



LAKEWAY

MEDICAL VILLAGE



101 Medical Parkway
Lakeway, TX 78738

 **TRANSWESTERN**


EVERGREEN
MEDICAL PROPERTIES

THE PROPERTY

Lakeway Medical Village is a Class A medical office building within the Lakeway Regional Medical Center, home to Baylor Scott & White. The campus features a Marriott Hotel, retail, trails, ponds, and outdoor seating.

Located off RR 620 in the prime Lakeway medical area, it offers strong synergy, referral opportunities, and serves the growing Lakeway community.

LEASE TERMS

-) Asking Rate: \$34.00 NNN
-) OpEx: \$13.50/SF
-) Parking: 5/1000 surface
-) Allowance: Negotiable

AVAILABILITY (SHELL CONDITION)

-) Suite 100 - **2,218 SF**
-) Suite 230 - **3,800 SF**
-) Suite 250 - **2,242 SF**





LAKEWAY
MEDICAL VILLAGE



NEAR ABUNDANT
RETAIL,
RESTAURANTS
& HOTELS

ATTRACTIVE
CLASS A
FINISHES

INGRESS/EGRESS
FROM 620 &
FLINT ROCK RD.

EASY ACCESS
TO HWY 71 &
BEE CAVE RD.

MONUMENT
SIGNAGE
AVAILABLE

101 Medical Parkway, Lakeway, TX 78738



LAKEWAY

MEDICAL VILLAGE



Medical Parkway

LAKEWAY MEDICAL
VILLAGE

101 Medical Parkway, Lakeway, TX 78738



101 MEDICAL PARKWAY

BAYLOR SCOTT &
WHITE - LAKEWAY

.05 MI - 1 MIN

ASCENSION SETON
- SOUTHWEST

10 MI - 20 MIN

ST. DAVID'S -
SOUTH AUSTIN

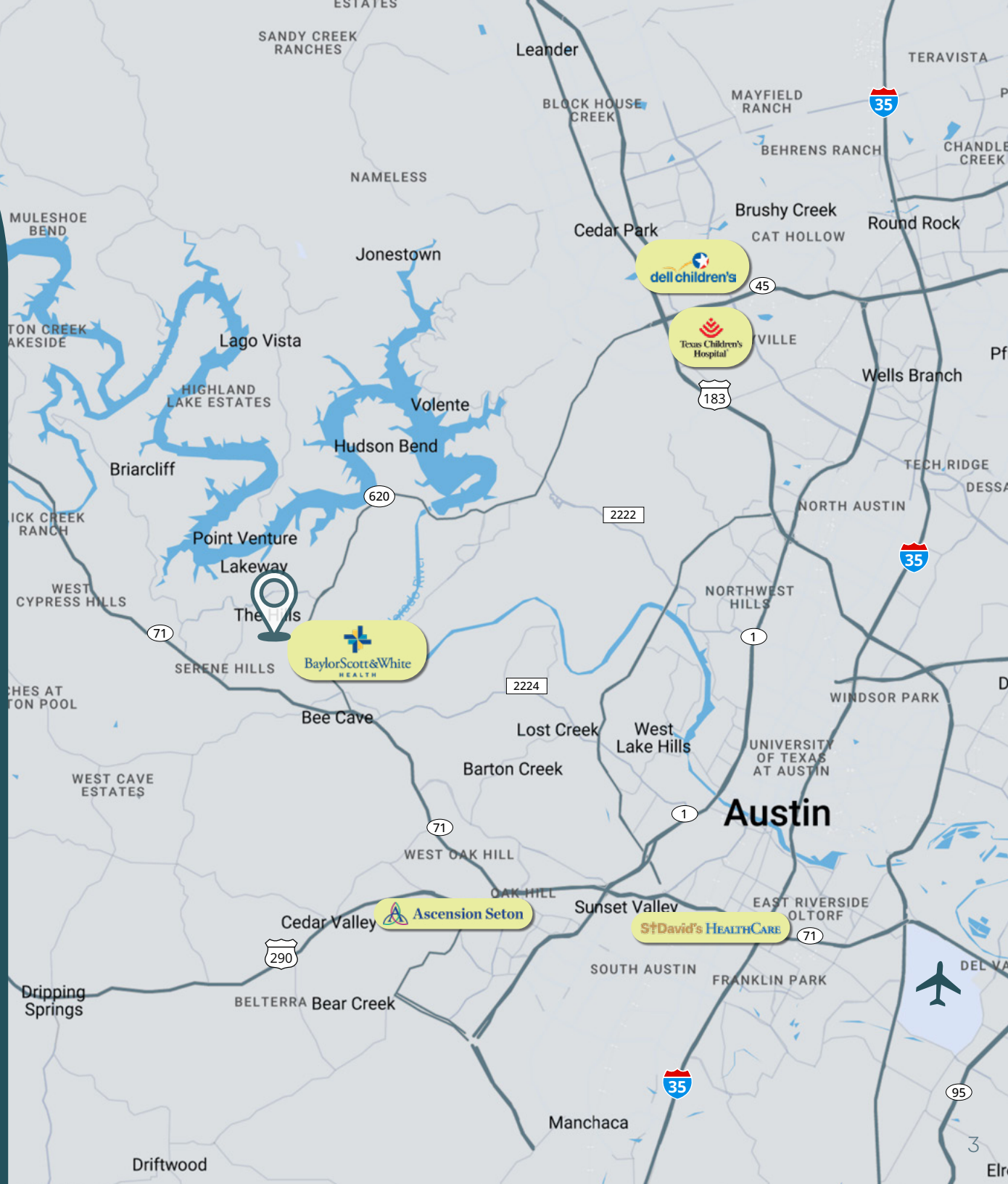
16 MI - 27 MIN

TEXAS CHILDREN'S
- NORTH AUSTIN

18 MI - 40 MIN

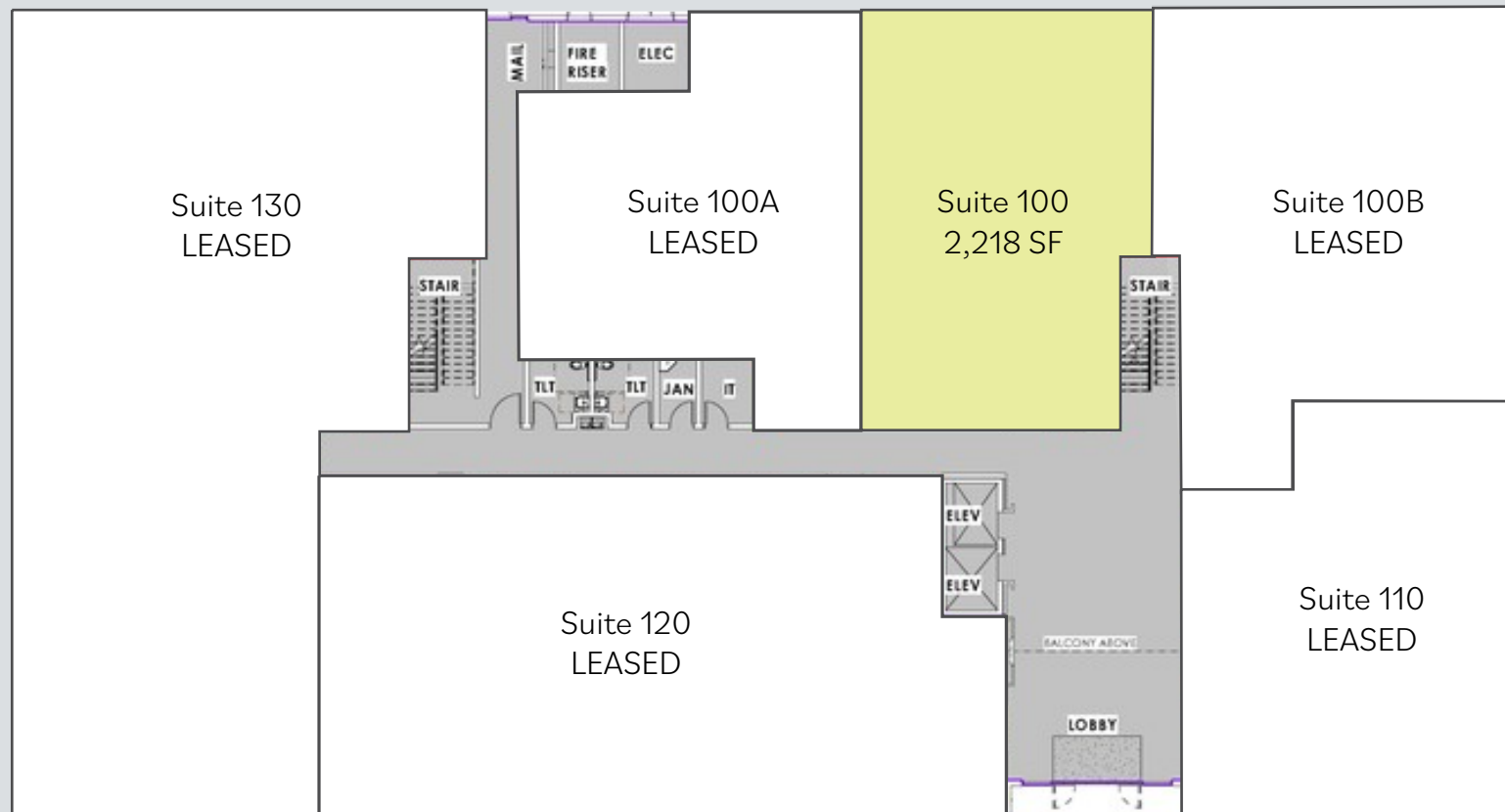
DELL CHILDREN'S
- NORTH CAMPUS

20 MI - 40 MIN



FIRST FLOOR

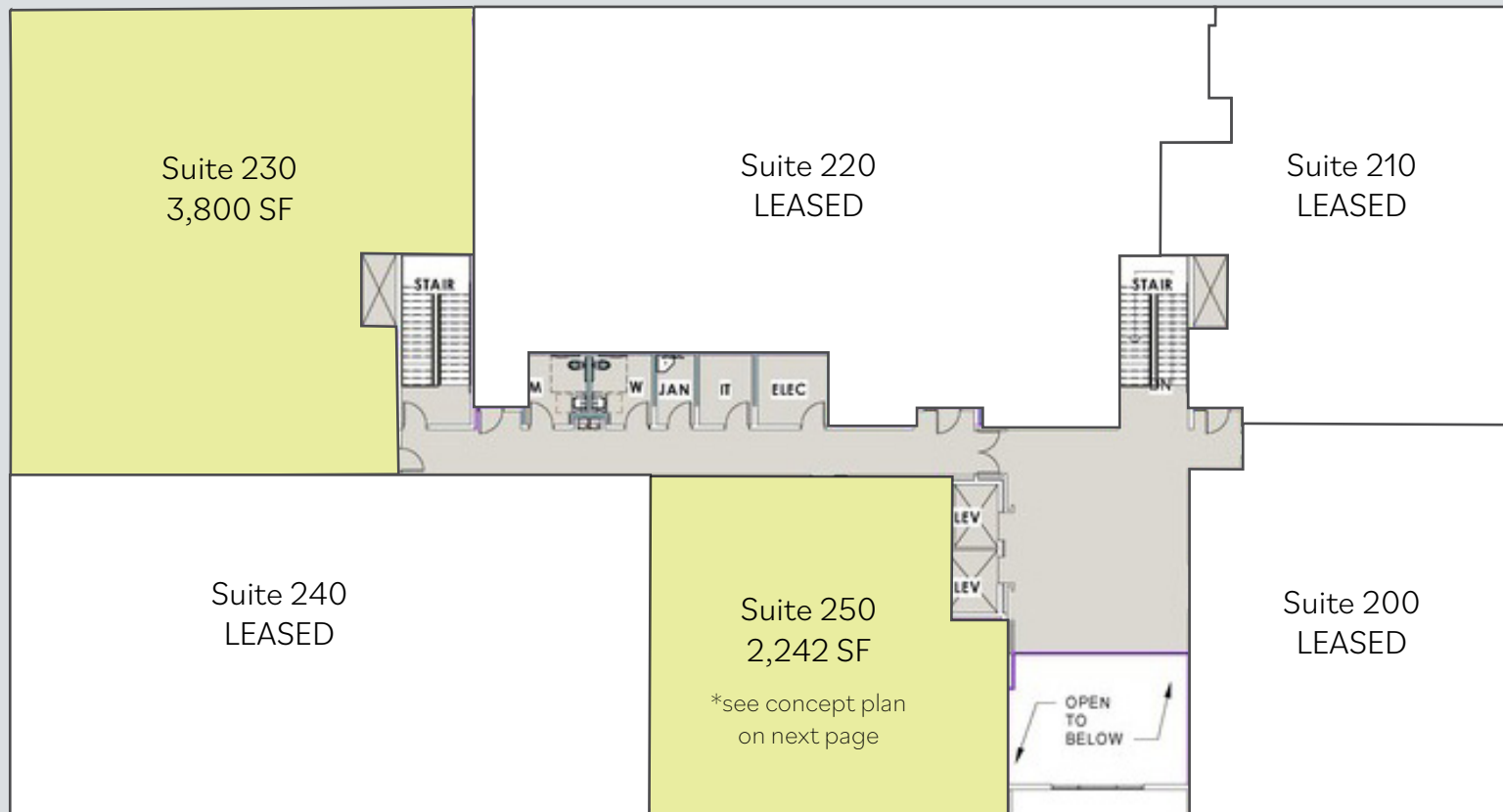
SUITE 100
2,218 SF



SECOND FLOOR

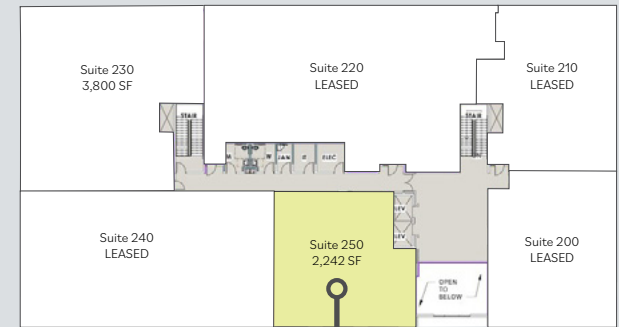
SUITE 230
3,800 SF

SUITE 250
2,242 SF



SUITE 250 - 2,242 SF

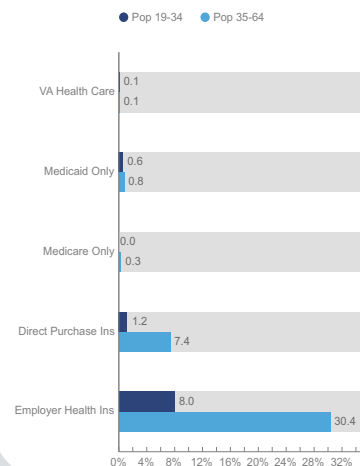
CONCEPT PLAN



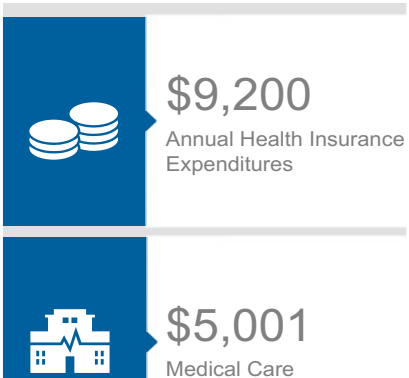
HEALTHCARE & INSURANCE

WITH DRIVE TIME OF **15 MINUTES**

Health Insurance Coverage (ACS)



Health Care Expenditure



Health Care (Consumer Spending)

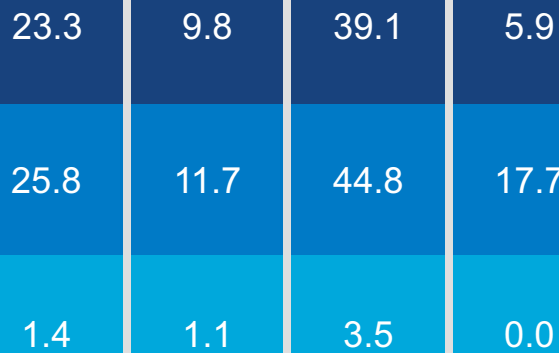
Annual Expenditure

Blue Cross/Blue Shield	\$2,515.1
Medicare Payments	\$1,884.8
Physician Services	\$628.0
Dental Services	\$989.0
Eyecare Services	\$180.2
Lab Tests/X-rays	\$160.3
Hospital Room & Hospital Service	\$511.0
Convalescent/Nursing Home Care	\$90.0

 **Has One Type Of Health Insurance**

 **Population (ACS)**

 **No Health Insurance**



Exercise (Percent of Adults)



55.0%

Exercise at home 2+ times per week



14.1%

Exercise at club 2+ times per week



**Medicare:
Population 65+**

2,733
Medicare Only

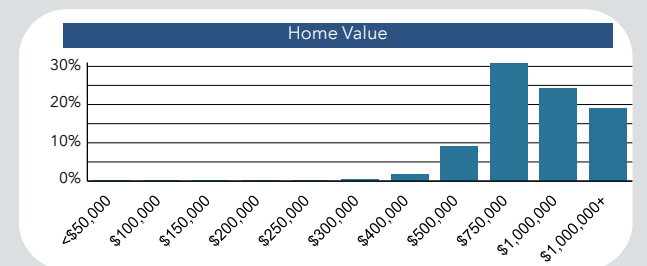
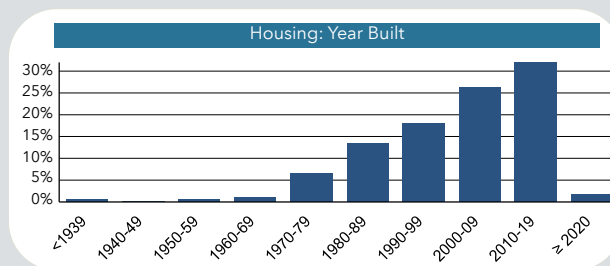
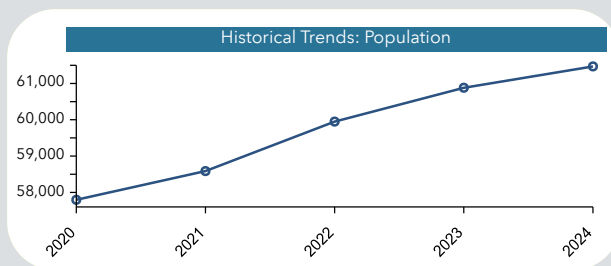
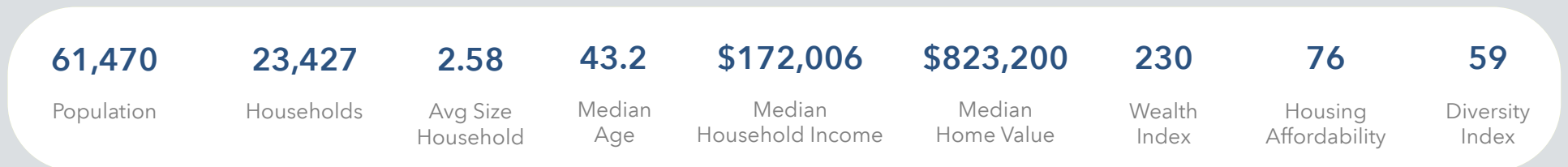
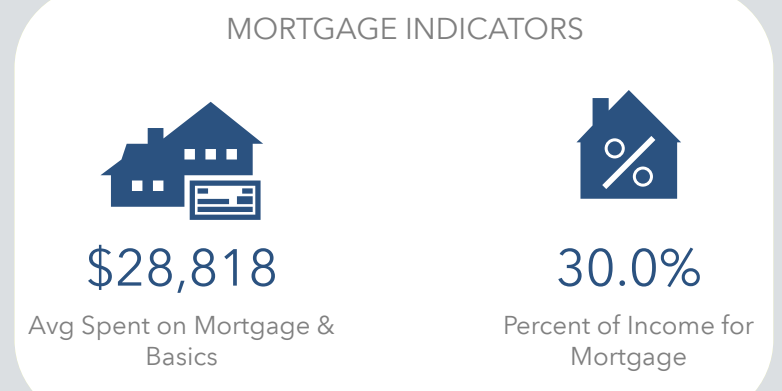
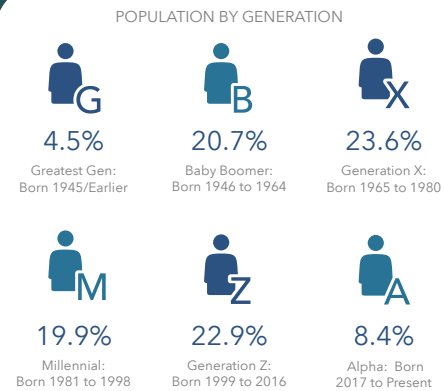
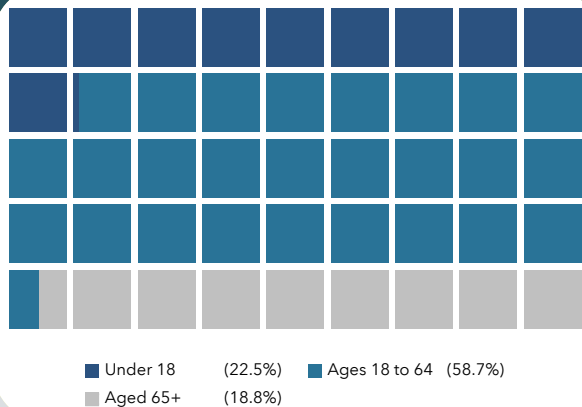
2,477
Direct-Purch & Medicare

1,887
Employer & Medicare

174
Medicare & Medicaid

POPULATION TRENDS & KEY INDICATORS

WITH DRIVE TIME OF **15 MINUTES**





LAKEWAY

MEDICAL VILLAGE

Will Stewart

512.314.3574

will.stewart@transwestern.com

Marshall Thurmond

512.314.5211

marshall.thurmond@transwestern.com



101 Medical Parkway, Lakeway, TX 78738



EVERGREEN
MEDICAL PROPERTIES