



# WYLIE MEDICAL PLAZA

2300 W FM 544 | WYLIE, TX 75098

**8,215 SF MEDICAL OFFICE SPACE AVAILABLE**

**SUITES RANGING FROM 1,624 SF TO 4,072 SF**



*Dedicated Owner of Best in Class Medical Office*

**NYSE: HTA**



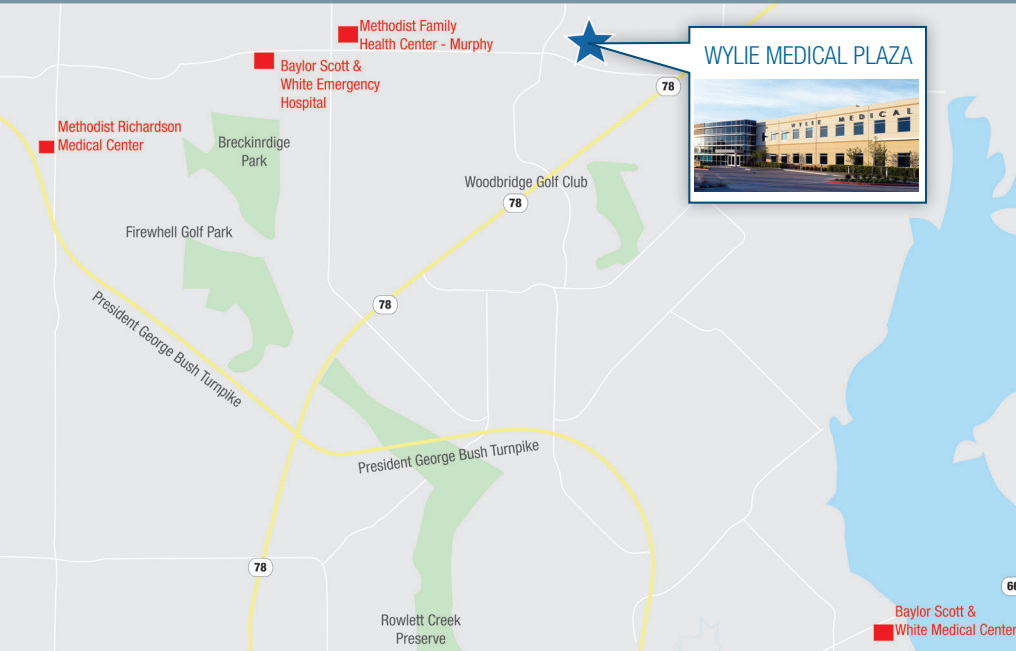
## FEATURES:

- » Two story, ±51,878 SF Class A Medical Office Building
- » Suites ranging from 1,624 RSF – 4,072 RSF
- » Year Built: 2013
- » Anchored by Baylor Emergency Center
- » 3.85:1,000 parking ratio
- » Specialties include: Emergency, Imaging, Nephrology and Dialysis, Pharmacy, Oral/Maxillofacial Surgery, Allergy/ENT, Internal Medicine, Family Medicine, Orthopedics, and Podiatry

## DEMOGRAPHICS:

	1 MI	3 MI	5 MI
2019 Population	12,761	78,325	149,611
2019 Households	4,258	25,941	49,379
Average Age	32.80	34.40	34.90
Median HH Income	\$88,715	\$94,254	\$99,714
Population Growth '19-'24	13.67%	11.70%	11.35%
Household Growth '19-'24	13.90%	11.98%	11.63%

\* Source: CoStar



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The building is owned and professionally managed by Healthcare Trust of America, Inc., experts in the management of medical office properties nationwide.

Healthcare Trust of America, Inc. (NYSE: HTA) is the largest dedicated owner and operator of medical office buildings ("MOBs") in the United States, based on gross leasable area ("GLA"). We provide the real estate infrastructure for the integrated delivery of healthcare services in highly desirable locations. Our investments are targeted in 20 to 25 key markets that we believe have superior healthcare demographics that support strong, long-term demand for medical office space. We have achieved, and continue to achieve, critical mass within these key markets by expanding our presence through accretive acquisitions, and utilizing our in-house operating expertise through our regionally located property management and leasing platform. Founded in 2006 and listed on the New York Stock Exchange in 2012, HTA has produced attractive returns for its stockholders that we believe have significantly outperformed the S&P 500 and US REIT indices. More information about HTA can be found on the Company's website at [www.htareit.com](http://www.htareit.com).



Property Leased by:  
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