



TRANSWESTERN

REAL ESTATE
SERVICES



HOSPITAL FOR LEASE (Ideal for: Hospital, Long-term Care, Mental Health, ASC, Urgent Care or Senior Living)

TEXAS GENERAL HOSPITAL

2709 HOSPITAL BLVD | GRAND PRAIRIE, TEXAS 75051

Leasing Information:

Jim Sager

817.259.3542

jim.sager@transwestern.com

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INVESTMENT HIGHLIGHTS

- Turnkey facility with most of the new medical equipment and personal property in place.
- Central location surrounded by major employers.
- Flexible floor plan provides options for multiple users.
 - Hospital
 - ASC
 - Long-term Care
 - Mental Health
- Funding available for tenant improvements
- History of strong profitability



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ABOUT THE PROPERTY

Texas General Hospital operated as a highly profitable, privately-owned hospital serving patients in the D/FW area until 2019 when the facility was closed. While the property is not operational, it remains fully-equipped and available for lease. Conveniently located in the mid cities, Texas General is minutes from D/FW airport and equidistant from Fort Worth and Dallas. The hospital was built in 1979 and did business in the 1980's as Dallas/Fort Worth Medical Center. The property was purchased and upgraded by Renaissance Hospital in 2004. The hospital was purchased in 2010 by a group of investors who made substantial improvements to the interior in 2012. The property has continued to be improved over the past five years and was furnished with state-of-the-art equipment.

The hospital campus, which comprises approximately 21 acres, includes a 41-bed short term acute care hospital with 230,364 SF, as well as a two-story, 29,837 SF medical office building. There is also a separate plant operations building and 5.89 acres of excess land. In addition, floors 2 through 6 of the south patient tower provide another 150 flexible patient rooms in a partially completed condition that includes some framing, med gases, HVAC, sprinklers and electrical in place. These additional rooms could be used to provide behavioral health or rehabilitation hospital capacity, or expand the hospital's inpatient beds. The second floor of the medical office building containing approximately 14,919 square feet also remains in an unfinished condition and could be built out to specifications.

The property is located in a commercial corridor with both residential developments and numerous employers. Some of the area employers include, Six Flags Over Texas, Lockheed Martin, General Motors, Bell Helicopter, Lone Star Park, Siemens, Poly-America, Pitney Bowes, and many others. The Veterans Administration just purchased the adjacent property and will be operating a clinic there beginning in 2019. There are more than 152,000 employees within five miles of the facility and almost 300,000 residents.

The trustee and the current buyer are interested in entertaining offers to lease the property as a whole, or portions of the property.



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AMENITIES

- 31 Private Patient Rooms
- 10 ICU Rooms
- 150 flexible patient rooms
- 8 Operating Rooms
- Endoscopy Rooms
- Cardiac Cath Lab
- CT Scanner
- Emergency Room
- Labor & Delivery Area
- Pharmacy
- Lab
- Radiology
- Office/Education Center
- Cafeteria & Kitchen

SAMPLE SERVICES (HISTORIC)

- Emergency
- Gastroenterology
- Sleep Lab
- Cardiology
- Orthopedic
- Bariatric
- Spine Services



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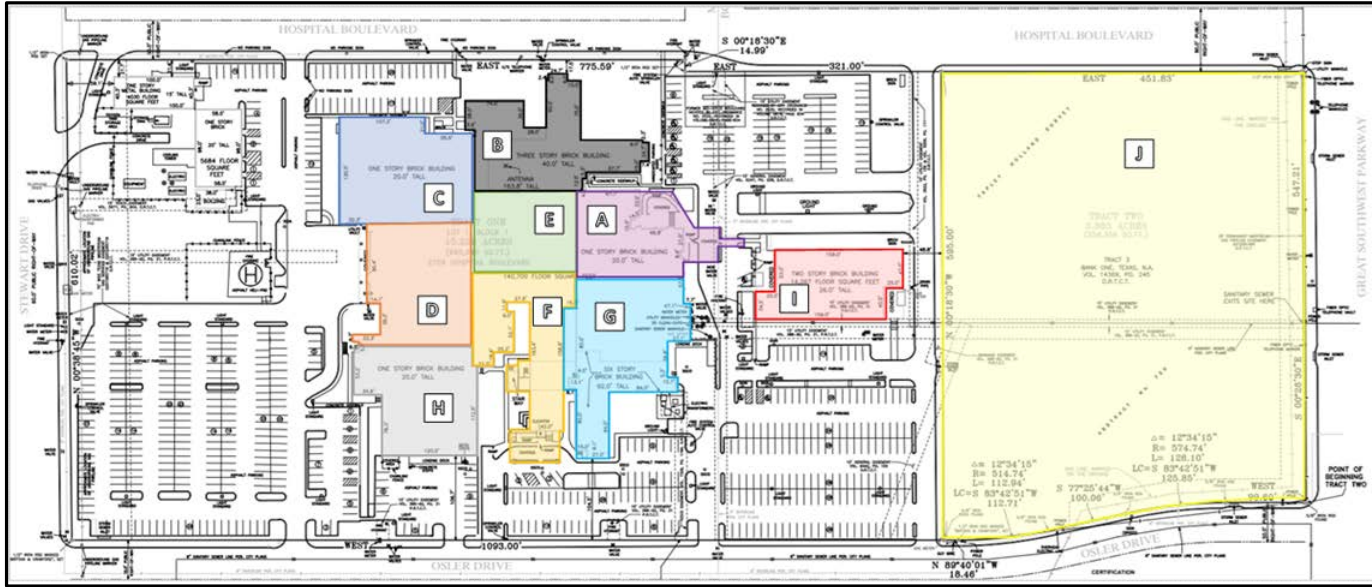
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POTENTIAL PROPERTY DIVISION

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Texas General Area Measurements						
Section	User Type	Name	Floor	SF		Description
G	Behavioral Health	South Tower	2	13,144		Unfinished Rooms
G	Behavioral Health	South Tower	3	13,144		Unfinished Rooms
G	Behavioral Health	South Tower	4	13,144		Unfinished Rooms
G	Behavioral Health	South Tower	5	13,144		Unfinished Rooms
G	Behavioral Health	South Tower	6	13,144		Unfinished Rooms
A	Hospital	Entry	1	17,864		Main entry, admin offices, dining
B	Hospital	Labor & Delivery	1	17,470		Patient rooms, nursery, doctor sleep, C section OR
B	Hospital	North Tower	2	12,465		Patient Rooms
B	Hospital	North Tower	3	12,465		Patient Rooms
E	Hospital	Lab, Radiology	1	17,212		Lab, radiology, OR waiting, medical records
F	Hospital	CCU	1	13,165		CCU, MRI Radiology waiting,
G	Hospital	Kitchen/pharmacy	1	19,371		Doc lounge, dining, kitchen, pharmacy, recovery
H	Hospital	Back office	1	17,721		Central supply, housekeeping, office, maintenance, hydrotherapy
C	Surgery Center	OR	1	20,946		Operating rooms, PACU, locker rooms
D	Surgery Center	ER	1	19,109		ER, Physical therapy, cardiac cath
I	Medical Office Bldg	Office Space	1,2	28,534		2nd floor unfinished
J	Excess Land	5.88 Acres				

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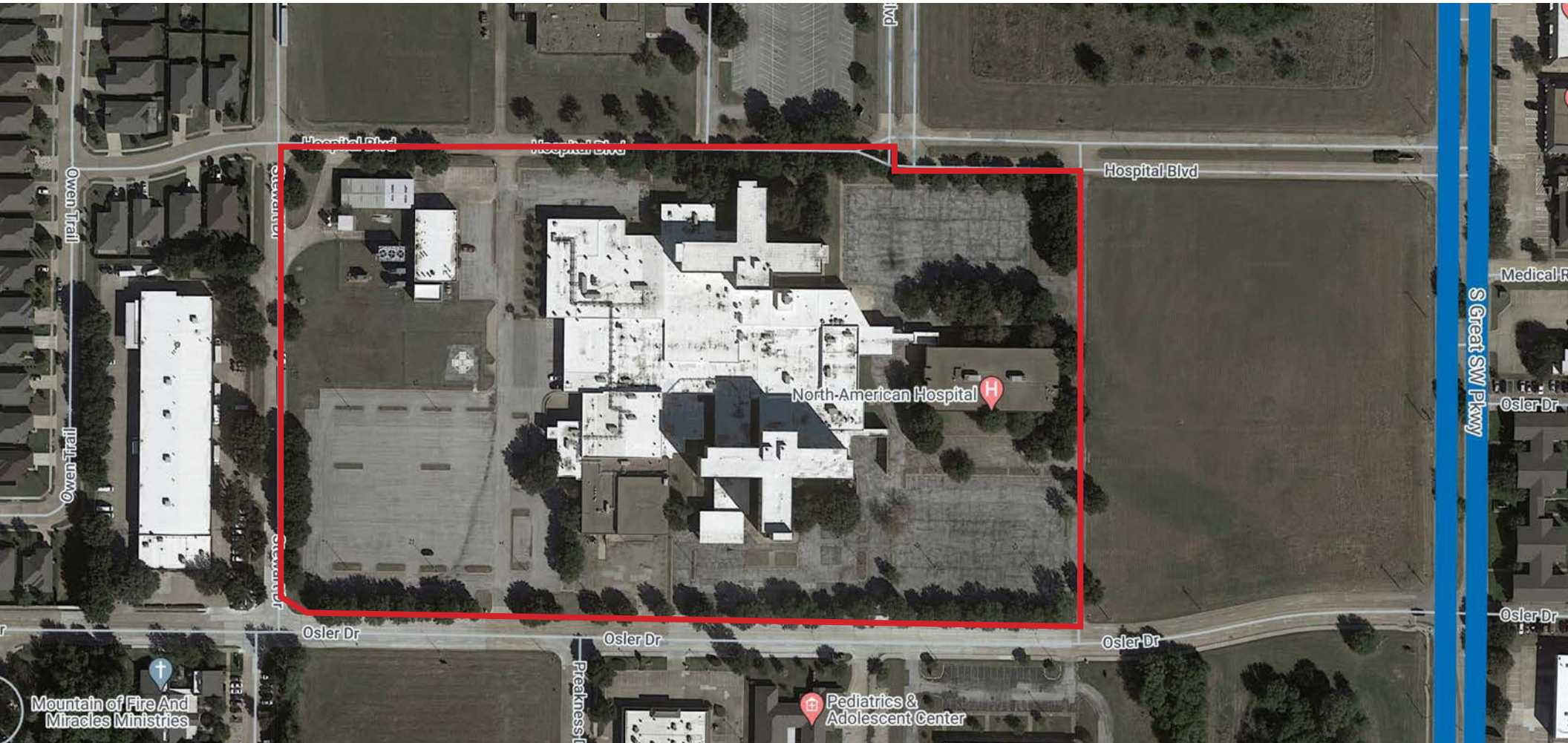
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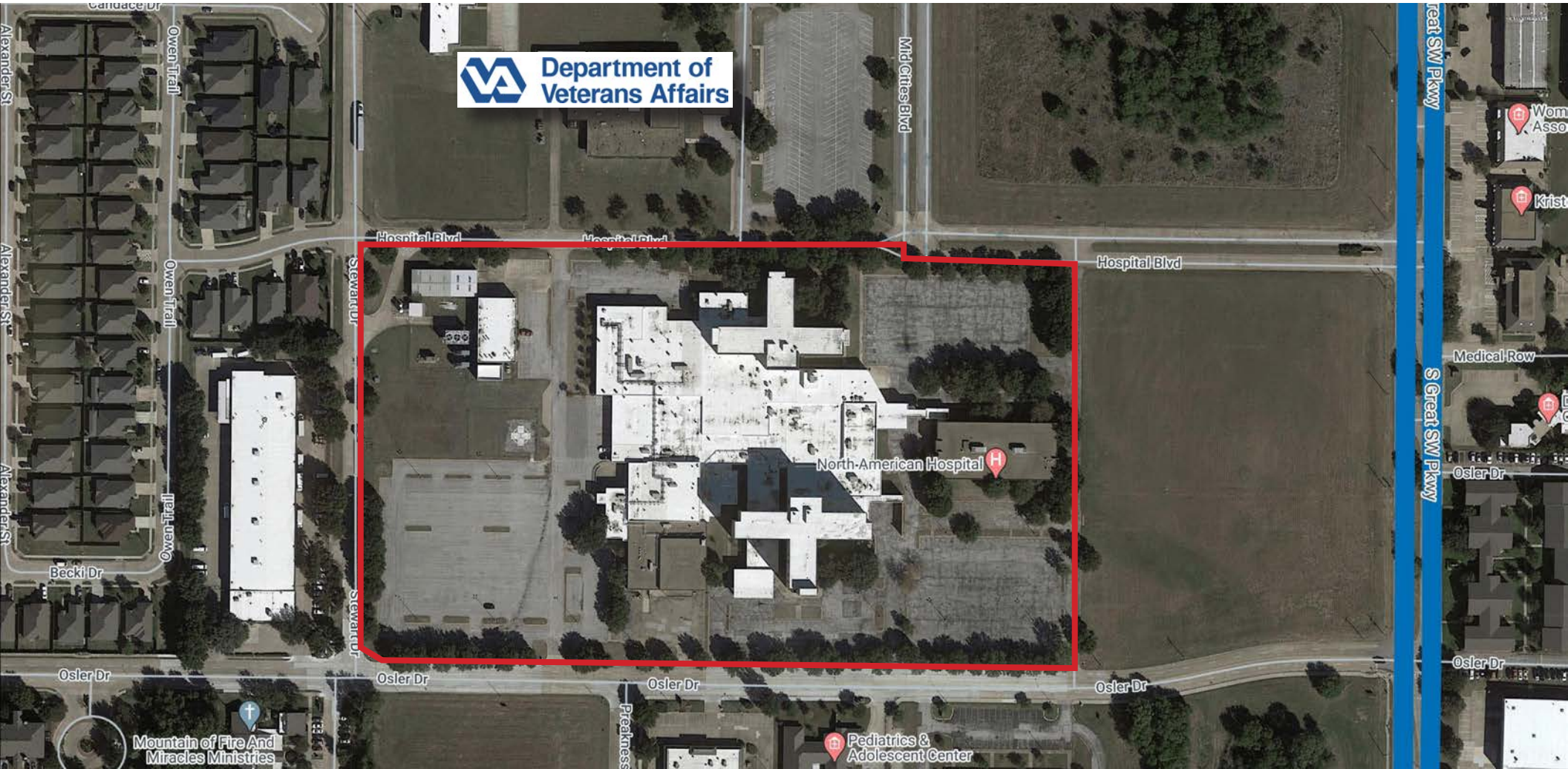
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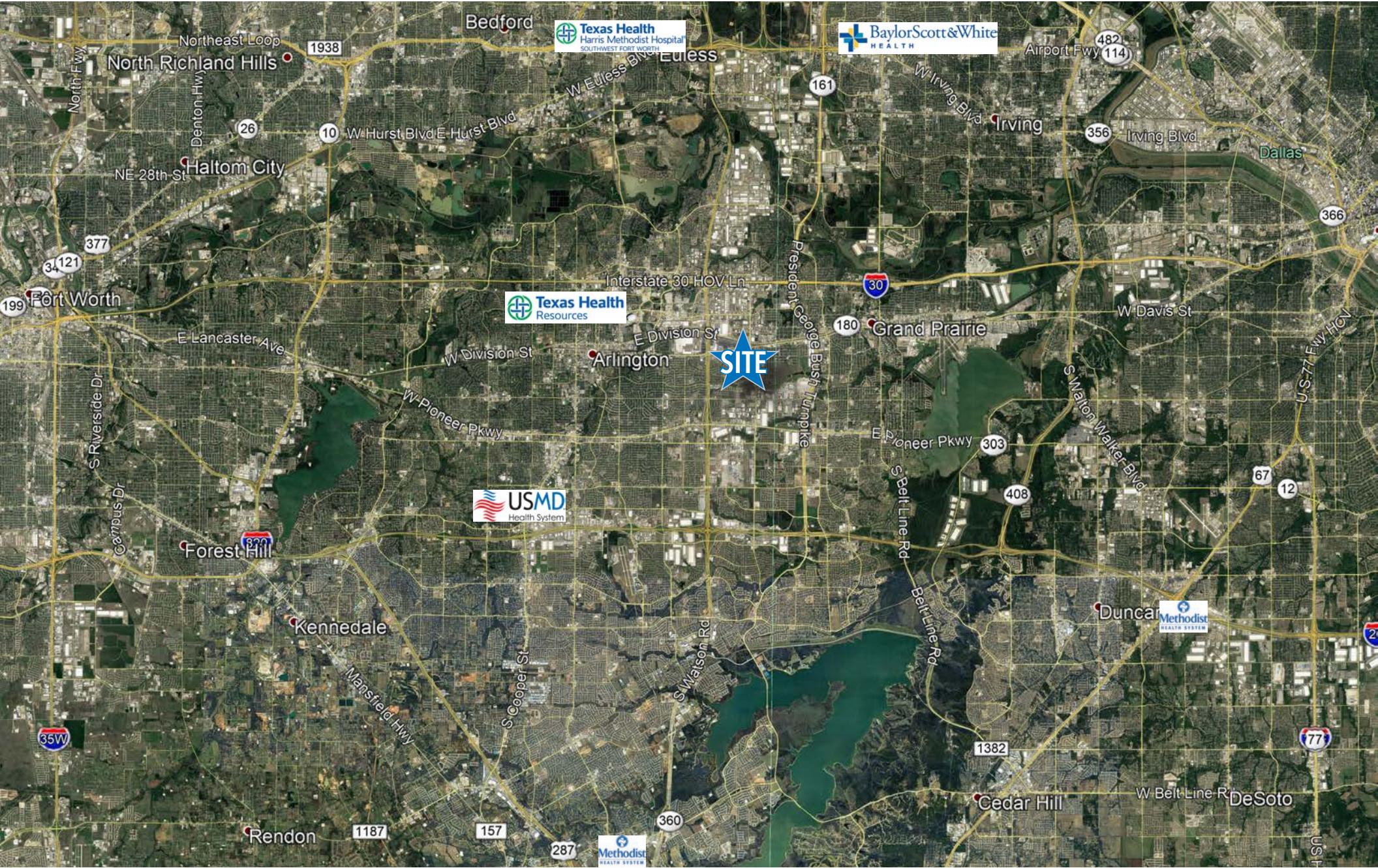
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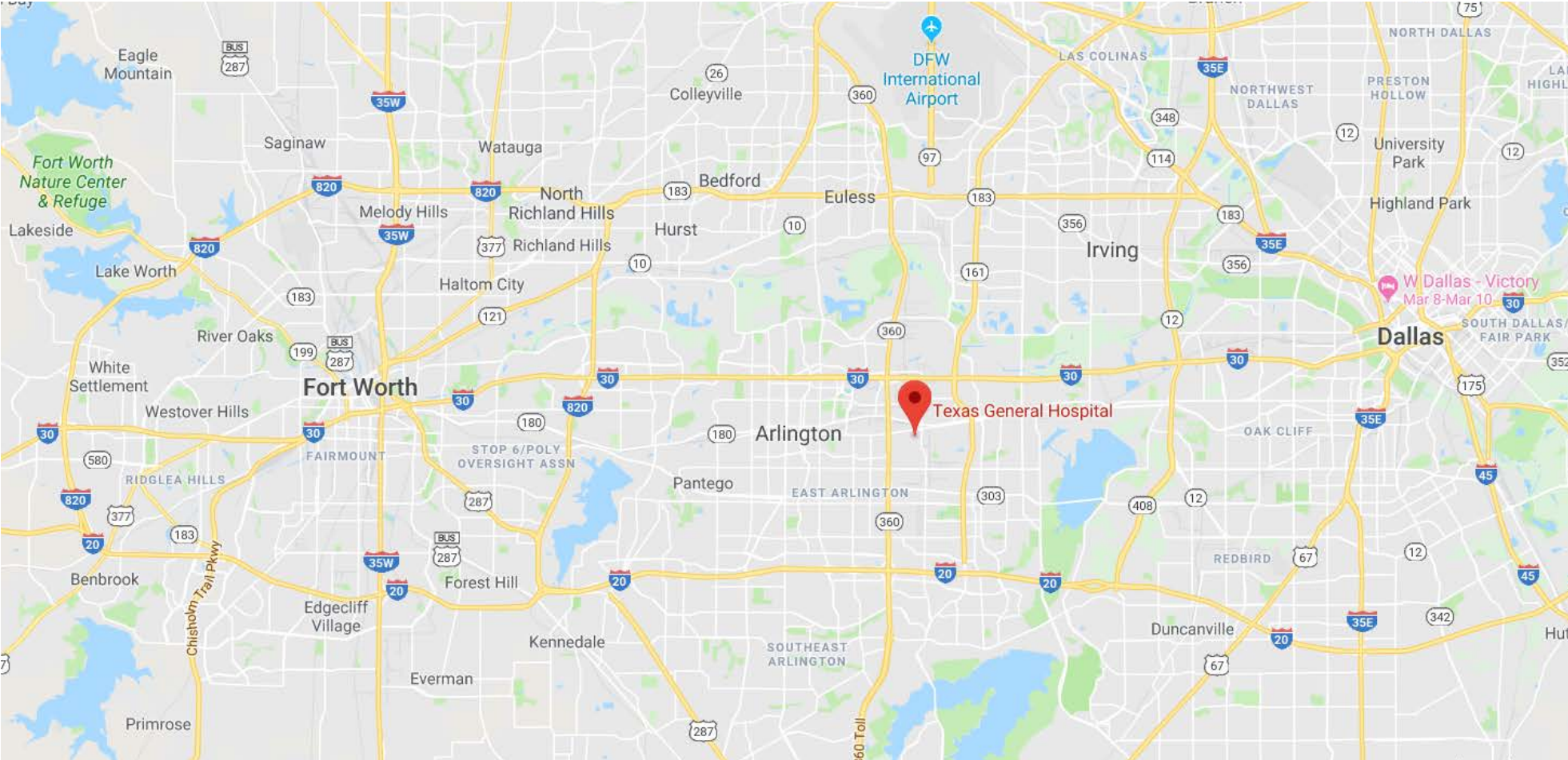
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Business Summary

Texas General Hospital
 2709 Hospital Blvd, Grand Prairie, Texas, 75051
 Rings: 5 mile radii

Prepared by Grand Prairie ED
 Latitude: 32.73361
 Longitude: -97.04796

Data for all businesses in area		5 miles			
Total Businesses:		9,854			
Total Employees:		152,380			
Total Residential Population:		299,432			
Employee/Residential Population Ratio (per 100 Residents)		51			
by SIC Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture & Mining	94	1.0%	1,568	1.0%	
Construction	491	5.0%	4,891	3.2%	
Manufacturing	426	4.3%	22,984	15.1%	
Transportation	336	3.4%	4,095	2.7%	
Communication	108	1.1%	1,127	0.7%	
Utility	17	0.2%	197	0.1%	
Wholesale Trade	527	5.3%	9,965	6.5%	
Retail Trade Summary	2,259	22.9%	30,053	19.7%	
Home Improvement	133	1.3%	2,013	1.3%	
General Merchandise Stores	86	0.9%	2,302	1.5%	
Food Stores	252	2.6%	2,935	1.9%	
Auto Dealers, Gas Stations, Auto Aftermarket	413	4.2%	3,936	2.6%	
Apparel & Accessory Stores	134	1.4%	1,061	0.7%	
Furniture & Home Furnishings	141	1.4%	923	0.6%	
Eating & Drinking Places	641	6.5%	10,944	7.2%	
Miscellaneous Retail	459	4.7%	5,939	3.9%	
Finance, Insurance, Real Estate Summary	1,005	10.2%	6,169	4.0%	
Banks, Savings & Lending Institutions	196	2.0%	1,479	1.0%	
Securities Brokers	102	1.0%	493	0.3%	
Insurance Carriers & Agents	250	2.5%	1,558	1.0%	
Real Estate, Holding, Other Investment Offices	457	4.6%	2,639	1.7%	
Services Summary	3,919	39.8%	57,448	37.7%	
Hotels & Lodging	107	1.1%	1,855	1.2%	
Automotive Services	343	3.5%	2,199	1.4%	
Motion Pictures & Amusements	256	2.6%	5,600	3.7%	
Health Services	688	7.0%	10,938	7.2%	
Legal Services	141	1.4%	801	0.5%	
Education Institutions & Libraries	195	2.0%	15,244	10.0%	
Other Services	2,189	22.2%	20,812	13.7%	
Government	219	2.2%	13,527	8.9%	
Unclassified Establishments	453	4.6%	356	0.2%	
Totals	9,854	100.0%	152,380	100.0%	

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

Business Summary

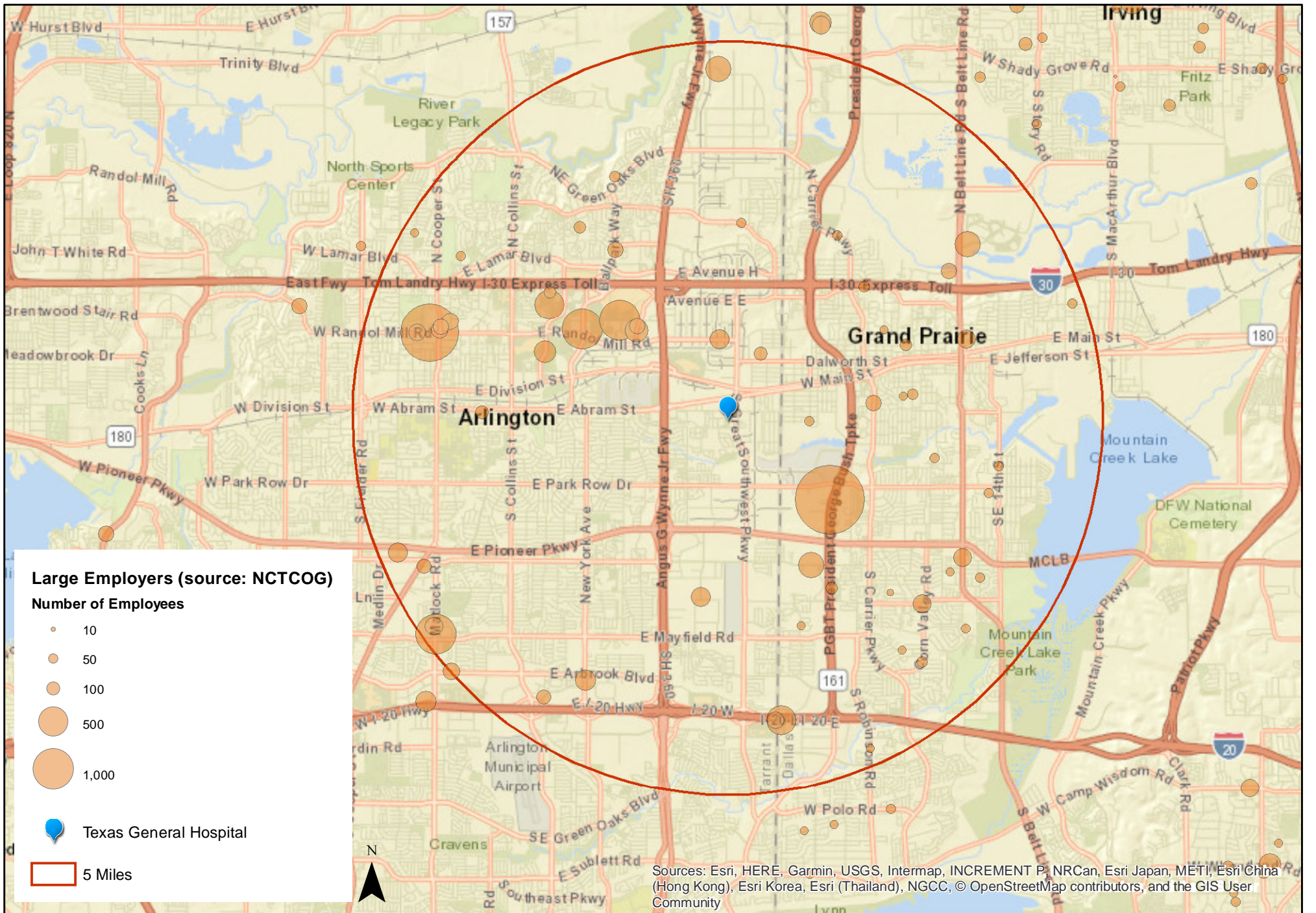
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 2709 Hospital Blvd, Grand Prairie, Texas, 75051
 Rings: 5 mile radii

Prepared by Grand Prairie ED
 Latitude: 32.73361
 Longitude: -97.04796

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	8	0.1%	73	0.0%
Mining	12	0.1%	74	0.0%
Utilities	5	0.1%	88	0.1%
Construction	522	5.3%	5,518	3.6%
Manufacturing	453	4.6%	23,086	15.2%
Wholesale Trade	516	5.2%	9,683	6.4%
Retail Trade	1,536	15.6%	18,648	12.2%
Motor Vehicle & Parts Dealers	345	3.5%	3,649	2.4%
Furniture & Home Furnishings Stores	80	0.8%	564	0.4%
Electronics & Appliance Stores	63	0.6%	348	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	135	1.4%	2,009	1.3%
Food & Beverage Stores	190	1.9%	2,596	1.7%
Health & Personal Care Stores	137	1.4%	1,042	0.7%
Gasoline Stations	68	0.7%	287	0.2%
Clothing & Clothing Accessories Stores	152	1.5%	1,190	0.8%
Sport Goods, Hobby, Book, & Music Stores	53	0.5%	580	0.4%
General Merchandise Stores	86	0.9%	2,302	1.5%
Miscellaneous Store Retailers	170	1.7%	1,762	1.2%
Nonstore Retailers	57	0.6%	2,320	1.5%
Transportation & Warehousing	275	2.8%	3,914	2.6%
Information	201	2.0%	2,274	1.5%
Finance & Insurance	570	5.8%	3,651	2.4%
Central Bank/Credit Intermediation & Related Activities	216	2.2%	1,592	1.0%
Securities, Commodity Contracts & Other Financial	104	1.1%	501	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	250	2.5%	1,558	1.0%
Real Estate, Rental & Leasing	604	6.1%	3,139	2.1%
Professional, Scientific & Tech Services	889	9.0%	9,755	6.4%
Legal Services	169	1.7%	941	0.6%
Management of Companies & Enterprises	7	0.1%	60	0.0%
Administrative & Support & Waste Management & Remediation	410	4.2%	4,455	2.9%
Educational Services	232	2.4%	15,252	10.0%
Health Care & Social Assistance	853	8.7%	13,172	8.6%
Arts, Entertainment & Recreation	170	1.7%	5,526	3.6%
Accommodation & Food Services	777	7.9%	12,891	8.5%
Accommodation	107	1.1%	1,855	1.2%
Food Services & Drinking Places	671	6.8%	11,037	7.2%
Other Services (except Public Administration)	1,143	11.6%	7,235	4.7%
Automotive Repair & Maintenance	257	2.6%	1,451	1.0%
Public Administration	219	2.2%	13,527	8.9%
Unclassified Establishments	453	4.6%	356	0.2%
Total	9,854	100.0%	152,380	100.0%

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1 inch = 1.97 miles

Approximately 17,000 employees in NCTCoG database of large employers within 5-mile radius of Texas General Hospital.

Grand Prairie ED, IT-GIS; NCTCoG