

THE  
**MEDICAL CENTER  
AT CRAIG RANCH**  
PHASE II

**T**  
TRANSWESTERN  
REAL ESTATE  
SERVICES



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# BUILDING VISION



BUILDING RSF | 60,000  
RSF / FLOOR | 20,000  
LEVELS | 3  
PARKING | 5 / 1000 SF



- The east elevation features a curtain wall facade providing daylight and views from 121
- A covered walkway connects the new parking garage to the existing building
- Great visibility from Sam Rayburn Tollway with over 100,000 vehicles passing by each day
- The building features an offset core which allows a virtually unimpeded floor plate for all three levels
- Located amidst exceptional demographics

# ACCESS



# THE NEIGHBORHOOD



## HUB 121

- Body Machine Fitness
- Wine Bar
- Chopshop Sports Garage
- The Elwood BFD
- Cedar Creek Brewery
- Serendipity Labs
- Phenix Salon Suites
- Blackrock Coffee Bar
- Jersey Mikes



## DISTRICT 121

The office will feature eight stories and 200,000 square feet of office space with a parking garage and amenities, including conference space, a tenant lounge, outdoor amenity space, a golf simulator and a fitness center.



## THE FARM IN ALLEN

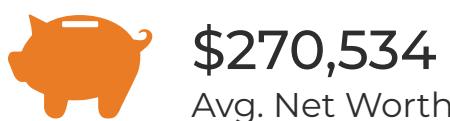
The Farm in Allen, located in the fastest growing area of the DFW metroplex, is a 135 acre, mixed use development that caters to the communities around it. When fully built out, The Farm in Allen will contain office, urban residential, senior living, retail, corporate headquarters, townhomes, lofts, restaurants and entertainment uses.

# EXCEPTIONAL DEMOGRAPHICS

## POPULATION TRENDS



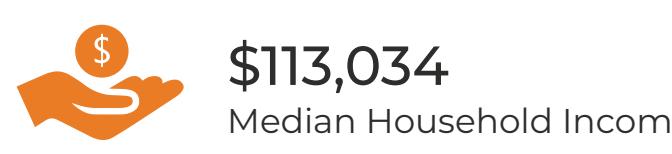
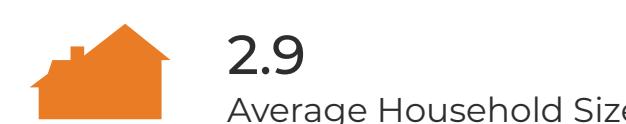
## WEALTH



## HOUSING STATS



## KEY FACTS



POPULATION DATA WITHIN 15 MINUTE DRIVE TIMES

**“McKinney’s  
Population Jumped  
51.9% by Adding 68,025  
Residents Between  
2010 and 2019”**

-Community Impact Newspaper

# PROMINENT SIGNAGE

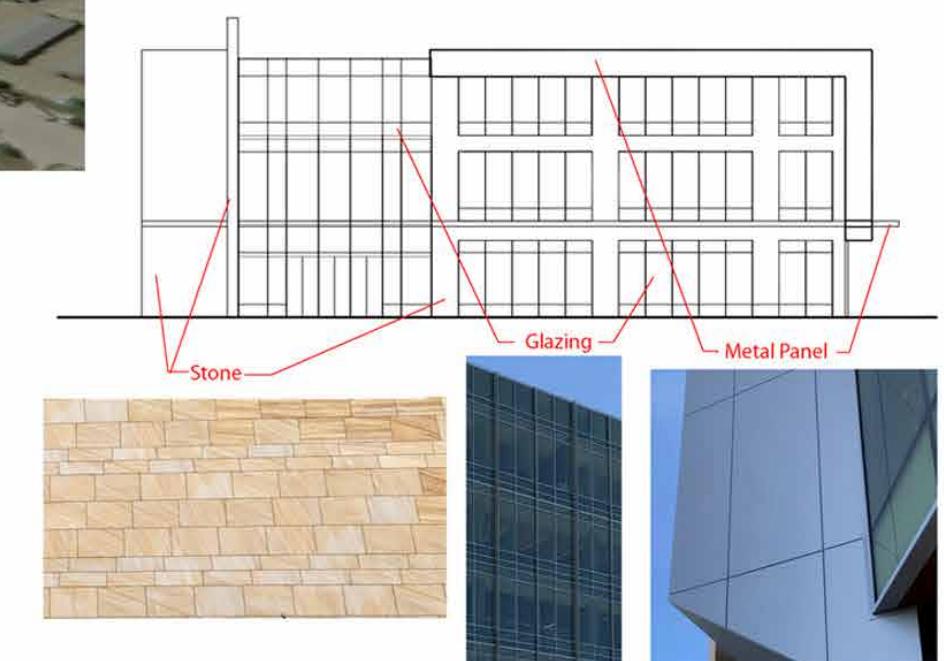
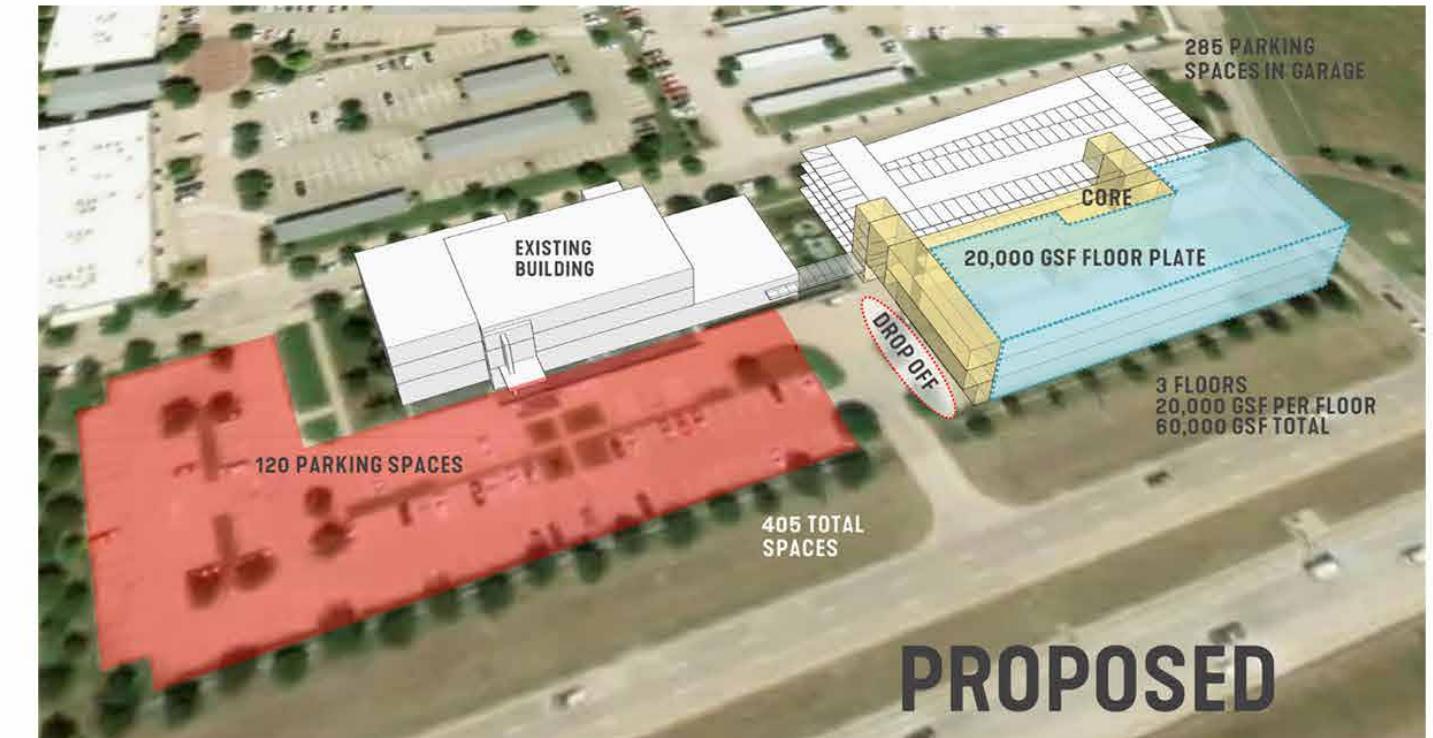


## NTTA EXPANSION

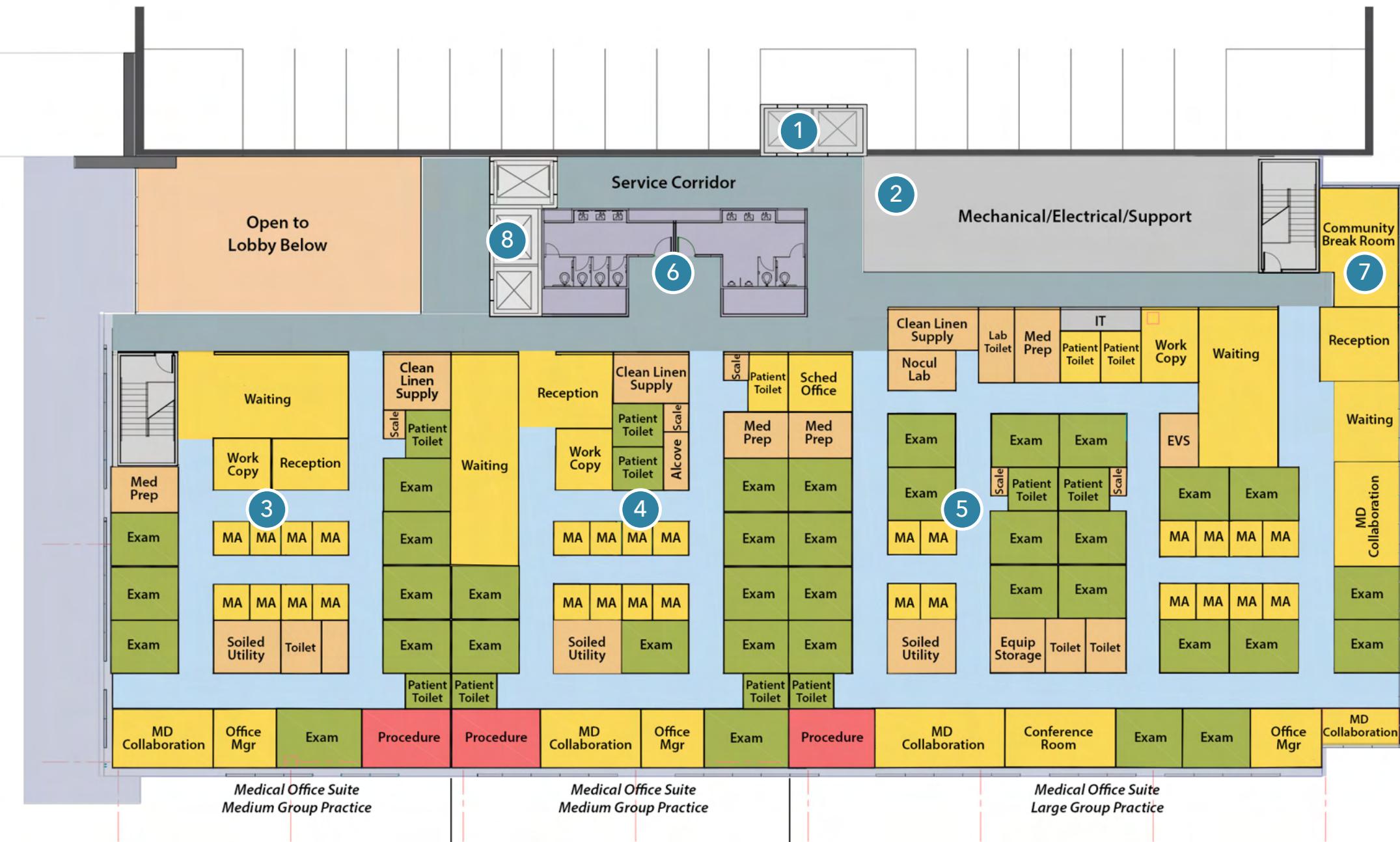
There is an expansion underway at Sam Rayburn Tollway. Expansion includes an additional lane in each direction.



# SITE PLAN DETAIL



# CONCEPT PLAN



# Typical Plan

- 1 HOSPITAL FUNCTION ELEVATORS
- 2 MECHANICAL/ELECTRICAL/SUPPORT
- 3 MEDIUM GROUP PRACTICE
- 4 MEDIUM GROUP PRACTICE
- 5 LARGE GROUP PRACTICE
- 6 COMMON RESTROOMS
- 7 COMMUNITY BREAK ROOM
- 8 LOBBY ELEVATOR WITH GURNEY CAPACITY



**THE**  
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**OWNER**  
REMEDY MEDICAL PROPERTIES

**ARCHITECT**  
SMITH GROUP

**LEASING**  
TRANSWESTERN REAL ESTATE SERVICES

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