

Attn: Facility Acquisitions Manager

If your organization has plans to add additional facilities in the Dallas/Fort Worth Metroplex, here is a site that you will definitely want to consider. Strategically located in a planned development on the **east** side of Plano, with easy access to the rapidly expanding communities of Murphy, Parker, Wylie, Allen, and Garland, this site is zoned for Health Care Facilities by right.

This means no time-consuming zoning requests! Also, much of the infrastructure is already in place – curb cuts, entrance streets, surface water drainage, sewer and water, fiber optics and electric power..... making it truly build-ready.

The property is located only 2000 ft. from the new **Methodist Hospital** and **Cancer Center** at George Bush Toll Way and Renner Rd.

It was recently announced that the Hospital will be moving most of their Campbell Rd. operations to this newer Bush/ Renner campus and begin a significant expansion. This will bring about an increased demand for support facilities in the adjoining area. There remain very few parcels in the area to fill this need!

I have priced this property to move quickly and construction costs are at their lowest levels in years! Don't miss this great opportunity. Contact me to see how your project could fit on this site. Pat Hillary

(Note: The two sites outlined in red shown on the opposite side are adjoining parcels of 7.1 and 3.0 acres) (over)