



V A L O R I S  
HEALTHPARK GARLAND

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# GARLAND'S HEALTHCARE DESTINATION

530 & 601 CLARA BARTON, GARLAND, TX 75042

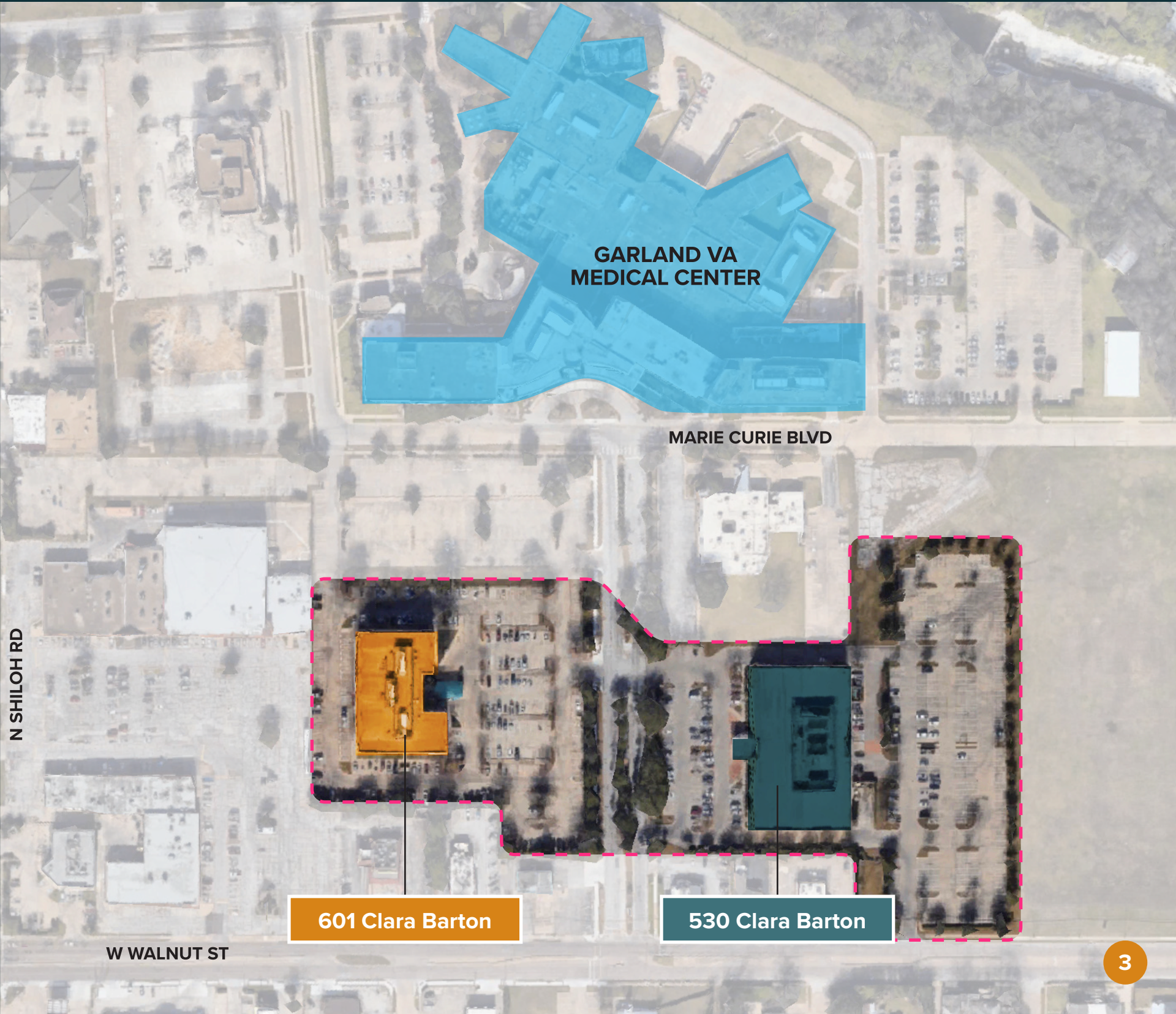


 TRANSWESTERN



Presenting Valoris Healthpark, a state-of-the-art Medical District in Garland, Texas. Located next to the Garland VA Medical Center, Valoris Healthpark will offer completely renovated medical spaces for all types of medical practitioners.

# LOCATION



**GARLAND VA  
MEDICAL CENTER**

**MARIE CURIE BLVD**

**N SHILOH RD**

**601 Clara Barton**

**530 Clara Barton**

**W WALNUT ST**

# WHY GARLAND?



As the 6th largest city in the Dallas Fort Worth Metroplex, one of the fastest growing regions in the country, Garland is home to more than 240,000 residents and the DFW Metroplex is home to over 7,500,000 people. By 2050, the number of residents is projected to almost double. By aggressively seeking to attract new residents into the community, the city plans to increase its residential market share significantly above original forecasts. Garland's diverse, stable, and skilled existing population serves as an excellent platform for its future growth.



**5,000**

Jobs to be Created



**2,156**

Discharges Per Year



**184,000+**

North Texas Veterans Served



**7,573,136**

DFW Population



# 530 CLARA BARTON



## BRAND NEW MOVE-IN-READY

1st & 2nd generation medical  
space available

1,700 SF to 32,000 SF  
available

Existing tenant specialties  
include: Cardiology,  
Neurology, ENT, Surgery  
Center & Dialysis

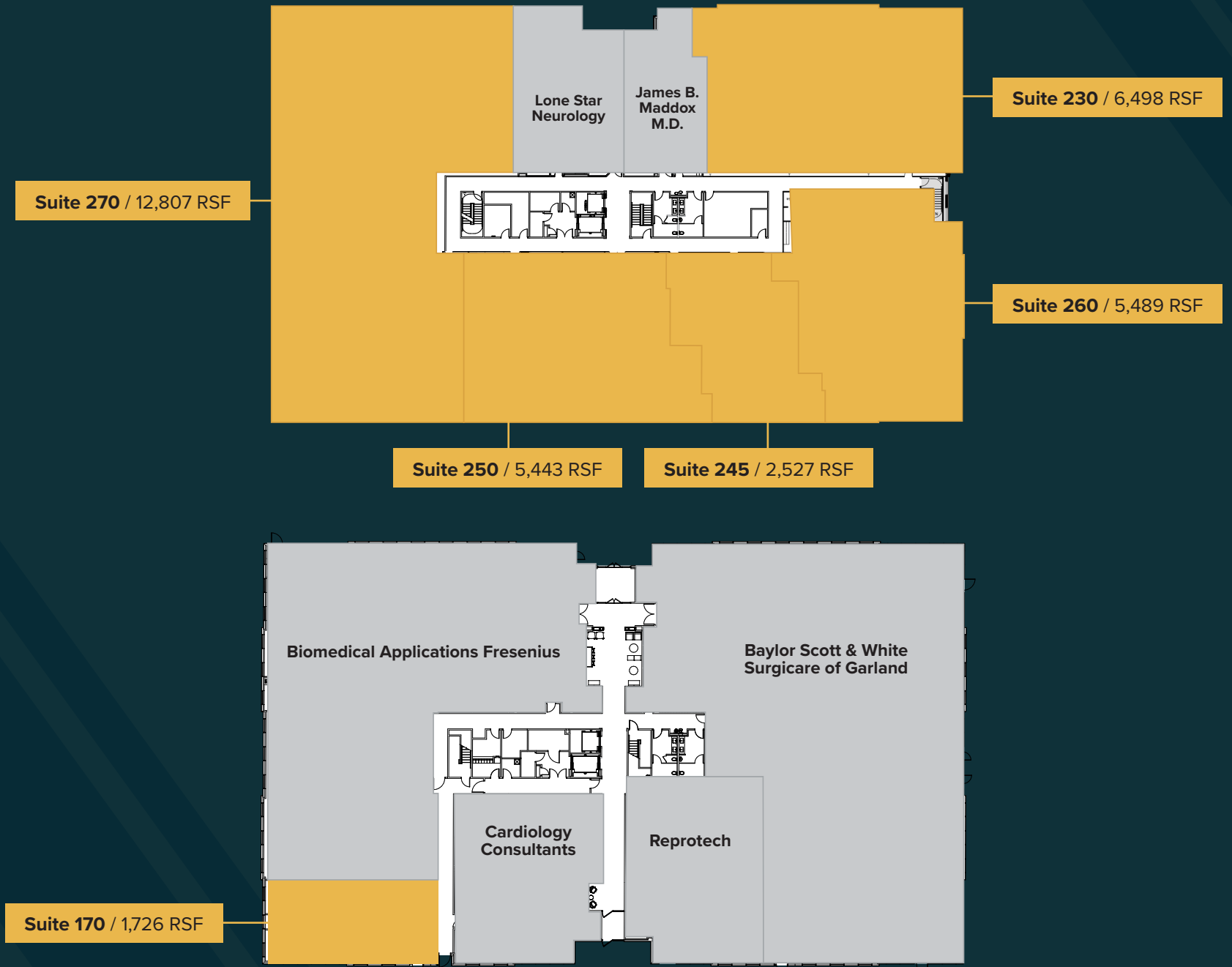
4.95 / 1,000 parking ratio

Competitive tenant  
improvement allowances  
available

Signage opportunities

Covered patient drop-off

# 530 CLARA BARTON FLOORPLAN



# 601 CLARA BARTON



## BRAND NEW MOVE-IN-READY

2nd generation medical space  
available

1,400 SF to 16,000 SF  
available

Neighboring medical practices  
include: Primary Care &  
Parkland Health System

4.45 / 1,000 parking ratio

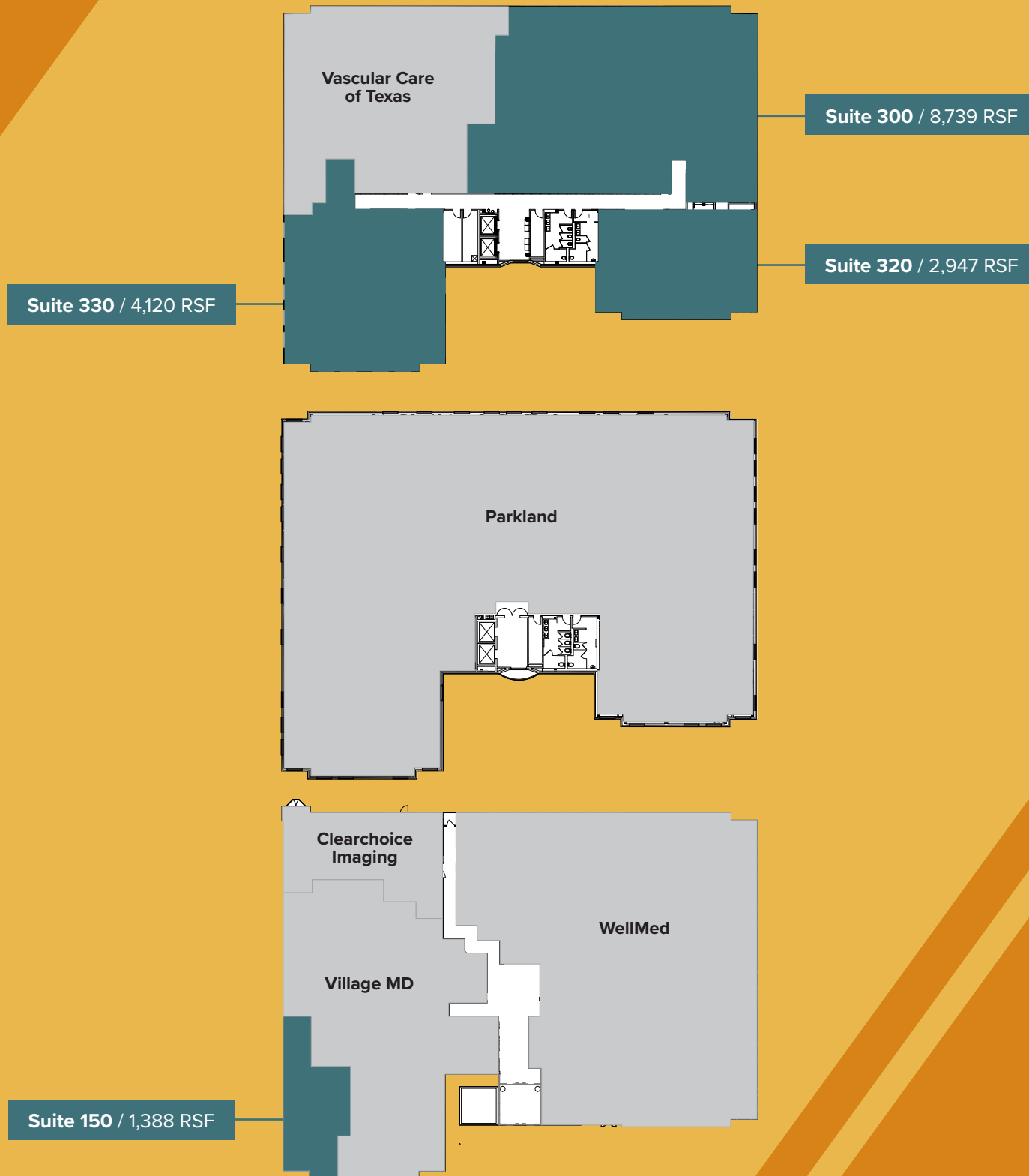
Competitive tenant  
improvement allowances  
available

Signage opportunities

Covered patient drop-off



# 601 CLARA BARTON FLOORPLAN





# DEMOGRAPHICS



## 1 Mile

**\$58,110**  
Avg. Household Income

**4,393**  
Total Households

**15,061**  
Total Population

## 3 Miles

**\$69,869**  
Avg. Household Income

**43,327**  
Total Households

**140,087**  
Total Population

## 5 Miles

**\$81,765**  
Avg. Household Income

**130,285**  
Total Households

**374,077**  
Total Population

# OPPORTUNITY ANALYSIS



## Gap Analysis

530 Clara Barton

Specialty	FTEs in 15-Min Drive	Indicated Demand	Gap
Gastroenterology	9	19	9
Urology	3	9	7
Hematology/Oncology	9	14	6
Anesthesiology: Pain Management	9	11	2
Otorhinolaryngology (ENT)	11	13	2
Pulmonary Medicine: General	0	3	2
Obstetrics/Gynecology: General	20	22	2
Endocrinology/Metabolism	2	4	2
Radiation Oncology	2	4	1
Surgery: Plastic and Reconstruction	2	4	1
Surgery: Oncology	0	1	1
Psychiatry: Child and Adolescent	0	1	1
Surgery: Colon and Rectal	2	3	1
OB/GYN: Gynecological Oncology	0	1	1
NP: Anesthesiology	0	1	1
Surgery: Thoracic (Primary)	0	1	0
Neurology: Epilepsy/EEG	0	0	0
Podiatry: General	11	11	0
Bariatrics (Nonsurgical)/Obesity Medicine	0	0	0
Orthopedic Surgery: Hand	0	0	0
OB/GYN: Reproductive Endocrinology	1	1	0
Psychiatry: General	17	17	0
Pain Management: Nonanesthesia	3	2	0
Surgery: Neurological	4	4	0
Surgery: Vascular (Primary)	2	1	0
Orthopedic Surgery: Sports Medicine	1	0	-1
Sleep Medicine	1	0	-1
Cardiology: Electrophysiology	5	3	-2
Dermatology: Dermatopathology	3	1	-2
Neurology	16	13	-3
Orthopedic Surgery: General	36	31	-4
Surgery: General	25	20	-4
Ophthalmology	19	13	-6
Allergy/Immunology	19	4	-15
Cardiology: Noninvasive	31	13	-18
OB/GYN: Maternal and Fetal Medicine	22	4	-18
Dermatology	43	20	-23
Cardiology: Invasive-Interventional	31	8	-23

### GAP DETECTED

*Unmet demand will support new, relocating, and expanding practices.*

### COMPETITION DETECTED

*Providers should optimize location to maximize accessibility & patient*





# FOR MORE INFORMATION

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