



**WILLOW CREEK MEDICAL CENTER**  
**300 WILLOW CREEK PARKWAY**  
**PALESTINE, TX 75801**

**PREPARED BY:**

**Barry Moore, CCIM, SIOR**  
979.260.5000  
bmoore@sagocre.com

**WILLOW CREEK MEDICAL CENTER**  
OFFICE BUILDING FOR LEASE  
+/- 194 - 2,568 SF

## PROPERTY DETAILS & HIGHLIGHTS

### OFFERING SUMMARY

**LEASE RATE:** Please Call for  
Lease Rate

**AVAILABLE SF:** +/- 194 - 2,568  
SF

**BUILDING SIZE:** +/- 40,000 SF

### PROPERTY HIGHLIGHTS

- Class A medical offices in a great location in Palestine, TX
- Willow Creek Medical Center offers synergy with other medical tenants and easy access to Loop 256
- Other convenient amenities include - Palestine Regional Medical Center, Walmart Supercenter, Lowe's Home Improvement, shopping centers, banks, and local businesses



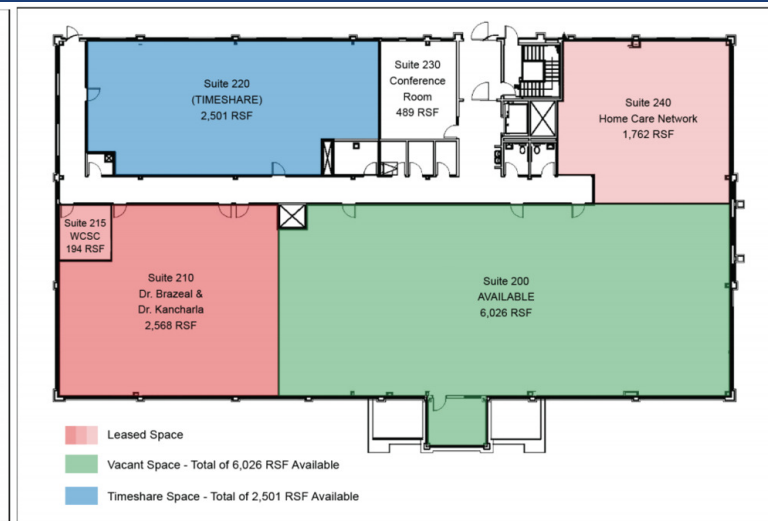
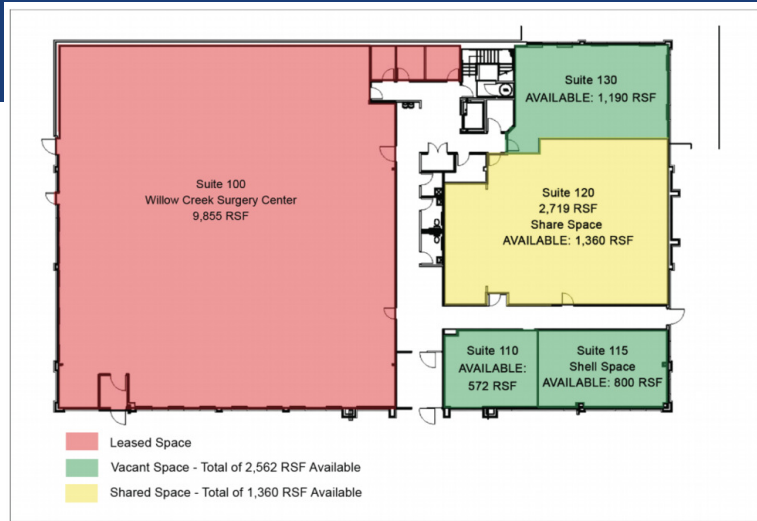
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**ADDITIONAL  
PHOTOS**



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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE
300 Willow Creek Pkwy - Suite 110	Available	1,372 SF	Gross
300 Willow Creek Pkwy - Suite 130	Available	1,190 SF	Gross
300 Willow Creek Pkwy - Suite 200 B	Available	1,779 SF	Gross
300 Willow Creek Pkwy - Suite 210	Available	2,568 SF	Gross
300 Willow Creek Pkwy - Suite 215	Available	194 SF	Gross

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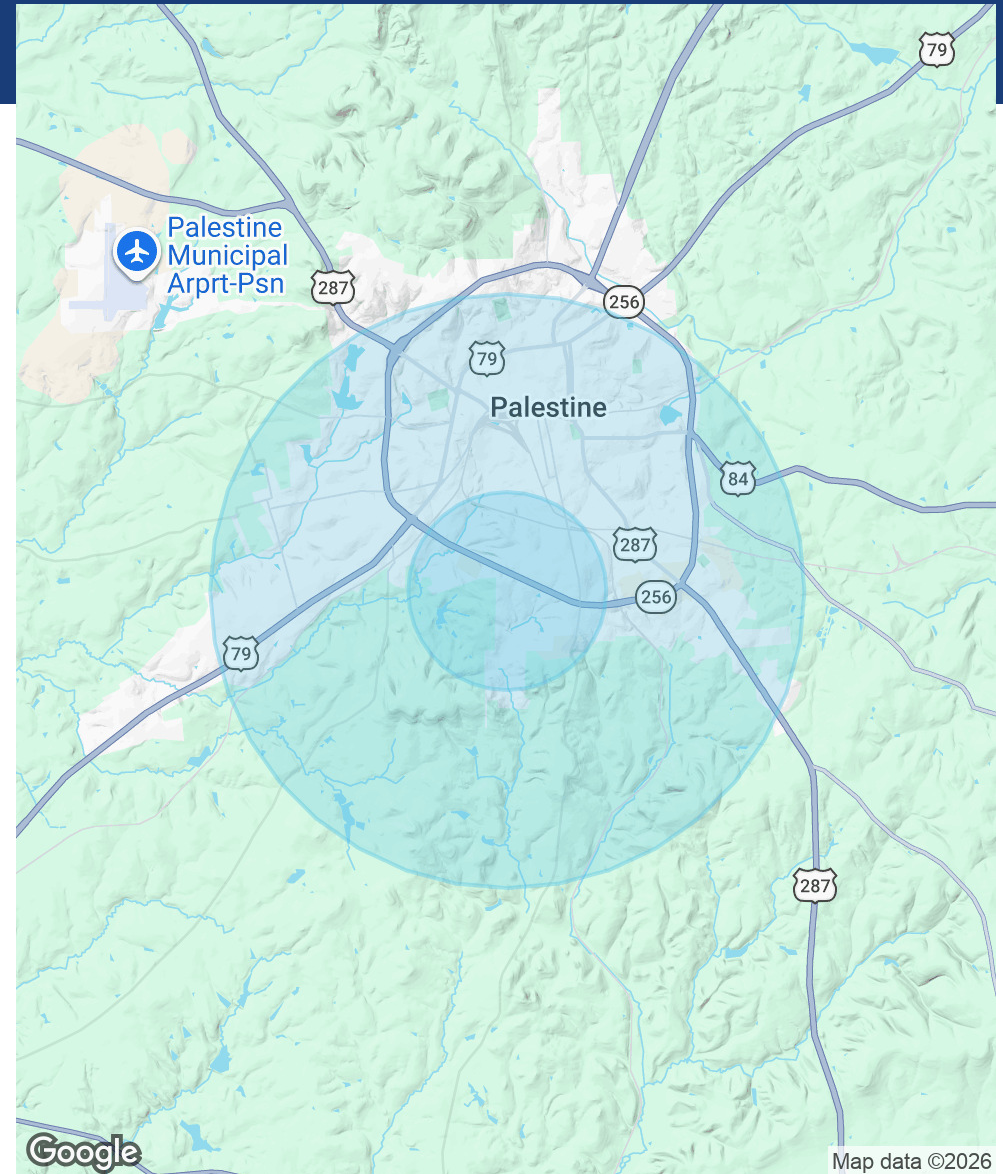
## LOCATION MAP



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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	1,924	15,125	22,947
AVERAGE AGE	33.6	34.2	34.4
AVERAGE AGE (MALE)	33.3	33.7	34.1
AVERAGE AGE (FEMALE)	34.2	35.2	34.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	499	4,962	7,330
# OF PERSONS PER HH	3.9	3.0	3.1
AVERAGE HH INCOME	\$46,636	\$50,003	\$51,765
AVERAGE HOUSE VALUE	\$93,250	\$95,960	\$94,041

2020 American Community Survey (ACS)



Map data ©2026

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**BROKERAGES  
SERVICES**

### **SAGO BROKERAGE SERVICES**

Sago Commercial Real Estate brokers are connectors. We commit ourselves to not only understanding the markets in which we work, but knowing the people who make them work. Our commitment to community leadership and involvement sets us apart. Our knowledge of local real estate market trends and recent transaction data makes Sago Commercial Real Estate the clear choice for your Commercial Real Estate Brokerage needs.

Our team is focused on providing the absolute highest level of service to owners and users of Land, Retail, Office, and Industrial properties. Whether we are reducing the cost of occupancy for a tenant or maximizing return for a landlord, our focus is always on client relationships to ensure they last beyond one transaction.

Sago Commercial Real Estate's clients benefit from our constant education program. Our brokers are involved in continuing education programs that far exceed the average Commercial Broker or the industry mandated coursework. All of our brokers are candidates or designees of the prestigious Certified Commercial Investment Member (CCIM) program and are involved in the International Council of Shopping Centers (ICSC) and National Association of Industrial and Office Parks (NAIOP). We believe that our commitment to constantly improving ourselves has a direct effect on our Client's bottom line and overall satisfaction.



*SAGO's communication skills were what I appreciated the most about them. They always got back to me in a timely manner and communicated everything I asked and more!*



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# CONTACT

Whether you're buying, selling, or need a trusted partner to manage your commercial property or portfolio, we're here to help – and would be honored to earn your business.

**4501 Mills Park Circle  
Suite 200  
College Station, TX 77845**

**979.260.5000**

**[info@sagocre.com](mailto:info@sagocre.com)**

**[sagocre.com](http://sagocre.com)**

