



FOR LEASE

TRINITY MEDICAL PLAZA

4650 President George Bush Turnpike, Sachse, TX 75048



MedCorePartners.com

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PROPERTY INFORMATION



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PROPERTY SUMMARY



PROPERTY OVERVIEW

Trinity Medical Plaza is a newly constructed, Class-A, three-story medical office building located within The Station — a transformative \$250 million mixed-use development in the heart of Sachse, Texas. Strategically positioned on the Medical City Sachse (HCA) Hospital Campus and fronting the President George Bush Turnpike, the property offers exceptional visibility and accessibility in one of North Texas's fastest-growing markets.

The Station spans 134 acres and is designed as a vibrant live-work-play destination. Upon completion, it will feature a dynamic mix of multi-family and single-family residences, townhomes, restaurants, retail shops, entertainment venues, and office spaces — all thoughtfully integrated around a 34-acre centerpiece known as Heritage Park. This community-focused development enhances the long-term value and visibility of Trinity Medical Plaza, making it an ideal location for healthcare providers looking to serve a growing and underserved population.

Trinity Medical Plaza showcases modern architectural design, high-end finishes, and a surface parking ratio of 5 spaces per 1,000 rentable square feet. The building is professionally managed with strong, local ownership committed to maintaining long-term value. Available suites are in shell condition and ready for custom medical build-outs to meet the needs of a wide variety of practices. Additionally, there is a newly built, move-in-ready suite on the second floor totaling 9,683 rentable square feet, offering immediate occupancy for a healthcare provider seeking a turnkey solution. With its premier on-campus location, state-of-the-art construction, and proximity to a growing residential and commercial base, Trinity Medical Plaza presents a rare and compelling opportunity for medical tenants looking to expand or establish a presence in an emerging, high-demand market.

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PROPERTY DETAILS






KEY FEATURES

- Brand New, Class- A Construction
- Modern architectural design with high-end finishes
- Surface parking with a 5/1,000 SF parking ratio
- Move-in ready space: One 9,683 RSF suite on the second floor, newly built-out and available for immediate occupancy
- Customizable shell spaces



PROPERTY DETAILS

-  **TOTAL BUILDING SIZE**
67,677 RSF
-  **TOTAL AVAILABLE SF**
1,500 — 54,283 RSF
-  **YEAR BUILT**
2024

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PROPERTY PHOTOS

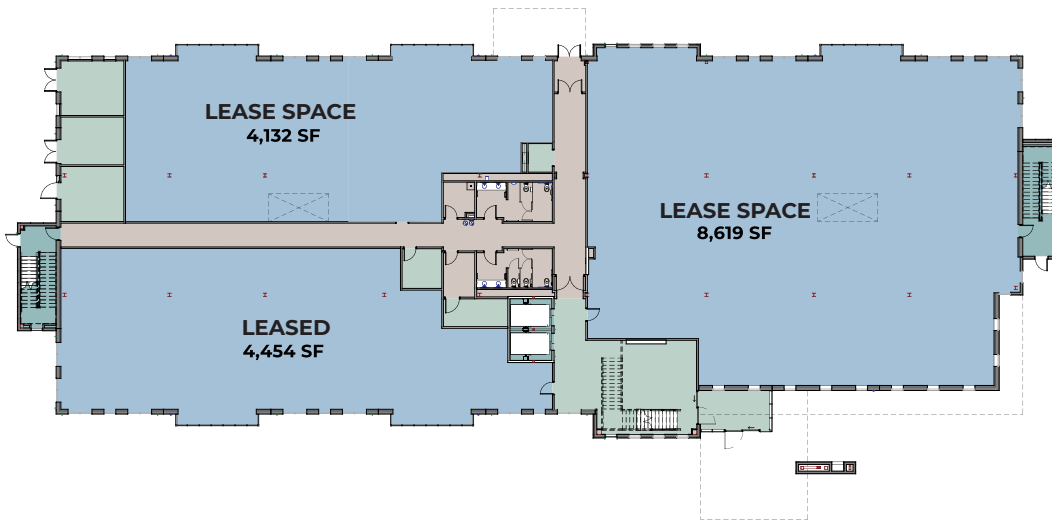


TRINITY MEDICAL PLAZA

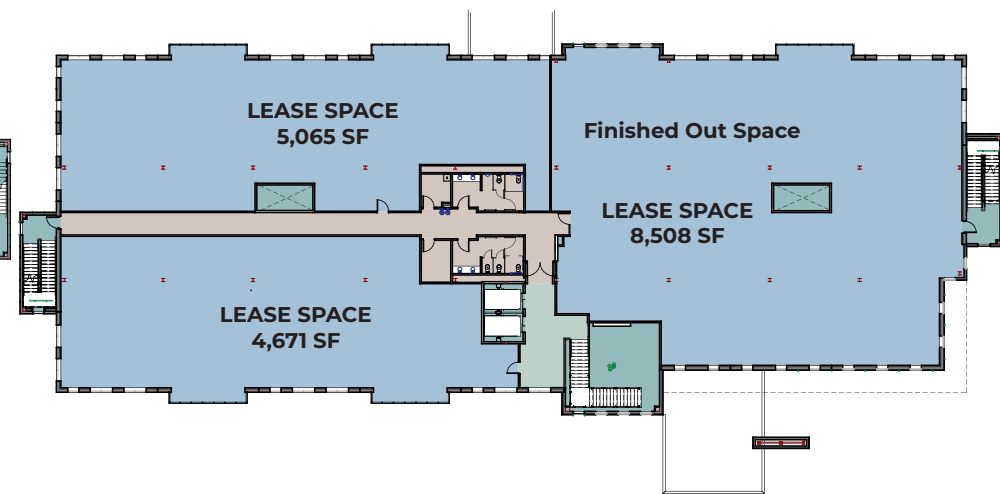
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FLOOR PLANS

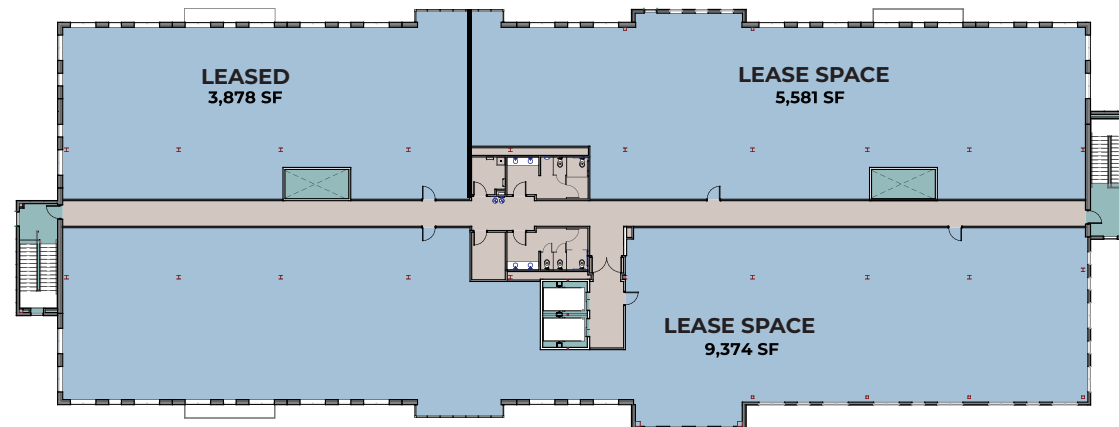
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



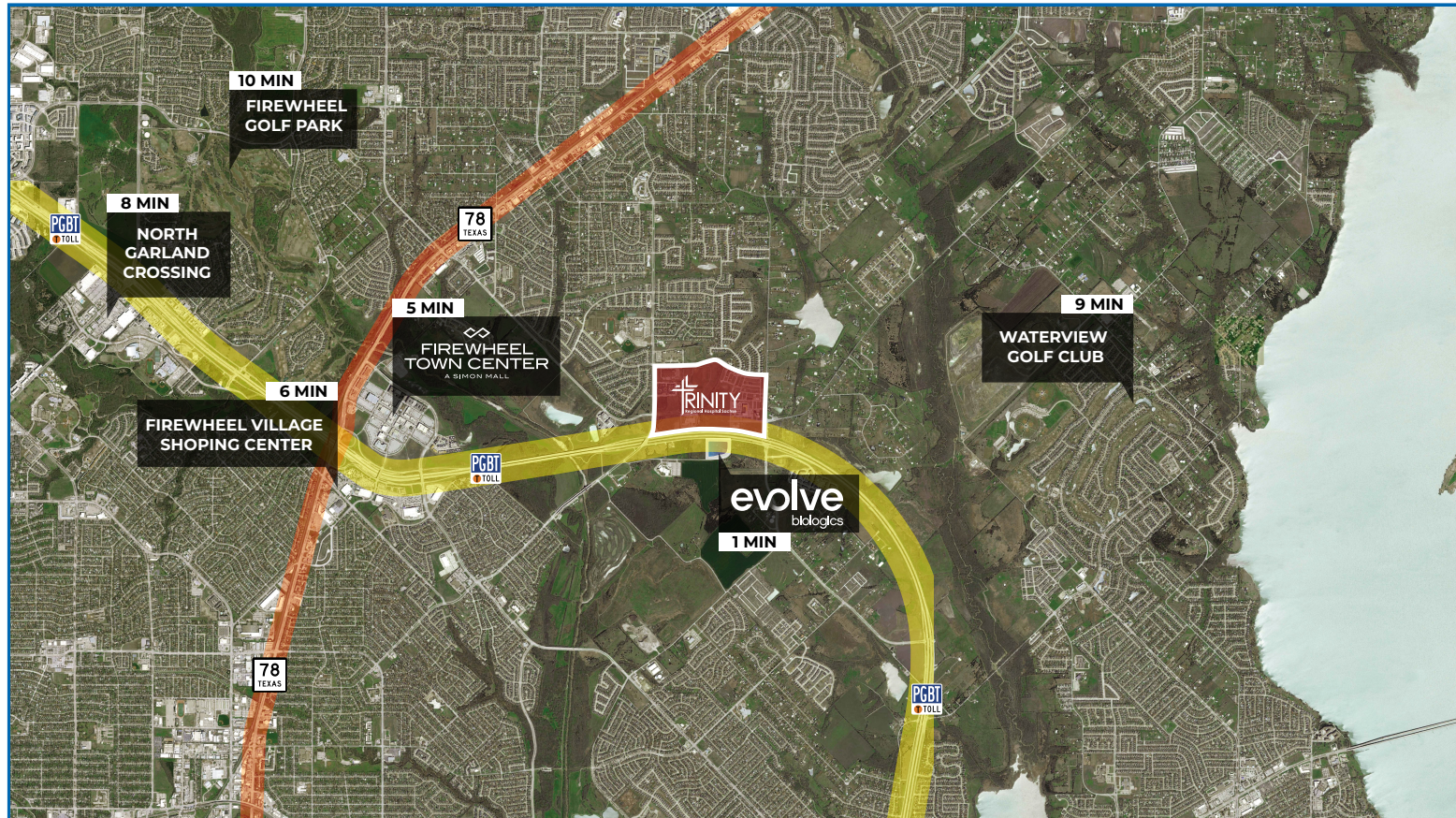
LOCATION INFORMATION



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AERIAL VIEW



Minutes from Firewheel Town Center

The TMH medical campus is located in the northeastern quadrant of Dallas County within one of the fastest growing, medically under-served areas of DFW. This campus is situated on President George Bush Turnpike, approximately 1 mile east of the popular Firewheel Center.

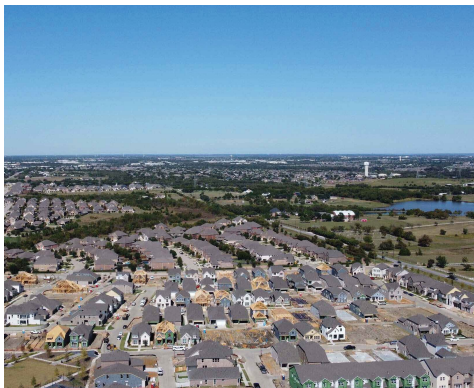
New Evolve Biologics Plant to Reinforce DFW as a Biotech Hub

Evolve Biologics is a producer of plasma-derived therapeutics. The firm's CEO says the new, state-of-the-art, 200,000-SF Sachse facility "will be the foundation of our future growth and global strategy," with the capacity to process 1 million liters of plasma annually.

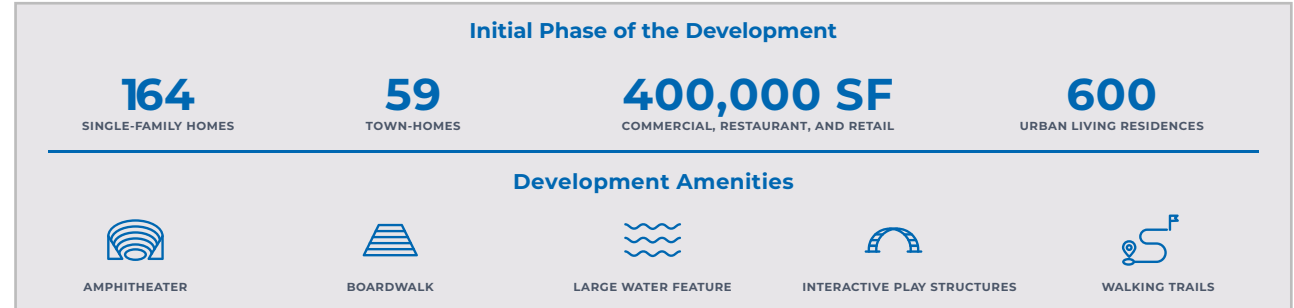
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AERIAL VIEW



The Station is a new \$250 million mixed use development, which will feature multi-family and single-family residences, town-homes, restaurants, retail, office and entertainment options all centered around the 34 acre Heritage Park.



DEMOGRAPHICS

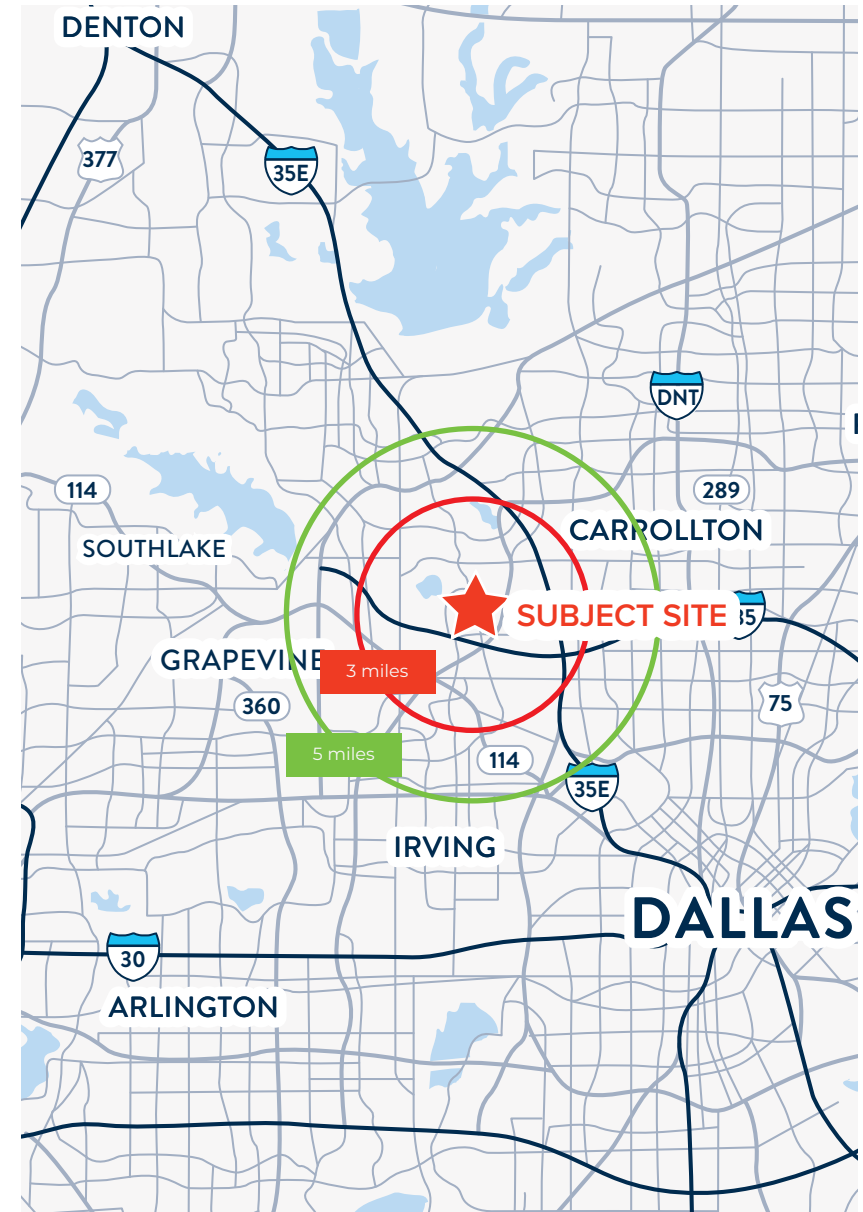


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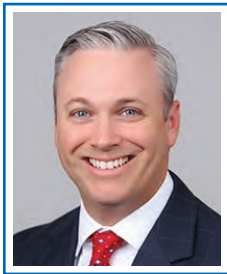
DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	85,489	243,203
Households	28,612	82,361
Average Age	38.1	37.7
Median HH Income	\$119,541	\$107,352
Population Growth 2025-2030	7.27%	4.34%
Household Growth 2025-2030	8.38%	5.57%





For More Information!

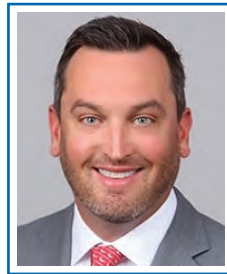


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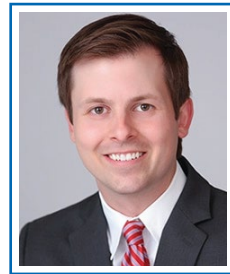


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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

