



LAKEWAY

MEDICAL VILLAGE



101 Medical Parkway
Lakeway, TX 78738



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: Call Broker
- » 2026 Est. OpEx: \$15.59/SF
- » Parking: 5/1000 surface
- » TI 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



LAKEWAY

MEDICAL VILLAGE



Medical Parkway

LAKEWAY MEDICAL VILLAGE

Flint Rock Rd



101 MEDICAL PARKWAY

BAYLOR SCOTT &
WHITE - LAKEWAY

.05 MI - 1 MIN

ASCENSION SETON
- SOUTHWEST

10 MI - 20 MIN

BAYLOR SCOTT &
WHITE - OAK HILL

12 MI - 24 MIN

ST. DAVID'S -
SOUTH AUSTIN

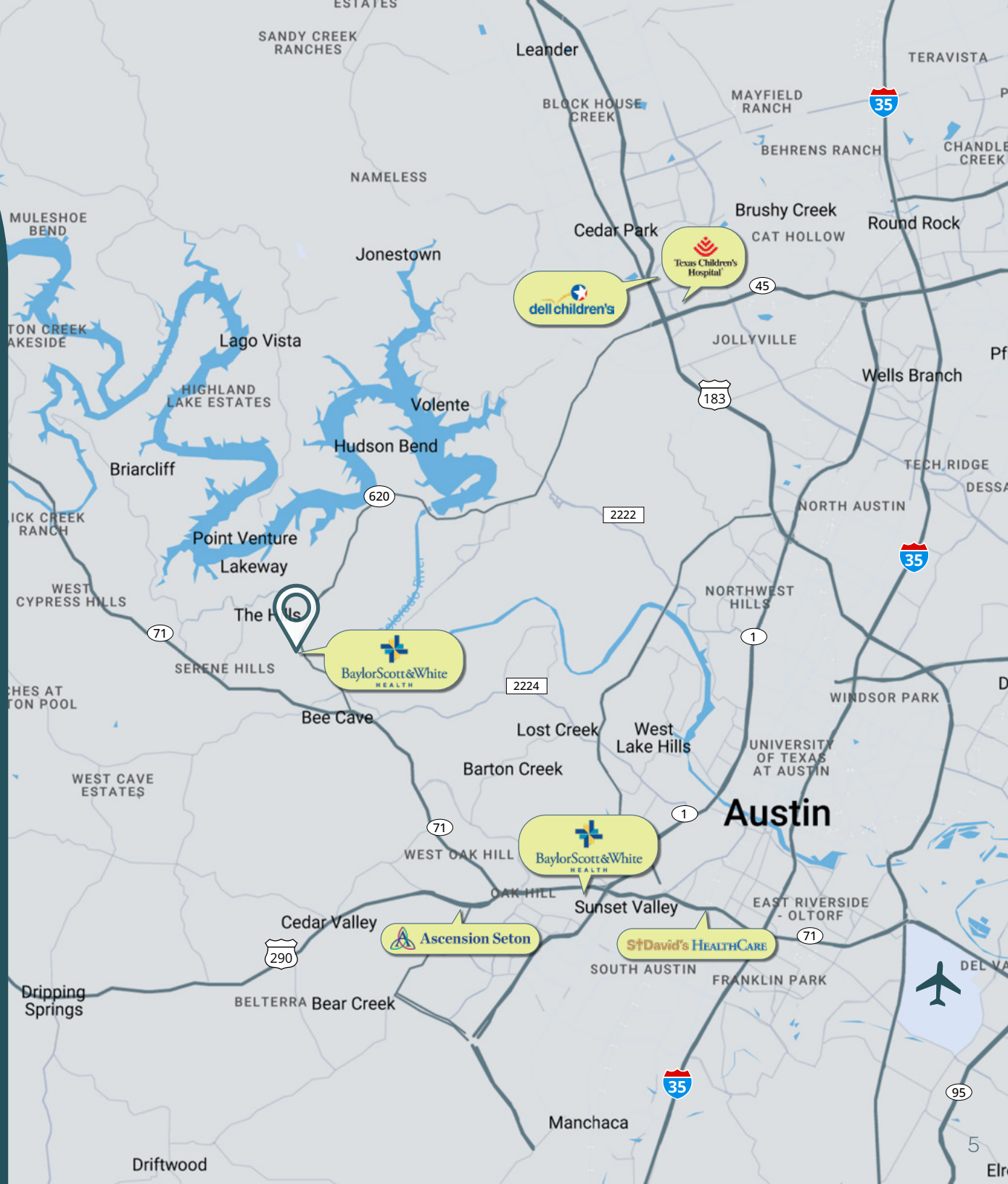
16 MI - 27 MIN

TEXAS CHILDREN'S
- NORTH AUSTIN

18 MI - 40 MIN

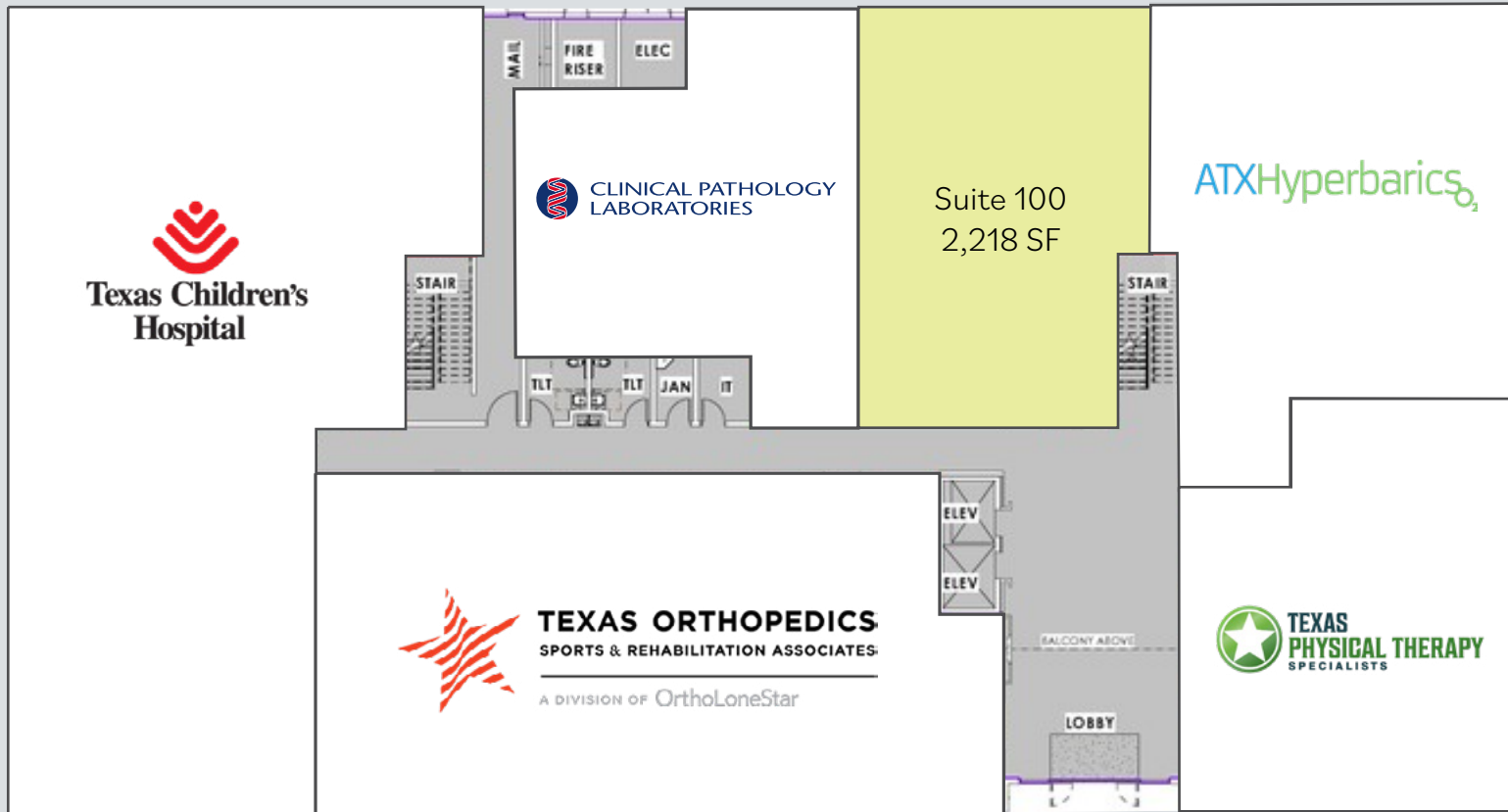
DELL CHILDREN'S
- NORTH CAMPUS

20 MI - 40 MIN



FIRST FLOOR

SUITE 100
2,218 SF



SECOND FLOOR

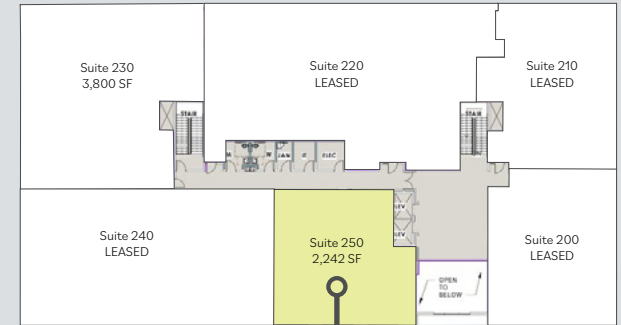
SUITE 230
3,800 SF

SUITE 250
2,242 SF



SUITE 250 - 2,242 SF

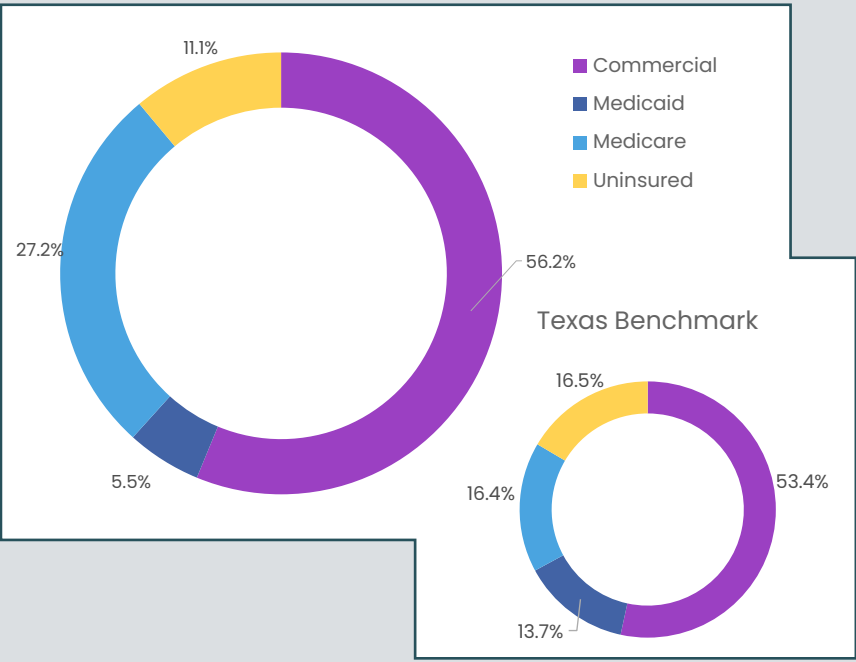
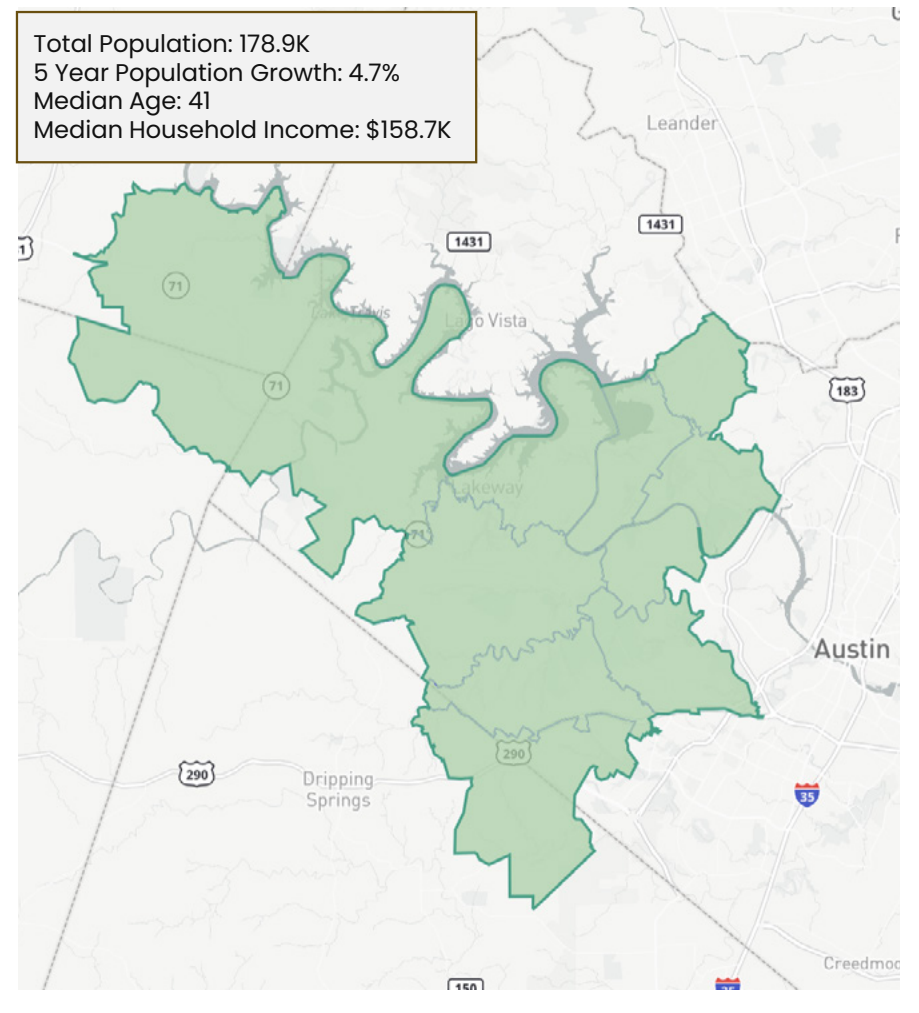
CONCEPT PLAN



MARKET OVERVIEW & PAYER MIX

Commercial Payer	Population Covered	% of Population Covered
Health Care Service Corporation	36,869	20.6%
UnitedHealth Group, Inc.	21,006	11.7%
CVS Health	12,929	7.2%
Cigna Group	8,073	4.5%
Elevance Health, Inc.	7,570	4.2%
Baylor Scott and White Health Plan	4,089	2.3%
Centene Corporation	2,335	1.3%
Oscar Health	1,366	0.8%
Ascension Health Alliance	1,277	0.7%
California Physicians' Service dba Blue Shield of California	1,101	0.6%
Blue Cross and Blue Shield of Massachusetts, Inc.	911	0.5%
Sendero Health Plans	868	0.5%
Highmark, Inc.	579	0.3%

Total Population: 178.9K
 5 Year Population Growth: 4.7%
 Median Age: 41
 Median Household Income: \$158.7K

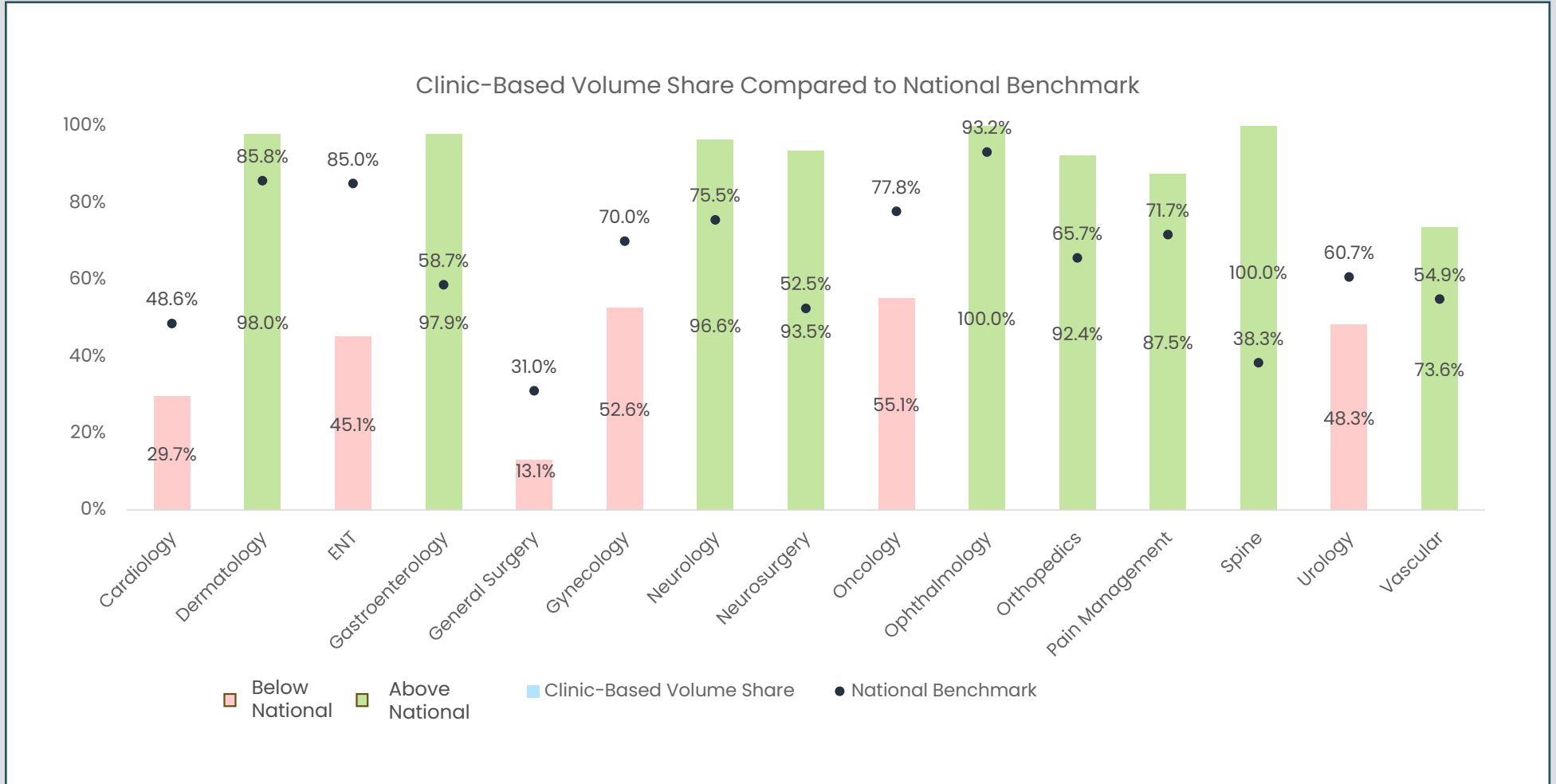


PROVIDER NET DEMAND ASSESSMENT



Specialty Group	Current Demand FTE	Current Supply FTE	Current FTE Gap	5Y FTE Gap	10Y FTE Gap
Primary Care	61.2	9.7	51.6	56.1	62.3
Pediatric Subspecialties	17.7	1.4	16.3	18.0	20.0
Emergency Medicine	12.8	0.6	12.2	11.5	12.2
Radiology	10.6	0.1	10.5	11.0	12.0
Pediatric Medicine	9.6	0.1	9.5	10.3	11.6
Cardiology	8.2	0.3	8.0	8.9	9.9
Ophthalmology/Optometry	9.9	2.5	7.4	8.7	10.1
General Surgery	8.5	1.8	6.5	7.0	7.9
Pulmonology	5.8	0.7	5.0	5.3	5.7
Urology	3.7	0.0	3.5	4.0	4.3
Oncology	4.0	0.7	3.3	3.6	4.2
ENT	3.1	0.2	2.9	2.9	3.1
Orthopedics	9.1	6.3	2.8	3.9	5.2
Neurology	2.1	0.4	1.8	2.0	2.3
Physical Medicine	2.0	0.3	1.8	1.9	2.2
Endocrinology	1.6	0.0	1.6	1.7	1.9
Allergy/Immunology	1.7	0.0	1.6	1.7	1.8
Dermatology	1.9	0.8	1.2	1.3	1.5
Gastroenterology	6.3	5.2	1.1	1.4	2.0
Cardiothoracic Surgery	1.4	0.5	0.9	0.9	1.1
Rheumatology	2.6	1.8	0.8	1.1	1.4
Neurosurgery	0.5	0.1	0.4	0.5	0.6
Vascular Surgery	0.4	0.3	0.1	0.1	0.1
Pain Management	4.5	5.4	-0.9	-0.5	0.0
Grand Total	189.2	39.2	149.9	163.3	183.4

CLINIC-BASED VOLUME SHARE





LAKEWAY

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 **Transwestern**

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