

Easton Park Medical Center
FOR SALE & LEASE

E WILLIAM CANNON DR & COLTON-BLUFF SPRINGS RD
AUSTIN, TX 78744



Click or Scan for
Video Overview



Medical Office Development

partners
medicalcre.com

Our Team



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com



Connor Watson

Vice President

512 643 8079

connor.watson@partnersrealestate.com



Sean Anderson

Senior Associate

512 647 1541

sean.anderson@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/ or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

The Easton Park Medical Center development presents a unique hard corner opportunity at the entrance to Easton Park, a sprawling 2,700-acre master-planned community, ensuring high visibility and accessibility. Offering flexible purchase or leasing options, the property accommodates a wide range of medical practices with spaces ranging from 1,000 to 20,000 contiguous square feet. Its strategic location capitalizes on the overwhelming patient demand generated by the growing community and the surrounding areas. The development is poised to become a central healthcare hub, catering to a large, underserved population seeking convenient and comprehensive medical services. This investment is ideal for healthcare providers or investors aiming to establish a foothold in a rapidly expanding market.

Estimated Shell Delivery	Q2 2027
Sale & Lease Rate	Contact Broker
Stand Alone Building Sale & Lease Opportunities	5,000 SF 12,000 SF 20,000 SF
Minimum Divisibility	1,000 SF
Parking Shared with Reserved Spaces TBD	150+
Property Owners Association Main Responsibilities (Cost TBD)	Parking Lot Landscaping Common Area
Allowable Uses	Medical Office Professional Office



Property Highlights



Class A Suburban Medical Office

This property offers a premier Class A suburban medical office development located at the entry to Easton Park, a sprawling 2,700-acre master-planned community.

Hard Corner Real Estate

Near the elementary school, this site is situated on a signalized intersection that has quickly become one of the most heavily trafficked areas of Easton Park.

Rapid Growth | 12,000 Doors Planned

With 3,000 homes complete, 3,000 more within the next 12 months and at least 12,000 doors planned, Easton Park is easily one of the largest master planned communities in the Austin MSA.

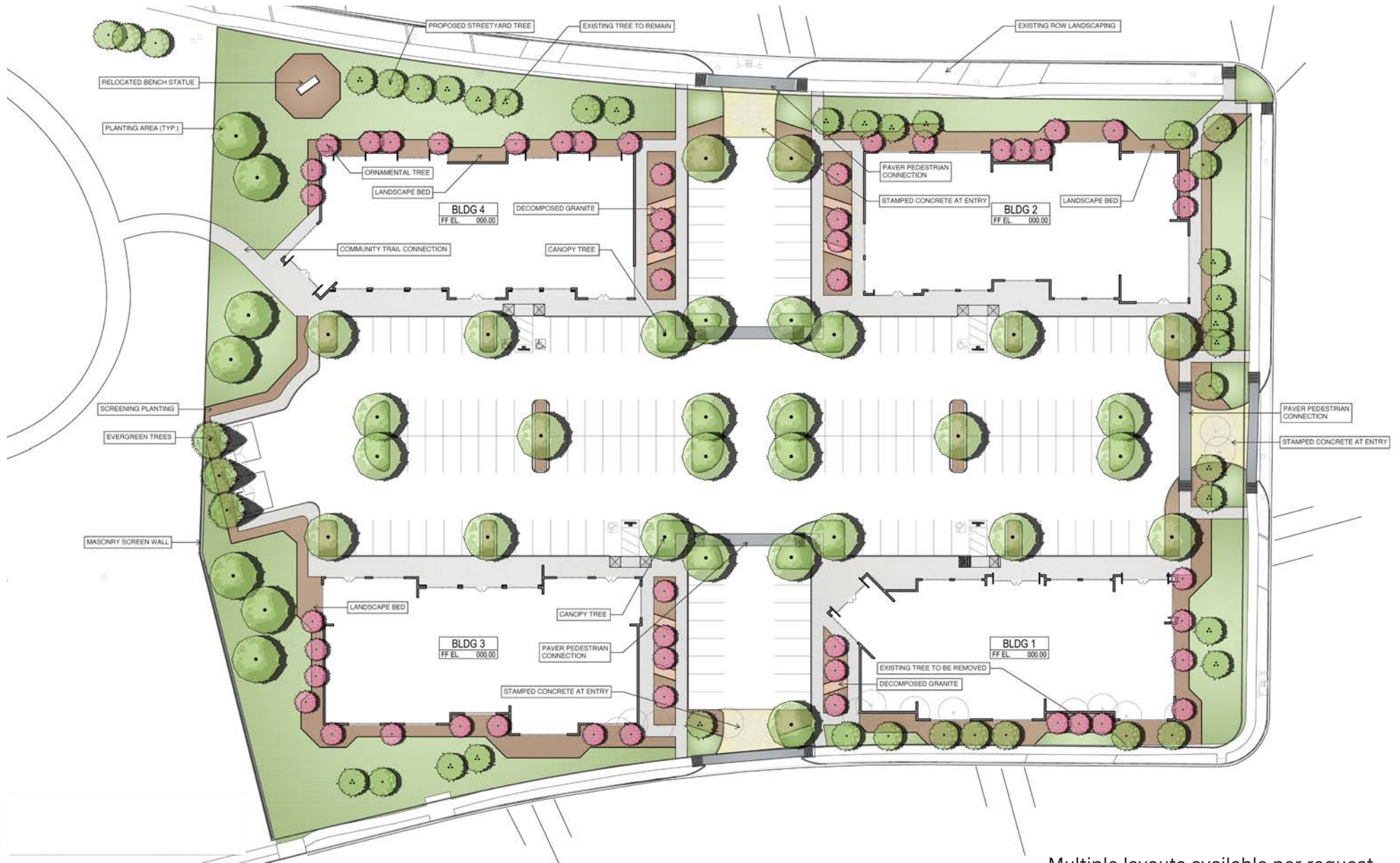
Underserved Market

The area is a severely underserved market with overwhelming patient demand and high barriers to entry, making this development a prime opportunity for medical office investment in Austin.

Advancing Healthcare

In Austin, Texas, the medical office and ambulatory surgery market is driven by advanced facilities like St. David's Medical Center and Baylor Scott & White Medical Center – Austin. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with state-of-the-art technologies and a focus on patient recovery. This positive trajectory in Austin's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

Site Plan



Multiple layouts available per request

Site Plan Rendering



Click or Scan for
Video Overview

Building Renderings

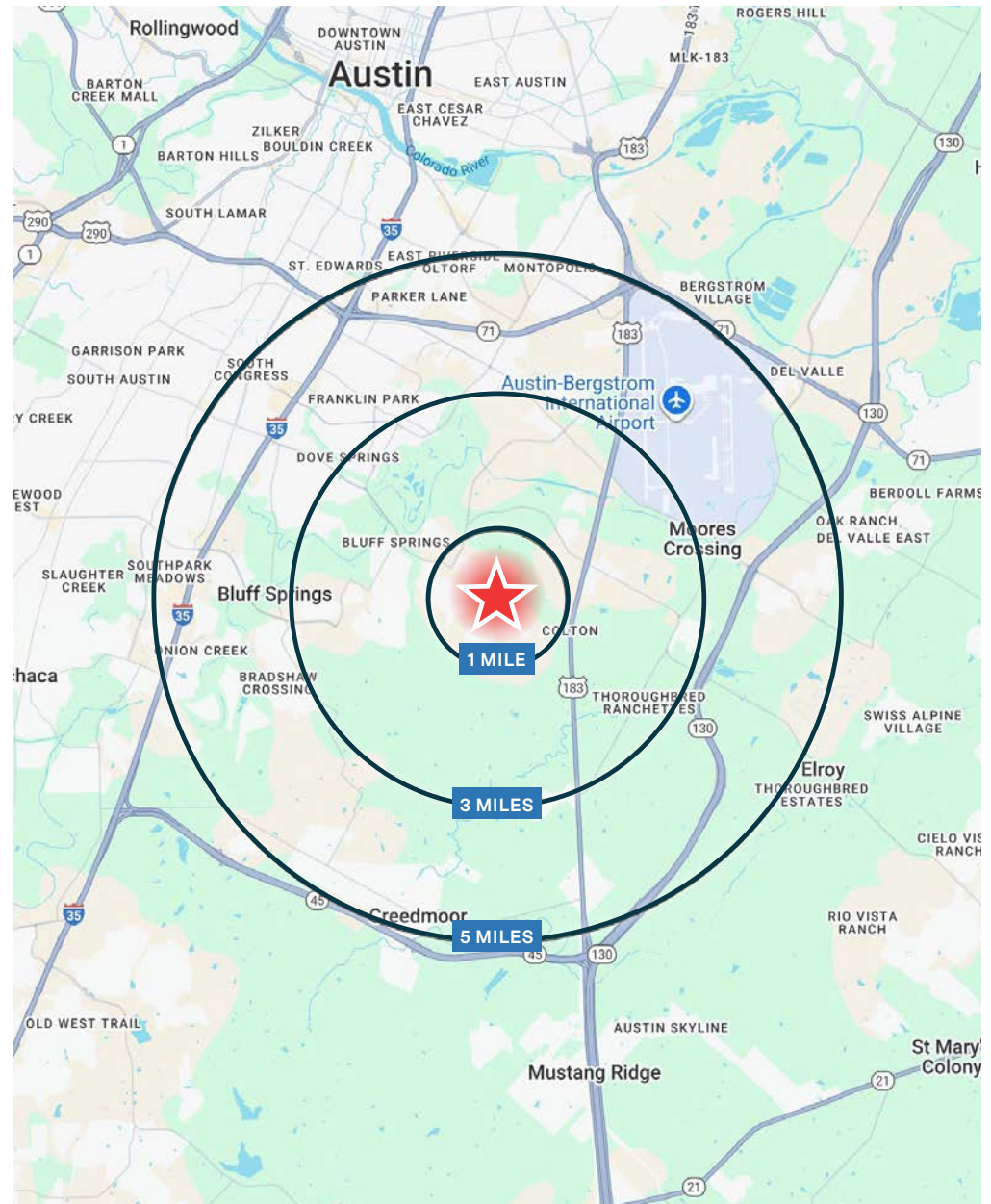


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	3,715	29,384	120,471
2029 Population Projection	4,088	32,054	130,873
Median Age	36	35.5	34.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	1,353	9,528	45,570
2029 Household Projection	1,496	10,486	49,810
Avg Household Income	\$140,732	\$98,206	\$84,088
Median Household Income	\$119,629	\$82,765	\$67,832

EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	194	6,108	40,980
Businesses	50	579	3,884



Area Overview



EASTON PARK

MASTER-PLANNED COMMUNITY

The Easton Park Master-Planned Community, developed by Brookfield Residential Properties—a leading North American home builder and land developer—began its journey in 2016 with just 350 residential doors. Over nearly a decade, Easton Park has grown into a vibrant and rapidly expanding community in Southeast Austin, with an anticipated 12,000 residential units by the time development is completed. As the population continues to rise and new homes are added regularly, the demand for accessible healthcare services has become increasingly urgent. Establishing a medical office development in Easton Park not only addresses the current needs but also anticipates future growth, ensuring the community has the necessary infrastructure to support its residents' well-being.



2,700

acres of pure Austin living

350

acres of planned pathways, parks, green space

13.1

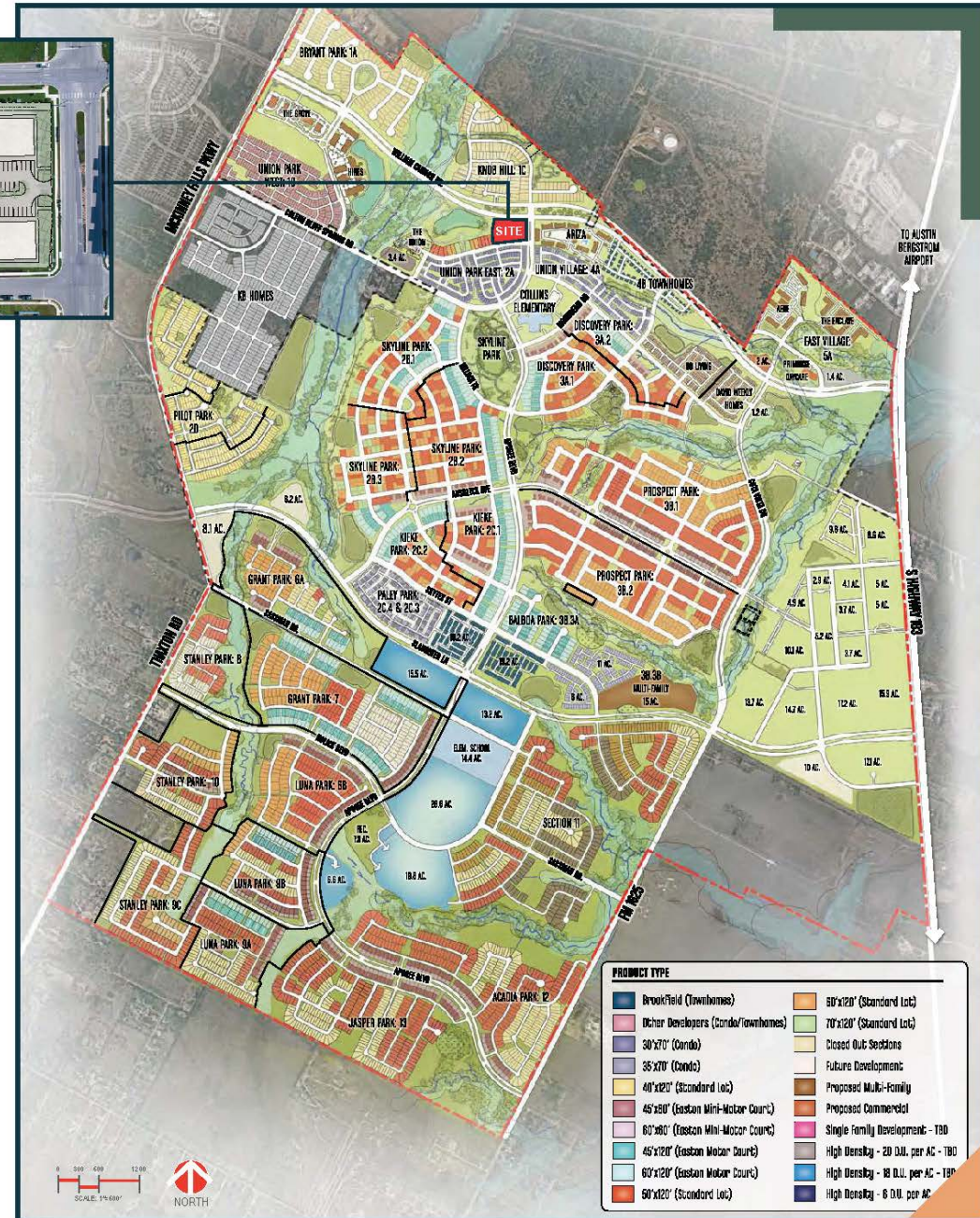
miles of planned trail system

12,000

total front doors when complete

700

total dogs when complete (ruff guess)



Demand For Medical

» Rapid Population Growth

Easton Park began with 350 residential doors and expected to grow to 12,000 when complete.

» Underserved Area

Influx of new residents has created an unmet need for medical services.

» Strategic Location

Serving not only Easton Park (one of the largest master-planned communities), but also the Southeast Austin region.

» Community-Oriented Development

Community focus provides stability and engaged patient base.

» Integration with Planned Spaces

Unique opportunity for PDC and medical professionals to be part of a well-planned and vibrant environment.



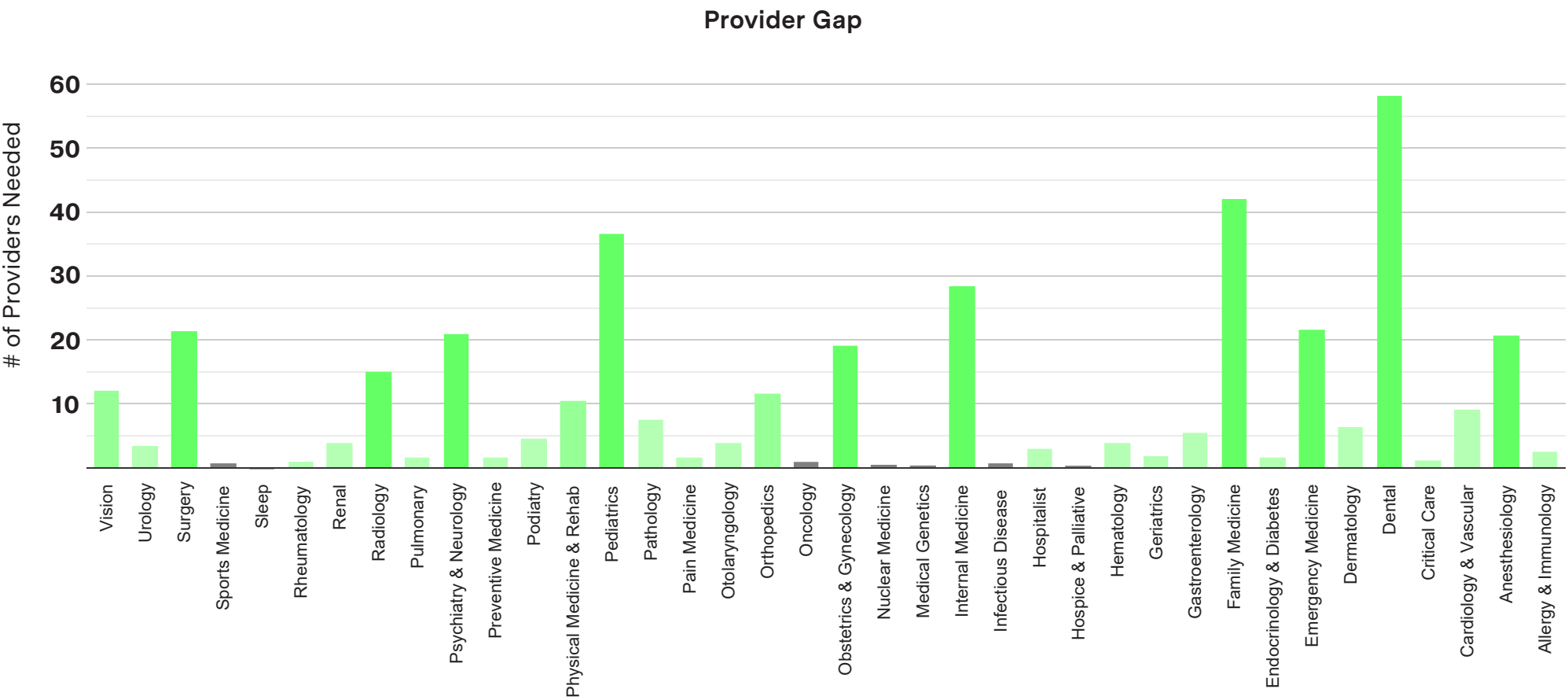
Significant Shortage of Medical Professionals in Easton Park Drives Urgent Demand and Creates Prime Opportunity for Medical Office Development

The report on medical demand in Easton Park, Austin, Texas, identifies a significant shortage of medical professionals across various specialties within a 5-mile radius of the proposed site of development. The area's population, which has grown to over 143,000 residents, has driven a demand for healthcare services that far exceeds the current supply. Specialties such as anesthesiology, emergency medicine, family medicine, and internal medicine are particularly impacted, showing large gaps between the number of existing providers and the implied demand based on benchmark ratios.

This shortage presents a compelling opportunity for the development of medical office spaces in Easton Park to address the increasing healthcare needs of its residents. The lack of red bars on the report's chart further underscores that no specialty currently has an excess of providers, highlighting the urgent need for additional medical facilities and professionals. This environment makes Easton Park an attractive location for investment in medical office developments, as it promises both to fulfill a critical community need and to offer potentially lucrative returns.

Demand For Medical

The graph illustrates the significant demand for medical services in the Easton Park area of Austin, TX. Despite this high demand, there are currently only four medical offices within a 5-mile radius, highlighting a considerable gap in available healthcare providers relative to the population's needs.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC dba Partners			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------