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## Dallas Business Journal

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### New hospital sparks ancillary development

Dallas Business Journal - December 8, 2006 by [Holly L. Estridge](#) Staff Writer

With Methodist Mansfield Medical Center set to open in two weeks, the city of Mansfield is already seeing a flurry of interest in its medical district.

Term Billing, a billing collections company for hospital physicians, recently relocated its corporate headquarters from Arlington to a 30,000-square-foot, stand-alone office, and Methodist Mansfield is firming up plans for a second medical office building. The first 90,000-square-foot medical office Methodist built next to its 80-bed hospital is already fully leased.

Among projects in the pipeline are two new call-in pharmacies and a handful of medical offices for health care practitioners, according to Felix Wong, the city's director of planning.

While Wong didn't have firm data on the number of requests that have hit his office, he said property owners have been enthusiastic.

David Dunn, president of Arlington-based Dunn Commercial, said doctors who couldn't get space in the hospital's building are clamoring for space nearby.

Dunn sold 13.7 acres to an Arlington company, 15 Oaks Mansfield LP, which has erected the first 6,000-square-foot shell of its planned four-building development at 200 Regency Pkwy.

#### Possible TIF district

Many property owners are waiting for local entities to create a tax increment financing district to fuel development of the 2,600-acre expanse surrounding the hospital, called The Reserve at Mansfield, Wong said. The Reserve is bordered by State Highway 360, U.S. 287 and Broad Street. It spans three counties: Tarrant, Ellis and Johnson.

A TIF district captures taxes resulting from the increase in taxable valuation caused by the construction of new commercial facilities. A TIF district uses the "increment" to fund infrastructure improvements.

The proposed TIF district would fund \$147 million in roads and other infrastructure needed to support new development.

Texas Health Resources and HCA Corp. also own land parcels near the Methodist Mansfield hospital, but neither have announced plans for development.

The city is preparing presentations for Tarrant, Ellis and Johnson counties, said Melissa Woodall, Mansfield's director of economic development. The Mansfield City Council is expected to designate the TIF's boundaries at its Dec. 11 meeting.

In the meantime, Methodist Mansfield spokeswoman Laura Squires says a second medical office building likely will be the hospital's next project following its Dec. 18 opening. But there is no timeline or budget yet for the second building, she said.

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