

MEDICAL CITY DENTON MOB PACKAGE



DEVELOPMENT SUMMARY

Medical Office Building Development Medical City Denton Interstate 35 Denton, TX 76210

DEVELOPMENT HIGHLIGHTS

- 60,000 SF Hospital Campus Medical Office Building
- Located on Medical City Denton Hospital Campus
- Space for lease with Fractional building ownership opportunities available
- Triple net lease structure, high finish out allowance
- Medical Tenant Stability: Medical City Denton Hospital, cardiology, general surgeon, OB/GYN and more
- Located on Medical City Denton campus (regional 208 bed acute care hospital with 850 employees and 300 physicians) with several adjacent complimentary medical users in the area
- Great Accessibility – Easy access to Highway I-35E, Loop 288 and all points of Denton. Close to Med Park Transit Station for additional accessibility.
- Area retail traffic generators including Super Target, Home Depot, Best Buy, Bed Bath & Beyond, Michael's, Hilton Garden Inn, Kroger and Walmart Supercenter
- High growth area – Population within a 5 mile radius has increased over 50% from 2000
- Strong demographics



MEDICAL DEVELOPMENT SUMMARY

Use:	Medical / Professional Office
Lease Space:	2000 – 20,000 SF
Building Size:	60,000 SF
Offering Structure:	Building For Lease \ Fractional building ownership available
Lease Summary	NNN lease structure
Lot Size (Approx.)	4 acres
Frontage	Interstate 35E and S. Mayhill Road, On Medical City Denton campus with a 208 bed Acute Care Hospital Facility

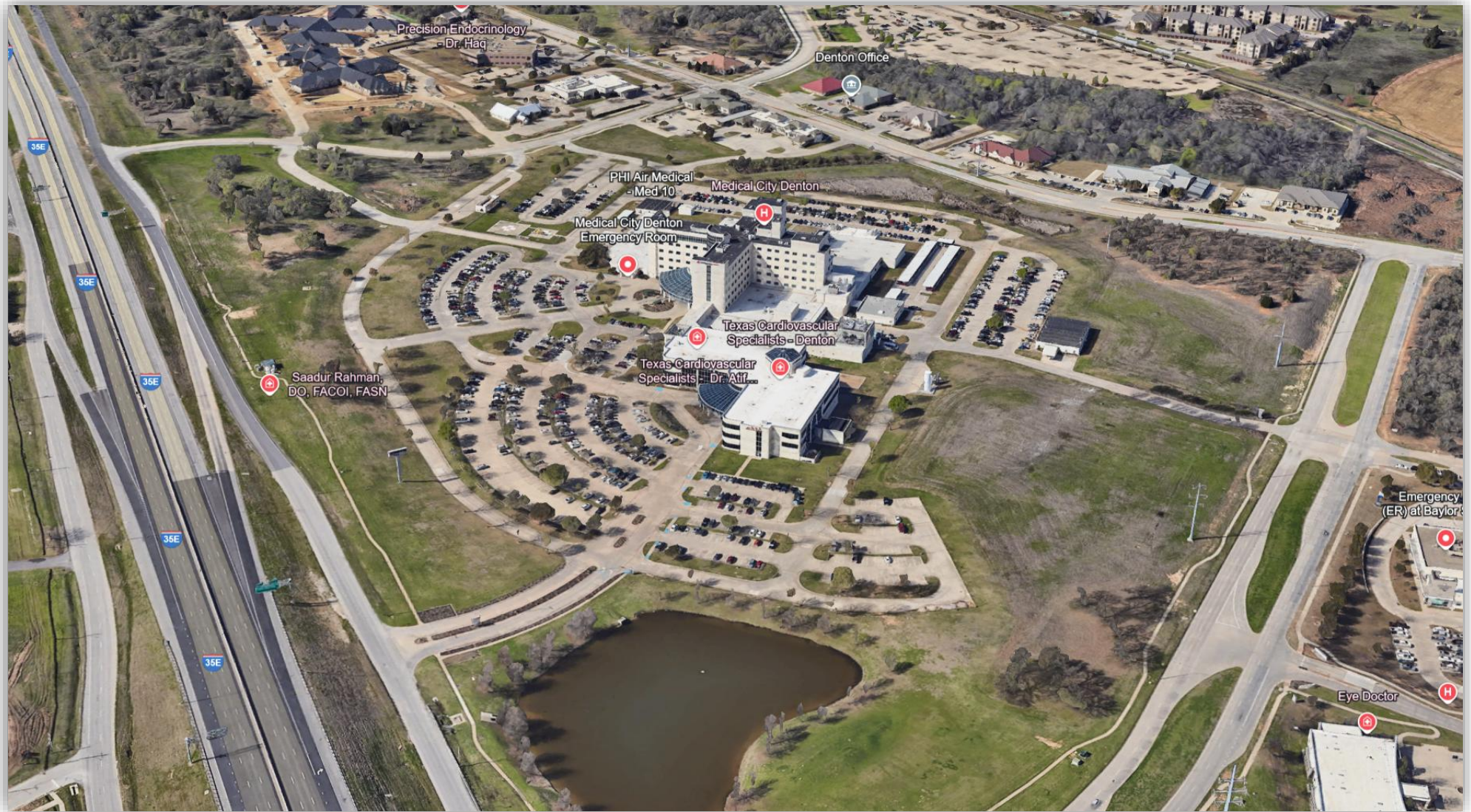




GOOGLE EARTH PERSPECTIVE



GOOGLE EARTH PERSPECTIVE



Nearby amenities

Healthcare

1. Medical City Denton
2. Baylor Scott & White The Heart Hospital - Denton
3. Horizon Medical Center of Denton
4. Mayhill Hospital
5. Medical City Denton ASC

Restaurants / retail

- | | |
|-------------------------------|---------------------------------|
| 1. Buc-ee's | 12. The Dive Bar & Restaurant |
| 2. Oldwest Cafe Of Denton | 13. Sidewalk Cafe |
| 3. Texas Roadhouse | 14. BJ's Restaurant & Brewhouse |
| 4. Chuy's | 15. Chili's Grill & Bar |
| 5. Cinemark Denton 14 | 16. RG Burgers and Grill |
| 6. Seven Mile Cafe | 17. Bubble Well |
| 7. Barnes & Noble | 18. Crumbl Cookies - Denton |
| 8. Hawaiian Bros Island Grill | 19. CVS |
| 9. Target | |
| 10. Walmart Supercenter | |
| 11. Kroger | |

Hotel

1. Homewood Suites by Hilton Denton
2. The Wildwood Inn
3. Residence Inn by Marriott Dentonn
4. Hilton Garden Inn Denton
5. Holiday Inn Express & Suites Denton South, an IHG Hotel



Medical City Denton



Medical City Denton is a 208-bed, acute care hospital with more than 1,000 employees and 500 physicians. Serving the people of North Texas, the high-quality hospital is a Level II Trauma Center, a Primary Stroke Center and an accredited Chest Pain Center offering advanced open heart surgery.



Medical City Denton is committed to advancing medical knowledge and participating in clinical research to deliver the latest treatment options and advancements in healthcare to its patients.



The hospital has 24/7 emergency department staffed by specialized physicians and nurses who provide emergency medical care.



Fast facts*

10,732

Annual admissions

34,905

Outpatient visits

53,153

Annual ER visits

Economic impact*

23.3M

In charity
and unreimbursed

\$4.5M

In local
property & sales taxes

\$315M

In economic impact

*Annual totals for 2022

Medical City Denton



Key services

- Level II Trauma Center
- Bariatric/metabolic care
- Cardiac rehabilitation
- Cardiovascular care
- Emergency services
- General surgery
- GME teaching hospital
- Imaging
- Interventional stroke
- Neurosurgery
- Oncology
- Orthopedics
- Robotic surgery
- Solis Mammography
- Therapy - Occupational & Physical
- Urology

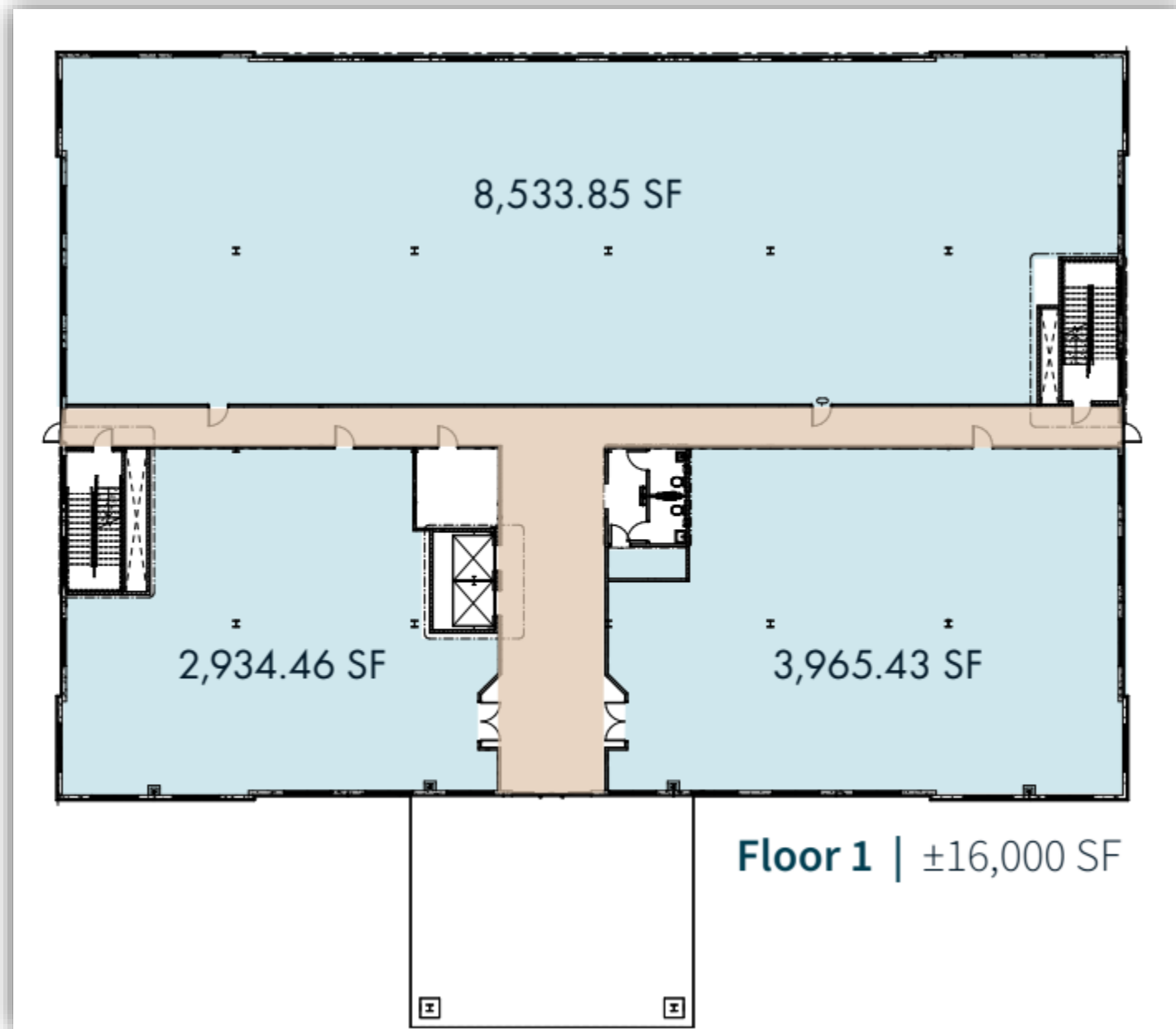
Awards and accreditations

- The Leapfrog Group® Hospital Safety Score – A
- Healthgrades Top 250 Best Hospitals
- American Heart Association Mission: Lifeline® accreditation
- American Nurses Credentialing Center Magnet Recognition Program®
- Society of Cardiovascular Patient Care – Cycle VI Chest Pain Center
- Texas Department of State Health Services – Level II Trauma Center
- The Joint Commission Disease-Specific Care Certification for Sepsis
- The Joint Commission Certification for Hip and Knee Replacement

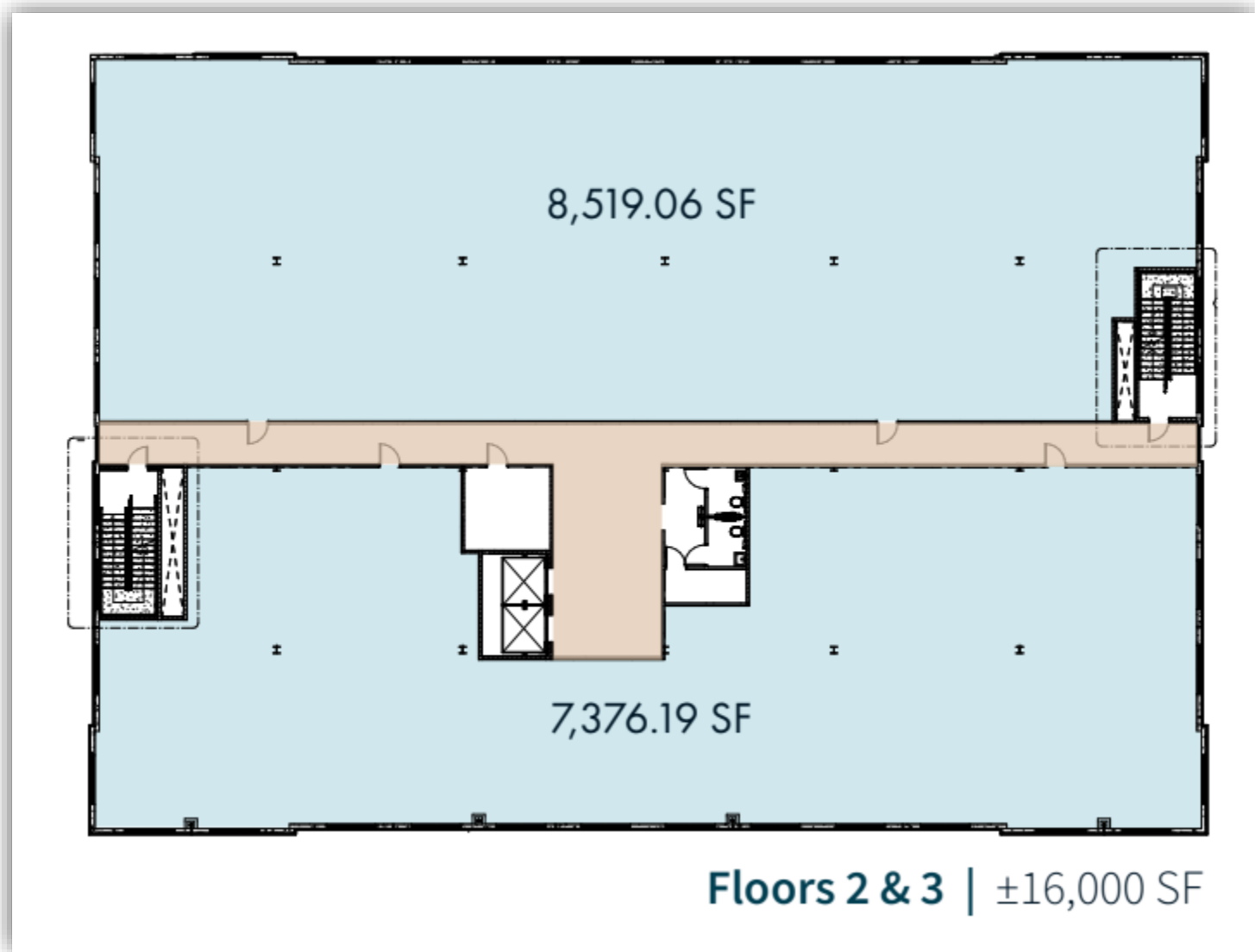
SITE PLAN



FLOOR PLAN – FIRST FLOOR



FLOOR PLAN – SECOND & THIRD FLOOR



PRELIMINARY RENDERINGS



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report


Denton Regional Medical Center

3535 I-35 Hwy, Denton, TX 76210

Building Type: **Health Care** Total Available: **0 SF**
 Class: - % Leased: **100%**
 RBA: **272,538 SF** Rent/SF/Yr: -
 Typical Floor: **38,934 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	46,744	100,888	206,231
2024 Estimate	38,849	83,784	171,161
2020 Census	35,239	75,533	151,521
Growth 2024 - 2029	20.32%	20.41%	20.49%
Growth 2020 - 2024	10.24%	10.92%	12.96%
2024 Population by Hispanic Origin	7,966	19,520	40,505
2024 Population	38,849	83,784	171,161
White	23,716 61.05%	49,716 59.34%	103,875 60.69%
Black	4,634 11.93%	10,582 12.63%	18,951 11.07%
Am. Indian & Alaskan	346 0.89%	731 0.87%	1,597 0.93%
Asian	2,088 5.37%	3,858 4.60%	7,985 4.67%
Hawaiian & Pacific Island	38 0.10%	56 0.07%	132 0.08%
Other	8,027 20.66%	18,842 22.49%	38,620 22.56%
U.S. Armed Forces	3	14	39
Households			
2029 Projection	17,072	37,488	78,555
2024 Estimate	14,111	30,958	64,702
2020 Census	12,669	27,602	56,509
Growth 2024 - 2029	20.98%	21.09%	21.41%
Growth 2020 - 2024	11.38%	12.16%	14.50%
Owner Occupied	8,494 60.19%	16,702 53.95%	31,148 48.14%
Renter Occupied	5,617 39.81%	14,256 46.05%	33,554 51.86%
2024 Households by HH Income	14,112	30,957	64,701
Income: <\$25,000	1,622 11.49%	4,651 15.02%	12,128 18.74%
Income: \$25,000 - \$50,000	2,167 15.36%	5,381 17.38%	11,935 18.45%
Income: \$50,000 - \$75,000	2,013 14.26%	5,151 16.64%	10,558 16.32%
Income: \$75,000 - \$100,000	1,671 11.84%	3,824 12.35%	8,234 12.73%
Income: \$100,000 - \$125,000	1,601 11.34%	3,025 9.77%	5,887 9.10%
Income: \$125,000 - \$150,000	1,488 10.54%	2,584 8.35%	4,503 6.96%
Income: \$150,000 - \$200,000	1,702 12.06%	3,080 9.95%	5,801 8.97%
Income: \$200,000+	1,848 13.10%	3,261 10.53%	5,655 8.74%
2024 Avg Household Income	\$115,358	\$101,893	\$92,974
2024 Med Household Income	\$93,760	\$76,932	\$69,365

Demographic Detail Report						
Denton Regional Medical Center						
3535 I-35 Hwy, Denton, TX 76210						
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2024 Estimate	38,849		83,784		171,161	
2020 Census	35,239		75,533		151,521	
Growth 2024 - 2029	20.32%		20.41%		20.49%	
Growth 2020 - 2024	10.24%		10.92%		12.96%	
2024 Population by Age	38,849		83,784		171,161	
Age 0 - 4	2,287	5.89%	5,225	6.24%	10,818	6.32%
Age 5 - 9	2,292	5.90%	4,892	5.84%	9,255	5.41%
Age 10 - 14	2,390	6.15%	4,957	5.92%	9,026	5.27%
Age 15 - 19	2,553	6.57%	5,434	6.49%	11,461	6.70%
Age 20 - 24	2,854	7.35%	7,188	8.58%	17,335	10.13%
Age 25 - 29	2,877	7.41%	7,472	8.92%	17,673	10.33%
Age 30 - 34	2,770	7.13%	6,625	7.91%	14,655	8.56%
Age 35 - 39	2,615	6.73%	5,602	6.69%	11,467	6.70%
Age 40 - 44	2,733	7.03%	5,597	6.68%	10,802	6.31%
Age 45 - 49	2,579	6.64%	5,333	6.37%	9,962	5.82%
Age 50 - 54	2,443	6.29%	5,140	6.13%	9,635	5.63%
Age 55 - 59	2,220	5.71%	4,631	5.53%	8,864	5.18%
Age 60 - 64	2,126	5.47%	4,354	5.20%	8,539	4.99%
Age 65 - 69	1,837	4.73%	3,592	4.29%	7,064	4.13%
Age 70 - 74	1,511	3.89%	2,841	3.39%	5,437	3.18%
Age 75 - 79	1,144	2.94%	2,080	2.48%	3,904	2.28%
Age 80 - 84	823	2.12%	1,438	1.72%	2,669	1.56%
Age 85+	796	2.05%	1,381	1.65%	2,595	1.52%
Age 65+	6,111	15.73%	11,332	13.53%	21,669	12.66%
Median Age	37.70		35.10		33.40	
Average Age	38.60		37.10		36.30	

Demographic Detail Report

Denton Regional Medical Center					
3535 I-35 Hwy, Denton, TX 76210					
Radius	2 Mile		3 Mile		5 Mile
2024 Population By Race	38,849		83,784		171,161
White	23,716	61.05%	49,716	59.34%	103,875 60.69%
Black	4,634	11.93%	10,582	12.63%	18,951 11.07%
Am. Indian & Alaskan	346	0.89%	731	0.87%	1,597 0.93%
Asian	2,088	5.37%	3,858	4.60%	7,985 4.67%
Hawaiian & Pacific Island	38	0.10%	56	0.07%	132 0.08%
Other	8,027	20.66%	18,842	22.49%	38,620 22.56%
Population by Hispanic Origin	38,849		83,784		171,161
Non-Hispanic Origin	30,883	79.49%	64,264	76.70%	130,656 76.34%
Hispanic Origin	7,966	20.51%	19,520	23.30%	40,504 23.66%
2024 Median Age, Male	36.40		34.40		33.20
2024 Average Age, Male	37.40		36.20		35.70
2024 Median Age, Female	38.90		35.90		33.60
2024 Average Age, Female	39.70		38.00		37.00
2024 Population by Occupation Classification	31,370		67,626		139,766
Civilian Employed	20,668	65.88%	44,913	66.41%	92,429 66.13%
Civilian Unemployed	811	2.59%	1,731	2.56%	3,971 2.84%
Civilian Non-Labor Force	9,889	31.52%	20,969	31.01%	43,333 31.00%
Armed Forces	2	0.01%	13	0.02%	33 0.02%
Households by Marital Status					
Married	7,409		14,777		27,577
Married No Children	4,130		8,243		15,793
Married w/Children	3,279		6,534		11,785
2024 Population by Education	27,739		60,868		124,585
Some High School, No Diploma	1,671	6.02%	4,471	7.35%	9,744 7.82%
High School Grad (Incl Equivalency)	5,087	18.34%	10,695	17.57%	21,488 17.25%
Some College, No Degree	8,192	29.53%	18,230	29.95%	35,533 28.52%
Associate Degree	1,267	4.57%	4,781	7.85%	11,320 9.09%
Bachelor Degree	7,137	25.73%	14,420	23.69%	29,402 23.60%
Advanced Degree	4,385	15.81%	8,271	13.59%	17,098 13.72%

DEMOGRAPHICS

Demographic Detail Report						
Denton Regional Medical Center						
3535 I-35 Hwy, Denton, TX 76210						
Radius	2 Mile		3 Mile		5 Mile	
2024 Population by Occupation	39,277		83,382		169,555	
Real Estate & Finance	1,515	3.86%	2,915	3.50%	5,850	3.45%
Professional & Management	12,802	32.59%	25,722	30.85%	51,828	30.57%
Public Administration	922	2.35%	1,690	2.03%	2,973	1.75%
Education & Health	6,390	16.27%	12,651	15.17%	26,417	15.58%
Services	2,435	6.20%	6,798	8.15%	16,079	9.48%
Information	254	0.65%	569	0.68%	1,307	0.77%
Sales	5,274	13.43%	11,052	13.25%	20,233	11.93%
Transportation	77	0.20%	365	0.44%	957	0.56%
Retail	2,090	5.32%	4,748	5.69%	9,529	5.62%
Wholesale	959	2.44%	1,630	1.95%	2,702	1.59%
Manufacturing	1,653	4.21%	3,513	4.21%	6,863	4.05%
Production	1,660	4.23%	4,079	4.89%	8,865	5.23%
Construction	996	2.54%	2,418	2.90%	5,749	3.39%
Utilities	1,002	2.55%	2,608	3.13%	4,956	2.92%
Agriculture & Mining	153	0.39%	394	0.47%	801	0.47%
Farming, Fishing, Forestry	0	0.00%	41	0.05%	255	0.15%
Other Services	1,095	2.79%	2,189	2.63%	4,191	2.47%
2024 Worker Travel Time to Job	18,759		40,942		83,545	
<30 Minutes	11,458	61.08%	24,788	60.54%	52,931	63.36%
30-60 Minutes	5,989	31.93%	13,233	32.32%	24,850	29.74%
60+ Minutes	1,312	6.99%	2,921	7.13%	5,764	6.90%
2020 Households by HH Size	12,668		27,603		56,509	
1-Person Households	2,737	21.61%	6,494	23.53%	15,403	27.26%
2-Person Households	4,134	32.63%	8,956	32.45%	18,455	32.66%
3-Person Households	2,204	17.40%	4,723	17.11%	9,114	16.13%
4-Person Households	2,092	16.51%	4,288	15.53%	7,918	14.01%
5-Person Households	1,010	7.97%	1,997	7.23%	3,519	6.23%
6-Person Households	332	2.62%	767	2.78%	1,392	2.46%
7 or more Person Households	159	1.26%	378	1.37%	708	1.25%
2024 Average Household Size	2.70		2.60		2.50	
Households						
2029 Projection	17,072		37,488		78,555	
2024 Estimate	14,111		30,958		64,702	
2020 Census	12,669		27,602		56,509	
Growth 2024 - 2029	20.98%		21.09%		21.41%	
Growth 2020 - 2024	11.38%		12.16%		14.50%	

DEMOGRAPHICS

Demographic Detail Report

Denton Regional Medical Center				
3535 I-35 Hwy, Denton, TX 76210				
Radius	2 Mile	3 Mile	5 Mile	
2024 Households by HH Income	14,112	30,957	64,701	
<\$25,000	1,622 11.49%	4,651 15.02%	12,128	18.74%
\$25,000 - \$50,000	2,167 15.36%	5,381 17.38%	11,935	18.45%
\$50,000 - \$75,000	2,013 14.26%	5,151 16.64%	10,558	16.32%
\$75,000 - \$100,000	1,671 11.84%	3,824 12.35%	8,234	12.73%
\$100,000 - \$125,000	1,601 11.34%	3,025 9.77%	5,887	9.10%
\$125,000 - \$150,000	1,488 10.54%	2,584 8.35%	4,503	6.96%
\$150,000 - \$200,000	1,702 12.06%	3,080 9.95%	5,801	8.97%
\$200,000+	1,848 13.10%	3,261 10.53%	5,655	8.74%
2024 Avg Household Income	\$115,358	\$101,893	\$92,974	
2024 Med Household Income	\$93,760	\$76,932	\$69,365	
2024 Occupied Housing	14,111	30,958	64,702	
Owner Occupied	8,494 60.19%	16,702 53.95%	31,148	48.14%
Renter Occupied	5,617 39.81%	14,256 46.05%	33,554	51.86%
2020 Housing Units	13,981	30,642	64,474	
1 Unit	9,543 68.26%	18,934 61.79%	38,784	60.15%
2 - 4 Units	911 6.52%	2,288 7.47%	5,778	8.96%
5 - 19 Units	1,606 11.49%	5,087 16.60%	11,685	18.12%
20+ Units	1,921 13.74%	4,333 14.14%	8,227	12.76%
2024 Housing Value	8,493	16,701	31,146	
<\$100,000	496 5.84%	1,501 8.99%	2,754	8.84%
\$100,000 - \$200,000	153 1.80%	817 4.89%	2,765	8.88%
\$200,000 - \$300,000	2,559 30.13%	5,057 30.28%	9,882	31.73%
\$300,000 - \$400,000	3,558 41.89%	5,646 33.81%	8,336	26.76%
\$400,000 - \$500,000	942 11.09%	1,839 11.01%	3,058	9.82%
\$500,000 - \$1,000,000	727 8.56%	1,476 8.84%	3,613	11.60%
\$1,000,000+	58 0.68%	365 2.19%	738	2.37%
2024 Median Home Value	\$329,187	\$317,278	\$302,063	
2024 Housing Units by Yr Built	14,542	32,239	67,312	
Built 2010+	3,759 25.85%	7,738 24.00%	15,855	23.55%
Built 2000 - 2010	4,653 32.00%	8,903 27.62%	14,457	21.48%
Built 1990 - 1999	2,695 18.53%	5,927 18.38%	10,841	16.11%
Built 1980 - 1989	1,901 13.07%	5,269 16.34%	10,284	15.28%
Built 1970 - 1979	1,026 7.06%	2,611 8.10%	7,095	10.54%
Built 1960 - 1969	362 2.49%	1,107 3.43%	4,305	6.40%
Built 1950 - 1959	129 0.89%	340 1.05%	1,679	2.49%
Built <1949	17 0.12%	344 1.07%	2,796	4.15%
2024 Median Year Built	2002	2000	1996	

DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

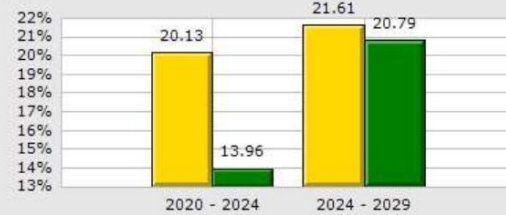
1 mile radius

Denton Regional Medical Center 3535 I-35 Hwy, Denton, TX 76210

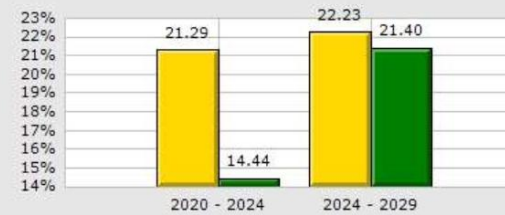
Type: **Health Care/Hospital**
County: **Denton**

■ 1 Mile
■ County

Population Growth



Household Growth



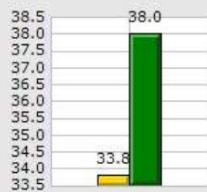
2024 Med Household Inc



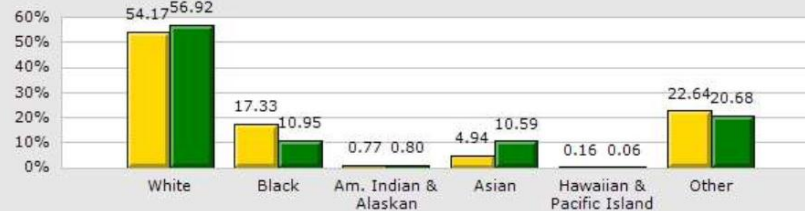
2024 Households by Household Income



2024 Median Age



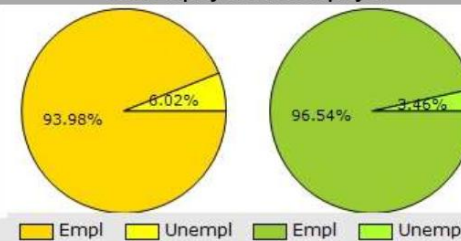
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius			
Denton Regional Medical Center					
3535 I-35 Hwy, Denton, TX 76210					
Type:	Health Care/Hospital				
County:	Denton				
	1 Mile		County		
Population Growth					
Growth 2020 - 2024	20.13%		13.96%		
Growth 2024 - 2029	21.61%		20.79%		
Empl	6,163	93.98%	580,018	96.54%	
Unempl	395	6.02%	20,774	3.46%	
2024 Population by Race					
	11,884		1,032,963		
White	6,437	54.17%	587,957	56.92%	
Black	2,059	17.33%	113,105	10.95%	
Am. Indian & Alaskan	91	0.77%	8,221	0.80%	
Asian	587	4.94%	109,437	10.59%	
Hawaiian & Pacific Island	19	0.16%	591	0.06%	
Other	2,691	22.64%	213,652	20.68%	
Household Growth					
Growth 2020 - 2024	21.29%		14.44%		
Growth 2024 - 2029	22.23%		21.40%		
Renter Occupied	3,020	64.19%	140,413	37.31%	
Owner Occupied	1,685	35.81%	235,954	62.69%	
2024 Households by Household Income					
	4,705		376,367		
Income <\$25K	916	19.47%	35,285	9.38%	
Income \$25K - \$50K	1,094	23.25%	50,508	13.42%	
Income \$50K - \$75K	672	14.28%	55,408	14.72%	
Income \$75K - \$100K	479	10.18%	48,543	12.90%	
Income \$100K - \$125K	468	9.95%	45,855	12.18%	
Income \$125K - \$150K	358	7.61%	33,691	8.95%	
Income \$150K - \$200K	216	4.59%	46,031	12.23%	
Income \$200K+	502	10.67%	61,046	16.22%	
2024 Med Household Inc	\$60,879		\$99,195		
2024 Median Age	33.80		38.00		

DEMOGRAPHICS – TREND

Demographic Trend Report

1 Mile Radius

Denton Regional Medical Center

3535 I-35 Hwy, Denton, TX 76210

Building Type: **Health Care**
 Class: -
 RBA: **272,538 SF**
 Typical Floor: **38,934 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Description	2020	2024	2029
Population	9,892	11,883	14,451
Age 0 - 4	600 6.07%	797 6.71%	1,048 7.25%
Age 5 - 9	583 5.89%	703 5.92%	949 6.57%
Age 10 - 14	596 6.03%	673 5.66%	861 5.96%
Age 15 - 19	715 7.23%	738 6.21%	841 5.82%
Age 20 - 24	1,415 14.30%	1,102 9.27%	988 6.84%
Age 25 - 29	865 8.74%	1,169 9.84%	1,189 8.23%
Age 30 - 34	716 7.24%	1,006 8.47%	1,249 8.64%
Age 35 - 39	704 7.12%	846 7.12%	1,151 7.96%
Age 40 - 44	566 5.72%	791 6.66%	1,025 7.09%
Age 45 - 49	533 5.39%	670 5.64%	903 6.25%
Age 50 - 54	501 5.06%	613 5.16%	795 5.50%
Age 55 - 59	477 4.82%	554 4.66%	702 4.86%
Age 60 - 64	409 4.13%	524 4.41%	634 4.39%
Age 65 - 69	316 3.19%	439 3.69%	562 3.89%
Age 70 - 74	290 2.93%	373 3.14%	475 3.29%
Age 75 - 79	234 2.37%	307 2.58%	383 2.65%
Age 80 - 84	168 1.70%	248 2.09%	292 2.02%
Age 85+	204 2.06%	331 2.79%	403 2.79%
Age 15+	8,113 82.02%	9,711 81.72%	11,592 80.22%
Age 20+	7,398 74.79%	8,973 75.51%	10,751 74.40%
Age 65+	1,212 12.25%	1,698 14.29%	2,115 14.64%
Median Age	31	34	35
Average Age	35.10	36.80	37.20
Population By Race	9,892	11,883	14,451
White	5,592 56.53%	6,437 54.17%	7,805 54.01%
Black	1,515 15.32%	2,059 17.33%	2,536 17.55%
Am. Indian & Alaskan	77 0.78%	92 0.77%	114 0.79%
Asian	510 5.16%	587 4.94%	705 4.88%
Hawaiian & Pacific Islander	19 0.19%	19 0.16%	24 0.17%
Other	2,174 21.98%	2,690 22.64%	3,269 22.62%

DEMOGRAPHICS – TREND

Demographic Trend Report		1 Mile Radius			
Denton Regional Medical Center					
3535 I-35 Hwy, Denton, TX 76210					
Description	2020	2024	2029		
Population by Race (Hispanic)	2,405	2,848	3,459		
White	613 25.49%	718 25.21%	872 25.21%		
Black	35 1.46%	34 1.19%	42 1.21%		
Am. Indian & Alaskan	42 1.75%	77 2.70%	97 2.80%		
Asian	5 0.21%	10 0.35%	12 0.35%		
Hawaiian & Pacific Islander	1 0.04%	0 0.00%	0 0.00%		
Other	1,708 71.02%	2,009 70.54%	2,436 70.42%		
Household by Household Income	3,881	4,705	5,750		
<\$25,000	639 16.46%	916 19.47%	1,153 20.05%		
\$25,000 - \$50,000	882 22.73%	1,094 23.25%	1,343 23.36%		
\$50,000 - \$75,000	491 12.65%	672 14.28%	840 14.61%		
\$75,000 - \$100,000	393 10.13%	479 10.18%	577 10.03%		
\$100,000 - \$125,000	406 10.46%	468 9.95%	562 9.77%		
\$125,000 - \$150,000	285 7.34%	358 7.61%	438 7.62%		
\$150,000 - \$200,000	322 8.30%	216 4.59%	240 4.17%		
\$200,000+	463 11.93%	502 10.67%	597 10.38%		
Average Household Income	\$100,704	\$91,423	\$89,724		
Median Household Income	\$70,937	\$60,879	\$59,380		

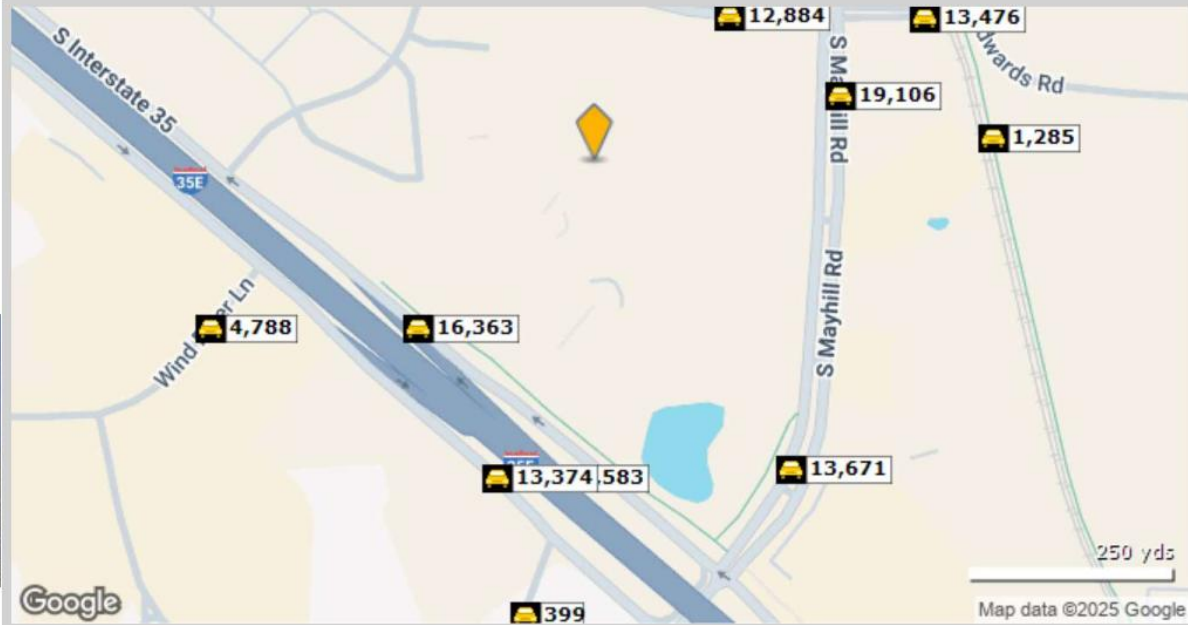
TRAFFIC COUNTS

Traffic Count Report

Denton Regional Medical Center

3535 I-35 Hwy, Denton, TX 76210

Building Type: **Health Care**
 Class: -
 RBA: **272,538 SF**
 Typical Floor: **38,934 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colorado Blvd	S Mayhill Rd	0.07 E	2022	12,884	MPSI	.14
2	S I- 35 E	Windriver Ln	0.12 NW	2022	16,363	MPSI	.17
3	Colorado Blvd	S Mayhill Rd	0.05 N	2022	19,106	MPSI	.18
4	I- 35 E	Mayhill Rd	0.15 SE	2022	102,583	MPSI	.22
5	S I- 35 E	Regal Rd	0.06 SE	2022	13,374	MPSI	.23
6	S Mayhill Rd	Edwards Rd	0.03 E	2022	13,476	MPSI	.26
7	Mayhill Rd	S I- 35 E	0.09 SW	2022	13,671	MPSI	.26
8	S Mayhill Rd	Edwards Rd	0.06 NE	2022	1,285	MPSI	.28
9	Windriver Lane	S I- 35 E	0.06 NE	2022	4,788	MPSI	.29
10	Regal Rd	Briercliff Dr	0.05 S	2022	399	MPSI	.32