



HEALTHCARE
Relationship Driven Real Estate Solutions™



CASE STUDY

Building Bridges

"...It's all about optimizing opportunities – not at the expense of, but for the benefit of each other."

*Geoff Crabtree – Senior Vice President
 Methodist Healthcare System
 San Antonio, TX*



Project Services & Results

- ✓ Creating Physician Ownership Opportunities
- ✓ Expanded Relationship with Methodist
- ✓ Strategic Leasing & Management Plans
- ✓ Strategic Facility & Master Planning
- ✓ Financial Analysis / Capital Planning
- ✓ Operations Assessment

AGORA PALMS

In mid-2007, DAG Healthcare, was actively involved in the closing of approximately 79 acres of land north and adjacent to Methodist Stone Oak Hospital, a \$190 million, 132-bed hospital (expandable to 350 beds) scheduled to open in Spring 2009. This North Central San Antonio submarket services a population of approximately 175,000 people, with an average household income of \$111,000. This large land purchase captured all of the available land directly adjoining this hospital.

To achieve the highest and best use for this land, DAG Healthcare and its affiliate Dominion Advisory Group, Inc. have created a master development plan, known as Agora Palms, that encompasses 1.2 million square feet of life-style congruous properties, including approximately 400,000 square feet of medical office space and 500,000 square feet of 55+ independent living, assisted living, and skilled nursing facilities, otherwise known as a Continuing Care Retirement Community (CCRC).

Envisioning Agora Palms as integral to the support and future expansion of Methodist Stone Oak Hospital, DAG Healthcare negotiated an interconnecting road and pedestrian access walkway with Methodist Healthcare System for the convenience of physicians and patients needing to move back and forth between the hospital and Agora Palms. The interconnecting road will allow ambulances coming from north Bexar, Comal and Blanco Counties a more direct and less congested route to Methodist Stone Oak Hospital from US Highway 281.

The first phase of the Agora Palms development includes the construction of a 4-lane public road to connect Hardy Oaks Blvd to US Highway 281 and a 100,000 square foot, 4 story medical office building to house physicians on staff with Methodist Stone Oak Hospital. Construction is slated to commence late spring of 2009.

