

 TRANSWESTERN

 SAN JACINTO  
HOLDINGS



**200 Max Starke Dam Rd**

Marble Falls, TX 78654

# Welcoming a New Patient Experience

## Availability

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**Building 200: 1,800-3,600 SF** (Available now)

**Building 100: up to 9,000 SF** (Future phase)

**Building 300: up to 9,000 SF** (Future phase)

## Leasing Terms

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 Asking Rate: \$32.00 NNN

 2026 Est. OpEx: \$7.50 + E & J

 Parking: 3.8/1,000

 Allowance: Negotiable

## Building Highlights

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Great ingress/egress from Hwy 281

Located in the largest medical cluster in Marble Falls

Near abundant retail, restaurants and hotels

5-minute drive to Baylor Scott & White Medical Center

Convenient to Horseshoe Bay/ Escondido



# Floor Plan Building 200

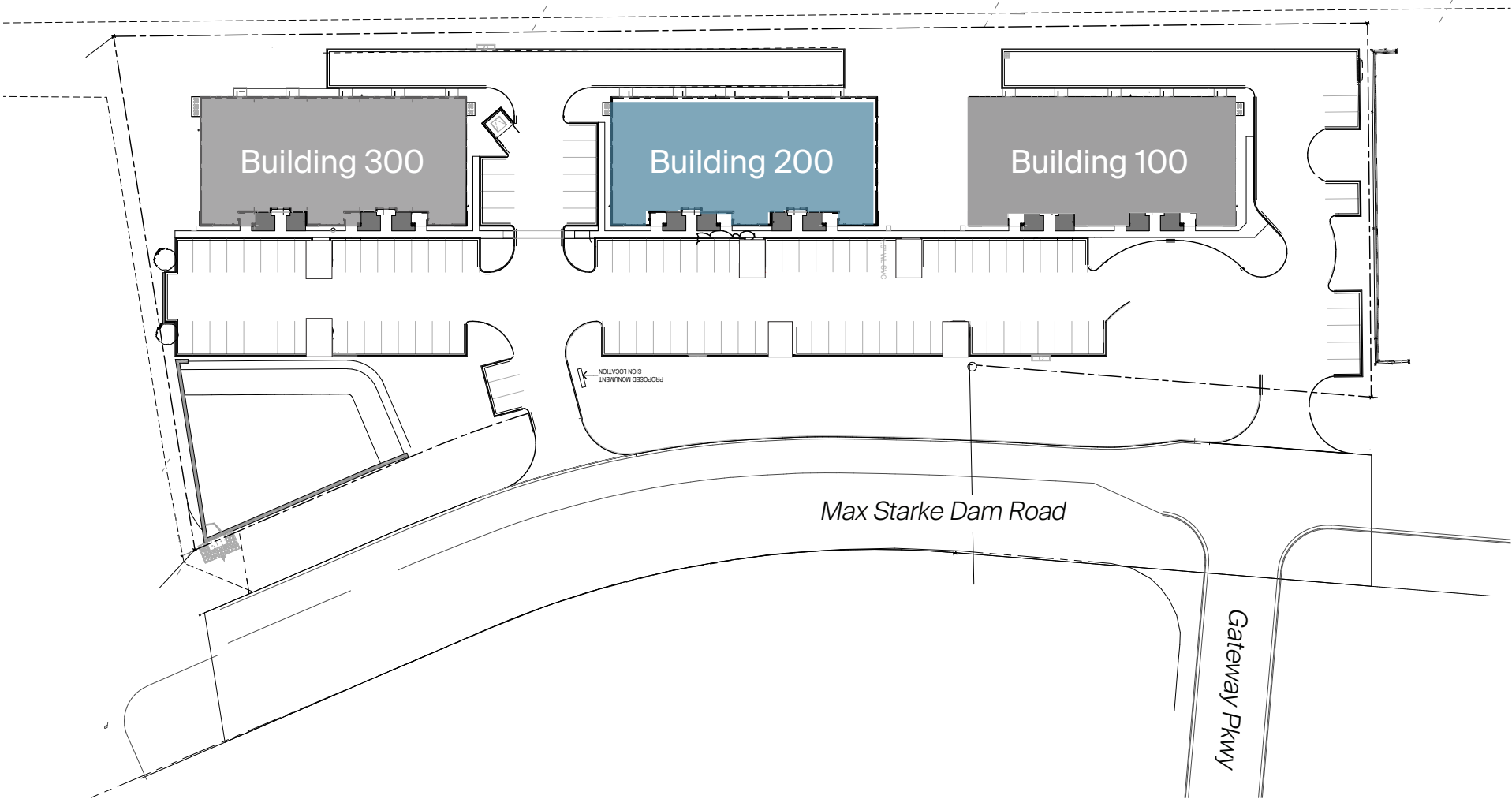
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# Site Plan

- Available Now
- Future Phase

[▶ Take a Look from a Birdseye View](#)



# Centralized in a Thriving Community

200 Max Starke Dam is located in the largest medical cluster in Marble Falls surrounded by the beauty of Texas Hill Country. The area continues to experience growth, with new developments sprouting through the region.

[Visit Marble Falls](#)



## Healthcare

**42%**

Private Insurance

**\$7k**

Healthcare Spending

## Employment

**24.1%**

Service Employment

**18.2%**

Blue Collar Employment

**57.8%**

White Collar Employment

## Economics

**45**

Median Age

**\$88k**

Per Household Income

## Population

**13k**

Total Population

**18k**

Total Daytime Population

# 200 Max Starke Dam Rd



## *Leasing Information*

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