

LAND FOR SALE

PAD SITES AVAILABLE / BUILD-TO-SUIT OPTIONAL
TEXAS REGIONAL MEDICAL CENTER AT SUNNYVALE
SUNNYVALE, TEXAS



- ◆ + / - 11 Acres for Sale (3 separate pad sites)
- ◆ Pad Sites are part of Texas Regional Medical Center Development
- ◆ 21.94 Acre tract being developed by Cottonwood Partners
- ◆ Zoned Commercial
- ◆ Build-to-Suit Optional
- ◆ Community Hospital and Medical Office Building slated for completion in Summer 2009
- ◆ Perfect Opportunity for Retailers and/or Small Business Owners to be part of the high profile medical community and retail development at US 80 & Collins Road

For Additional Information Contact:

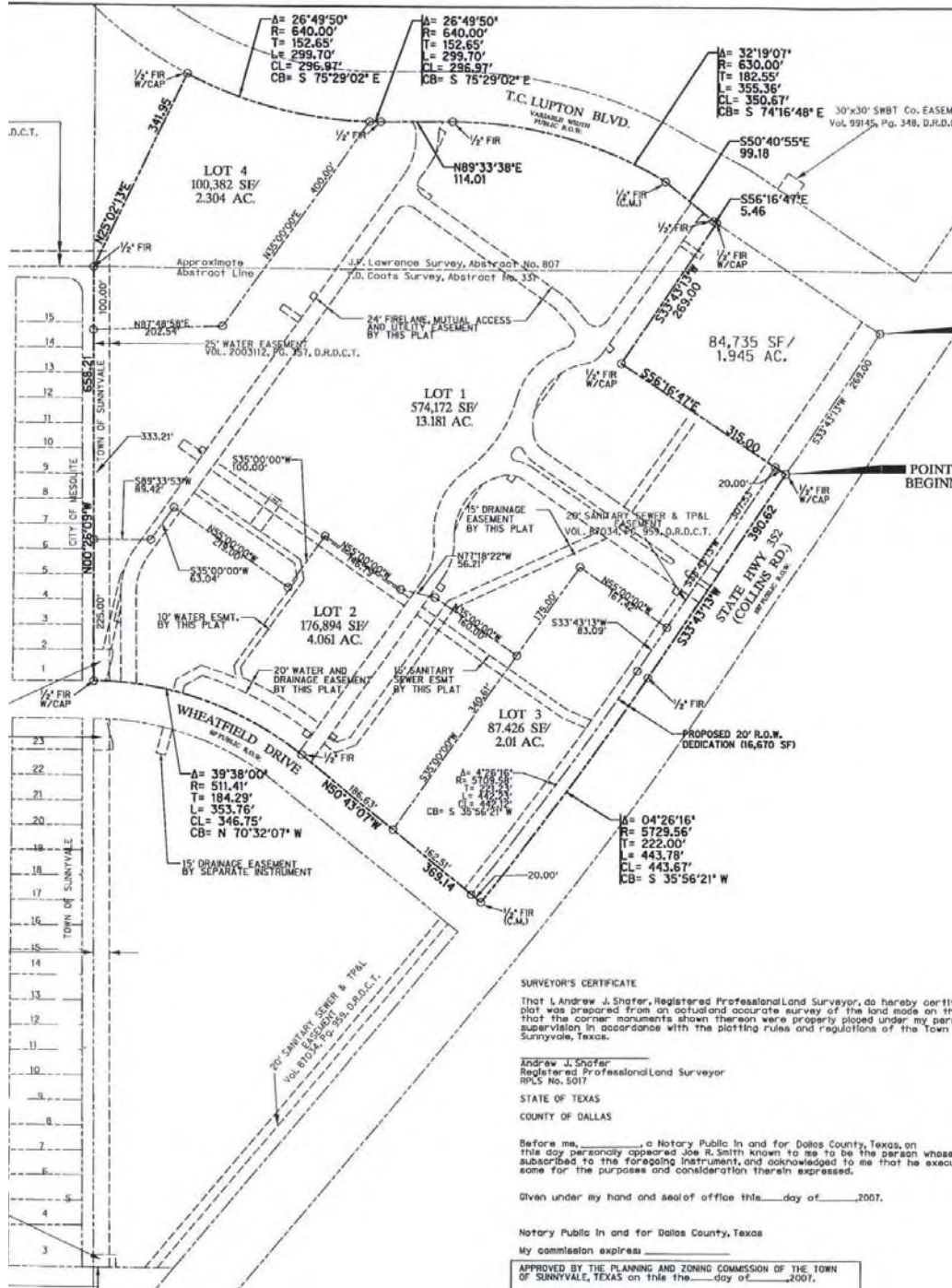
Doug Carignan

214.438.6175

doug.carignan@am.jll.com

Proposed Master Plan for 21.9 Acre Tract of Texas Regional Medical Center

PRELIMINARY PLAT

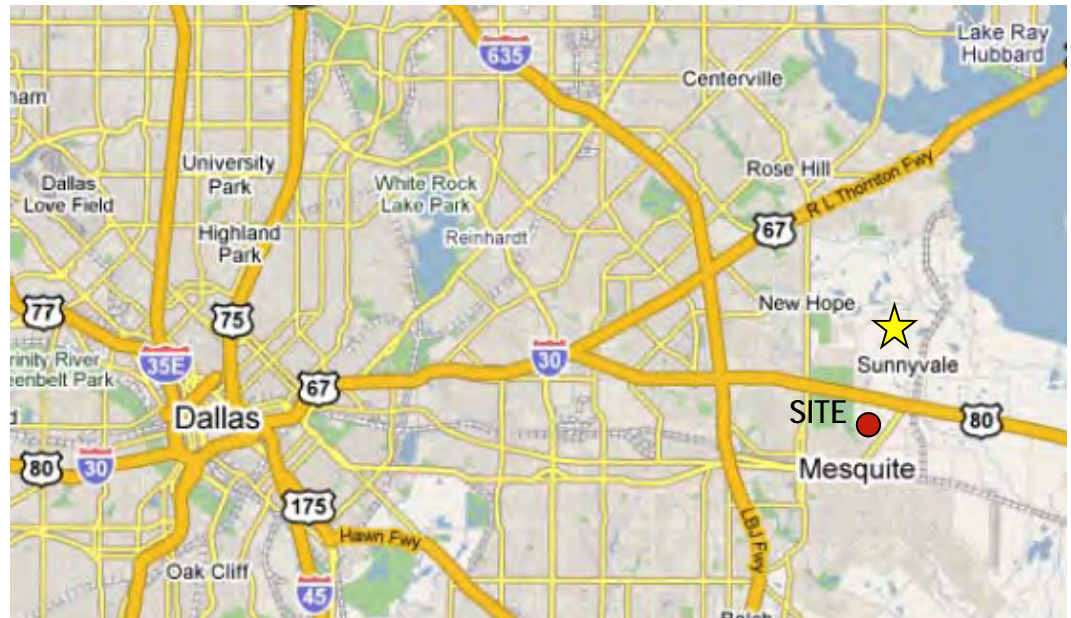


SUNNYVALE, TX

ABOUT SUNNYVALE, TEXAS:

- ◆ High growth, upscale community in eastern Dallas County
- ◆ 15 miles east of Dallas
- ◆ 16 square miles
- ◆ Population 4,000+
- ◆ 1249+ households
- ◆ New school district—Sunnyvale ISD
- ◆ Lake Ray Hubbard is a short drive
- ◆ Shares borders with Mesquite and Garland
- ◆ Texas Regional Medical Center will be the first medical development in the community—the goal is to attract medical practices and patients from nearby East Dallas suburbs

SUNNYVALE, TX—PROXIMITY TO DALLAS



US 80 & COLLINS ROAD DEVELOPMENT IS BOOMING:

- ◆ Texas Regional Medical Center will include:
 - *A Full-Service Community Hospital boasting a state-of-the-art surgical center, women's center, and full diagnostics
 - *A Medical Office Building that will serve as a clinic for private medical practices
- ◆ **Sunnyvale Crossing**—164 acre planned mixed-use development at SW corner of US 80 and Collins Road
- ◆ **Collins Corner**—Retail strip includes Anytime Fitness, Century 21 Insurance, Java Bean, Donut Shop
- ◆ Home Depot Distribution Center
- ◆ Day Care Facility
- ◆ Neighborhood Dental Practice
- ◆ Several Residential Subdivisions border the development