

FOR SALE & LEASE

Easton Park Medical Center

Medical Office Development in Austin, Texas



partners

EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



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EXECUTIVE 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 2,500 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.

Please contact Ryan McCullough with inquiries (512) 580-6224





Austin-Bergstrom
International Airport
8 Miles



MILESTONE
COMMUNITY BUILDERS

1,800 Homes on 665 AC



partners

OFFERING DETAILS

ESTIMATED SHELL DELIVERY

Q2 2026

SALE & LEASE RATE

Contact Broker

STAND ALONE BUILDING
SALE & LEASE OPPORTUNITIES

5,000 SF

12,000 SF

20,000 SF

MINIMUM DIVISIBILITY

2,500 SF

PARKING

SHARED WITH RESERVED SPACES TBD

150+ Spaces

PROPERTY OWNERS ASSOCIATION
MAIN RESPONSIBILITIES (COST TBD)

Parking Lot

Landscaping

Other Common Area Items

ALLOWABLE USES

CONTACT BROKER FOR FULL LIST

Medical & 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

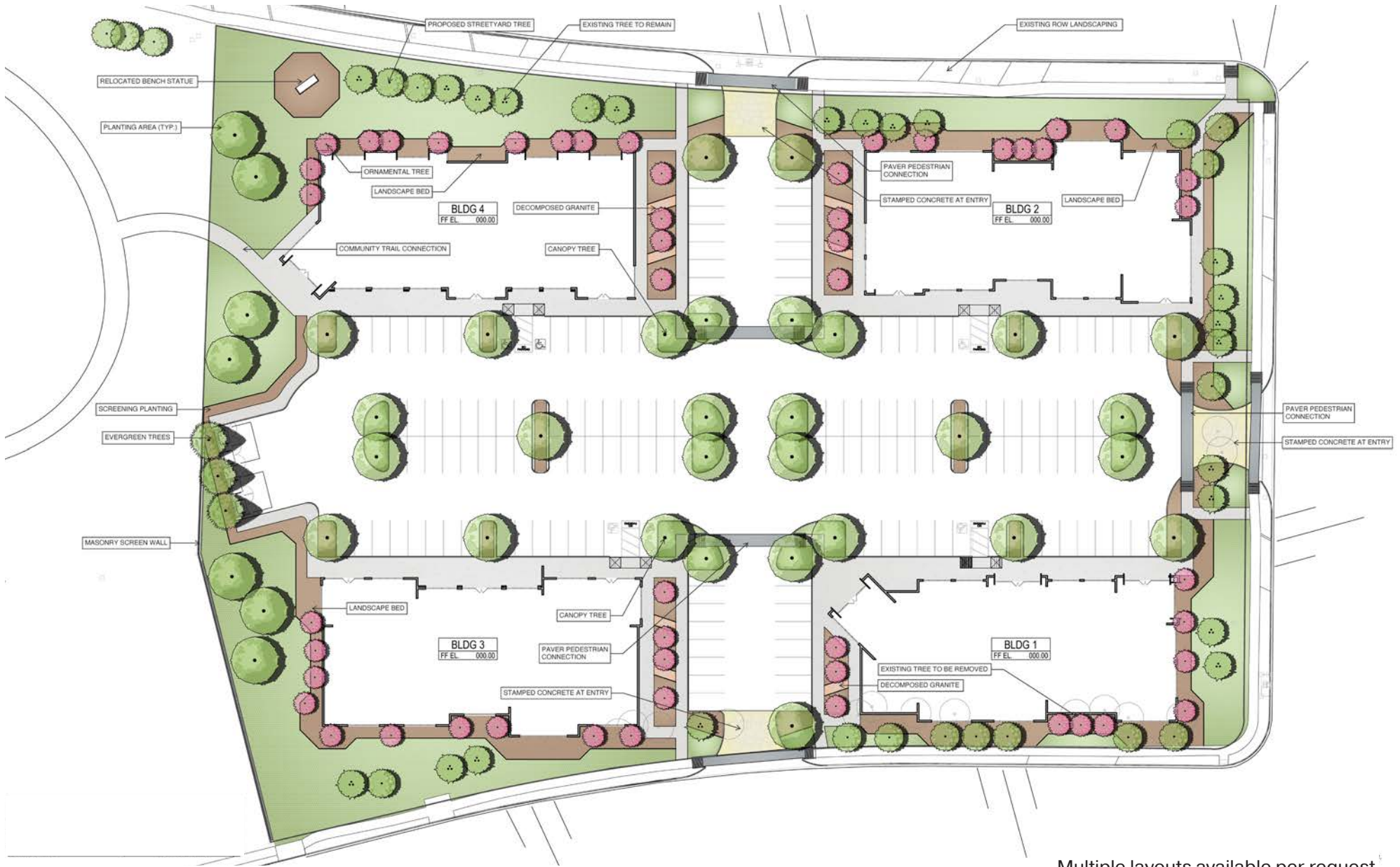
The area is a severely underserved market with overwhelming patient demand and high barriers to entry, making this development a prime opportunity for medical office investment in Austin.

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



BUILDING RENDERINGS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	3,128	25,723	115,168
2029 Population Projection	3,432	28,179	125,512
Median Age	35.5	35.1	34



HOUSEHOLD

2024 Households	1,143	8,388	43,128
2029 Household Projection	1,261	9,264	47,314
Avg Household Income	\$145,269	\$100,819	\$83,447
Median Household Income	\$125,272	\$84,970	\$66,962



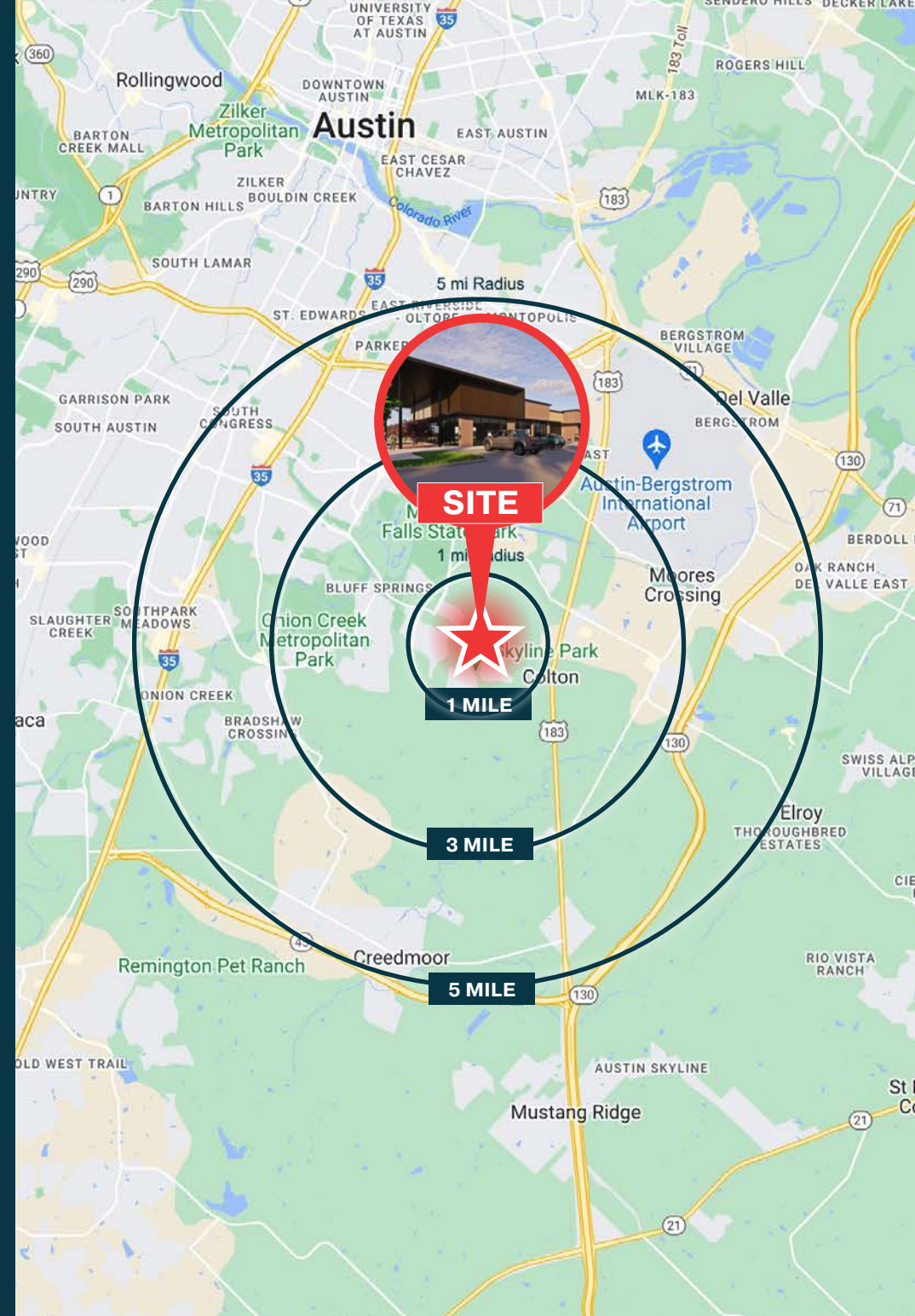
DAYTIME EMPLOYMENT

Employee	190	6,020	39,539
Business	46	549	3,560

Source: Costar

LOCATION OVERVIEW

The site is located at the southwest corner of E. William Cannon Dr & Colton-Bluff Springs Road within Easton Park, a 2,700-acre master-planned community just 12 miles southeast of downtown Austin. With strategic access to major highways and plans for 12,000 residential units, the area is ideal for medical office development, offering significant potential to meet the growing demand for healthcare services in Southeast Austin.





EASTON PARK LOCATION 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)



Source: eastonparkatx.com

EASTON PARK 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.



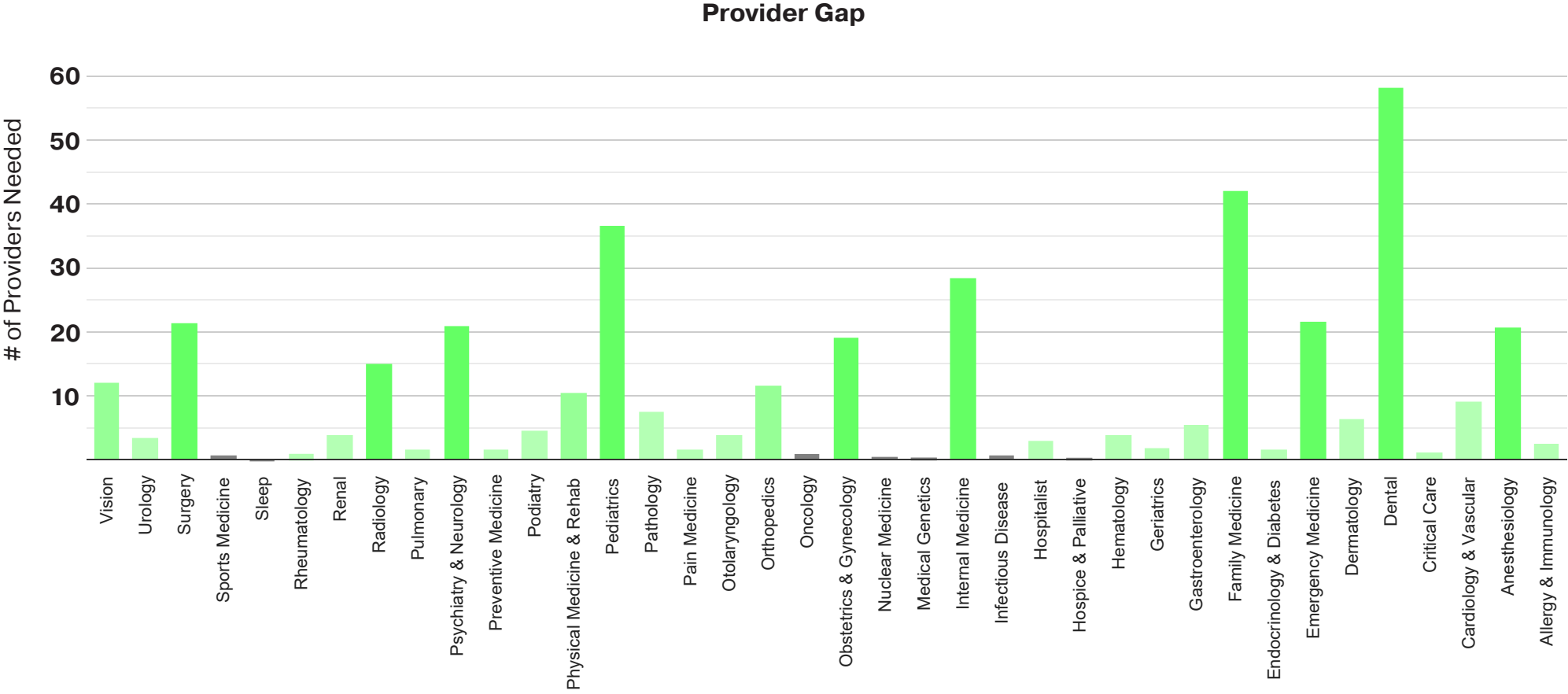
Significant Shortage of Medical Professionals in Easton Park Drives Urgent Demand and Creates Prime Opportunity for Medical Office Development

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 propose 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.

EASTON PARK 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.





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