

FOR LEASE

# OAKWOOD MEDICAL PARK

511 Oakwood Blvd., Round Rock, TX 78681

3,508 SF Available

2<sup>nd</sup> Gen Space / TI's Available

Oakwood

511



901 South MoPac Expressway  
Building 4, Suite 250  
Austin, TX 78746

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An aerial photograph of the Oakwood Medical Park building, a large, multi-story structure with a light-colored facade and a prominent green roof. The building is surrounded by lush green trees and a parking lot with several cars. In the background, other buildings and a road are visible under a clear sky.

# OAKWOOD MEDICAL PARK

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**Oakwood Medical Park** is a multi-tenant medical office building located in the growing Round Rock submarket surrounded by neighborhoods, major employers, and several shopping, entertainment, food, and stay options. Oakwood Medical Park is strategically located in the premier Round Rock medical pocket, directly adjacent to St. David's Round Rock campus and many other healthcare providers offering strong synergy and referral opportunities. The property's excellent location provides great visibility and easy access to I-35 and SH Toll 45. Oakwood Medical Park is the destination to serve the Round Rock community.

## LEASE TERMS

- ▶ \$25.00 NNN psf rent
- ▶ \$17.31 psf est. 2023 OpEx
- ▶ 5 per 1000 parking ratio / surface and free of charge
- ▶ TI's negotiable and related to term and space condition
- ▶ Flexible lease term lengths

## BUILDING UPGRADES

- ▶ New ownership with recently completed building improvements.
- ▶ Adjacent to St. David's Round Rock Heart Hospital: Currently underway on \$50M expansion

## AVAILABILITY

- ▶ Suite 150 • 3,508 SF

## BUILDING AMENITIES

- ▶ Adjacent to St. David's Round Rock Hospital
- ▶ Abundant surface parking
- ▶ Premier Round Rock submarket and medical location
- ▶ Great visibility and easy ingress/egress to project from Oakwood Blvd. and Park Valley
- ▶ Excellent access to I-35, Loop 1 and SH Toll 45.
- ▶ Recently renovated with new ownership
- ▶ Tenant mix includes women's health, neurology and family medicine
- ▶ Near abundant retail, restaurants and hotels
- ▶ Tree-filled, park-like campus





# Drive Times from Oakwood



1 Minute



10 Minutes



13 Minutes



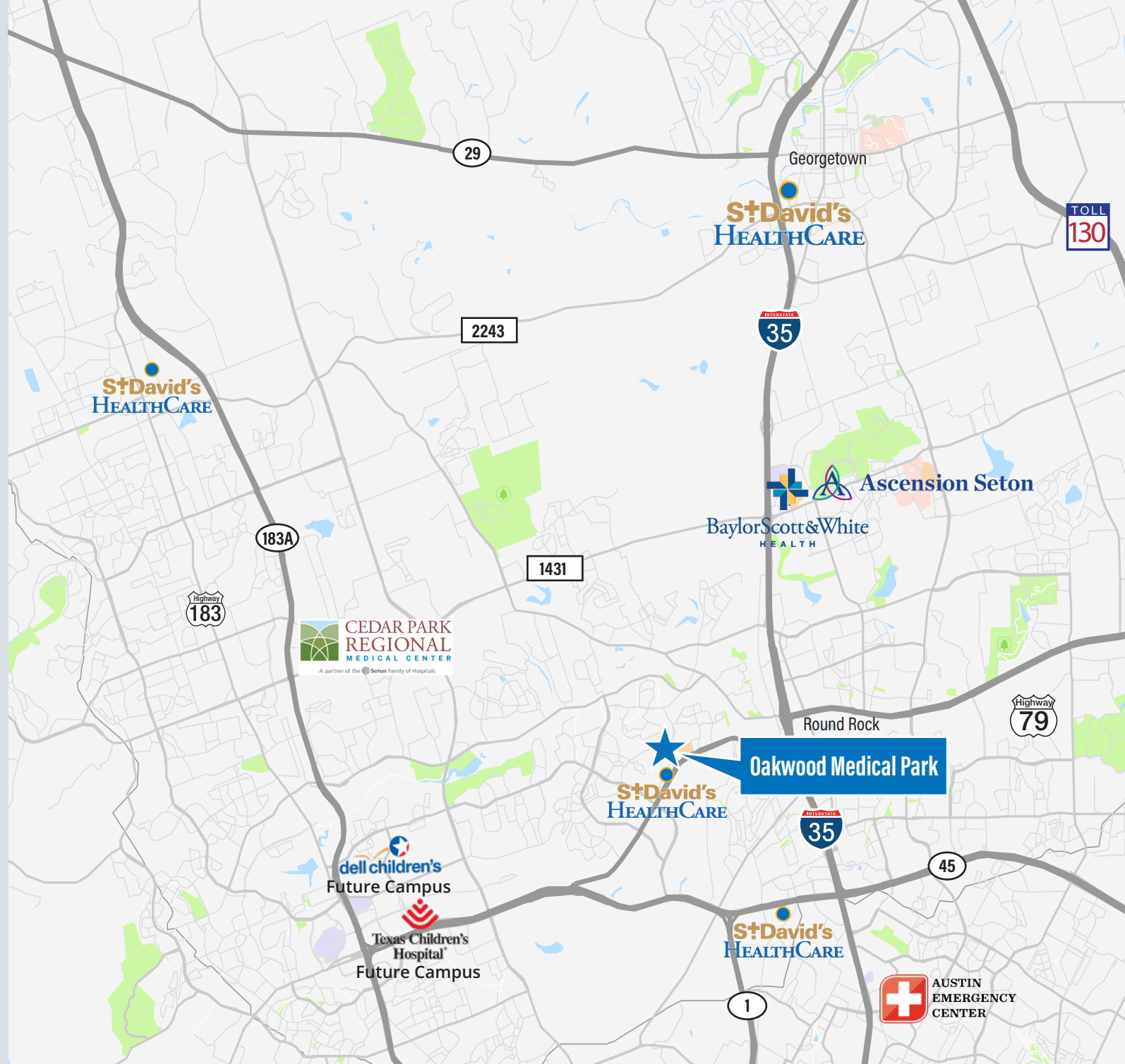
16 Minutes

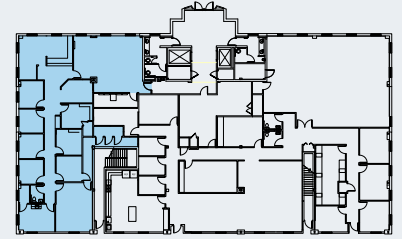


14 Minutes



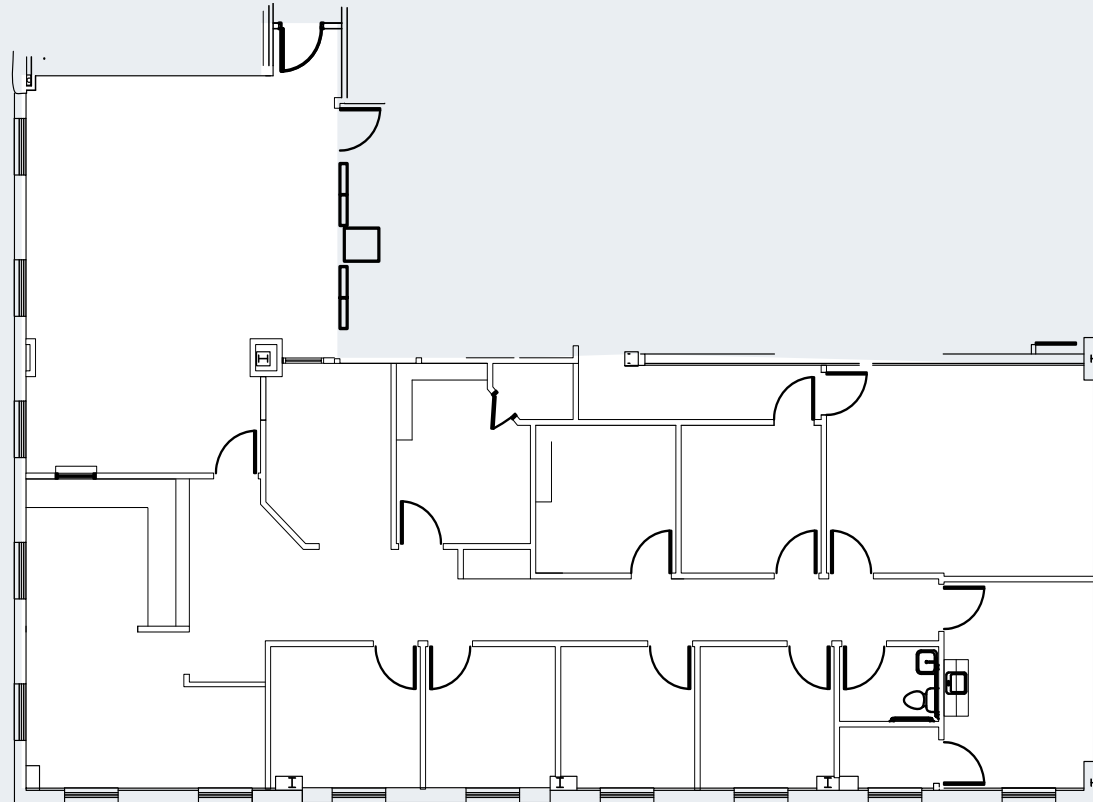
17 Minutes



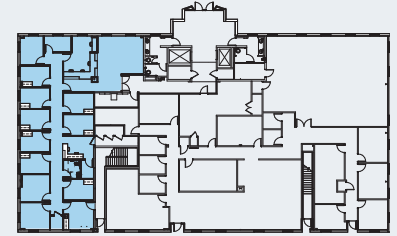


## Suite 150 • 3,508 SF

AS- BUILT

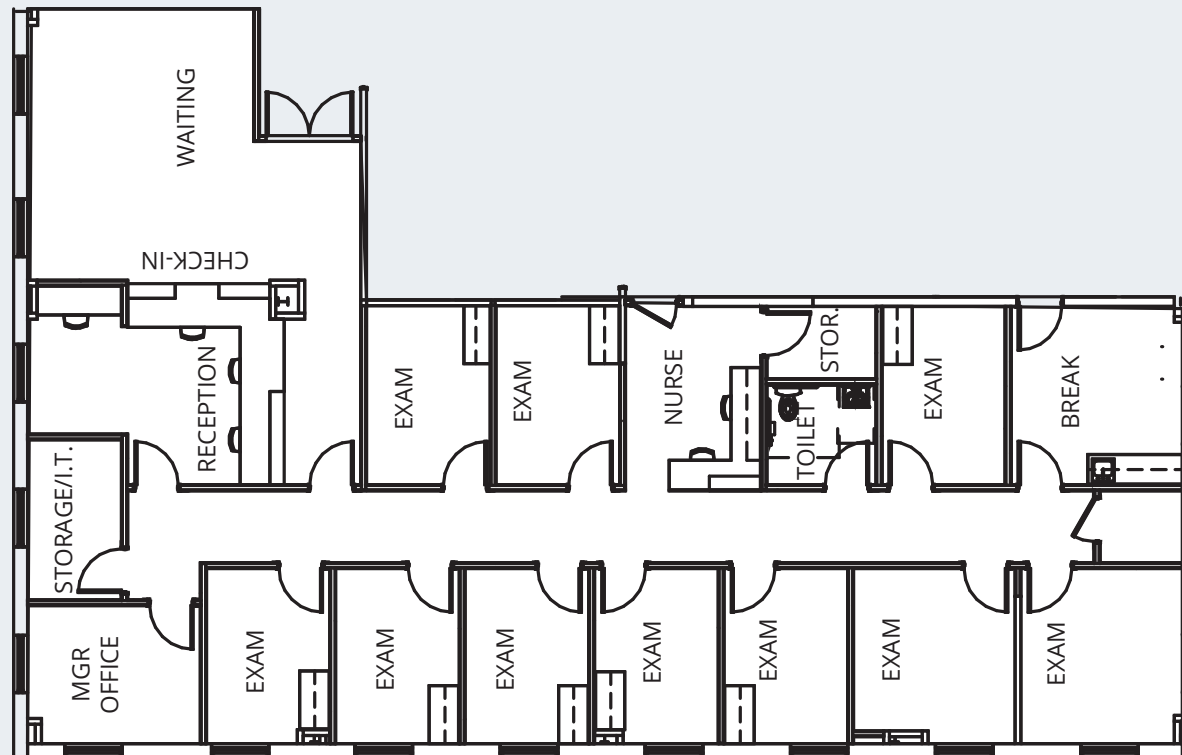


- ▶ 1<sup>st</sup> floor space with lobby visibility
- ▶ Large waiting room with built in reception
- ▶ Capped plumbing in 4 exam rooms
- ▶ Private restroom and staff breakroom
- ▶ Ability to create exterior private access



# Suite 150 · 3,508 SF

CONCEPT PLAN



- ▶ New efficient test fit for two provider clinic
- ▶ Lobby visibility with inviting glass entry
- ▶ Exterior access for staff to rear of building
- ▶ Ownership willing to get aggressive with TI's

# OAKWOOD MEDICAL PARK

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## Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 10 minute drive time from **Oakwood Medical Park**



### Population



110,483

Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



31.8%

Exercise at home 2+ times per week



18.0%

Exercise at club 2+ times per week



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GfK MRI. The vintage of the data is 2015-2019, 2021.

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### Health Care Expenditure



\$4,765

Annual Health Insurance Expenditures



\$2,447

Medical Care



Medicare:  
Population 65+

2,730

Medicare Only

1,372

Direct-Purch & Medicare

1,909

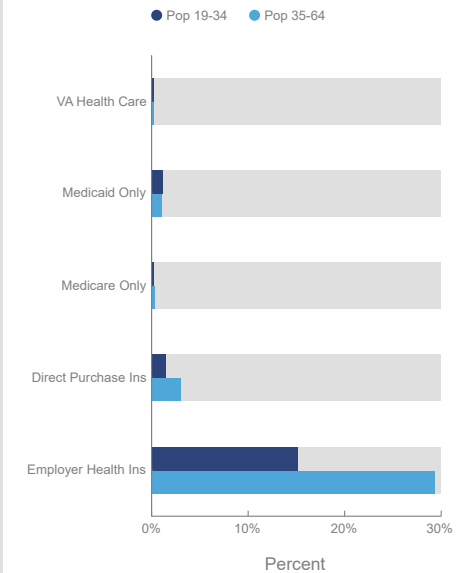
Employer & Medicare

572

Medicare & Medicaid

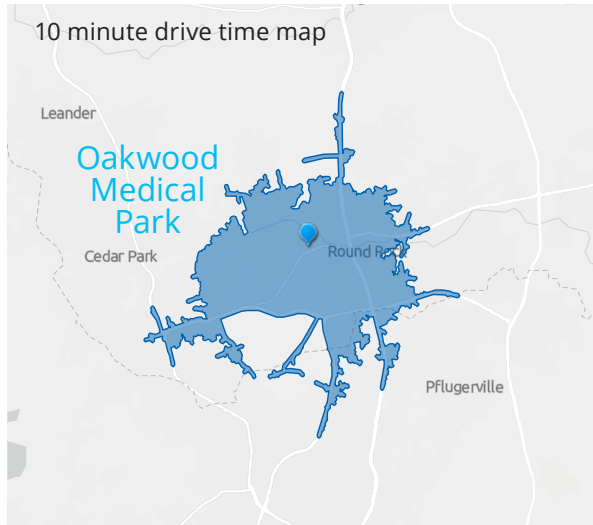
| Health Care (Consumer Spending)  | Annual Expenditure |
|----------------------------------|--------------------|
| Blue Cross/Blue Shield           | \$1,296.2          |
| Medicare Payments                | \$793.2            |
| Physician Services               | \$310.8            |
| Dental Services                  | \$473.8            |
| Eyecare Services                 | \$82.7             |
| Lab Tests/X-rays                 | \$82.0             |
| Hospital Room & Hospital Service | \$257.8            |
| Convalescent/Nursing Home Care   | \$37.9             |

### Health Insurance Coverage (ACS)



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## POPULATION TRENDS AND KEY INDICATORS

Population within a 10 minute drive time from Oakwood Medical Park

|                |               |                    |             |                         |                   |              |                       |                 |
|----------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>117,189</b> | <b>44,301</b> | <b>2.63</b>        | <b>34.6</b> | <b>\$88,858</b>         | <b>\$314,333</b>  | <b>117</b>   | <b>126</b>            | <b>78</b>       |
| Population     | Households    | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

### MORTGAGE INDICATORS



**\$12,530**

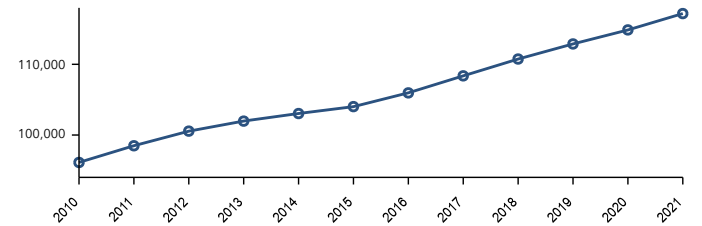
Avg Spent on Mortgage & Basics



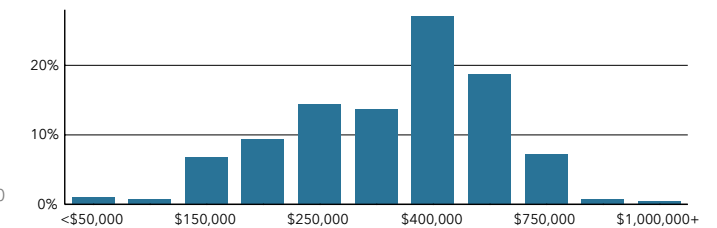
**14.8%**

Percent of Income for Mortgage

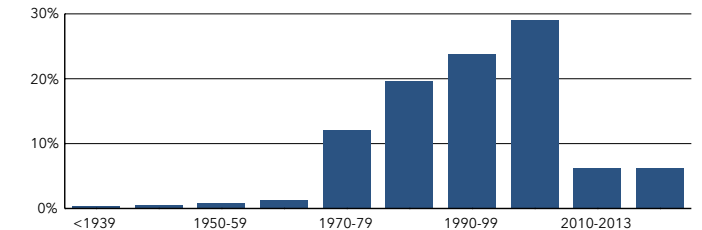
### Historical Trends: Population



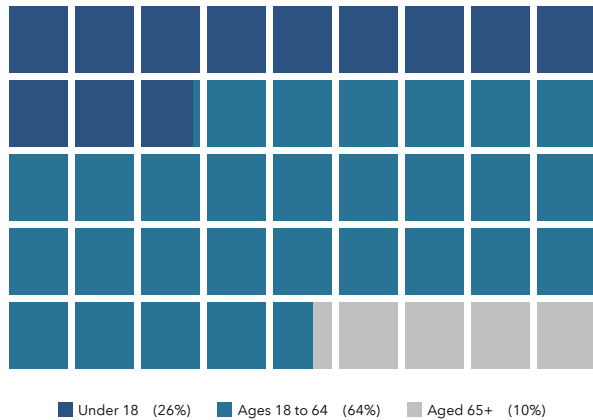
### Home Value



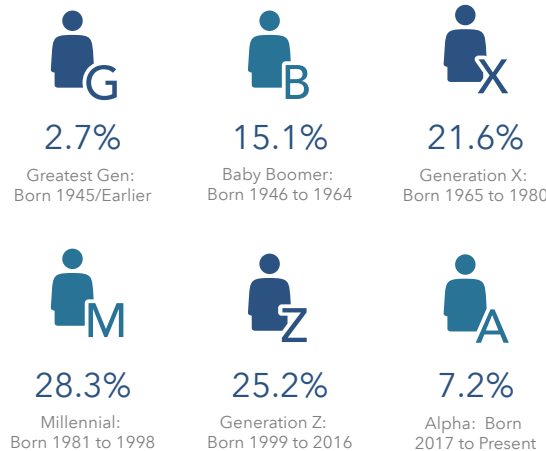
### Housing: Year Built



### POPULATION BY AGE



### POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.  
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