



## AMARILLO HOSPITAL

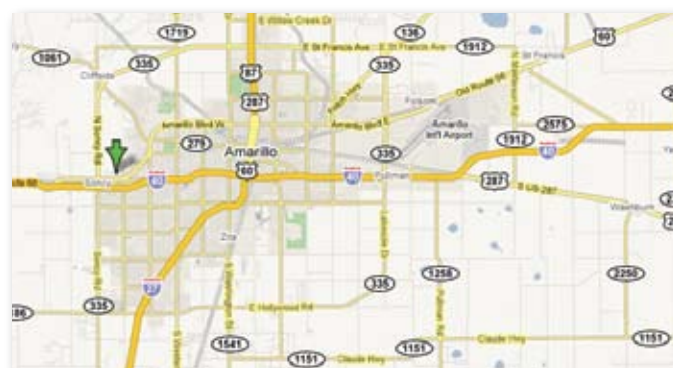
AMARILLO, TX

### Property Description

Located in Amarillo, Texas, Amarillo Hospital is a two-story hospital building consisting of approximately 65,000 square feet of gross leaseable area. Amarillo Hospital is a long-term acute care hospital operated by Triumph Healthcare. Built in 2007 on 4.2 acres, the property is within one-half mile of the Harrington Regional Medical Center, where both Northwest Texas Hospital and Baptist St. Anthony Health System are located.

With 20 locations nationwide, Triumph HealthCare specializes in providing long-term acute care services to medically complex patients for whom the short-term acute care hospital is no longer the most appropriate or cost-effective setting. Healthcare Trust of America also owns the real property of two other hospitals operated by Triumph HealthCare: Triumph Hospital Northwest in Houston, Texas and Triumph Hospital Southwest in the Houston-suburb of Sugar Land, Texas.

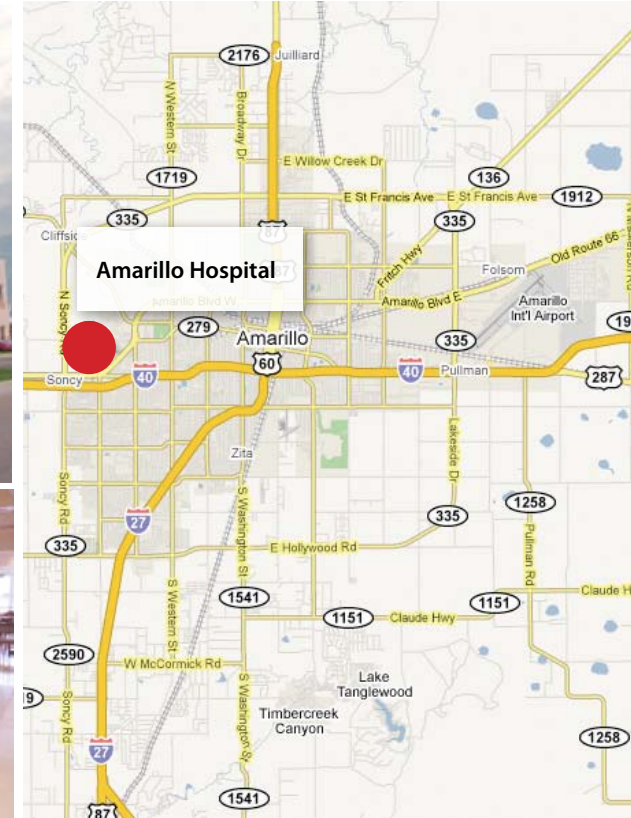
Amarillo Hospital is in close proximity to an assisted living facility and a multifamily community, as well as various medical, retail and hotel establishments. The property offers 154 parking spaces and is accessible by Interstate 40 and Highway 335.



### PROPERTY AT A GLANCE

Address	7501 Wallace Boulevard Amarillo, TX 79106
Built	2007
Gross Leaseable Area	65,000 Square Feet
% Leased	100%
Acquisition Date	May 2008

# Amarillo Hospital



## Location Information

Also known as the "Yellow Rose of Texas," Amarillo is the state's 11th-largest city and takes its name from the Spanish word for yellow. Incorporated in 1899, Amarillo is the commercial and industrial center of the Texas Panhandle. After the coming of the railroad in 1887, the city grew rapidly and eventually became a market for wheat farmers. After the discovery of gas in 1918 and oil in 1921, Amarillo developed into an industrial city. Today, its economy is based on ranching, meatpacking, flour milling, zinc and copper smelting, and the manufacture of helicopters, wood and fiberglass products, synthetic rubber, and cattle feed. A U.S. government helium plant and the Federal Helium Reserve are nearby. As of the 2000 census, Amarillo had a total population of nearly 174,000, though a July 1, 2005 estimate placed the city's population at 183,000. The Greater Amarillo metropolitan area has an estimated population of 236,000. Unemployment is very low, 3.1 percent as of March 2008, significantly less than the national average.

Sources: U.S. Department of Labor, Bureau of Statistics.

The Handbook of Texas Online- <http://www.tshaonline.org/handbook/online/>