



# Texoma Medical Plaza I & II

5012 S US HIGHWAY 75 DENISON, TX 75020

5125 TEXOMA MEDICAL CENTER DRIVE DENISON TEXAS 75020



*Accelerating success.*

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# TEXOMA MEDICAL PLAZA II

## Property Overview

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Texoma Medical Plaza I & II offers the region's premier Class A Medical Office space, strategically located along US Highway 75 on the campus of Texoma Medical Center. Serving the rapidly growing Denison-Sherman market and Southern Oklahoma, the campus provides healthcare providers with exceptional visibility, convenient regional access and a patient centered environment. Positioned within one of the nation's fastest growing economic and residential corridors, Texoma Medical Plaza presents an outstanding opportunity for healthcare providers to establish or expand their practice within a thriving and growing community.



## Property Highlights

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Texoma Medical Plaza I – 120,000 RSF Class A Medical Office Building connected to the Texoma Medical Center

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Excellent visibility and easy access from US Highway 75 at the intersection of FM 691

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Located in the rapidly expanding Sherman-Denison metropolitan area, a region fueled by major corporate investments and recognized as one of the nation's fastest-growing housing markets

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Institutional ownership with on-site property management

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Texoma Medical Plaza II – 75,000 RSF Class A Medical Office Building located on the campus of Texoma Medical Center

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Sustainable design – equipped with energy-efficient, environmentally-conscious building systems engineered to minimize tenant operating costs

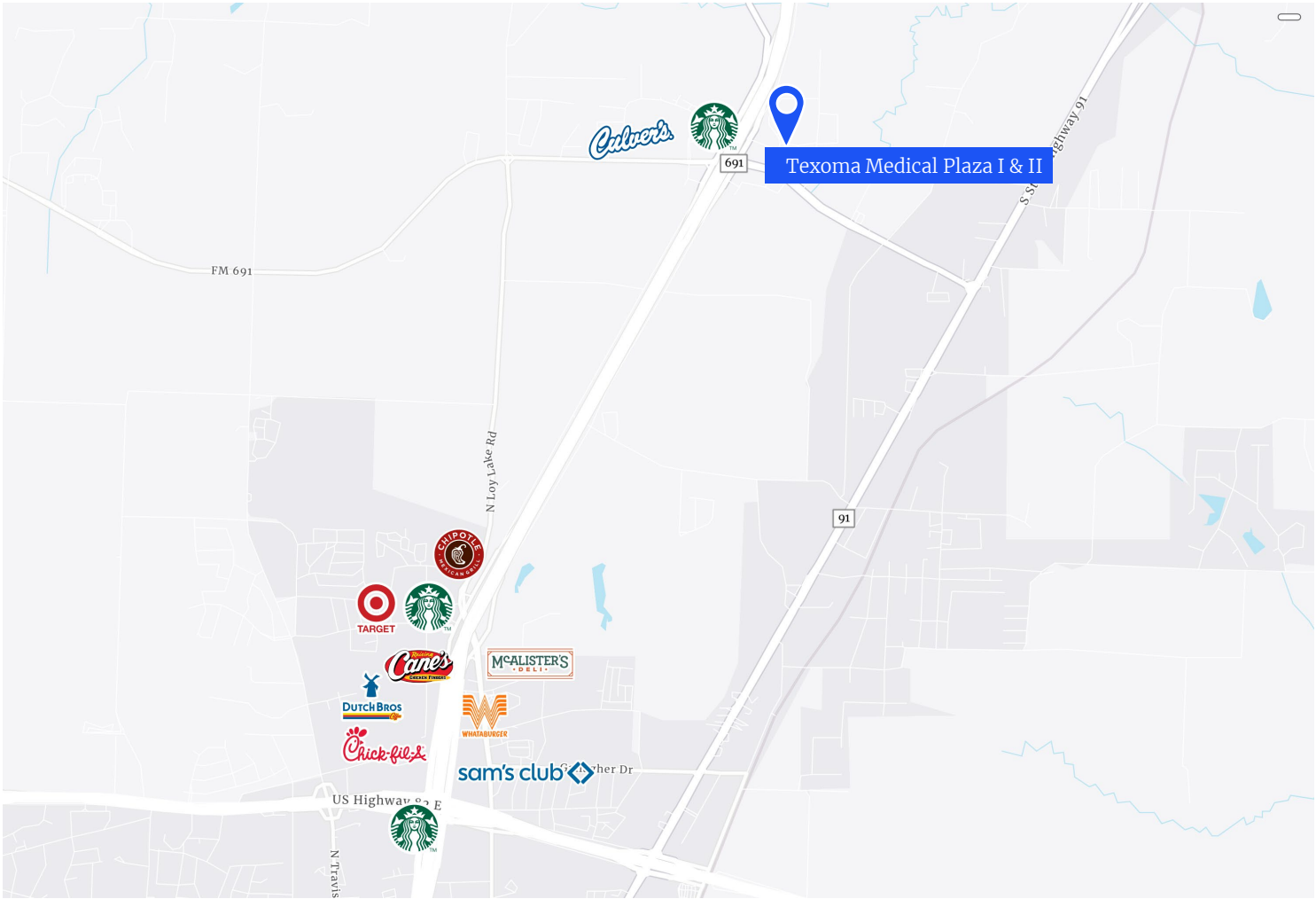
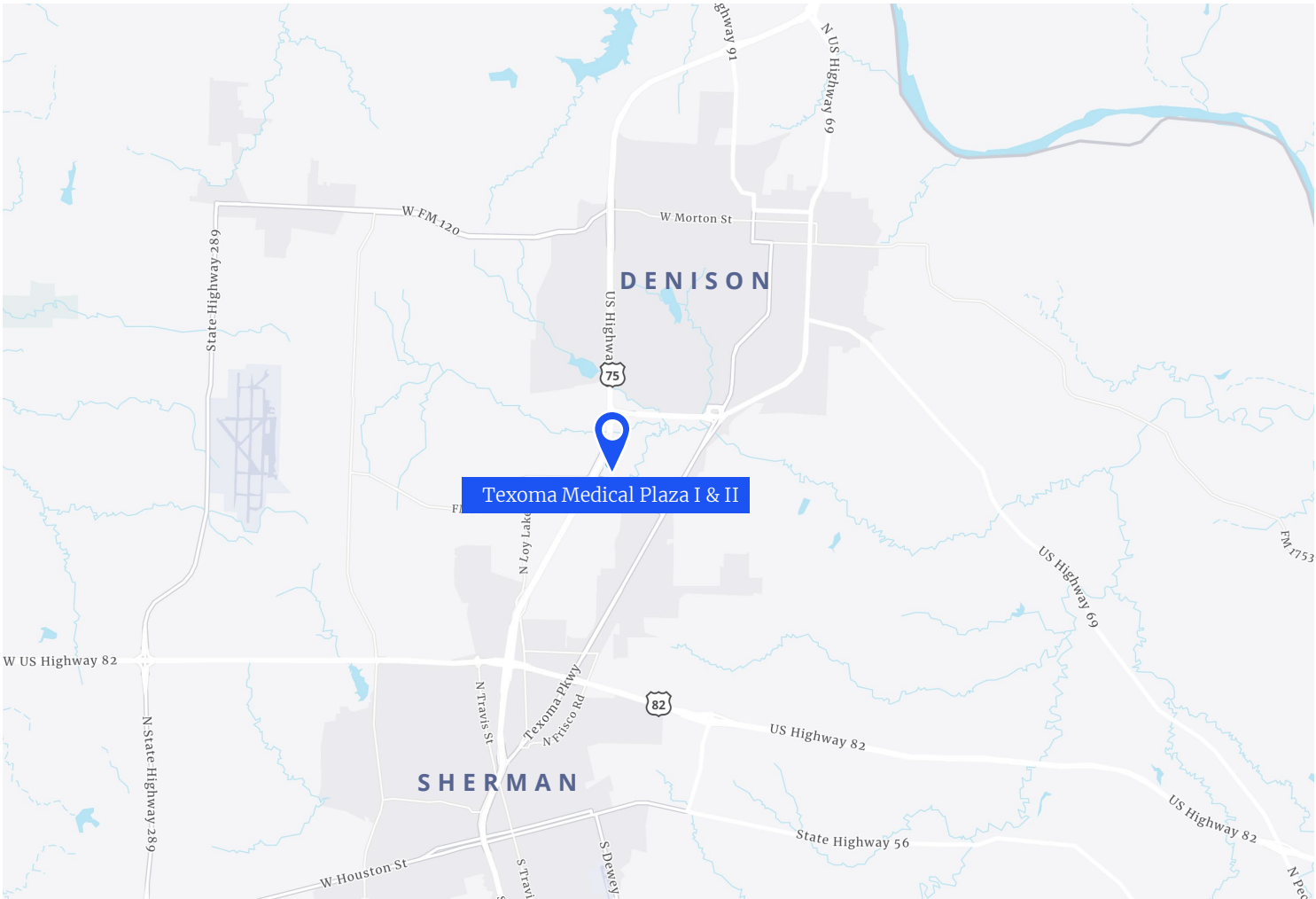
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Comprehensive diagnostics and imaging on-site

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Competitive rental rates with generous tenant improvement allowances available







# Denison Overview

Denison and neighboring Sherman form a thriving North Texas corridor known for its small-town charm, historic character, and expanding economic opportunities. Located along the U.S. Highway 75 corridor near the Texas-Oklahoma border, the area offers convenient access to Lake Texoma, quality healthcare, excellent schools, and a growing mix of retail, manufacturing, and professional services. With its affordable lifestyle, strong sense of community, and continued investment in growth and development, the Denison-Sherman region provides an attractive setting for both residents and businesses.

## DEMOGRAPHICS WITHIN 6 MILES

70,644

Population

\$87,220

Average Household Income

28,137

Total Households

38,215

Daytime Employees

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