

#### GARLAND'S HEALTHCARE DESTINATION

530 & 601 CLARA BARTON, GARLAND, TX 75042





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





#### 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

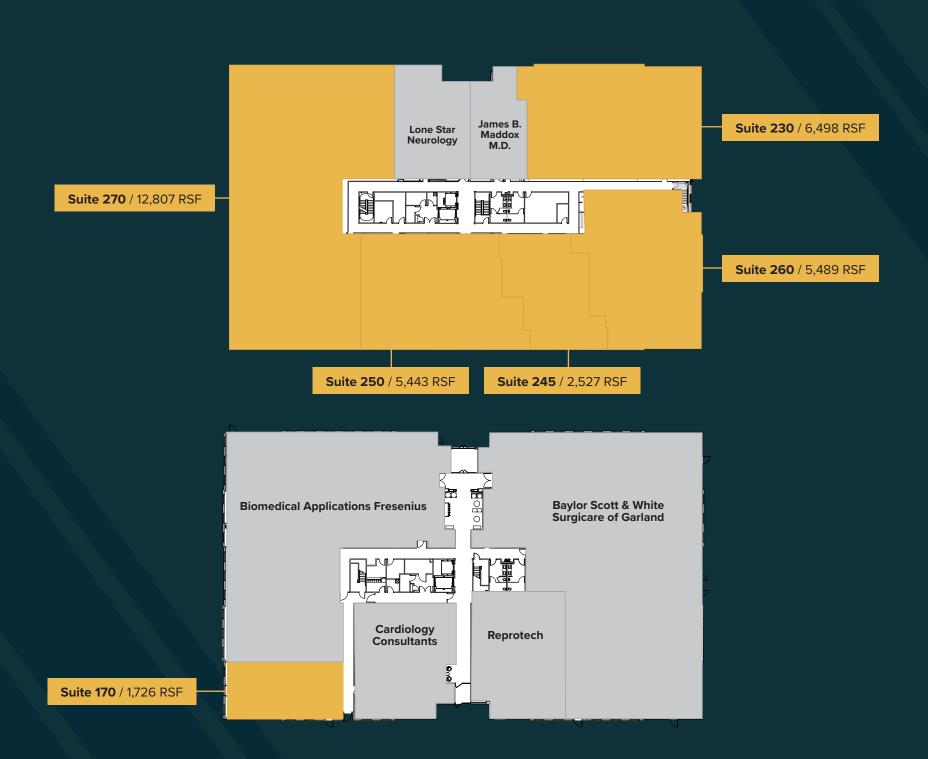
Competitive tenant improvement allowances available

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** 

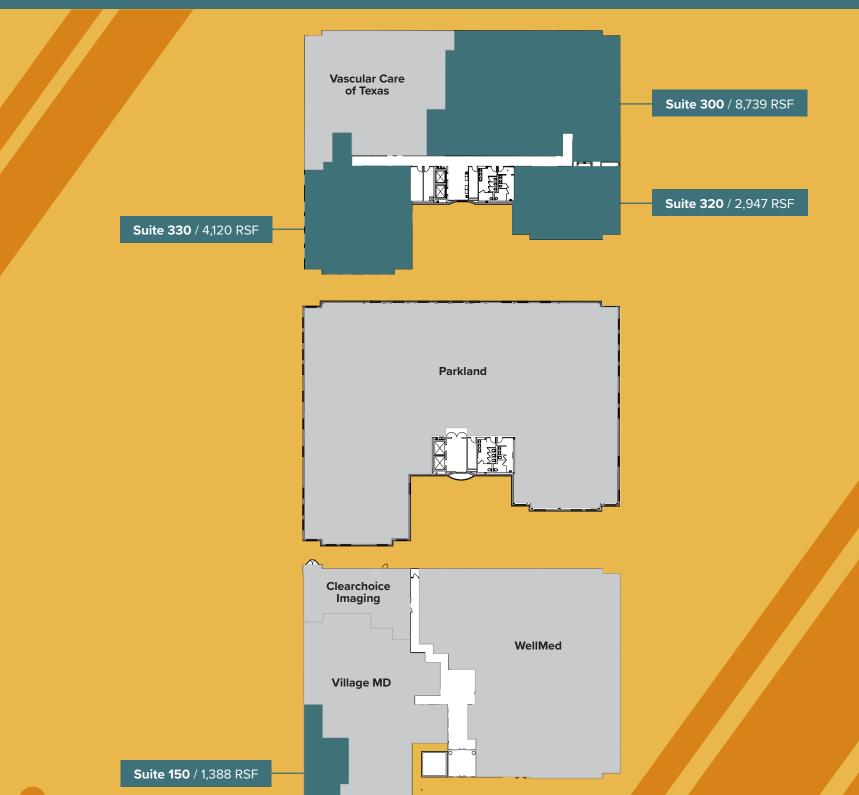
Covered patient drop-off





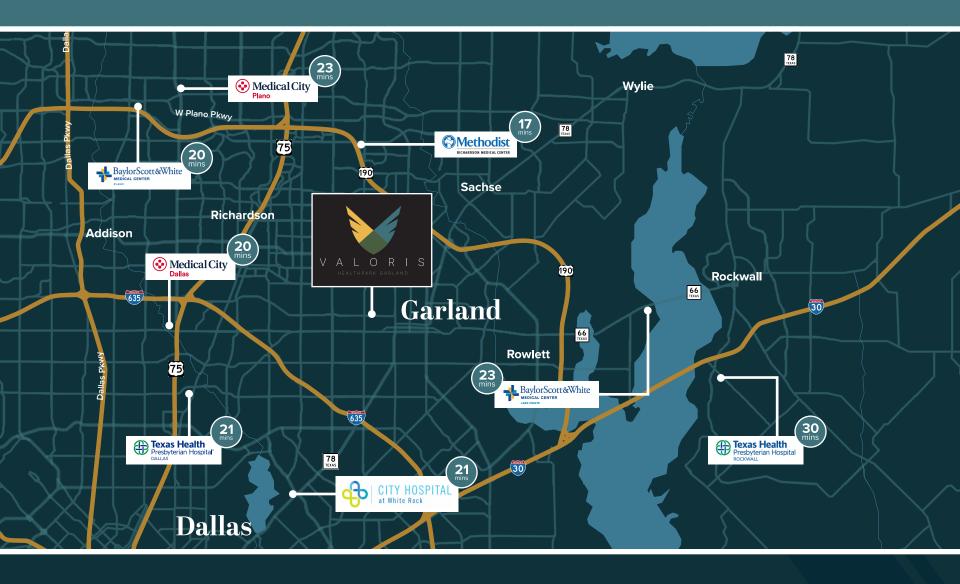
#### 601 CLARA BARTON FLOORPLAN





### **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   15-Min Drive   Demand   Gap		FTEs in	Indicated	
Sastroenterology	Specialty			Gap
Hematology/Oncology	Gastroenterology		and the second second second second second	The same
Anesthesiology: Pain Management 9 11 2 Distributionary Medicine: General 0 3 2 Distributionary Medicine: General 0 3 2 Districs/Gynecology: General 20 22 2 Endocrinology/Metabolism 2 4 2 Radiation Oncology 2 4 1 Radiation Oncology 2 4 1 Radiation Oncology 0 1 1 1 Distribution 0 1 1 1 Distribution 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Urology	3	9	7
Description   11	Hematology/Oncology	9	14	6
Pulmonary Medicine: General 0 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Anesthesiology: Pain Management	9	11	2
Destetrics   Gynecology: General   20   22   2   Endocrinology   Metabolism   2   4   2   2   2   2   2   2   2   2	Otorhinolaryngology (ENT)	11	13	2
Endocrinology/Metabolism 2 4 2 Radiation Oncology 2 4 1 Radiation Oncology 2 4 1 Surgery: Plastic and Reconstruction 2 4 1 Surgery: Oncology 0 1 1 Surgery: Child and Adolescent 0 1 1 Surgery: Colon and Rectal 2 3 1 DB/GYN: Gynecological Oncology 0 1 1 NP: Anesthesiology 0 1 0 Neurology: Epilepsy/EEG 0 0 0 Podiatry: General 11 11 0 DB/GYN: Reproductive Endocrinology 1 1 0 DB/GYN: Seprential 1 0 -1 1 DB/GYN: General 1 0 -1 1 DB/GYN: General 2 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Pulmonary Medicine: General	0	3	2
Cardiotrinology/Metabolism   2	Obstetrics/Gynecology: General	20	22	2
Surgery: Plastic and Reconstruction 2 4 1 Surgery: Oncology 0 1 1 1 Surgery: Oncology 0 1 1 1 Surgery: Colid and Adolescent 0 1 1 1 Surgery: Colon and Rectal 2 3 1 Surgery: Colon and Rectal 2 3 1 Surgery: Gynecological Oncology 0 1 1 1 NP: Anesthesiology 0 1 1 1 NP: Anesthesiology 0 1 1 0 NP: Anesthesiology 0 1 0 1 0 Neurology: Epilepsy/EEG 0 0 0 0 Surgery: Thoracic (Primary) 0 1 0 0 Neurology: Epilepsy/EEG 0 0 0 0 0 Surgery: General 11 1 11 0 0 Surthopedic Surgery: Hand 0 0 0 0 Surthopedic Surgery: Hand 0 0 0 0 Surgery: Reproductive Endocrinology 1 1 0 Surgery: Neurological 17 17 0 Surgery: Neurological 3 2 0 Surgery: Neurological 4 4 0 0 Surgery: Vascular (Primary) 2 1 0 Surgery: Vascular (Primary) 2 1 0 Surgery: Vascular (Primary) 2 1 0 Surgery: Sports Medicine 1 0 -1 Sleep Medicine 1 0 -1 Sleep Medicine 1 0 -1 Cardiology: Electrophysiology 5 3 -2 Surgery: General 36 31 -4 Surgery: General 36 31 -4 Surgery: General 25 20 -4 Surgery: Maternal and Fetal Medicine 22 4 18	Endocrinology/Metabolism	2	4	2
Surgery: Oncology 0 1 1 1 1	Radiation Oncology	2	4	1
Psychiatry: Child and Adolescent 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Surgery: Plastic and Reconstruction	2	4	1
Surgery: Colon and Rectal 2 3 1  DB/GYN: Gynecological Oncology 0 1 1  NP: Anesthesiology 0 1 1  Surgery: Thoracic (Primary) 0 1 0  Neurology: Epilepsy/EEG 0 0 0 0  Podiatry: General 11 11 0  Bariatrics (Nonsurgical)/Obesity Medicine 0 0 0  Orthopedic Surgery: Hand 0 0 0  DB/GYN: Reproductive Endocrinology 1 1 0  Pain Management: Nonanesthesia 3 2 0  Surgery: Neurological 4 4 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 1  Dermatology: Dermatopathology 16 13 -3 1  Orthopedic Surgery: General 25 20 -4 1  Dphthalmology 19 13 -6 1  Allergy/Immunology 19 4 -15  Cardiology: Noninvasive 31 13 -18  DB/GYN: Maternal and Fetal Medicine 22 4 18	Surgery: Oncology	0	1	1
DB/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         Psychiatry: General       3       2       0         Psychiatry: General       4       4       0         Psurgery: Neurological       4       4       0         Surgery: Neurological       4       4       0         Surgery: Vascular (Primary)       2       1       0         Orthopedic Surgery: Sports Medicine       1       0       -1         Cardiology: Electrophysiology       5       3       -2         Dermatology: Dermatopathology       3       1       -2         Neurology       16       13       -3         Orthopedic Sur	Psychiatry: Child and Adolescent	0	1	1
NP: Anesthesiology 0 1 1 1 1	Surgery: Colon and Rectal	2	3	1
Surgery: Thoracic (Primary) 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	OB/GYN: Gynecological Oncology	0	1	1
Neurology: Epilepsy/EEG	NP: Anesthesiology	0	1	1
Podiatry: General 11 11 0 0 Bariatrics (Nonsurgical)/Obesity Medicine 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Surgery: Thoracic (Primary)	0	1	0
Bariatrics (Nonsurgical)/Obesity Medicine Orthopedic Surgery: Hand OB/GYN: Reproductive Endocrinology 1 1 0 OB/GYN: Reproductive Endocrinology 1 1 7 17 0 OB/GYN: Menagement: Nonanesthesia 3 2 0 OB/GYN: Meurological 4 4 4 0 OB/GYN: Meurological 4 4 4 0 OB/GYN: Medicine 1 0 -1 OFFICIAL CONTROL CONTR	Neurology: Epilepsy/EEG	0	0	0
Orthopedic Surgery: Hand 0 0 0 0 OB/GYN: Reproductive Endocrinology 1 1 1 0 OB/GYN: General 1 7 17 0 OB/GYN: Meurological 4 4 4 0 OB/GYN: Wascular (Primary) 2 1 0 OB/GYN: Medicine 1 0 -1 OB/GYN: Medicine 1 0 -1 OB/GYN: Medicine 1 0 -1 OB/GYN: Meurology 1 1 0 OB/GYN: Meurology 1 1 0 OB/GYN: Maternal and Fetal Medicine 1 1 0 OB/GYN: Maternal and Fetal Medicine 1 1 OB/GYN: Maternal And Fetal Medic	Podiatry: General	11	11	0
DB/GYN: Reproductive Endocrinology       1       1       0         Psychiatry: General       17       17       0         Pain Management: Nonanesthesia       3       2       0         Surgery: Neurological       4       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	Bariatrics (Nonsurgical)/Obesity Medicine	0	0	0
Psychiatry: General 17 17 0 Pain Management: Nonanesthesia 3 2 0 Surgery: Neurological 4 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 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	Orthopedic Surgery: Hand	0	0	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	OB/GYN: Reproductive Endocrinology	1	1	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	Psychiatry: General	17	17	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	Pain Management: Nonanesthesia	3	2	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	Surgery: Neurological	4	4	0
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	Surgery: Vascular (Primary)	2	1	0
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	Orthopedic Surgery: Sports Medicine	1	0	-1
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	Sleep Medicine		0	-1
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	Cardiology: Electrophysiology	5	3	-2
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: Dermatopathology	3	1	-2
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	Neurology	16	13	-3
Ophthalmology       19       13       -6         Allergy/Immunology       19       4       -15         Cardiology: Noninvasive       31       13       -18         OB/GYN: Maternal and Fetal Medicine       22       4       -18	Orthopedic Surgery: General		31	-4
Allergy/Immunology 19 4 -15 Cardiology: Noninvasive 31 13 -18 OB/GYN: Maternal and Fetal Medicine 22 4 -18	Surgery: General	25	20	-4
Cardiology: Noninvasive 31 13 -18 OB/GYN: Maternal and Fetal Medicine 22 4 -18	Ophthalmology	19	13	-6
OB/GYN: Maternal and Fetal Medicine 22 4 -18	Allergy/Immunology	19	4	- <mark>15</mark>
	Cardiology: Noninvasive	31	13	-18
Pormatology 42 20 22	OB/GYN: Maternal and Fetal Medicine	22	4	-18
Dermatology 43 20 23	Dermatology	43	20	-23
Cardiology: Invasive-Interventional 31 8 -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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