


Commercial Real Estate

★ \$10M Wylie Medical Plaza to begin construction in May

 Premium content from Dallas Business Journal by Bill Hethcock, Staff Writer

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Bill Hethcock

Staff Writer - *Dallas Business Journal*

[Email](#)

Construction will start in May on a more than \$10 million, 52,000-square-foot medical project in Wylie with an around-the-clock emergency department and a heli-pad site.

Wylie Medical Plaza at FM 544 and Sanden Boulevard is 65 percent pre-leased with the signing of anchor tenant Lake Pointe Health Network, part of Dallas-based [Tenet Healthcare Corp.](#)

Lake Pointe is taking about 13,000 square feet, and eight other leases have been signed, said [Glen Perkins](#), executive vice president and managing director of development for PM Realty Group, the Houston-based commercial real estate firm developing the project and handling leasing.

The other tenants include a mix of family practice, internal medicine, cardiologists, pathologists and other physicians, Perkins said.

Lake Pointe will offer a full-service emergency department and diagnostic imaging center, said [Eric Evans](#), CEO of the health network. The emergency department will operate 24 hours a day, seven days a week, and provide the same level of emergency services provided at Lake Pointe Medical Center, the health network's 112-bed acute care hospital in Rowlett.


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Submitted rendering

PM Realty has received bids for the 52,000-square-foot project's general contractor but hasn't selected one yet. The facility is scheduled to open in December.

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The department will have Primary Stroke Center designation and use teleneurology to bring stroke-trained physicians to the bedside, Evans said.

The imaging center will be a fully digital outpatient center open Monday through Friday and offering CT, MRI, digital mammography, bone density, ultrasound and digital X-ray, he said.

“It will be as fully equipped as a hospital emergency department would be,” Evans said. “It will provide really quick access to high-quality emergency services.”

Perkins said PM Realty’s research found a significant shortage of both primary and specialty care physicians in Wylie.

The Wylie community needs 26 primary care physicians and 31 specialty physicians, he said. Demand for inpatient acute care procedures is expected to grow by 36 percent and outpatient procedures by 35 percent over the next five years, he said.

“The patient base is extremely large, and it’s growing, and it’s very affluent,” Perkins said. “Consequently, it’s a place that physicians want to go. It’s an area that has been underserved medically.”

Wylie Mayor [Eric Hogue](#) described the medical plaza as an all-around win for residents of Wylie and surrounding communities. “Not only will it bring in medical professionals who will be able to provide a new level of service and support to Wylie, but it will also provide a 24-hour emergency room facility to help individuals in their time of need,” Hogue said.

The facility is scheduled to open by December. The architect is Frisco-based McCallaRios Architecture. PM Realty has received bids for the project’s general contractor but hasn’t selected one yet, Perkins said.

The partnership between PM Realty and Lake Pointe has gone so well that in upcoming months, the companies plan to announce two more medical projects they are working together on, Perkins said. Those projects will be similar in size to Wylie Medical Plaza, he said.