

AUSTIN SURGICAL HOSPITAL & MEDICAL OFFICE BUILDING

3003 Bee Cave Road, Austin (Rollingwood), TX 78746



MATHIAS
PARTNERS

- Turnkey ±71,070 SF Freestanding Surgical Hospital with 23 Patient Rooms & 6 Operating Rooms
- High-Traffic Location with Strong Demographics
 - Bee Cave Road - 30,000+ VPD
 - Median Household Income over \$145,000 within 1 Mile



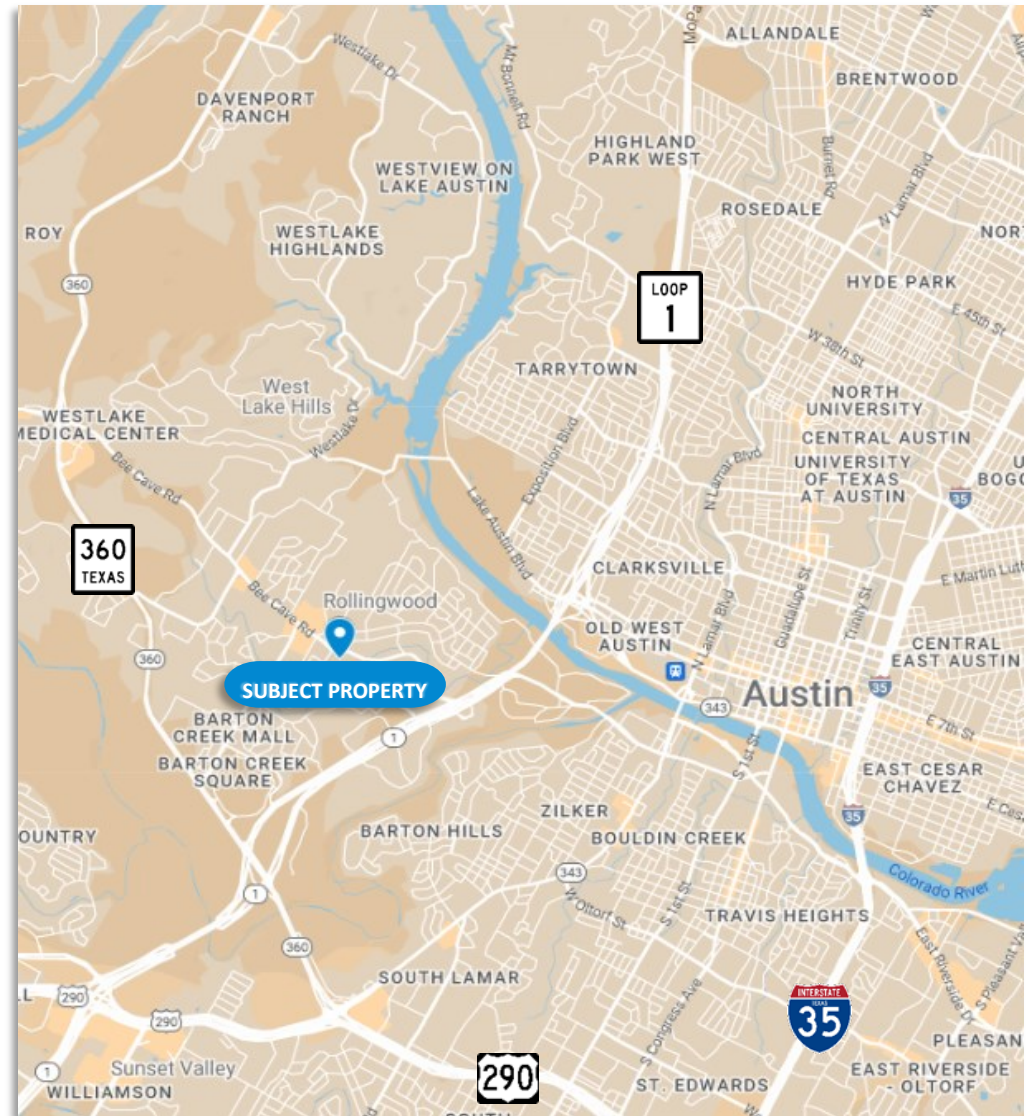
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- Premier ±71,070 SF two-story surgical hospital building with 23 patient rooms, 6 operating rooms, and built out medical office space
- Strategically located just 8 min west of Austin CBD in the affluent Southwest Austin neighborhood of Rollingwood
- Situated along one of the most desirable commercial corridors throughout the West Lake Hills area
- ~1 mile from Loop 1 (Mopac Expressway), ensuring quick access to major north/south thoroughfares in Austin
- Rare opportunity to enter a submarket with otherwise high barriers to entry due to restrictive development ordinances in the City of Rollingwood, the City of West Lake Hills, and the Southwest Austin area.

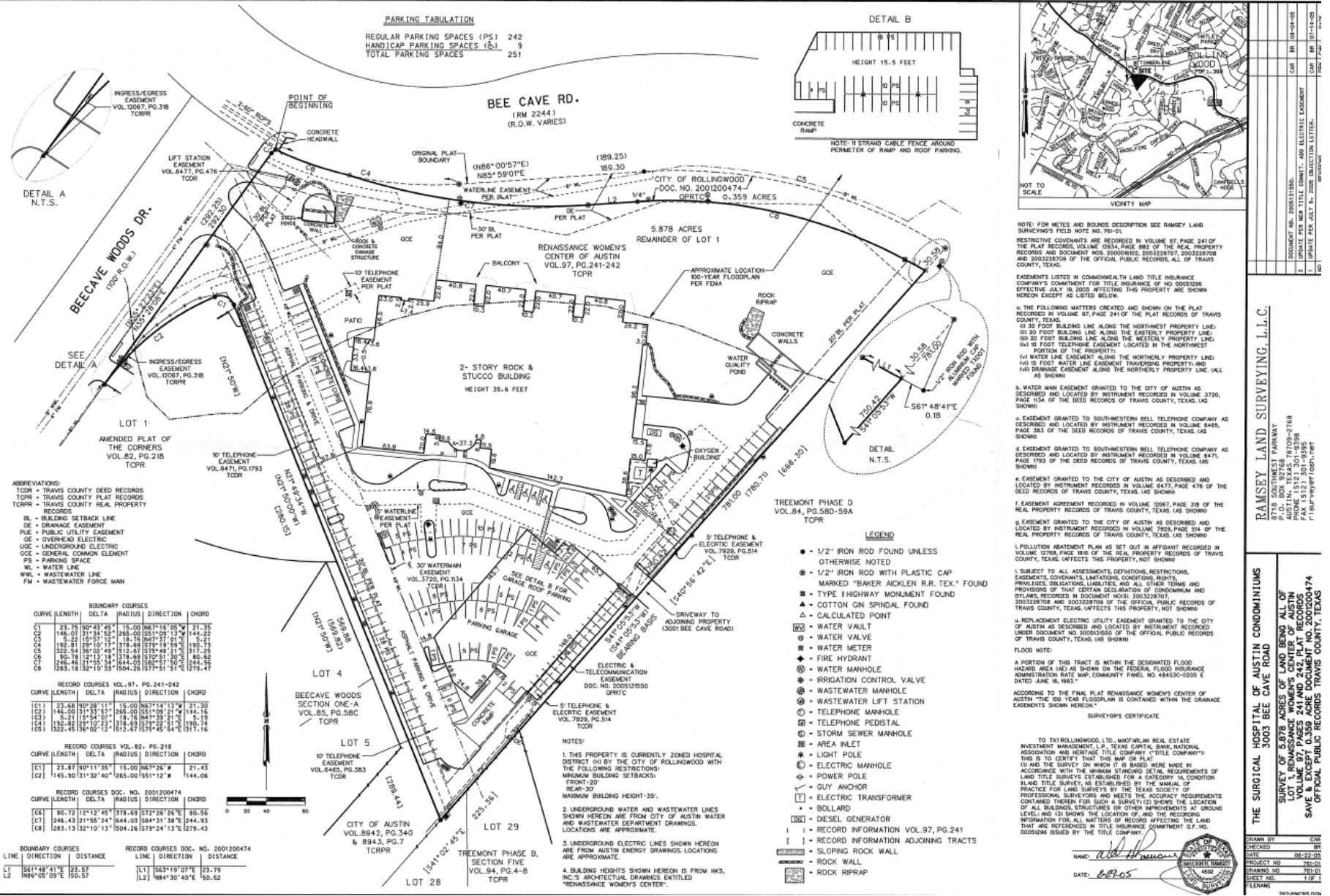


SELECTED NEIGHBORHOOD DEMOGRAPHICS				
3003 Bee Cave Road Unit #100, 201-203 Rollingwood, TX 78746	1 Mile Radius	3 Mile Radius	5 Mile Radius	Austin-Round Rock, TX Metropolitan
Population				
2028 Total Population	9,278	81,464	284,842	2,739,628
2023 Total Population	9,533	81,677	276,645	2,499,236
2010 Total Population	8,681	68,854	235,325	1,716,289
2000 Total Population	8,677	69,092	227,069	1,249,739
Annual Growth 2023 - 2028	-0.54%	-0.05%	0.59%	1.85%
Annual Growth 2010 - 2023	0.72%	1.32%	1.25%	2.93%
Annual Growth 2000 - 2010	0.00%	-0.03%	0.36%	3.22%
Households				
2028 Total Households	3,910	41,389	139,342	1,072,004
2023 Total Households	3,949	40,564	131,515	969,609
2010 Total Households	3,991	33,448	104,123	650,459
2000 Total Households	3,629	31,935	97,326	471,848
Annual Growth 2023 - 2028	-0.20%	0.40%	1.16%	2.03%
Annual Growth 2010 - 2023	-0.08%	1.49%	1.81%	3.12%
Annual Growth 2000 - 2010	0.96%	0.46%	0.68%	3.26%
Income				
2023 Median Household Income	\$127,571	\$115,123	\$87,559	\$89,695
2023 Average Household Income	\$215,160	\$181,953	\$141,895	\$126,053
2023 Per Capita Income	\$90,417	\$91,373	\$67,832	\$48,981
2023 Pop 25+ College Graduates	5,708	48,757	128,492	830,914
Age 25+ Percent College Graduates - 2023	82.7%	80.8%	71.7%	50.7%

Source: ESRI

Address:	3003 Bee Cave Road, Rollingwood, Travis County, Texas 78746
Building Size:	±71,070 square feet
Land Area:	5.878 acres
Stories:	Two (2)
Parking:	±251 total parking spaces (3.53 per 1,000 SF) Surface and structured parking spaces
Zoning:	“H” Hospital District by the City of Rollingwood
Year Built/Reno::	1997 / 2014
Facility Features:	<ul style="list-style-type: none">- 21 private patient rooms, each with personal balcony- 6 operating rooms for inpatient and outpatient surgery- ICU with 2 patient rooms- Oxygen & Vacuum Lines- Pharmaceutical room- Lab- Generator
Avg Annual Daily Traffic (AADT):	Bee Cave Road — 30,000+ VPD





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THE SURGICAL HOSPITAL OF AUSTIN CONDOMINIUMS
 3003 BEE CAVE ROAD

SURVEY OF 5.878 ACRES OF LAND BEING ALL OF SECTION ONE-A, BEE CAVE ROAD, ROLLINGWOOD, TEXAS, VOL.97, PAGE 241 AND 242 OF PLAT RECORDS, SAVE & EXCEPT 0.359 ACRE DOCUMENT NO. 200200474 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

SCALE BY: CMC
CHECKED: CMC
DATE: 08-23-05
PROJECT NO: 761-001
DRAWING NO: 761-01
SHEET NO: 1 OF 1
TITLE: SURVEY

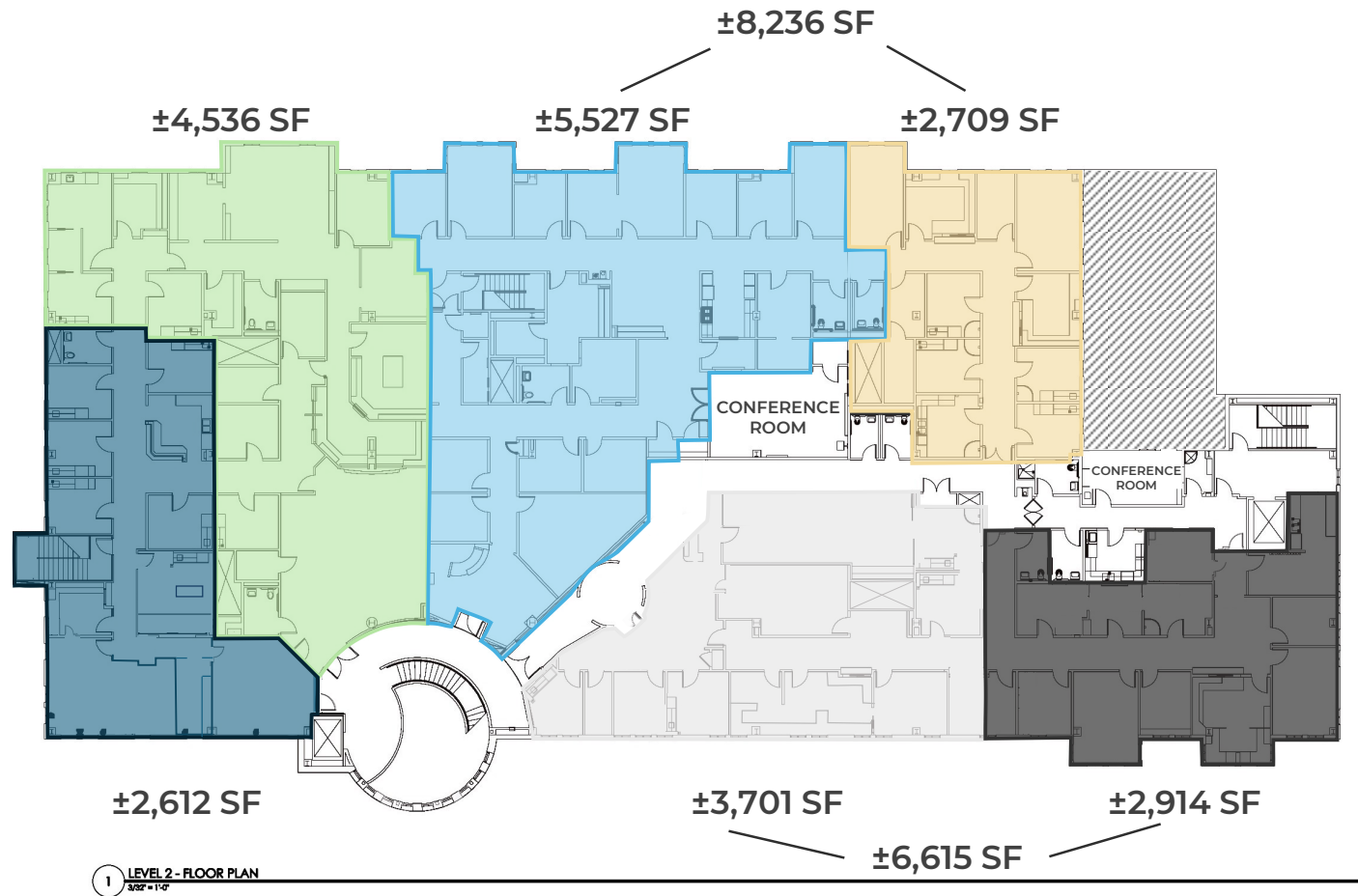
FLOOR PLAN LEVEL ONE

All square footages are approximate

Drawings are not to scale, and dimensions are not guaranteed accurate



FLOOR PLAN LEVEL TWO



*Drawings are not guaranteed to scale, and all square footage measurements are approximate.

ADDITIONAL PHOTOS



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11-2-2015

Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Michael Lew	551310	mlevy@mathiaspartners.com	(512)330-9111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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