

# LAKE POINTE MEDICAL PLAZA I & II

HOSPITAL ADJACENT MEDICAL OUT-PATIENT CAMPUS

6701 & 6705 HERITAGE PKWY



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MEDICAL

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# HIGHLIGHTS



## HOSPITAL ADJACENT

On Baylor Scott & White  
Lake Pointe Hospital  
Campus



## MOVE-IN READY

Move-in ready 2<sup>nd</sup>  
generation medical  
spaces available



## GENEROUS TI'S

Lower out-of-pocket  
costs for new practices



## GROWING POP.

Growing population in  
the 4<sup>th</sup> largest MSA



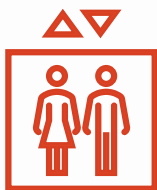
## STRONG TENANTS

Synergistic medical  
tenant mix



## EXPERT MANAGERS

Experienced healthcare  
landlords & management



## GROUND FLOOR

Ground floor suites  
available in both bldgs.



## EASY BUILDOUT

Let Big Sky's internal team  
manage the buildout

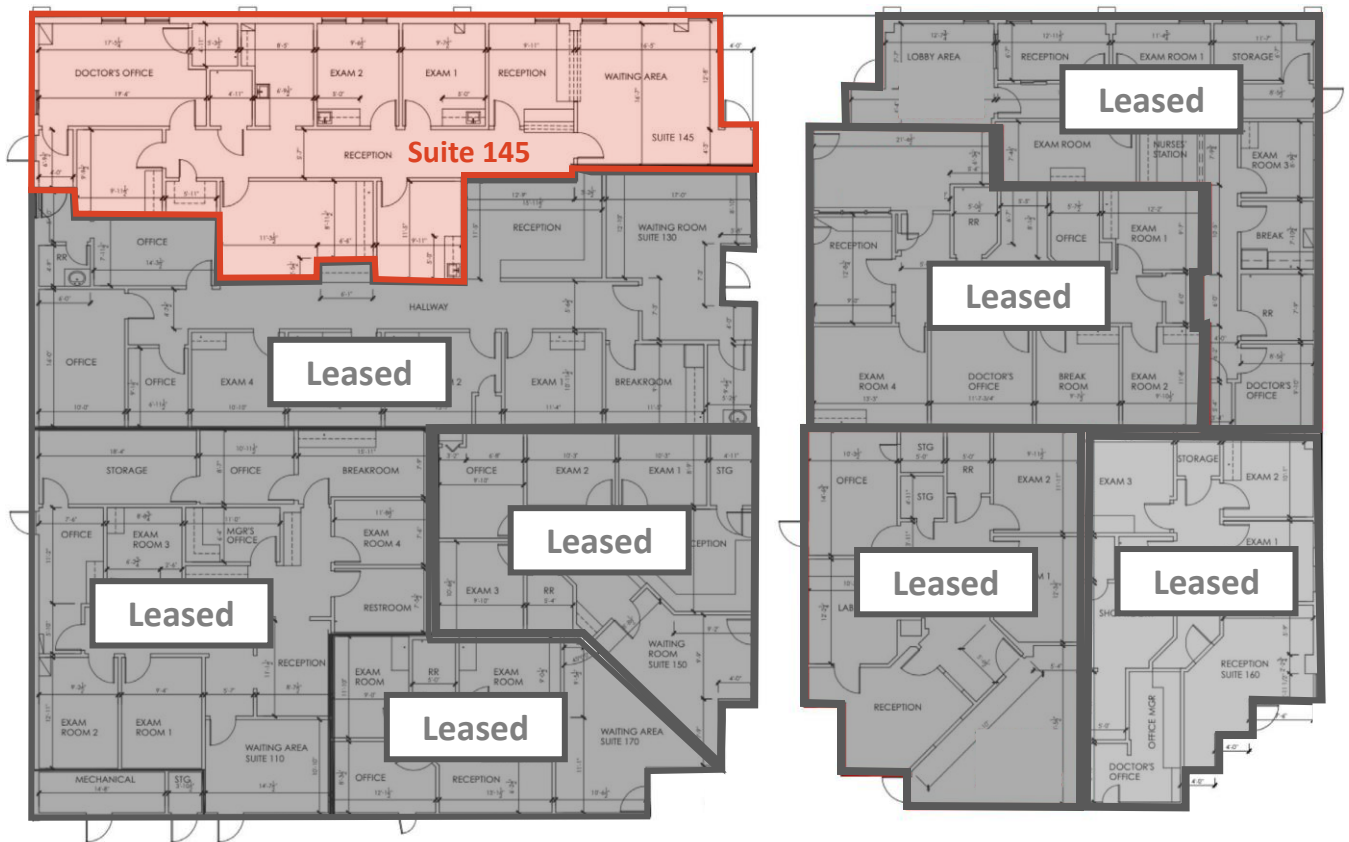
# FLOOR PLAN

# BLDG. I

## LAKE POINTE PLAZA BLDG. I

15,197 RSF | TOTAL

2,258 RSF | AVAILABLE

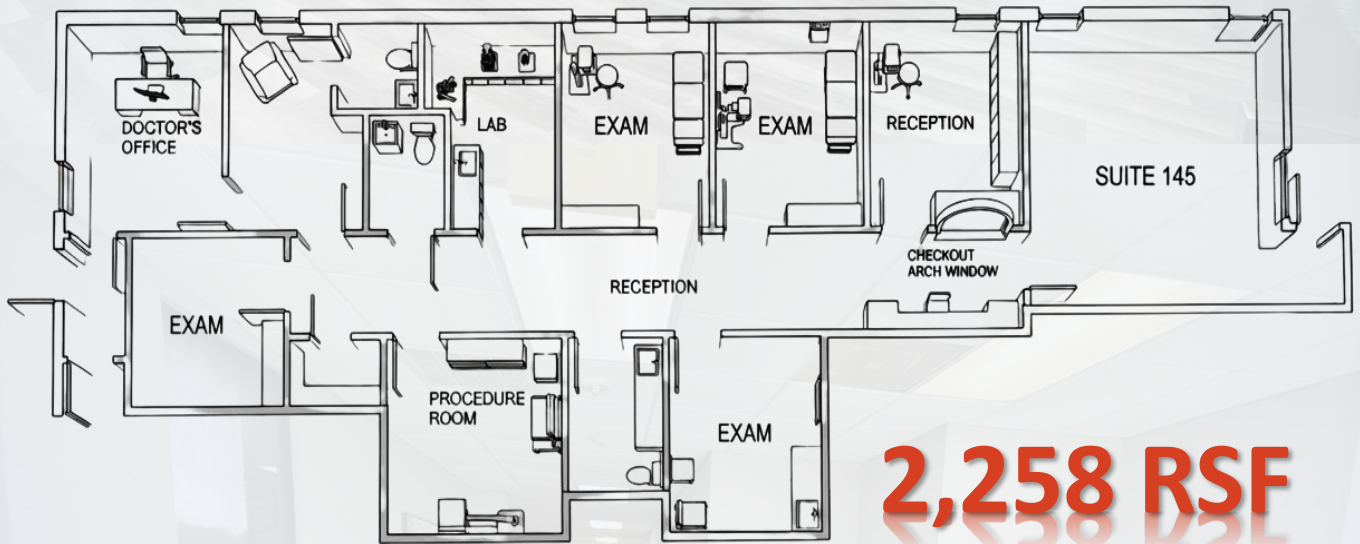


## AVAILABILITIES

| Suite    | RSF   | Min. Divisible | Contiguous | Condition                   |
|----------|-------|----------------|------------|-----------------------------|
| Ste. 145 | 2,258 | 2,258          | -          | 2 <sup>nd</sup> Gen Medical |

# FLOOR PLAN

## SUITE 145



## 2,258 RSF

# SUITE PHOTOS



# FLOOR PLAN

# BLDG. II

## LAKE POINTE PLAZA BLDG. II

31,162 RSF | TOTAL

2,673 RSF | AVAILABLE



## FIRST FLOOR



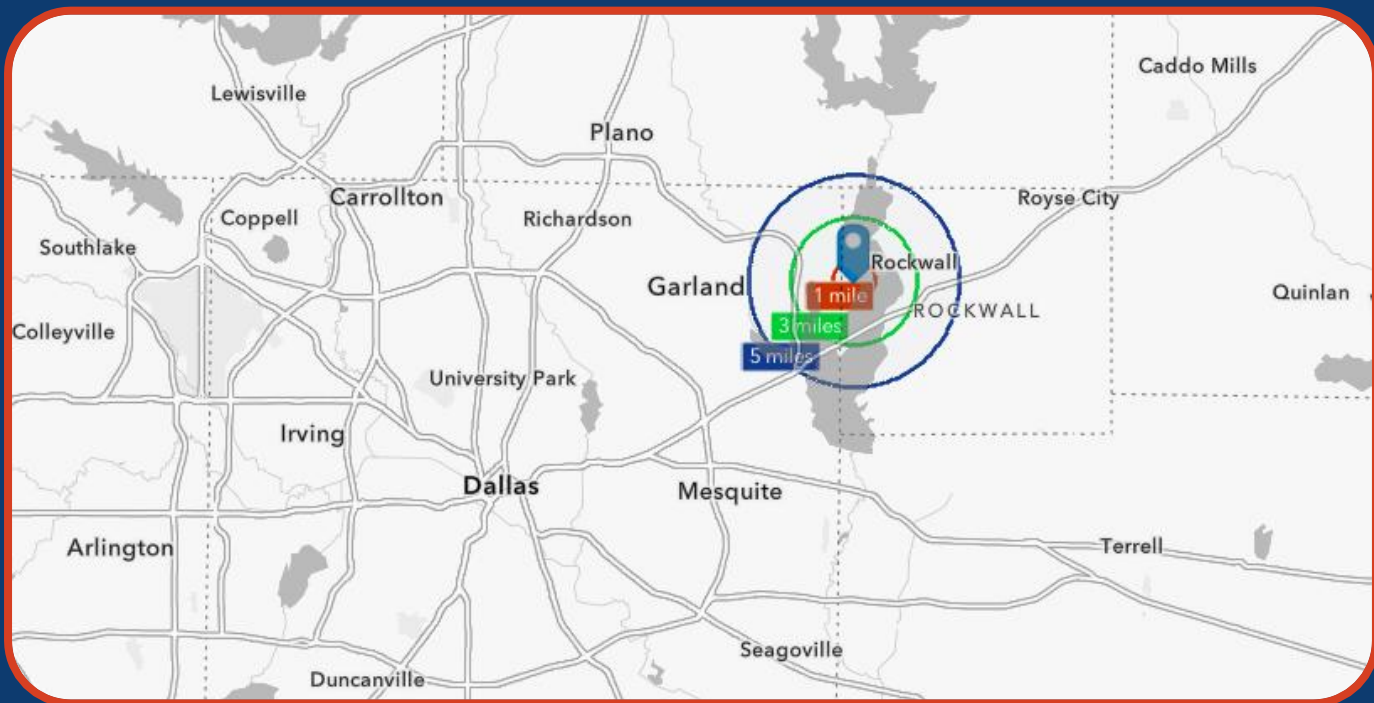
## AVAILABILITIES

| Suite    | RSF   | Min. Divisible | Contiguous      | Condition                 |
|----------|-------|----------------|-----------------|---------------------------|
| Ste. 101 | 2,673 | 2,673          | Up to 2,673 RSF | 1 <sup>st</sup> Gen Shell |

# LOCATION



# AERIAL



# DEMOGRAPHICS

|                                | 1 - Mile     | 3 - Mile      | 5 - Mile      |
|--------------------------------|--------------|---------------|---------------|
| 2024 Total Population          | 7,661        | 55,6308       | 140,447       |
| 2024 Population 65+            | 16.6%        | 15.8%         | 15.6%         |
| 2024 Average HH Income         | \$139,888    | \$144,557     | \$146,805     |
| 2024 Total Healthcare Spending | \$25,758,283 | \$184,516,370 | \$457,115,180 |

|                                              | Rockwall County, TX |
|----------------------------------------------|---------------------|
| 2023 Patient to Primary Care Physician Ratio | 1,409 to 1          |
| 2023 Total Insured Population                | 118K (90.0%)        |
| 2023 Total Insured 65+ Population            | 16K (97.7%)         |
| 2023 Total Private Coverage Population       | 103K (78.8%)        |
| 2023 Total Medicare Population               | 16K (12.9%)         |



- **176-bed, full-service hospital**
- **Level III trauma care**
- **Fast-Track Emergency Department, intensive care unit, women's services, Level III NICU, interventional cardiology, diagnostic imaging, orthopedics, vascular surgery, neurosurgery and urology.**

# PHOTOS





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## CALL FOR PRICING:



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