



# THOMAS CROSSROADS MEDICAL CENTER

Sharpsburg, Georgia

## *Project Services and Description*

### **CLIENT**

TCMC. LLC  
Peachtree City, Georgia

### **CONTACT**

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### **CONTRACT VALUE**

\$3.68 million

### **SCOPE**

Land Purchase  
Zoning Process  
Design/Build  
Finance of Project  
Leases  
Property Management



### **PROJECT DESCRIPTION**

In development, Thomas Crossroads Medical Center, approximately 23,000SF of new Medical Office Space has been planned for Fayetteville, Georgia off of Highway 34, 3.3 miles from I-85, 7.2 miles from Newnan and 6.6 miles from Peachtree City.

MSA has planned the development of the Thomas Crossroads Medical Center. Phase One of this multi-phased Medical Center is approximately 23,000SF Medical Office Building (MOB). Once complete, the center will contain three MOB's. Potential medical specialties for the MOB's include: Family Medicine, Internal Medicine; Imaging; Pain Management, Cardiology; Oncology; Obstetrics and Gynecology; Podiatry; General Surgery; Urology; and Pulmonology.

Thomas Crossroads Medical Center offers a unique investment opportunity where physicians can be active owners in the MOB, as well as tenants. This opportunity allows the investor to get a significant return on investment (ROI), as opposed to traditional lease agreements, where the physician builds no equity. Design for Phase One is already underway, with construction scheduled to begin in late fall. The entire Medical Center is slated for completion in the Fall of 2011.



### **MSA DEVELOPMENT COMPANY**

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