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Tarrant/Denton Buzz

THR jumps on Mansfield bandwagon

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When [Texas Health Resources](#) purchased a parcel of land in Mansfield in late October, the Arlington-based nonprofit located near two competitive health care systems already vying for a piece of the fast-growing South Tarrant/Johnson County market.

The city's masterplanned Reserve at Mansfield, a medical community, already contains two different parcels owned by Methodist Health System and HCA Corp. near the intersection of U.S. 287 and Broad Street.

Methodist Health System is in the process of building a \$134 million, 80-bed hospital, scheduled to open in the winter of 2006. HCA is planning a \$127 million, 80-bed facility with ancillary medical office buildings, but the company has not given a timeline.

Kent Best, corporate spokesman for Texas Health Resources, said the company is still examining uses for its Mansfield property.

City of Mansfield spokeswoman Belinda Willis said city officials began a push years ago to talk to health care providers about locating hospitals in Mansfield. "Having a major company like Methodist decide to build was certainly a catalyst," Willis said. "There were several who had been looking at the market for quite a while."

Willis said these companies are interested in areas beyond Mansfield -- Grand Prairie, South Arlington and west as far as Burleson.

Brad Barker, senior vice president of health care for RTKL's Dallas-based health care division, said he does not believe the population in Mansfield and the surrounding area is dense enough to support more than one hospital.

"I think Texas Health Resources got caught flat-footed, because they see that as their market," he said, of THR's recent land purchase. "Methodist swooped in there while they were asleep at the wheel and grabbed it. Often times providers will just do this (purchase land) to see who will blink."

RTKL designed the Methodist Mansfield hospital.

HCA, which also owns land at the Alliance development which straddles the Tarrant/Denton county line, is looking at building a hospital in Mansfield in the future, but spokesman Gary Conwell said the company will likely enter the market with medical office buildings. Population trends will drive any decision for a future hospital site.

The company is probably closer to building a hospital at Alliance than in Mansfield, Conwell said.

THR also owns land in the Alliance corridor at the Circle T Ranch.

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