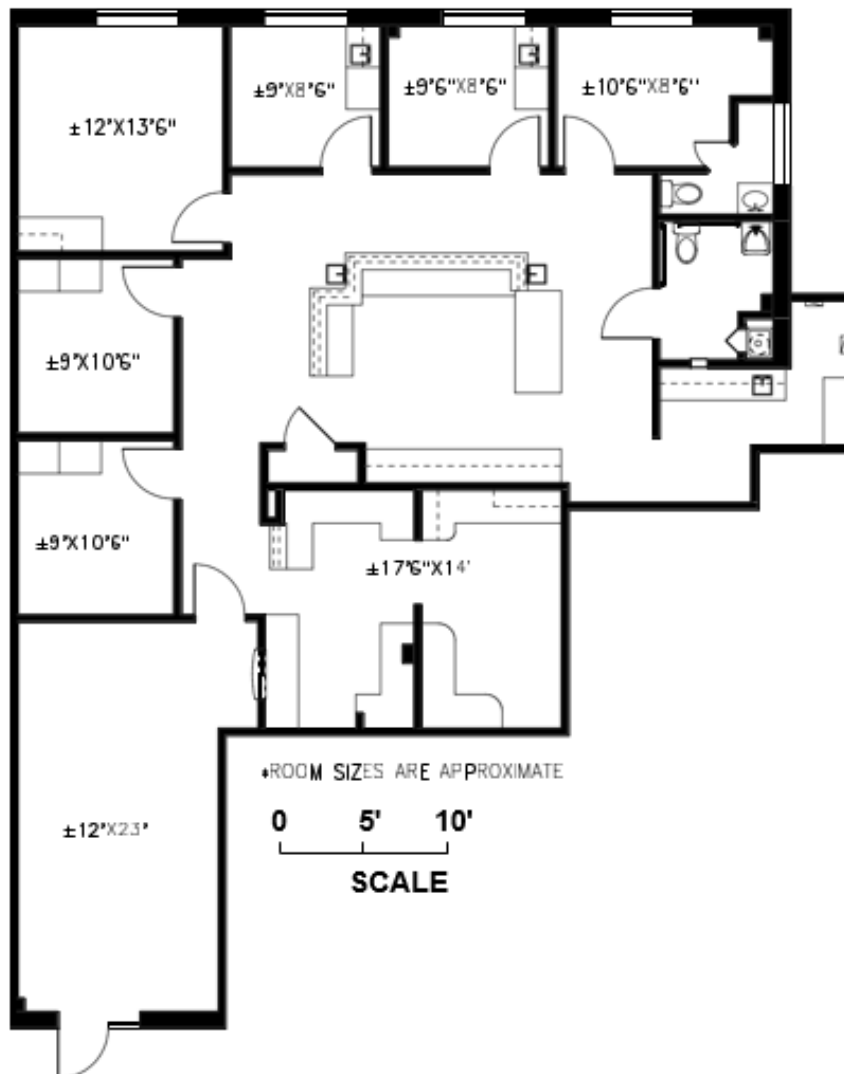
FLOOR PLAN

STE. 185

HILLCREST MEDICAL PARK

31,661 RSF | TOTAL

2,067 RSF | AVAILABLE

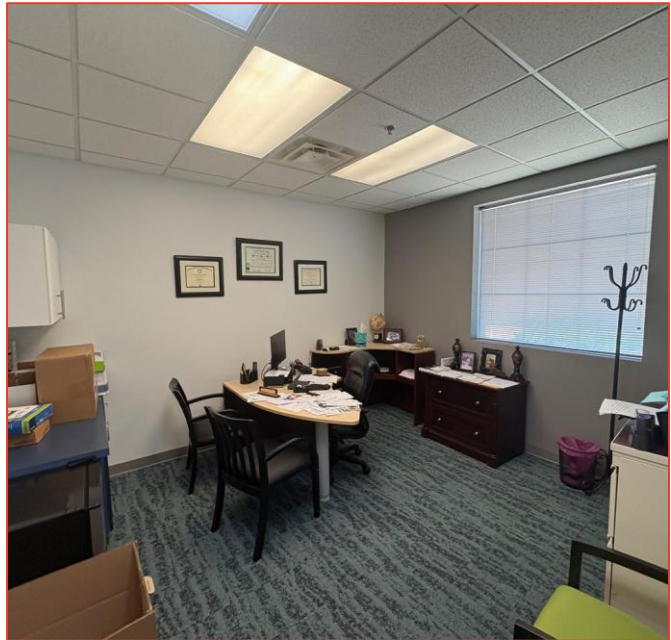


AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 185	2,067	2,067	-	2 nd Gen Medical

SUITE PHOTOS

STE. 185



SUITE PHOTOS

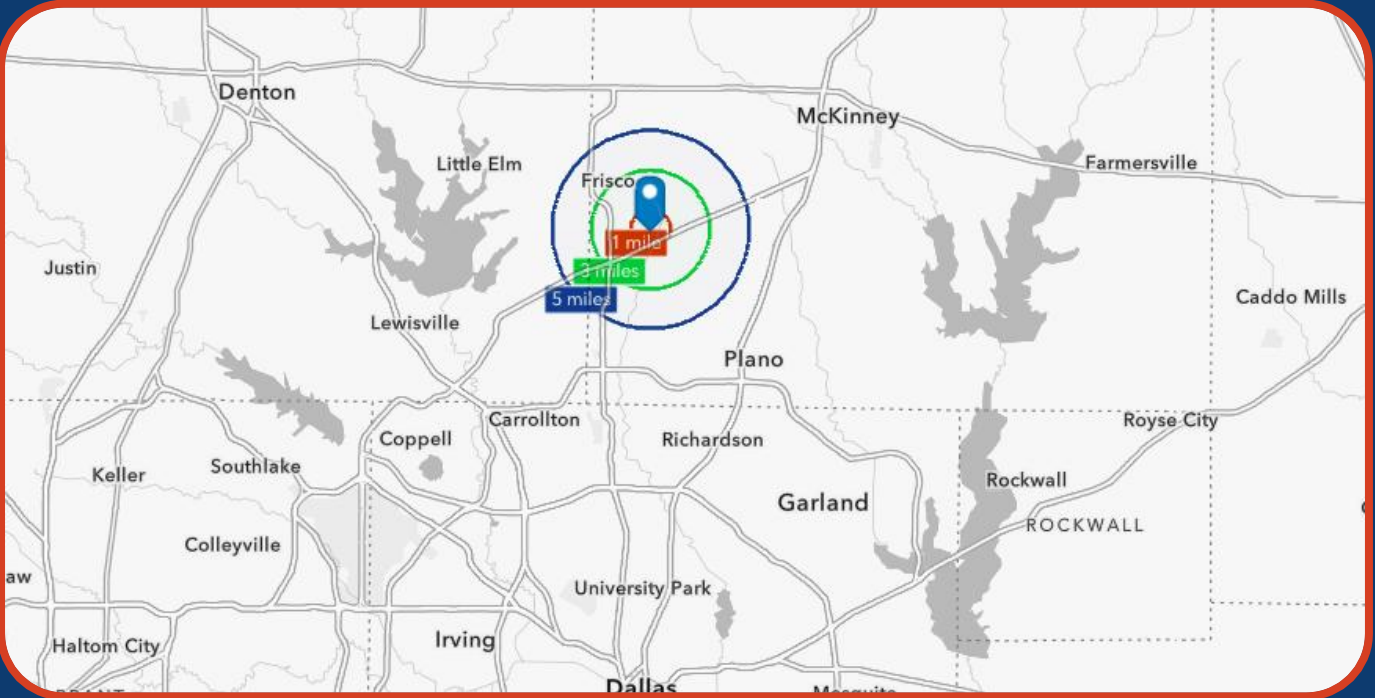
STE. 185



LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2025 Total Population	13,999	127,383	322,263
2025 Population 65+	10.0%	10.1%	11.4%
2025 Average HH Income	\$179,434	\$170,811	\$181,657
2025 Total Healthcare Spending	\$59,347,365	\$508,376,593	\$1,355,509,167

Collin County, TX	
2024 Patient to Primary Care Physician Ratio	1,027 to 1
2024 Total Insured Population	1.1M (90.9%)
2024 Total Insured 65+ Population	146K (98.3%)
2024 Total Private Coverage Population	1.0M (80.2%)
2024 Total Medicare Population	146K (11.7%)



ABOUT FRISCO

- Frisco ranked **#1 fastest-growing affordable city** in 2025
- Population ~240K in 2025, **up 18-27% in the past five years** with ~3% annual growth
- **Median household income \$141K-\$186K**, supporting strong demand for housing, retail, and healthcare.
- Frisco was named the **#1 "Best Place to Live in America"** by MONEY Magazine in 2018.

PHOTOS





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