



# THE FUTURE OF

## OUTPATIENT CARE IN HOOVER



*South Haven*  
Surgical Plaza

# INTRODUCING SOUTH HAVEN SURGICAL PLAZA

*The Future of Outpatient Care Starts Here*

A premier development led by **Loree J. Skelton, Medistar Corporation** and an expert team of healthcare partners, including **Medical Properties Trust** serving as capital advisor to the project, **South Haven Surgical Plaza** is an 80,000 SF Integrated Medical Plaza designed to redefine outpatient care in Hoover.

Strategically located in the heart of Stadium Trace Village – Phase II, this state-of-the-art facility offers physicians the rare opportunity to **PRACTICE**, **INVEST**, and **LEAD** in one of Hoover's most dynamic destinations.

Purpose-built for leading physicians and healthcare providers, the Plaza will feature:

- A cutting-edge **multi-specialty ASC** with **6 ORs and 2 procedure rooms**
- **Advanced imaging and diagnostic suites**
- Modern **Class A clinical office space** designed for **collaboration** and **efficiency**

With unmatched visibility from I-459, walkability to shops and restaurants, and central access, this is **more than just a lease—it's your platform to thrive.**

## ***Ownership made easy***

Physicians have the **unique opportunity to co-invest in the real estate** (with zero construction risk) and to secure a stake in the ASC partnership.

**Groundbreaking begins December 2025 | Delivery March 2027**

**This is your moment to shape the next generation of care—and own a stake in its success.**





# Connected Everywhere

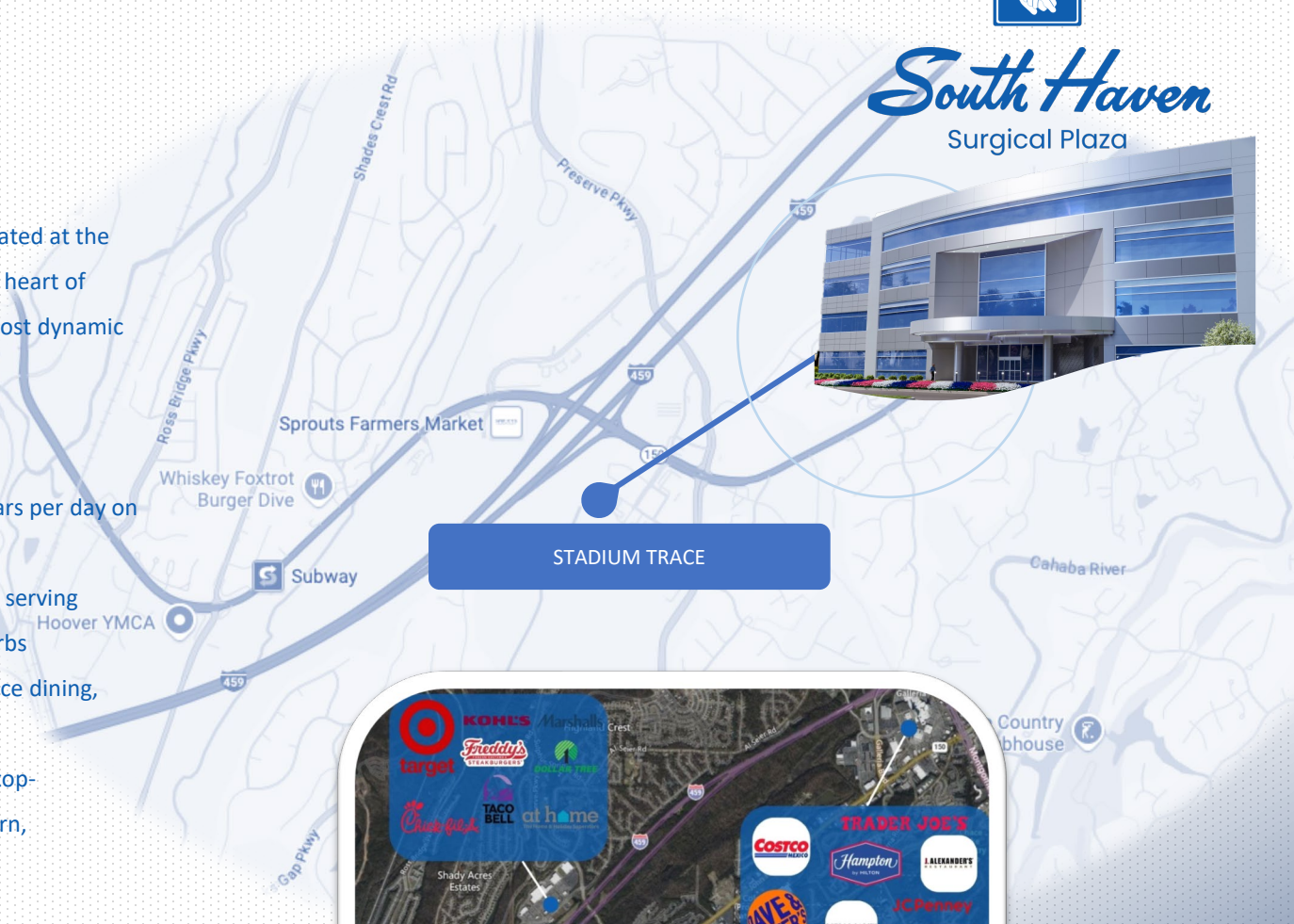
South Haven Surgical Plaza is strategically located at the intersection of I-459 and Highway 150, in the heart of Stadium Trace Village – Phase II—Hoover's most dynamic and rapidly growing mixed-use development.

This premier location offers:

- Unmatched visibility from over 100,000 cars per day on I-459
- Direct access from major regional arteries serving metro Birmingham and surrounding suburbs
- Walkability to Hilton Garden Inn, full-service dining, retail, and green space
- Proximity to affluent neighborhoods and top-performing schools in Hoover, Lake Wilborn, Blackridge, Ross Bridge, and Bluff Park



*South Haven*  
Surgical Plaza



STADIUM TRACE







**367,000**  
Residents (10 miles)

**\$156,000**  
Avg. Household Income (3 Miles)

**\$10,086**  
Annual Household Healthcare Spending (3 Miles)

**1-459 & Hwy 150**  
Direct frontage and visibility

**Amenities**  
Hilton hotel, retail and dining

“Phase I was just the beginning, with Phase II, we’re creating a new chapter for Hoover, blending healthcare, community amenities, and sustainable development to meet the evolving needs of residents and businesses.”

Will Kadish, CEO of Broad Metro

STADIUM TRACE VILLAGE - OVERALL PLAN





Rooted in nature,  
designed for healing,  
and built to elevate the  
patient and provider  
experience.



# Project Highlights

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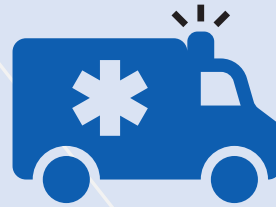
## Imaging and diagnostics

Advanced technology



## Multi-specialty ASC

with 6 ORs and 2 procedure rooms



## Q1 2027

Delivery



## State of the art design

Up to 80,000 SF with abundant glass and natural light



## Built-in

Referral eco-system



## Walkability and amenities

Access to walking trails, dining and retail in Stadium Trace





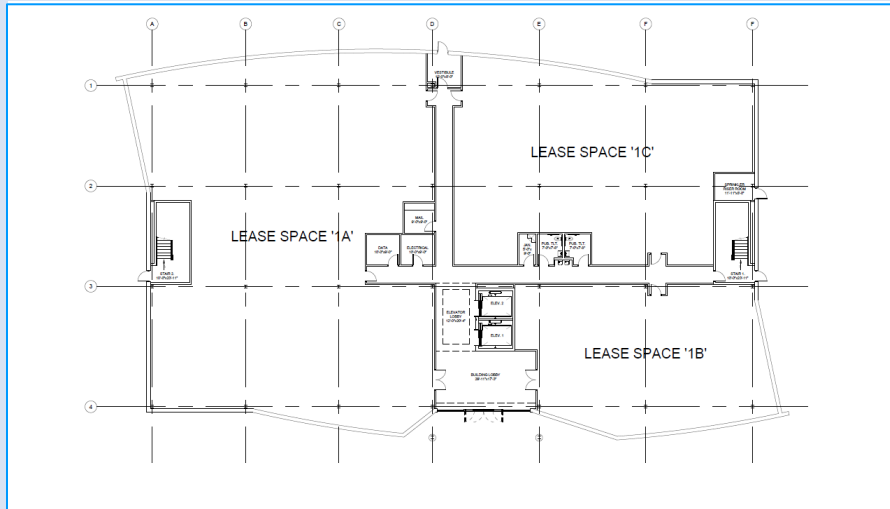
# Site Plan

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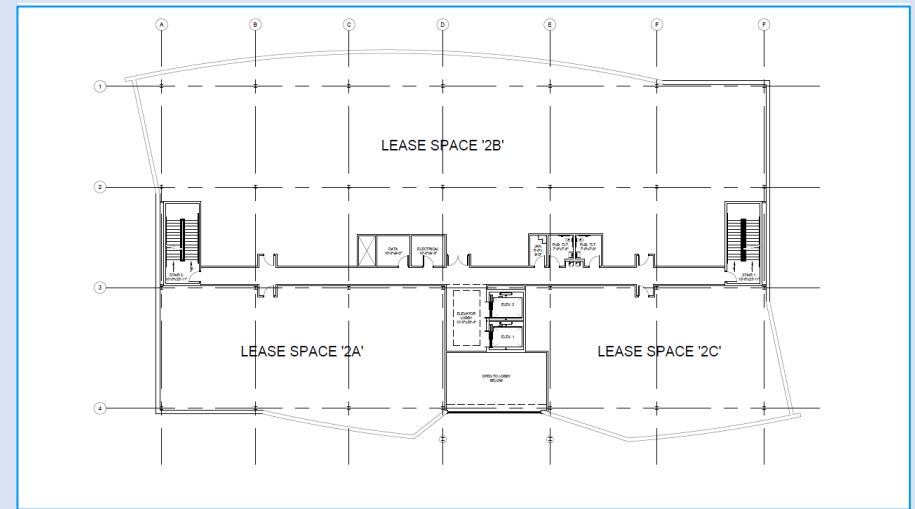


# Floor Plans

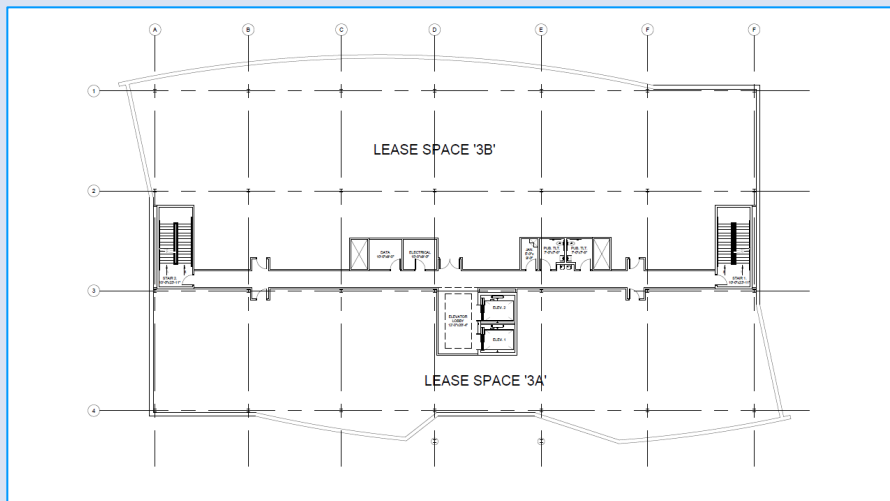
First Floor



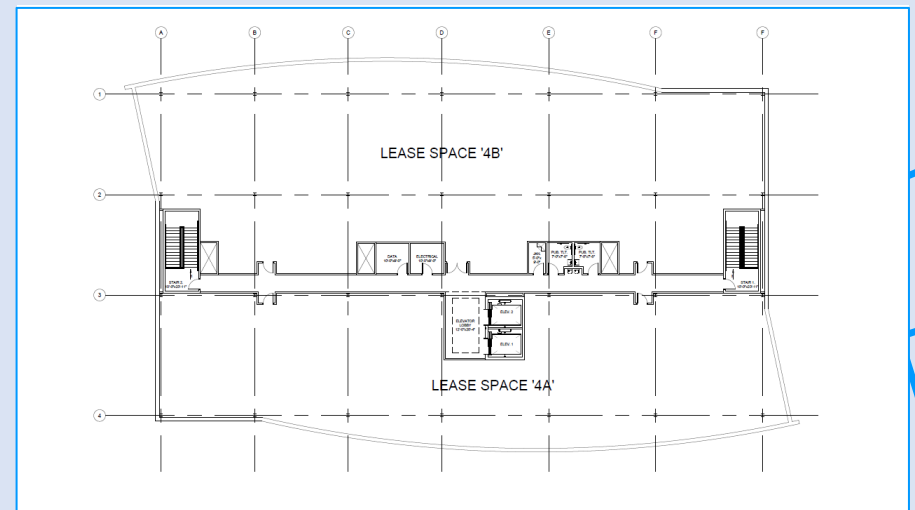
Second Floor



Third Floor



Fourth Floor





# Development Timeline

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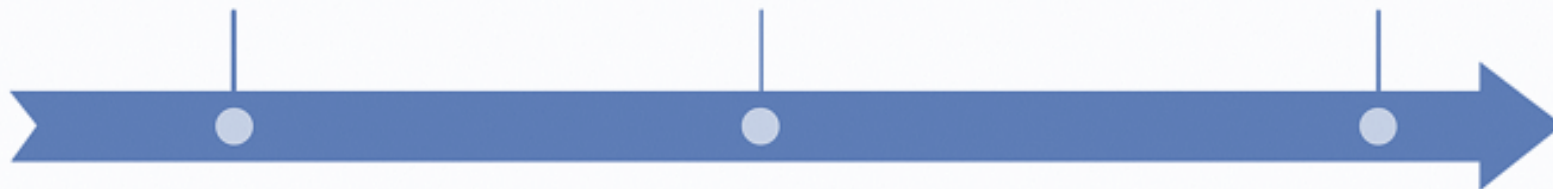
**Pre-development**  
May 2025 -  
December 2025



**Construction  
beginning**  
December 2025



**Final building  
delivery and CO**  
March 2027



**Building delivery  
for tenant improvement**  
December 2026

# Sponsor and Partners Overview

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# MEDISTAR CORPORATION

Medistar Corporation, a privately held real estate investment and development firm, boasts a remarkable 50-year legacy of innovation. With an unwavering focus on execution and a proven history of outstanding performance, Medistar stands as a testament to enduring excellence.

In 1971, Monzer Hourani founded M. Hourani and Associates Consulting Engineers, a firm that provided structural engineering services for 590 commercial buildings across 43 states and four international countries. Building on his success, Mr. Hourani established Medistar Corporation in 1974—a real estate development company with a strong medical focus.

Today, Medistar boasts an extensive track record and a robust project pipeline. Fueled by an unwavering commitment to innovation and a profound understanding of evolving markets, Medistar has firmly established itself as a reliable partner for hospitals, institutions, and communities nationwide. Our journey is characterized by innovation, collaborative efforts, and an unyielding dedication to improving communities through exceptional projects and strategic partnerships.

**50**  
YEARS  
In Business

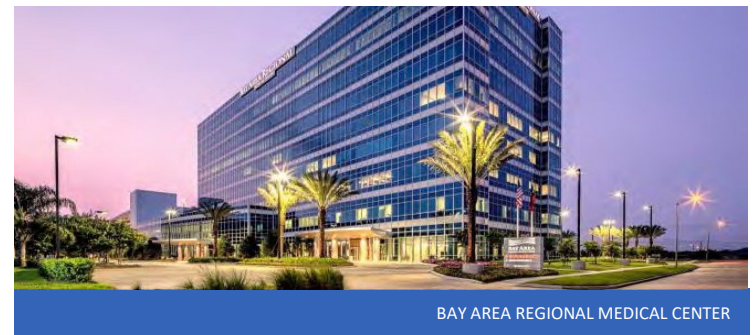
**\$10B**  
IN PROJECTS  
In Company History



HOSPITALS OF PROVIDENCE



Austin Bluffs



BAY AREA REGIONAL MEDICAL CENTER

# MEDISTAR CORPORATION

Medistar has deep experience and a consistent track record of successfully delivering projects. This legacy of achievement underscores our commitment to excellence and our ability to drive enduring success.

## PAM HOSPITAL OF ROUND ROCK

**2018**  
YEAR BUILT

**40**  
BEDS

**48k**  
SQUARE FEET

- > Medistar provided a wholistic suite of development services in this build-to-suite, that enabled PAM Health's seamless entrance into the city of Round Rock.



## STOCKTON REGIONAL REHABILITATION HOSPITAL

**2020**  
YEAR BUILT

**50**  
BEDS

**62k**  
SQUARE FEET

- > As part of the Ernest Health family of hospitals, the facility prioritizes addressing patients' emotional and social needs. It is strategically located adjacent to Quacker Lake and University Park World Peace Rose Garden.



## MEDICAL BEHAVIORAL HOSPITAL OF INDIANAPOLIS

**2022**  
YEAR BUILT

**64**  
BEDS

**42k**  
SQUARE FEET

- > Medistar developed this state-of-the-art freestanding 42,600 square foot facility in Greenwood, Indiana. The single-story building provides 64 medical-psychiatric inpatient beds and serves patients with complex medical and neuropsychiatric conditions in the greater Indianapolis area.





# PROJECT PARTNERS

## DEVELOPER



Medical Real Estate Development

## GENERAL CONTRACTOR



## CAPITAL ADVISORS



Medical Properties Trust

## ARCHITECTURAL PARTNERS





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