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# Twelve Oaks

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11623 ANGUS ROAD, AUSTIN, TX 78759

# Your Premier Medical Opportunity

**Twelve Oaks is a 41,072-square-foot** medical and office property in Northwest Austin, offering an unbeatable location with quick access to the city's most important hubs.

With its position just north of MoPac, Loop 360, and SH 183 intersection, Twelve Oaks provides excellent connectivity to all parts of Austin.

Now under new ownership by Woodside Health, the property is undergoing improvements and continued investment to enhance the tenant and patient experience.

3

Minutes to  
Ascension Seton  
NW Hospital

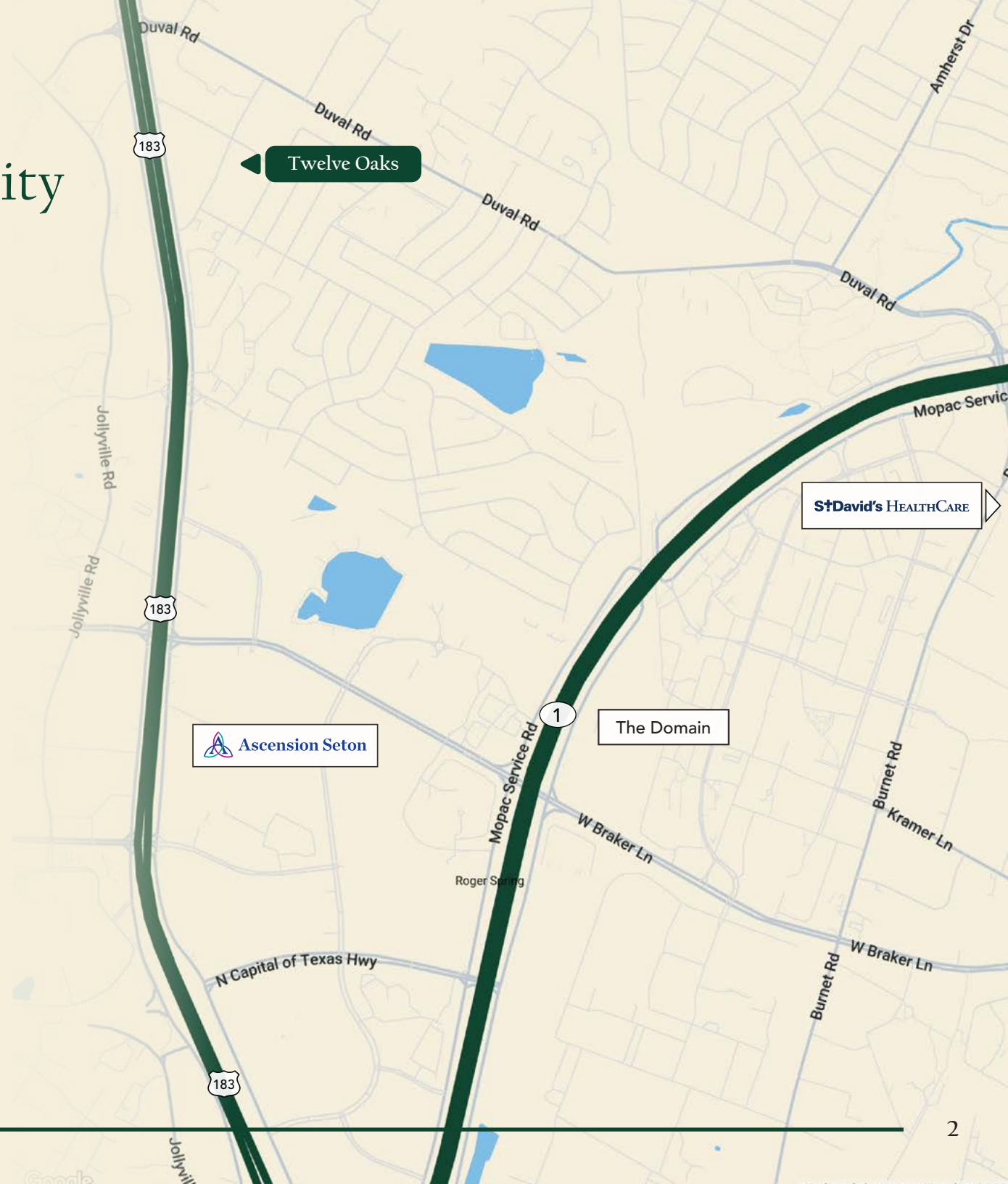
7

Minutes to  
The Domain

9

Minutes to  
St. David's N.  
Austin Hospital

11623 ANGUS ROAD



# Property Overview



## AMPLE PARKING

Generous parking  
ratio of  
4.63 / 1,000 SF



## PROXIMITY

Connectivity to  
major Austin  
Hospitals



## MEDICAL SYNERGY

Maintains a  
well-established  
medical tenancy



## LOCATION

Great access to  
MoPac, Loop 360  
& SH 183

## AVAILABILITY

Suite B6: **1,434 SF**  
*Contact broker for availability*

Suite C23\*: **3,180 SF**

*\*fully built-out medical spec suites  
planned delivery of Q3 2026*

## LEASE TERMS

Asking Rate: **Contact Broker**

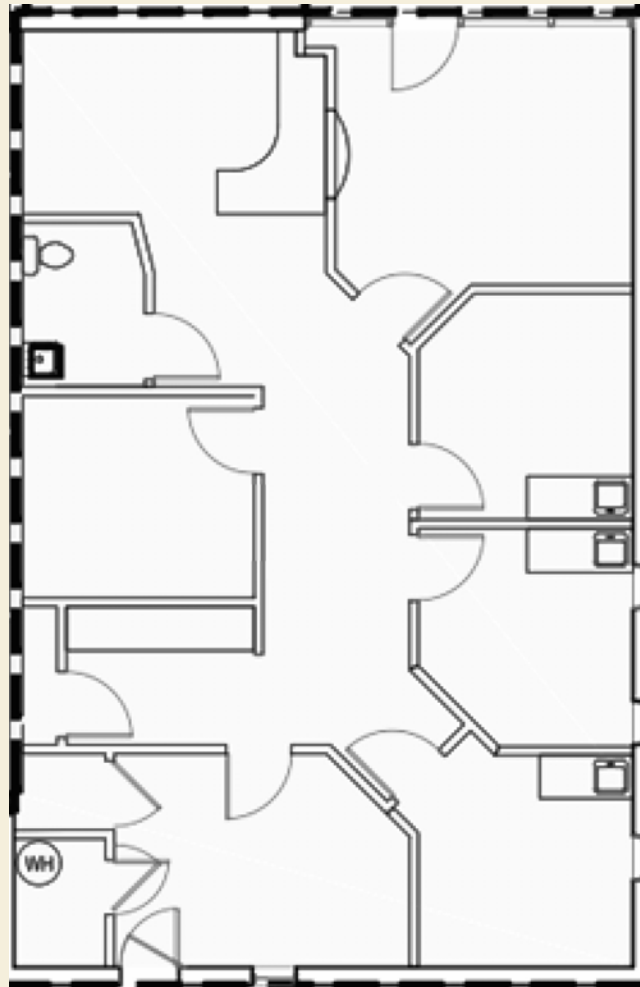
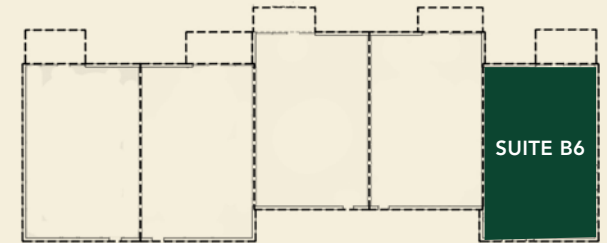
OpEx: **Contact Broker**

TIs: **Negotiable**

# First Floor

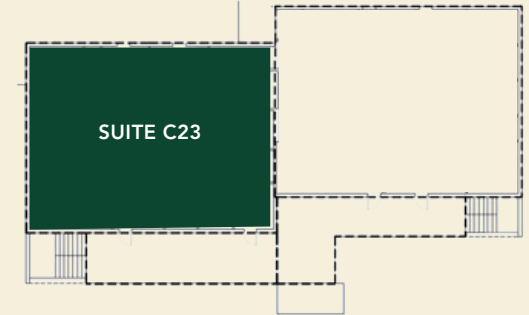
Suite B6 - 1,434 SF

*Contact broker for availability*

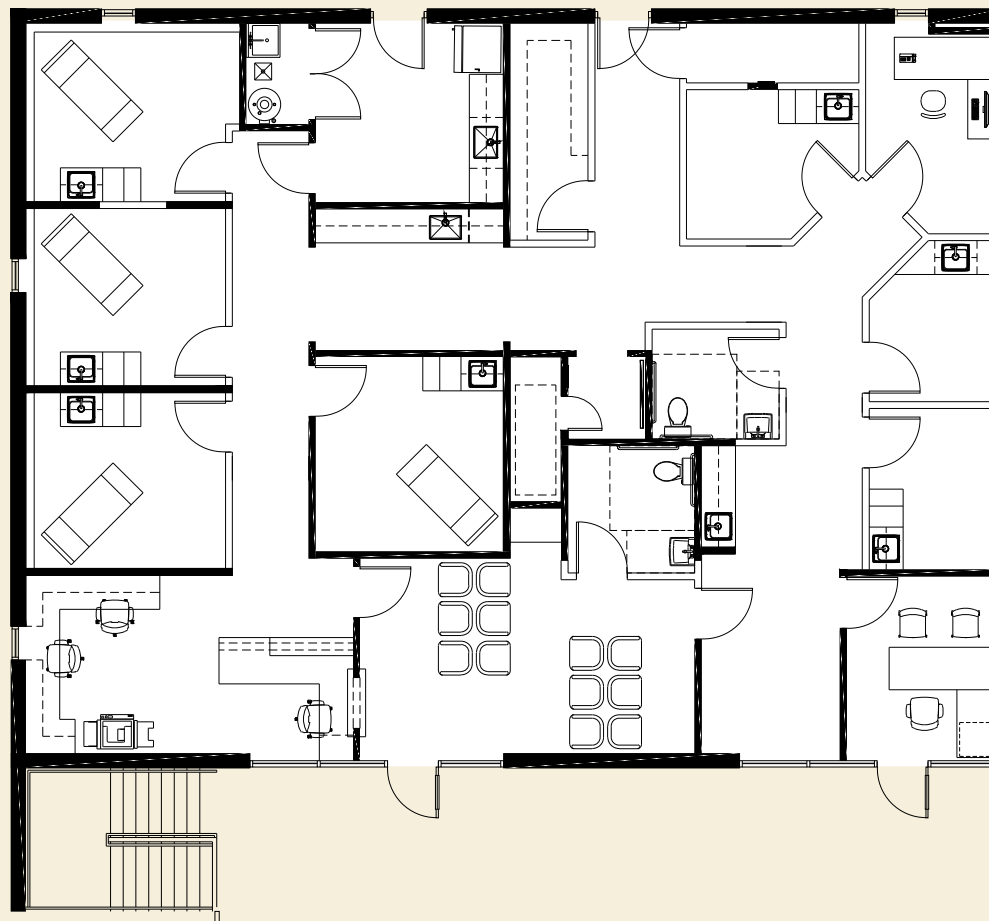


# Second Floor

Suite C23 - 3,180 SF



*Medical Spec Suite*  
Planned Delivery of Q3 2026



# Property Demographics

Within a 15-Minute Drive Time

## HEALTHCARE

32%

Private  
Insurance

\$4k

Healthcare  
Spending

## ECONOMICS

34

Median  
Age

\$93k

Per Household  
Income

\$611k

Median  
Home Value

## EMPLOYMENT

11.7%

Service

11.7%

Blue Collar

76.6%

White Collar

## POPULATION

558k

Total  
Population

377k

Total Business  
Employees



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Hunter Jones

Hunter.Jones@Transwestern.com

512.314.3571

Rachel Becker

Rachel.Becker@Transwestern.com

512.314.3579

 Transwestern