

THE MEDICAL CENTER AT CRAIG RANCH PHASE II



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



1

Take the Exchange Pkwy exit
U turn at Alma Dr
Stay on frontage to turn
right into the site

2

Take the Craig Ranch
Pkwly exit
Stay on frontage to turn
right into the site

3

From Collin McKinney Pkwy
Slight right on to Van Tuyl Pkwy
Turn right onto TPC Dr
Turn left into site

4

South on frontage
Merge onto SRT

5

South on frontage
U turn at Exchange Pkwy
Merge onto SRT

6

Take a right onto TPC Dr
Take a left at Weiskopf Ave
Take a left onto Collin
McKinney Pkwy

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

 **5,721**
2019 Population Density
(Per Square Mile)


 **7.6%**
2019-2024 Projected
Population Growth Rate


 **186,527**
Total Civilian Workforce

WEALTH

 **\$270,534**
Avg. Net Worth


 **\$96,811**
Median Disposable Income


 **\$391,876**
Median Home Value

 **\$34,968**
Per Capital Disposable
HH Income


HOUSING STATS

 **123,476**
Total Housing Units


 **85,686**
Owner Occupied Housing


 **30,864**
Renter Occupied Housing

KEY FACTS

 **333,808**
Population

 **2.9**
Average Household Size

 **38.1**
Median Age

 **\$113,034**
Median Household Income

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

POPULATION DATA WITHIN 15 MINUTE DRIVE TIMES

PROMINENT SIGNAGE

THE MEDICAL CENTER AT CRAIG RANCH

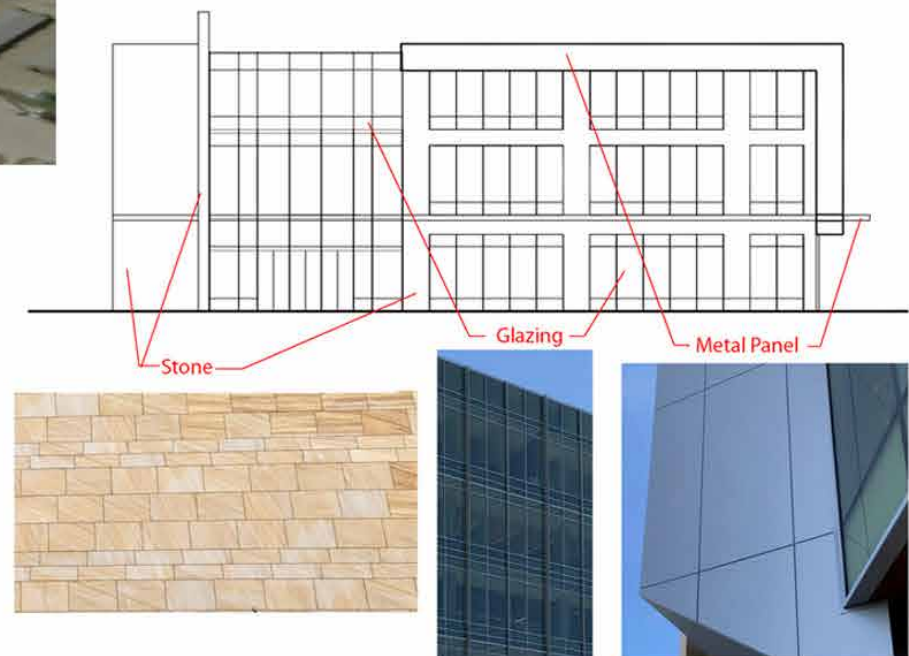


NTTA EXPANSION

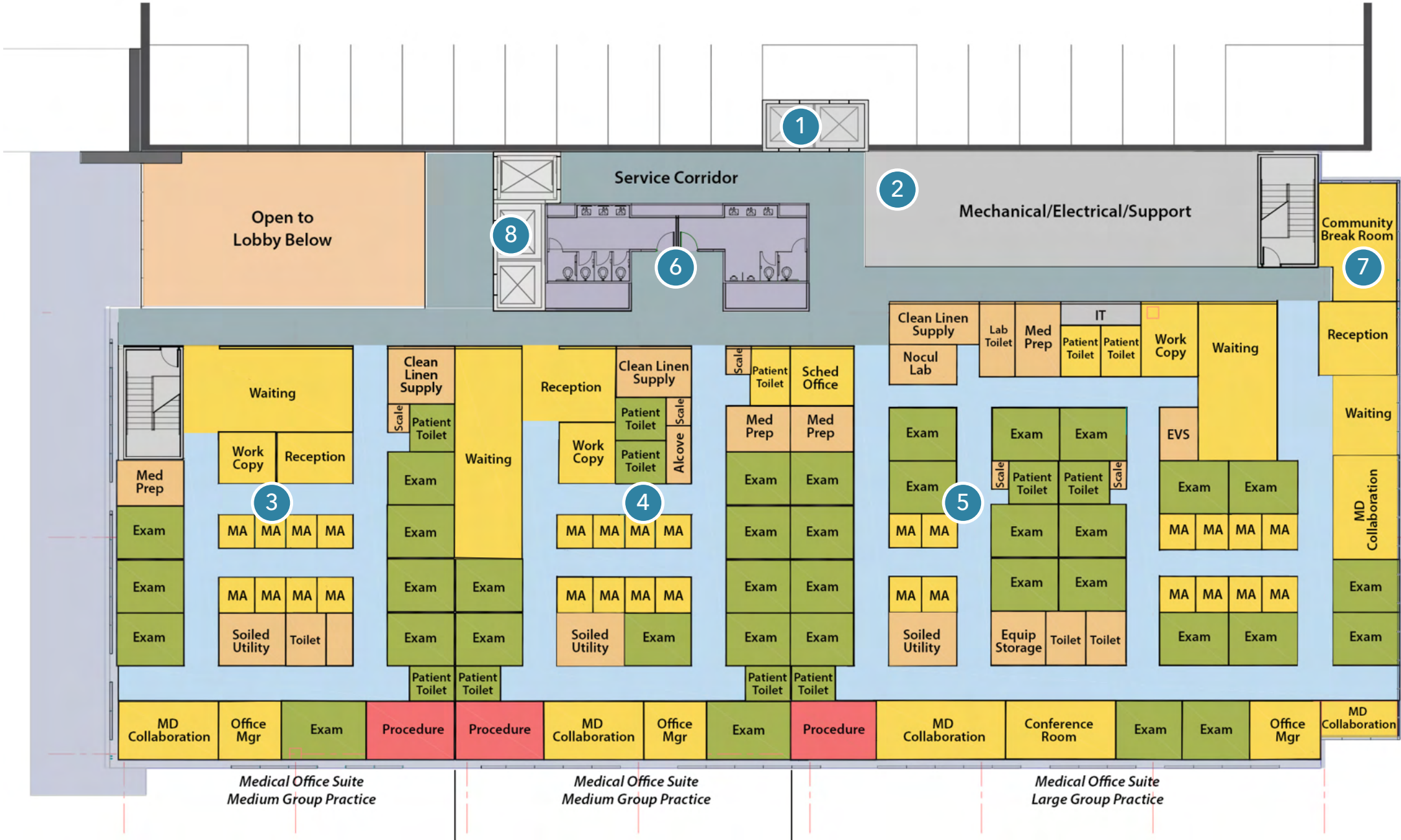
There is an expansion underway at Sam Rayburn Tollway. Expansion includes an additional lane in each direction.



SITE PLAN DETAIL



CONCEPT 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

Typical Plan



THE
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AT CRAIG RANCH
PHASE II

OWNER
REMEDY MEDICAL PROPERTIES

ARCHITECT
SMITH GROUP

LEASING
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