

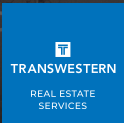


FOR LEASE

# LAKEWAY MEDICAL VILLAGE

101 Medical Parkway, Lakeway, TX 78738

2,218 SF - 5,778 SF Available



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



# LAKEWAY MEDICAL VILLAGE

101 Medical Parkway, Lakeway, TX 78738



**Lakeway Medical Village** is a Class A medical office building situated in the Lakeway Regional Medical Center development home to Baylor Scott & White. The campus-style development includes a Marriott Hotel and immediate retail, connective trails, ponds, and outdoor sitting areas. Conveniently located off of RR 620 in the premier Lakeway medical pocket, the location offers strong synergy and referral opportunities in a growing community. Lakeway Medical Village is the destination to serve the Lakeway community.

## LEASE TERMS

- ▶ Asking Rate: \$33.00 NNN
- ▶ OpEx: \$13.85/SF
- ▶ Parking: 5 per 1000 surface parked
- ▶ Allowance: Call Broker

## AVAILABILITY (SHELL CONDITION)

- ▶ Suite 100 • 2,218 SF
- ▶ Suite 130 • 5,778 SF
- ▶ Suite 230 • 3,800 SF
- ▶ Suite 250 • 2,242 SF

## BUILDING HIGHLIGHTS

- ▶ Great visibility and ingress/egress from lighted intersection at 620 and Flint Rock Rd.
- ▶ Easy access to RR 620, RR 2222, HWY 71, Bee Cave Rd.
- ▶ Attractive Class A finishes.
- ▶ Near abundant retail, restaurants and hotels.
- ▶ Monument signage available.



# Drive Times from Lakeway Medical Village



**Baylor Scott & White**  
HEALTH

On Campus

HILL COUNTRY  
**GALLERIA**

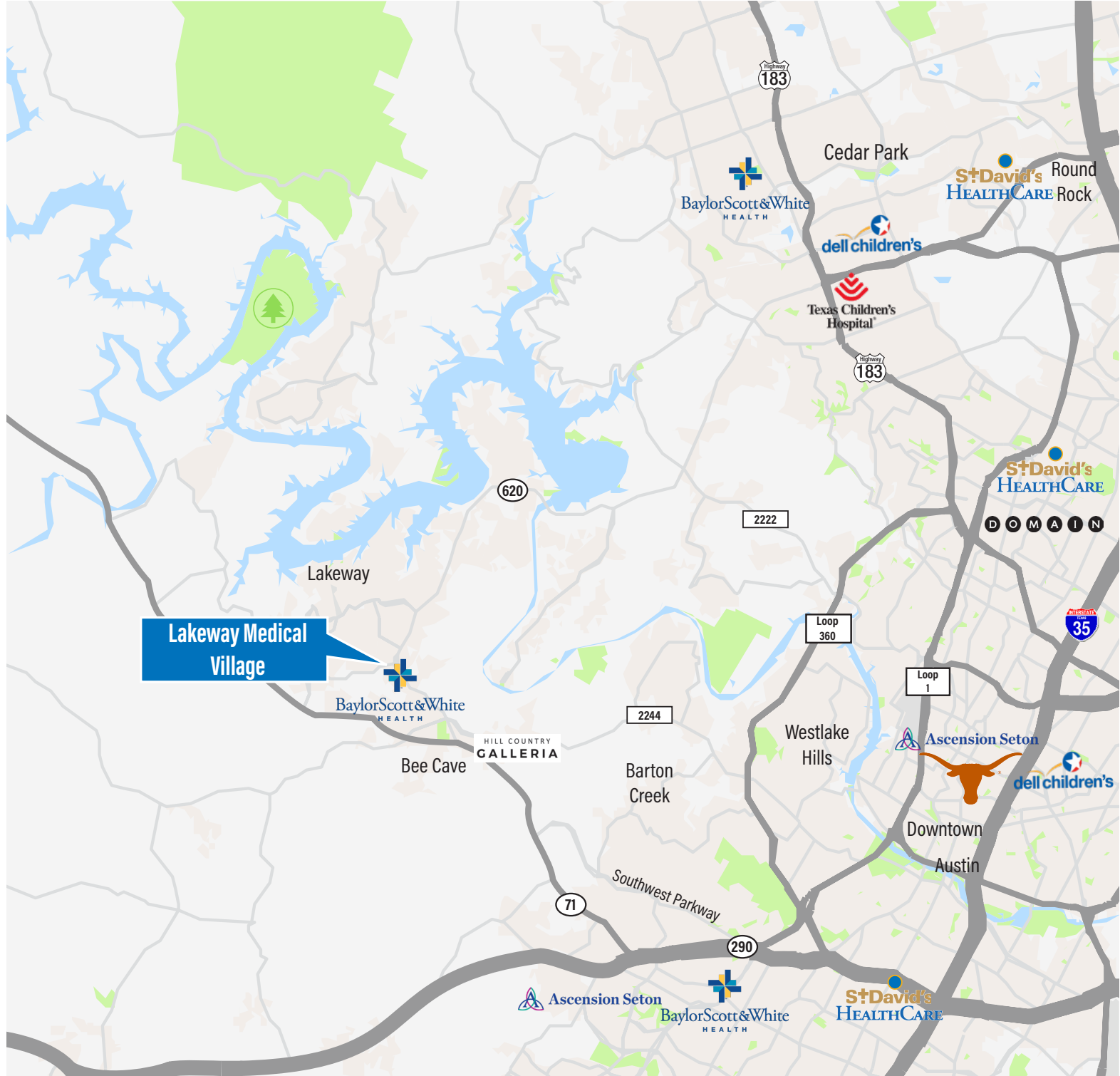
4 Minutes

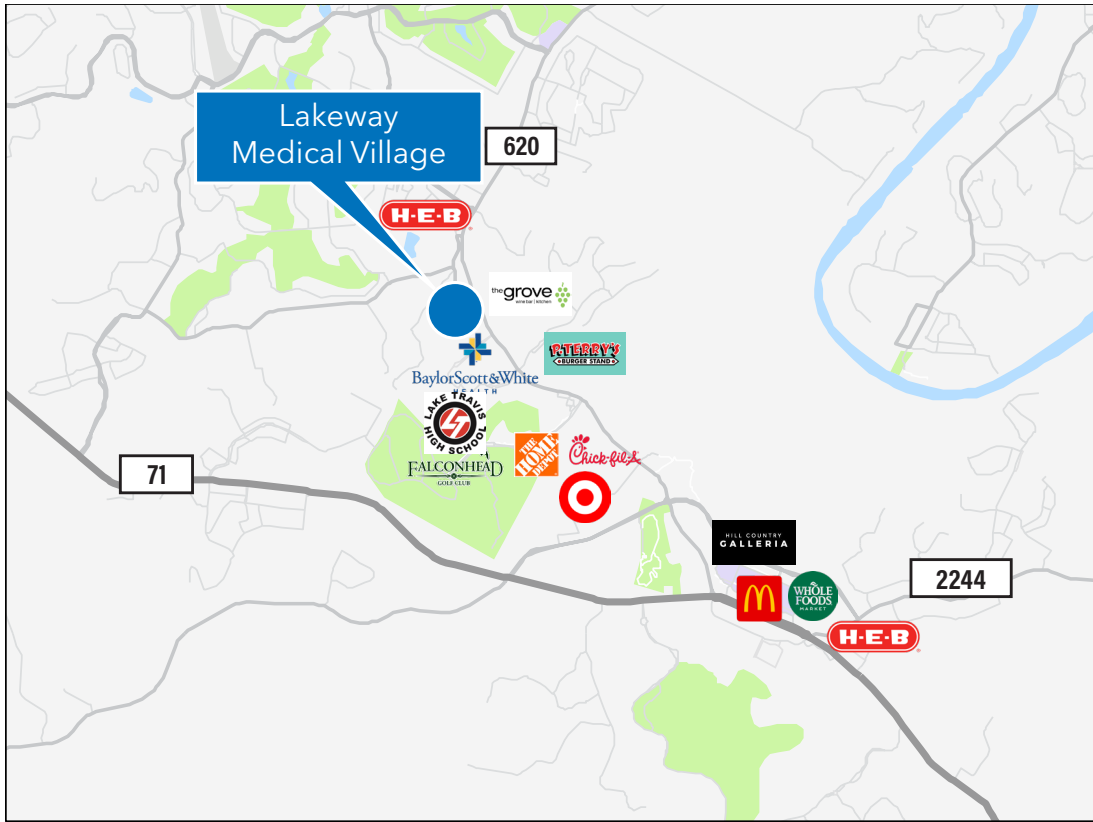
The "Y" at Oakhill

15 Minutes



30 Minutes





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

## NEARBY AMENITIES

### PHARMACIES

Texan Pharmacy  
 CVS Pharmacy  
 Walgreens Pharmacy  
 H-E-B Pharmacy  
 Randalls Pharmacy  
 Lake Hills Pharmacy

### MEDICAL SUPPLIES

Bee Cave Home Medical  
 Equipment  
 Motion Health Products  
 Future Health Alliance  
 Lakeway Mobility  
 Haymes Scientific Inc.  
 Kirk Brandt & Associates  
 C H instruments  
 Assistwear  
 Antone's Ink & Tattoo  
 Supplies  
 ParkCrest Medical Supply  
 Southwest Surgical  
 Systems  
 Skoro Enterprises LLC  
 Home Medical Equipment  
 by Kerring Group  
 Medical Product Sales Inc  
 Westlake Diversified Med  
 System  
 US Medical Systems Inc  
 Premier Infusion  
 Monitor Medical, Inc.

### RESTAURANTS

Chick-Fil-A  
 P. Terry's Burger Stand  
 McDonald's  
 Sundancer Grill  
 Canyon Grillon Mario  
 Mexican Restaurant  
 The League Kitchen  
 Hat Creek Burger  
 Company  
 Raising Cane's  
 Jason's Deli  
 The Gramercy  
 Sandeez Hamburger  
 Thai Spice Restaurant  
 Carmela's Lakeway Pizza  
 Santa Catarina  
 Flores Mexican  
 MOD Pizza  
 Hops & Thyme  
 Bon Japanese Cuisine  
 MrBeast Burger  
 Creekside at the Hills  
 Zest Indian Kitchen  
 R19 Taqueria  
 Chicken Express  
 TR Restaurant Bar  
 Whataburger  
 Wendy's  
 Chick-Fil-A  
 Sonic Drive-In  
 Double Dave's  
 Chisos Grill  
 Bluefin Sushi  
 Papa Murphy's  
 Artemis Mediterranean  
 Vivel Crepes & Coffee  
 Taco Bell

China Steakhouse  
 Plate  
 'Zza Pizza  
 Subway  
 Firehouse Subs  
 Mandolas

### BANKS

Wells Fargo  
 Prosperity Bank  
 PNC Bank  
 First United Bank  
 BancorpSouth  
 Chase  
 SouthStar Bank  
 Anthem Bank & Trust  
 Bank of America  
 Guarantry Bank  
 Independent Financial  
 PNC ATM  
 Texas Regional Bank  
 Keystone Bank  
 Frost Bank  
 IBC Bank  
 Broadway Bank  
 BBVA Compass

### SHOPPING

Target  
 Home Depot  
 Hill Country Galleria  
 Randalls  
 Lohmans Crossing  
 Lakeway Town Center  
 Barton Creek Square  
 Brodie Oaks Shopping  
 Shops at Arbor Trails  
 Lakeline Plaza

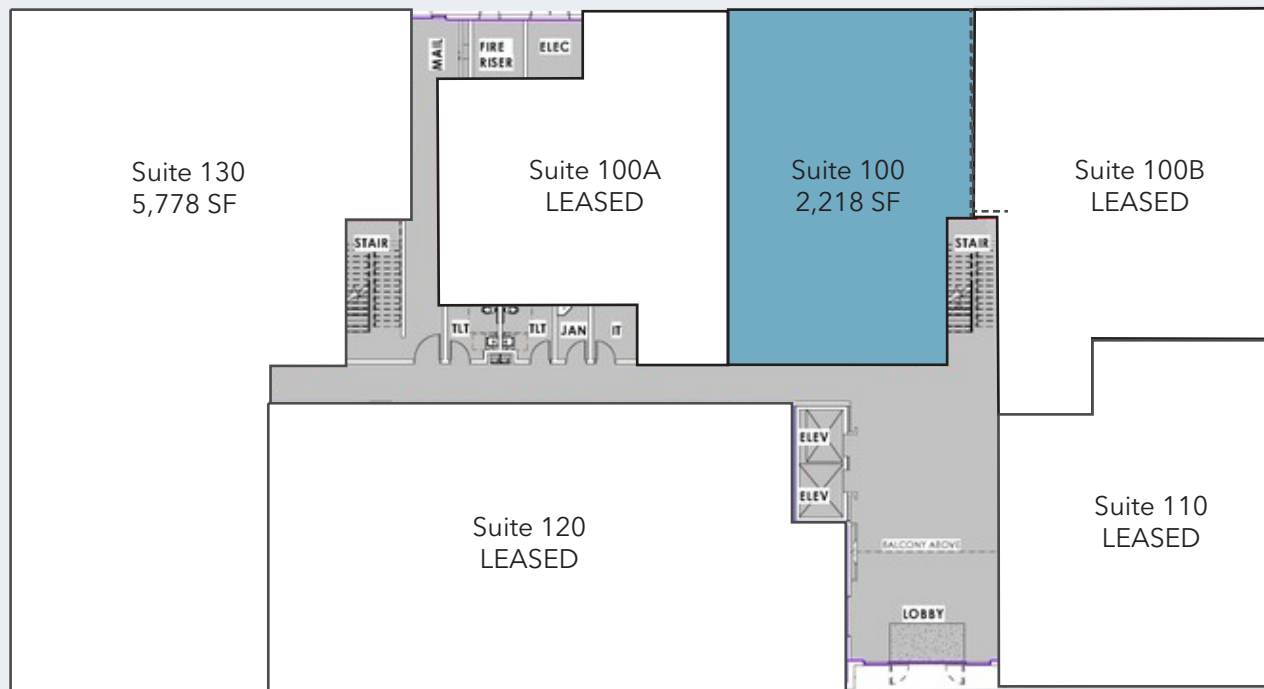




# LAKEWAY MEDICAL VILLAGE

101 Medical Parkway  
Lakeway, TX 78738

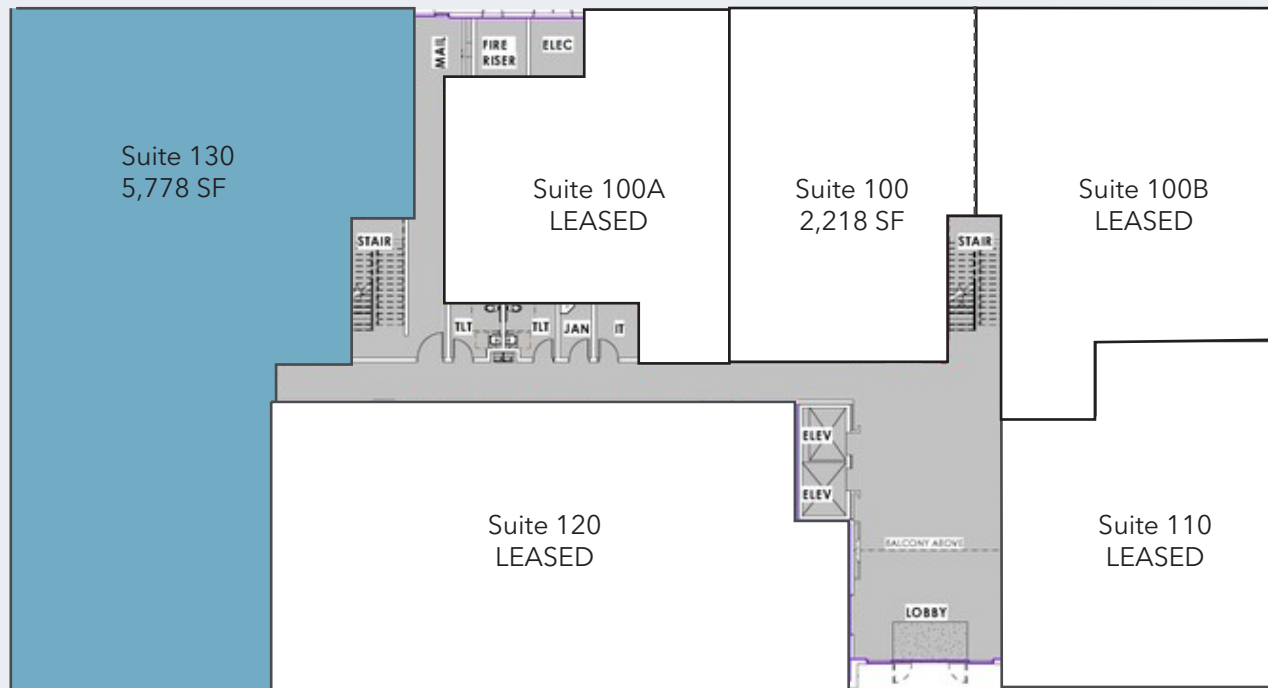
## Suite 100 • 2,218 SF



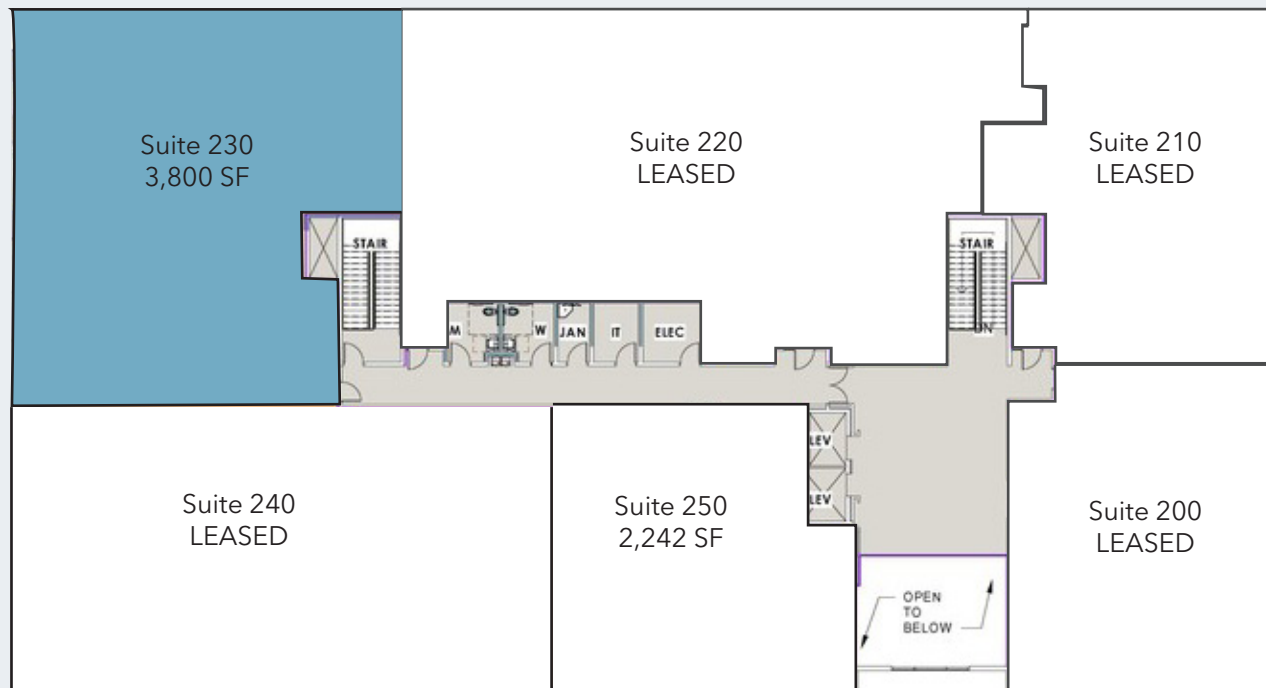
# LAKEWAY MEDICAL VILLAGE

101 Medical Parkway  
Lakeway, TX 78738

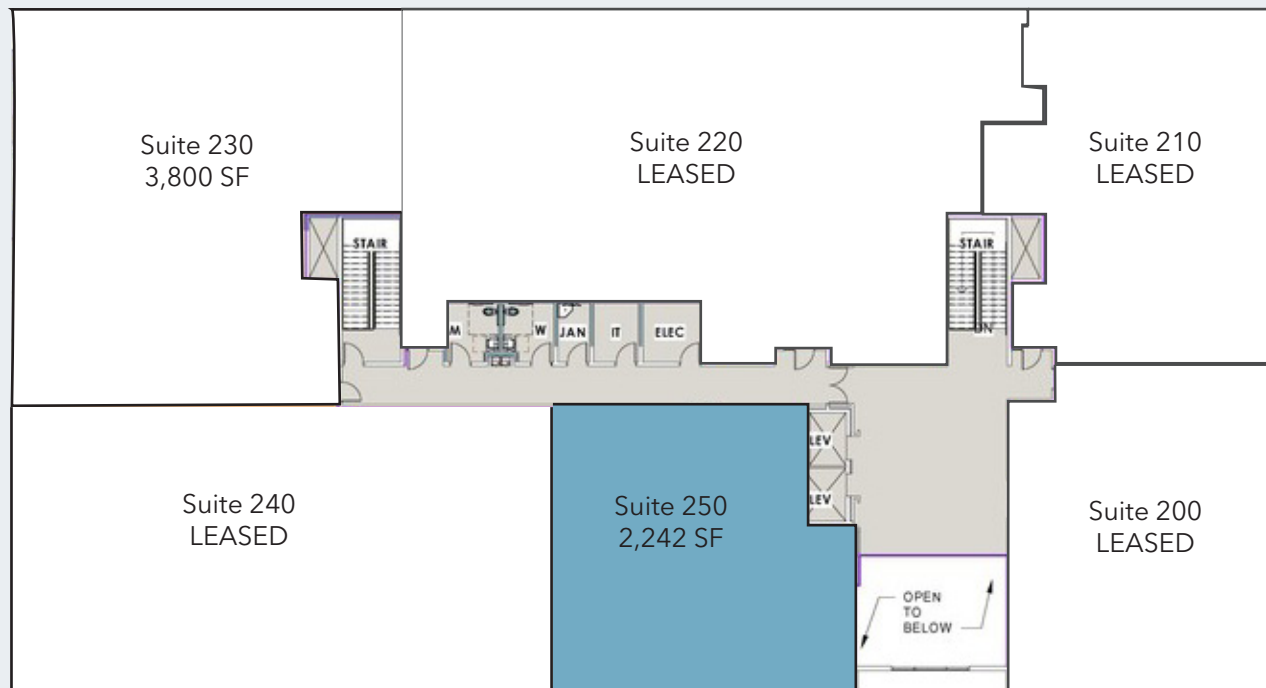
## Suite 130 · 5,778



## Suite 230 · 3,800 SF



## Suite 250 · 2,242 SF



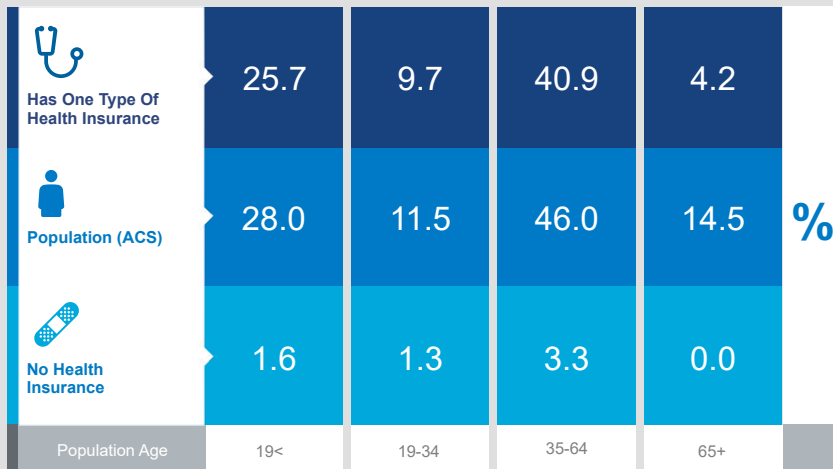


# LAKEWAY MEDICAL VILLAGE

101 Medical Parkway  
Lakeway, TX 78738

## Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 15 minute drive time from **Lakeway Medical Village**.



### Population



62,581  
Civilian Noninstitutionalized Population (ACS)

### Exercise (Percent of Adults)



36.0%  
Exercise at home 2+ times per week



20.7%  
Exercise at club 2+ times per week

TRANSWESTERN

This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2015-2019, 2021.  
© 2022 Esri

### Health Care Expenditure



\$7,447  
Annual Health Insurance Expenditures



\$3,804  
Medical Care



Medicare:  
Population 65+

2,145  
Medicare Only

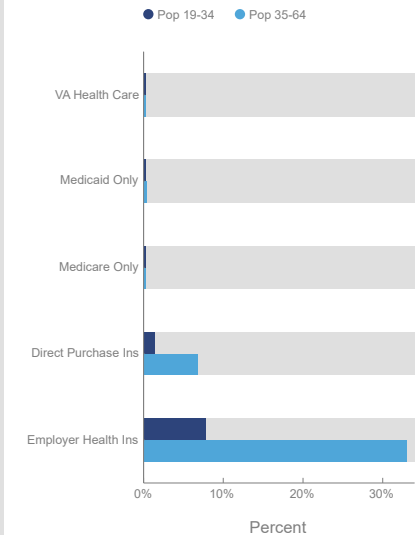
2,141  
Direct-Purch & Medicare

2,123  
Employer & Medicare

154  
Medicare & Medicaid

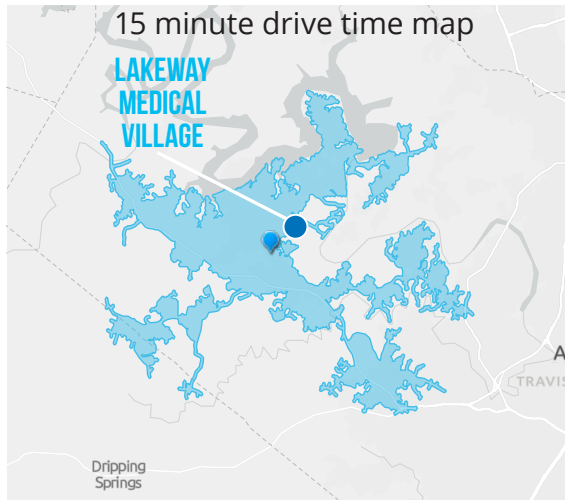
Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$2,033.5
Medicare Payments	\$1,273.9
Physician Services	\$481.3
Dental Services	\$757.2
Eyecare Services	\$127.1
Lab Tests/X-rays	\$125.6
Hospital Room & Hospital Service	\$370.5
Convalescent/Nursing Home Care	\$58.6

### Health Insurance Coverage (ACS)



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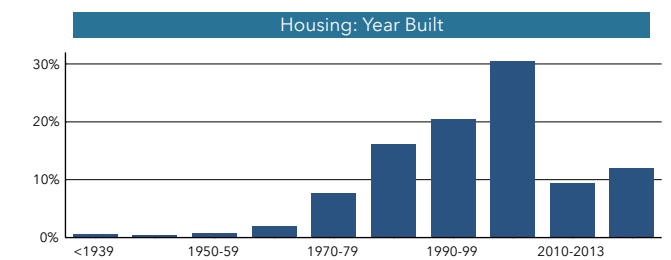
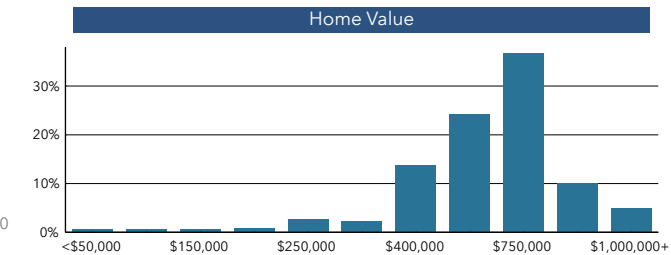
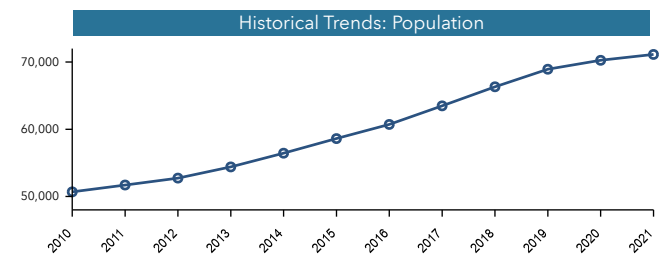


## POPULATION TRENDS AND KEY INDICATORS

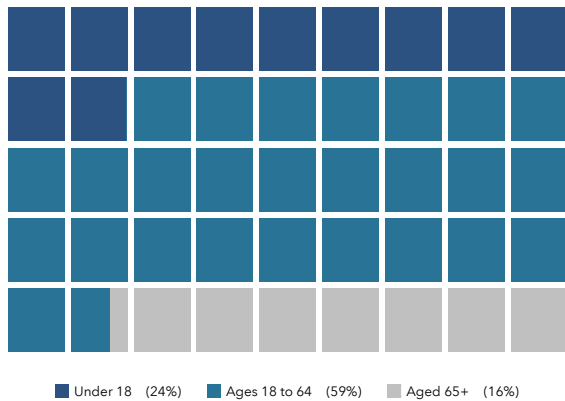
Population within a 15 minute drive time from Lakeway Medical Village

71,128	27,832	2.55	41.5	\$141,230	\$537,978	237	128	45
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

