

## **Local developer plans medical buildings near new hospital**

Written by John English

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Highland Village-based Landcore Development Company is moving forward with a 22-acre medical complex in Flower Mound just north of the new hospital that Owner/Partner Mike Silvaggio said will provide residents with a state of the art medical facility.

Silvaggio said Timber Creek Medical Park will offer a number of attractive amenities to its visitors.

“It will feature a grand parkway main entrance from FM 2499 and will showcase two, 60,000 square foot medical office buildings similar in design and materials to the new hospital,” Silvaggio said. “The buildings will have covered parking for the doctors, convenient drop off and pick up porte-cocheres for patients and a covered pedestrian walk way to and from the hospital.”

Silvaggio said there would be a host of other features, as well.

“The medical complex will also offer additional medical buildings, with uses such as medical retail, a free standing restaurant, a rehab hospital facility and a three-acre pedestrian park featuring walking paths, retention ponds, park benches and gazebo,” Silvaggio said. “[All this] while utilizing and preserving the existing natural terrain, trees and creek.”

Silvaggio said it is Landcore's “intention and desire to begin construction in the late fall of this year and have phase I complete and ready for occupancy by spring 2011.”

Flower Mound Director of Economic Development Melissa Glasgow said the addition of Timber Creek Medical Park could be very good for the town from an economic standpoint.

“The town is pleased that plans have been announced to build a new medical office complex along the FM 2499 corridor,” Glasgow said. “Landcore is the latest firm to announce their intent to develop new medical office space within close proximity to the new Texas Health Presbyterian Hospital Flower Mound.”

Glasgow said that Orthopedic Associates received approval from the Town Council to develop a 45,000 square foot office building north of the hospital at FM 2499 and College Parkway, and Continuum Rehabilitation Hospital broke ground this spring on a new 55,000 square foot rehabilitation facility at 3100 Peters Colony and anticipates opening later this year.

“All of this recent activity is certainly positive from an economic development standpoint in that medical related developments contribute to the town’s tax base and create high quality jobs for residents of Flower Mound and surrounding areas,” Glasgow said. “It is no secret that the new hospital is quickly proving to be a viable anchor to attract medical-related development to the town and we welcome this flurry of activity.”

While Landcore is still awaiting the town's approval to move forward with the project, Silvaggio said he strongly believes there is a place for the Timber Creek Medical Park.

“We are confident TCMP will provide and accommodate the immediate needs of physicians offices associated with the new hospital, as well as other general and specialty medical offices alike,” Silvaggio said. “We believe Timber Creek Medical Park will be a quality addition to the Town of Flower Mound's regional medical plan.”