



FOR LEASE

# LAKESIDE PROFESSIONAL BUILDING

3101 HIGHWAY 71 E, Bastrop, TX 78602



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

**Will Stewart**  
512.314.3574  
will.stewart@transwestern.com

**Marshall Thurmond**  
512.314.5211  
marshall.thurmond@transwestern.com



# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E, Bastrop, TX 78602

**Lakeside Professional Building** is a Class A medical office building strategically located 35 miles from Austin along Hwy 71 adjacent to St. David's Emergency Center Bastrop. This highly visible and easily accessible medical campus offers the highest concentration of medical users in the area, providing strong synergy and referral opportunity. Lakeside Professional Building is the destination to serve the growing and demand filled Bastrop community.

## LEASE TERMS

- ▶ Asking Rate: Call Broker
- ▶ 2024 OpEx: \$12.67
- ▶ Parking: 4 per 1000 surface
- ▶ TI Allowance: Negotiable

## AVAILABILITY

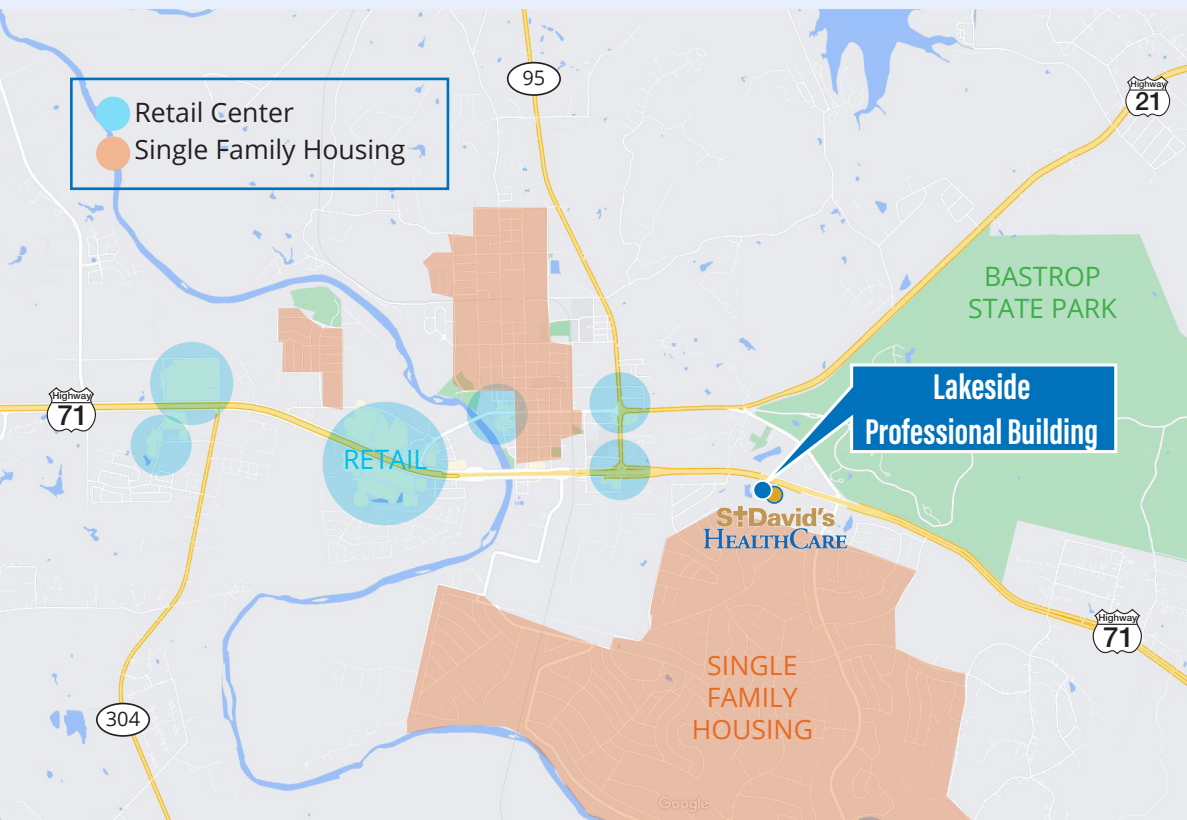
- ▶ Suite 208 · 2,507 SF
- ▶ Suite 110\* · Up to 10,600 sf

\*Future expansion

## BUILDING HIGHLIGHTS

- ▶ Great visibility from Hwy 71
- ▶ 35 miles east of Austin, easy access to Hwy 95 and Hwy 21
- ▶ Attractive Class A finishes
- ▶ Lakeside scenic views
- ▶ Near abundant retail, restaurants and hotels
- ▶ Monument signage available





*The connection your employees need and your patients deserve.*

## NEARBY AMENITIES

### PHARMACIES

CVS Pharmacy  
Bastrop Medicine Shop  
Walgreens Pharmacy  
H-E-B Pharmacy  
Smithville Pharmacy  
Elgin Medicine Shop  
Walmart Pharmacy

### MEDICAL SUPPLIES

Fayette Medical Supply  
XMED Oxygen & Medical  
A&P Quality Care Medical  
Patton Medical Devices  
Onyx Medical Equipment  
Healthline  
Central TX Medical

### RESTAURANTS

Texas Grill Restaurant  
Roadhouse Bastrop  
Chilli's  
Bassano Del Grappa  
Bastiano's  
Piney Creek Chop Shop  
Cedar's Mediterranean  
Neighbor's Kitchen & Yard  
Maxine's Cafe & Bakery  
Whataburger  
Taco Cabana  
Garcia's  
Yolked  
The Pit Stop  
Old Town Restaurant  
Chicken Express

### PHARMACIES

El Nuevo Mexico  
Anita's Mexican  
Scholtzky's  
The Honest Bite  
The Burger Den  
Philly Cheesecake  
Billy's Pit BBQ  
Casa Chapala  
Morelia Mexican Grill  
Wendy's

Chick-Fil-A  
Denny's  
Arby's  
Sonic Drive-In  
Wingstop  
DoubleDave's  
Burger King  
Jasmine's Thai Cafe  
Popeyes  
Panda Express  
It's Just Wings  
Taco Bell  
Papa Murphy's  
Subway  
KFC

### BANKS

Roscoe Bank  
First National Bank  
Prosperity Bank  
First United Bank  
Frontier Bank of Texas  
Wells Fargo Bank  
Woodforest National  
Classic Bank  
Greater Texas Credit  
Chase Bank  
PNC Bank

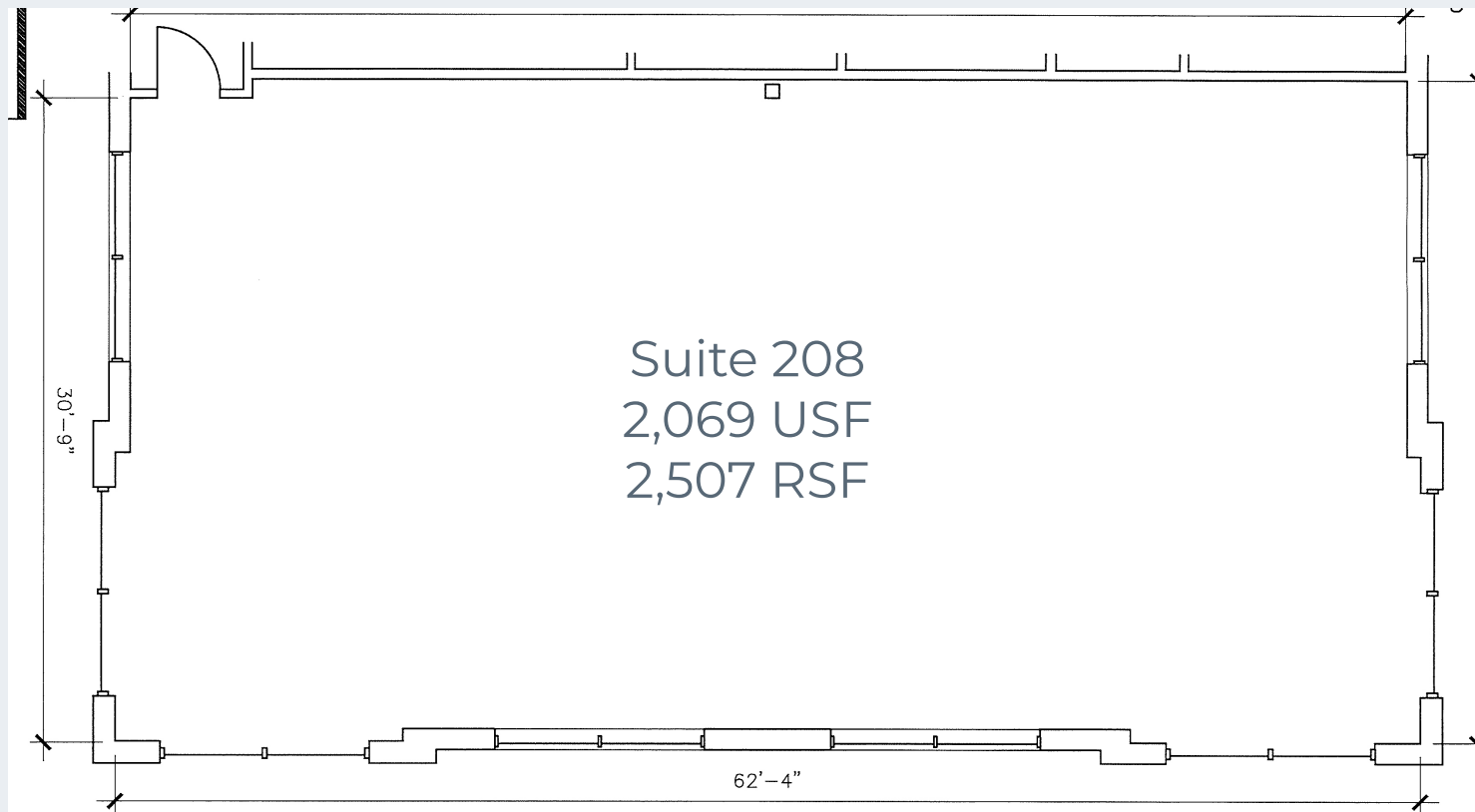
### SHOPPING

H-E-B Plus  
Walmart Supercenter  
Walgreens  
Dollar General  
Family Dollar  
Dollar Tree  
T.J. Max  
Ross Dress for Less  
Maurices  
Rue21  
Old Navy  
Hobby Lobby  
Best Buy  
CVS  
HomeGoods  
Five Below  
The Home Depot  
GNC  
Rack Room Shoes  
Goodwill  
Mattress Firm  
Academy  
Cricket  
T-Mobile  
Ulta Beauty  
Lowe's

# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

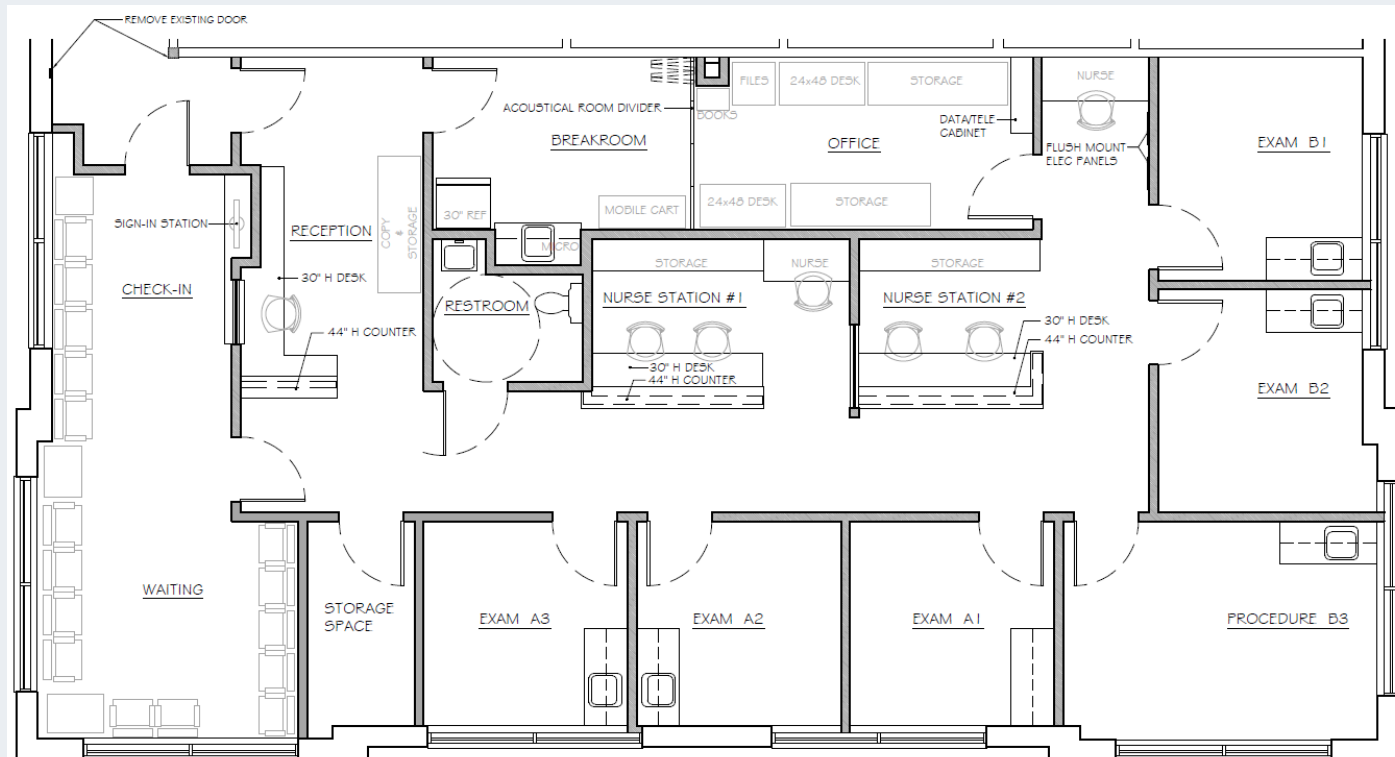
Suite 208 • 2,507 SF • SHELL CONDITION



# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

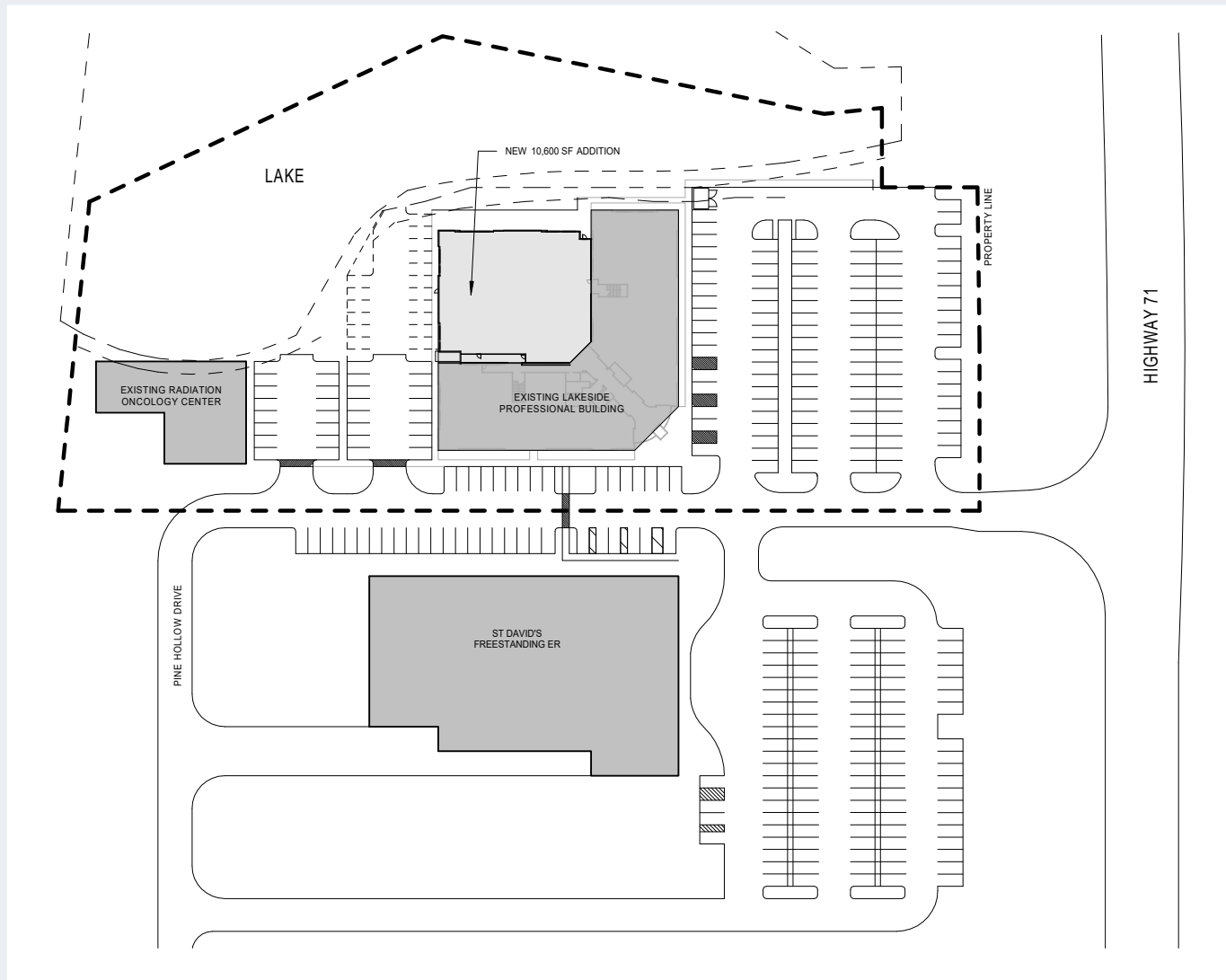
## Suite 208 • 2,507 SF • CONCEPT PLAN



# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

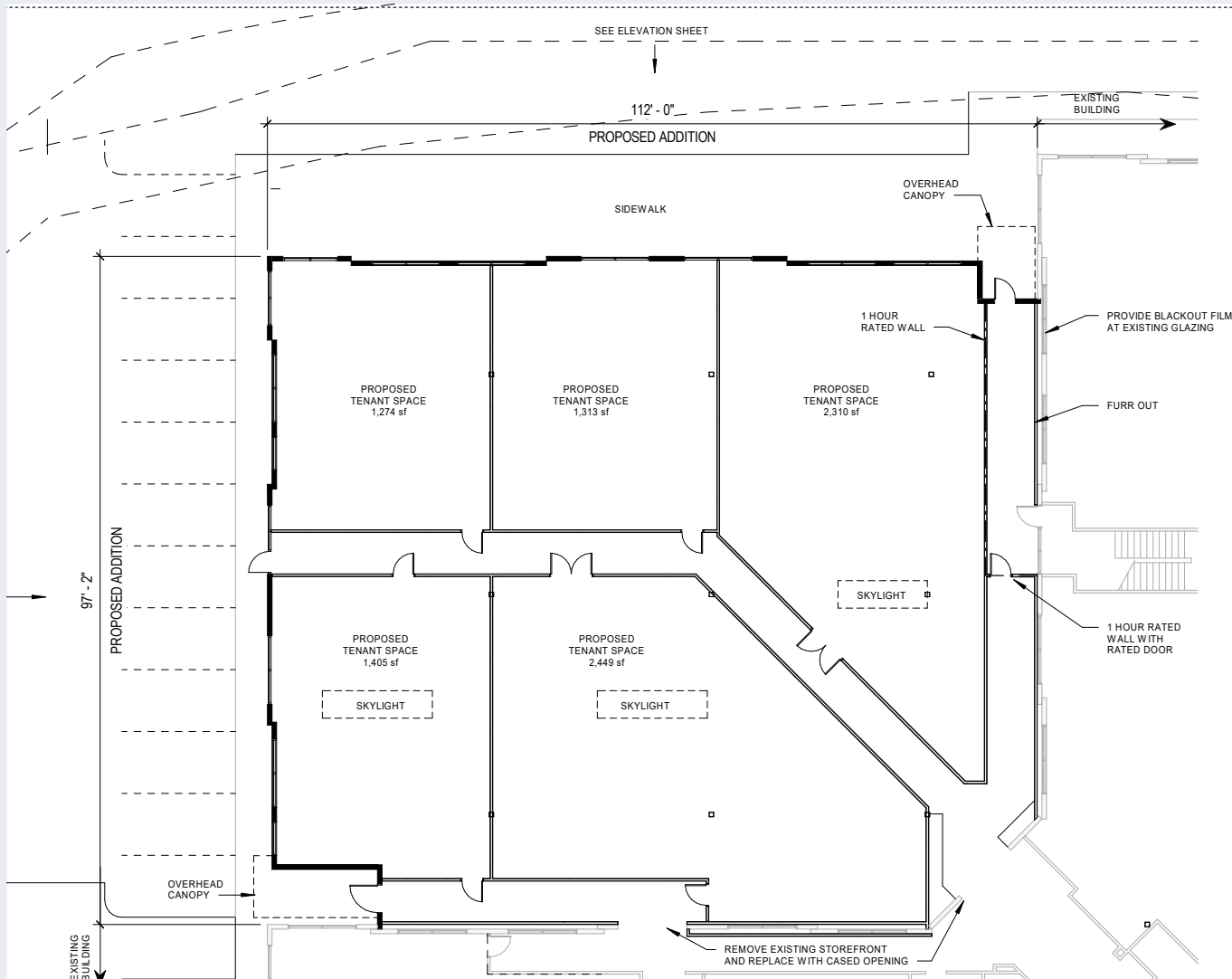
## Suite 110 • 10,600 SF • EXPANSION OPPORTUNITY SITE PLAN



# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

## Suite 110 • 10,600 SF • PROPOSED BUILDING PLAN



# LAKESIDE PROFESSIONAL BUILDING

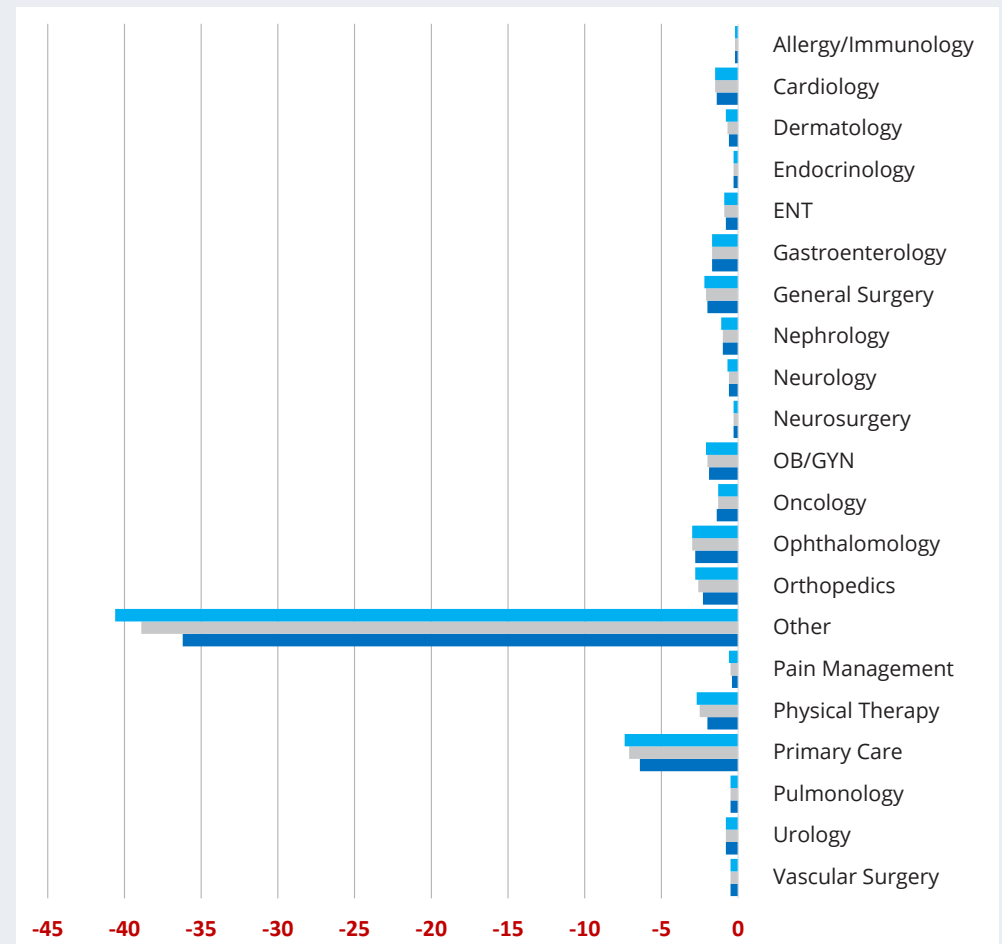
3101 Highway 71 E  
Bastrop, TX 78602

## DEMOGRAPHICS (15 min drive time from building)

- ▶ Population: 35.6K
- ▶ 5 Year Growth: 3.5%
- ▶ Average Household Income: \$58.9K

## NET SPECIALTY DEMAND BY FULL TIME EMPLOYMENT (FTE)

Specialty Group	Current FTE Demand	Current FTE Supply	Current FTE Gap	5 Year FTE Gap	10 Year FTE Gap
Allergy/Immunology	0.2	0.0	-0.2	-0.2	-0.2
Cardiology	1.6	0.2	-1.4	-1.5	-1.5
Dermatology	1.3	0.7	-0.6	-0.7	-0.8
Endocrinology	0.3	0.0	-0.3	-0.3	-0.3
ENT	0.9	0.1	-0.8	-0.9	-0.9
Gastroenterology	1.9	0.2	-1.7	-1.7	-1.7
General Surgery	2.2	0.2	-2.0	-2.1	-2.2
Nephrology	1.1	0.1	-1.0	-1.0	-1.1
Neurology	0.6	0.0	-0.6	-0.6	-0.7
Neurosurgery	0.3	0.0	-0.3	-0.3	-0.3
OB/GYN	2.0	0.1	-1.9	-2.0	-2.1
Oncology	1.5	0.1	-1.4	-1.3	-1.3
Ophthalmology	2.8	0.0	-2.8	-3.0	-3.0
Orthopedics	2.9	0.6	-2.3	-2.6	-2.8
Other	42.6	6.4	-36.2	-38.9	-40.6
Pain Management	0.5	0.1	-0.4	-0.5	-0.6
Physical Therapy	2.9	0.9	-2.0	-2.5	-2.7
Primary Care	11.3	4.9	-6.4	-7.1	-7.4
Pulmonology	0.5	0.0	-0.5	-0.5	-0.5
Urology	0.8	0.0	-0.8	-0.8	-0.8
Vascular Surgery	0.5	0.0	-0.5	-0.5	-0.5
<b>Total</b>	<b>78.6</b>	<b>14.7</b>	<b>-63.9</b>	<b>-69.1</b>	<b>-72.0</b>





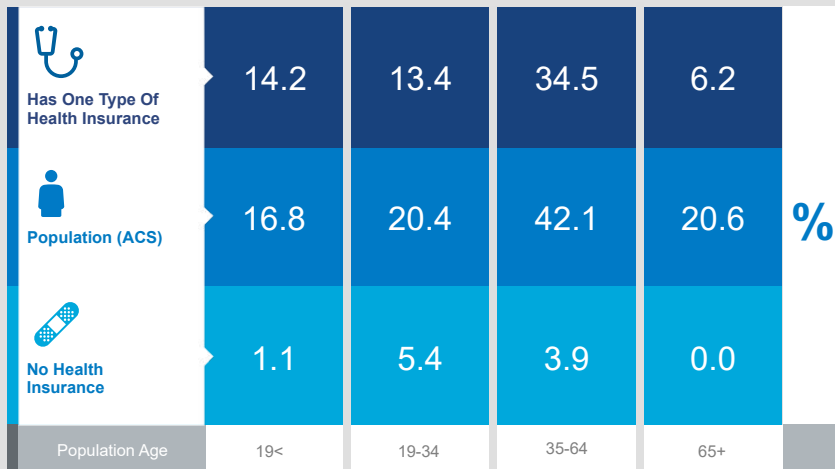
# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

## Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 15 minute drive time from **Lakeside Professional Building**.

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



4,003  
Civilian Noninstitutionalized  
Population (ACS)

### Exercise (Percent of Adults)



39.3%  
Exercise at home 2+  
times per week



13.8%  
Exercise at club 2+  
times per week



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2016-2020, 2022.

© 2023 Esri

### Health Care Expenditure



\$3,818  
Annual Health Insurance  
Expenditures



\$1,964  
Medical Care



Medicare:  
Population 65+

214  
Medicare Only

123  
Direct-Purch & Medicare

138  
Employer & Medicare

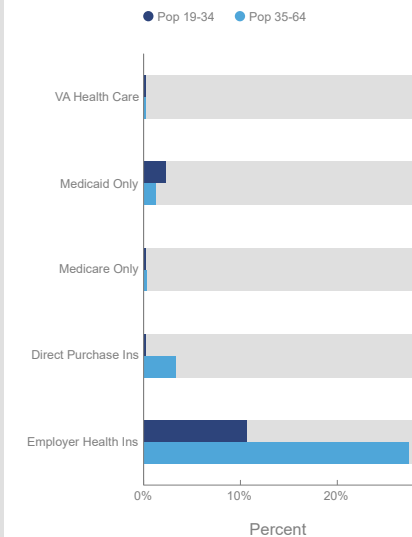
5  
Medicare & Medicaid

### Health Care (Consumer Spending)

### Annual Expenditure

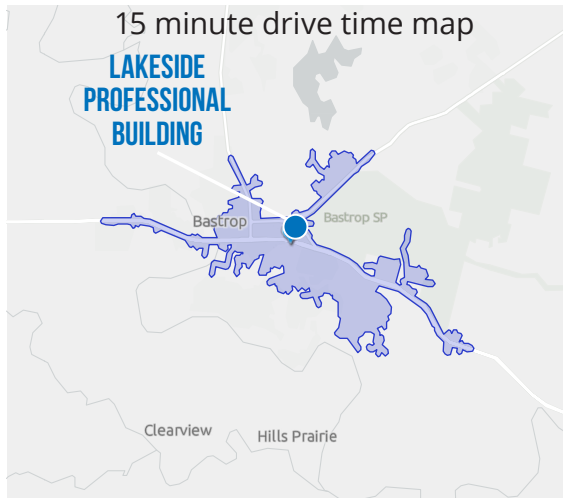
Blue Cross/Blue Shield	\$1,007.8
Medicare Payments	\$733.7
Physician Services	\$238.1
Dental Services	\$376.0
Eyecare Services	\$63.9
Lab Tests/X-rays	\$65.5
Hospital Room & Hospital Service	\$191.3
Convalescent/Nursing Home Care	\$30.8

### Health Insurance Coverage (ACS)



# LAKESIDE PROFESSIONAL BUILDING

3101 Highway 71 E  
Bastrop, TX 78602

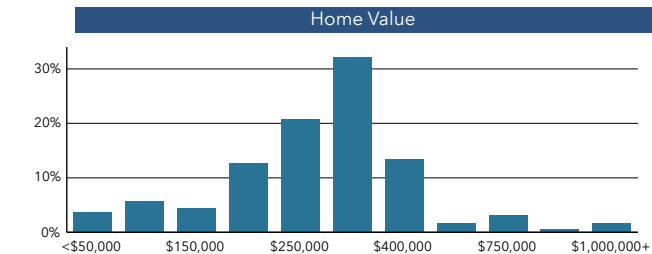
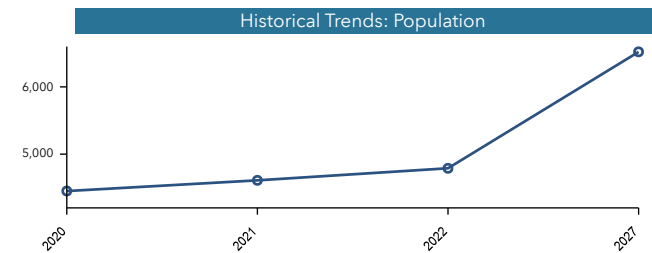


## POPULATION TRENDS AND KEY INDICATORS

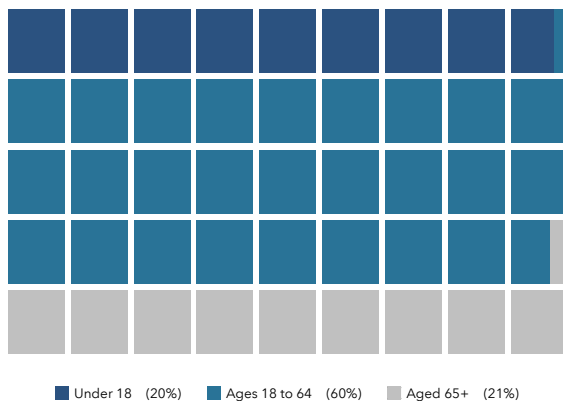
Population within a 15 minute drive time from Lakeside Professional Building

4,789	1,793	2.56	43.5	\$69,317	\$254,237	77	110	65
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION

