

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 2nd generation medical spaces available



GENEROUS TI'S

Lower out-of-pocket costs for new practices



GROWING POP.

Growing population in the 4th 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

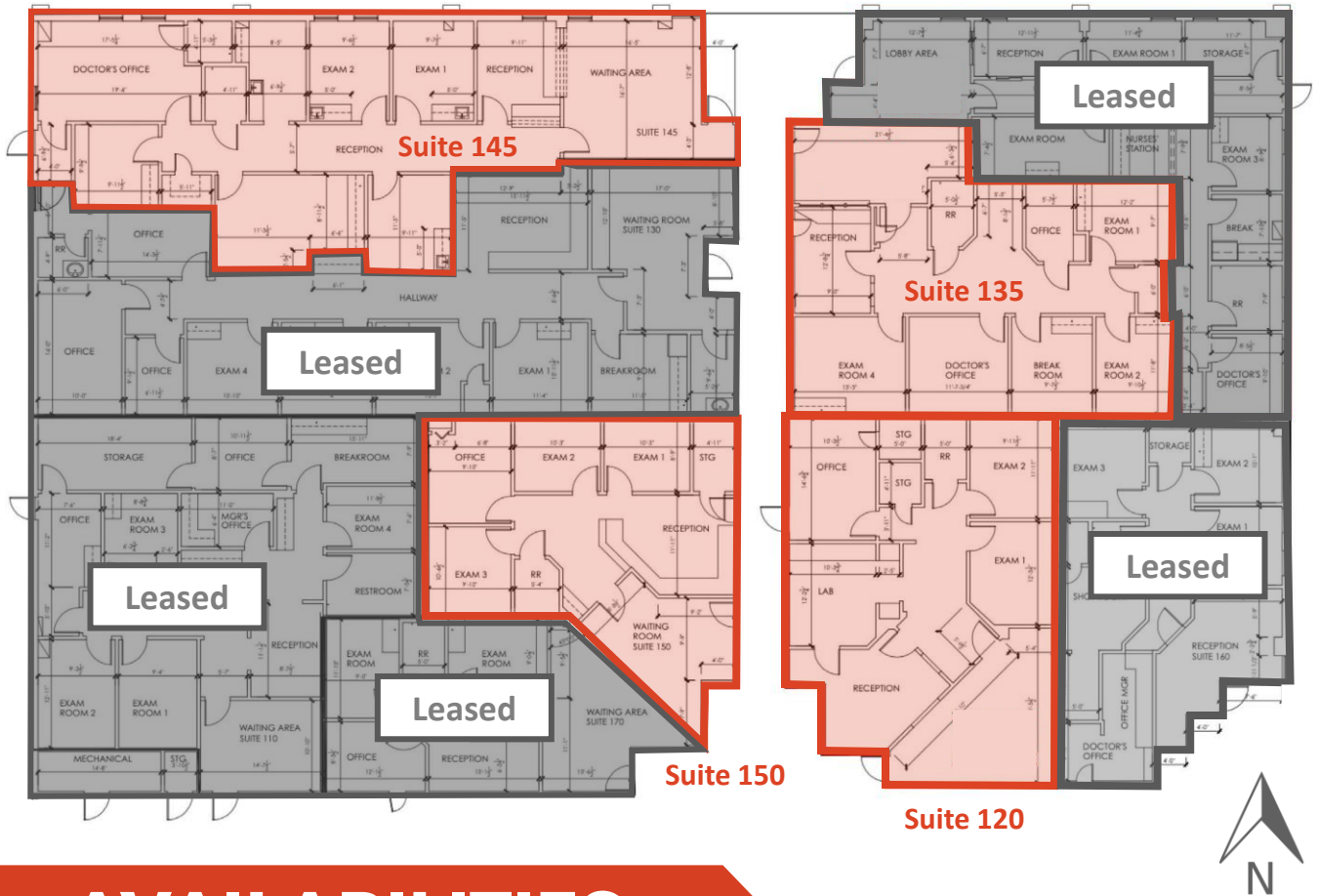
FLOOR PLAN

BLDG. I

LAKE POINTE PLAZA BLDG. I

15,197 RSF | TOTAL

6,981 RSF | AVAILABLE



AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 120	1,570	1,570	Up to 3,494 RSF	2 nd Gen Medical
Ste. 145	2,258	2,258	-	2 nd Gen Medical
Ste. 135	1,924	1,924	Up to 3,494 RSF	2 nd Gen Medical
Ste. 150	1,229	1,229	-	2 nd Gen Medical

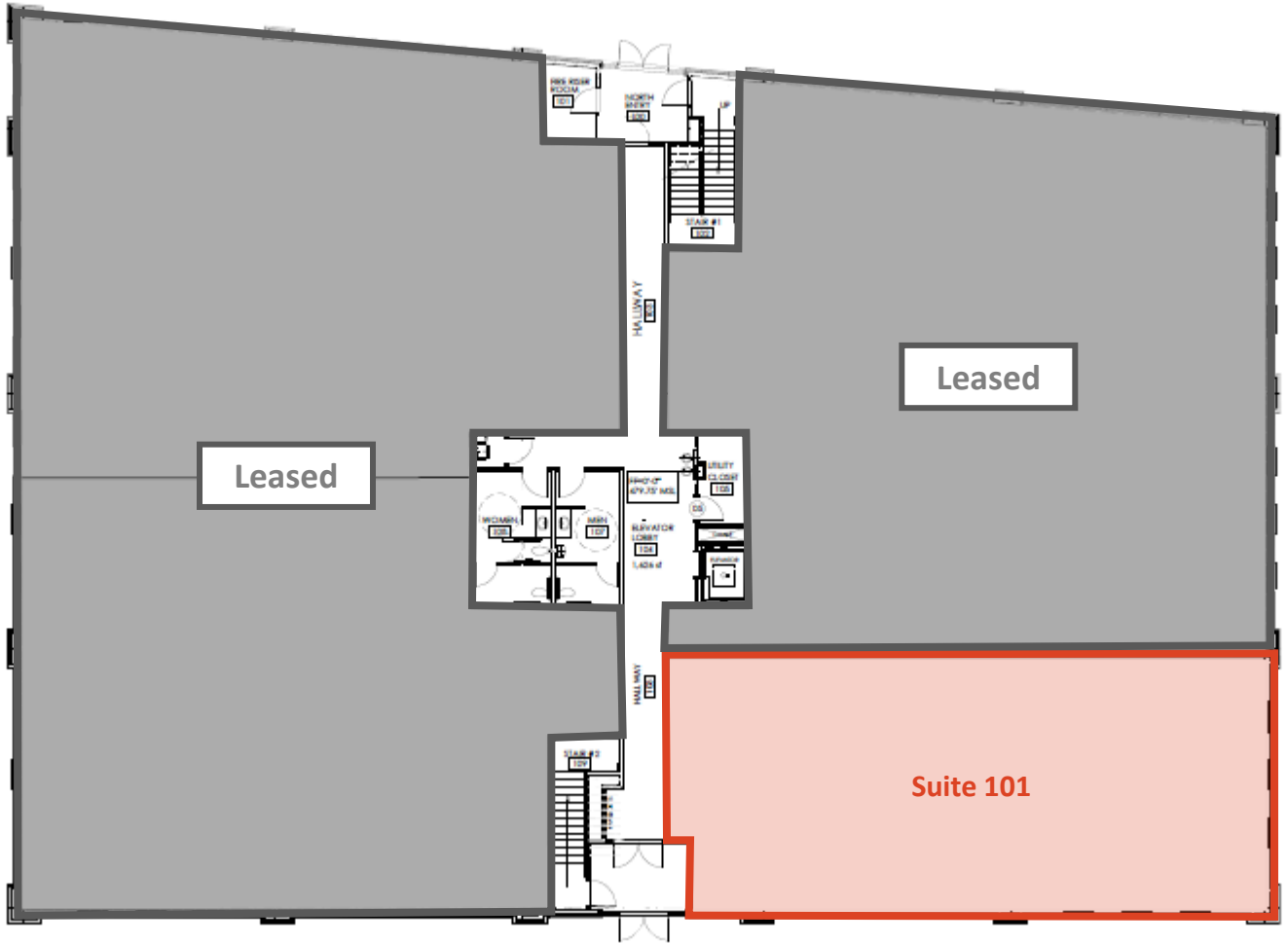
FLOOR PLAN

BLDG. II

LAKE POINTE PLAZA BLDG. II

31,162 RSF | TOTAL

2,673 RSF | AVAILABLE



FIRST FLOOR



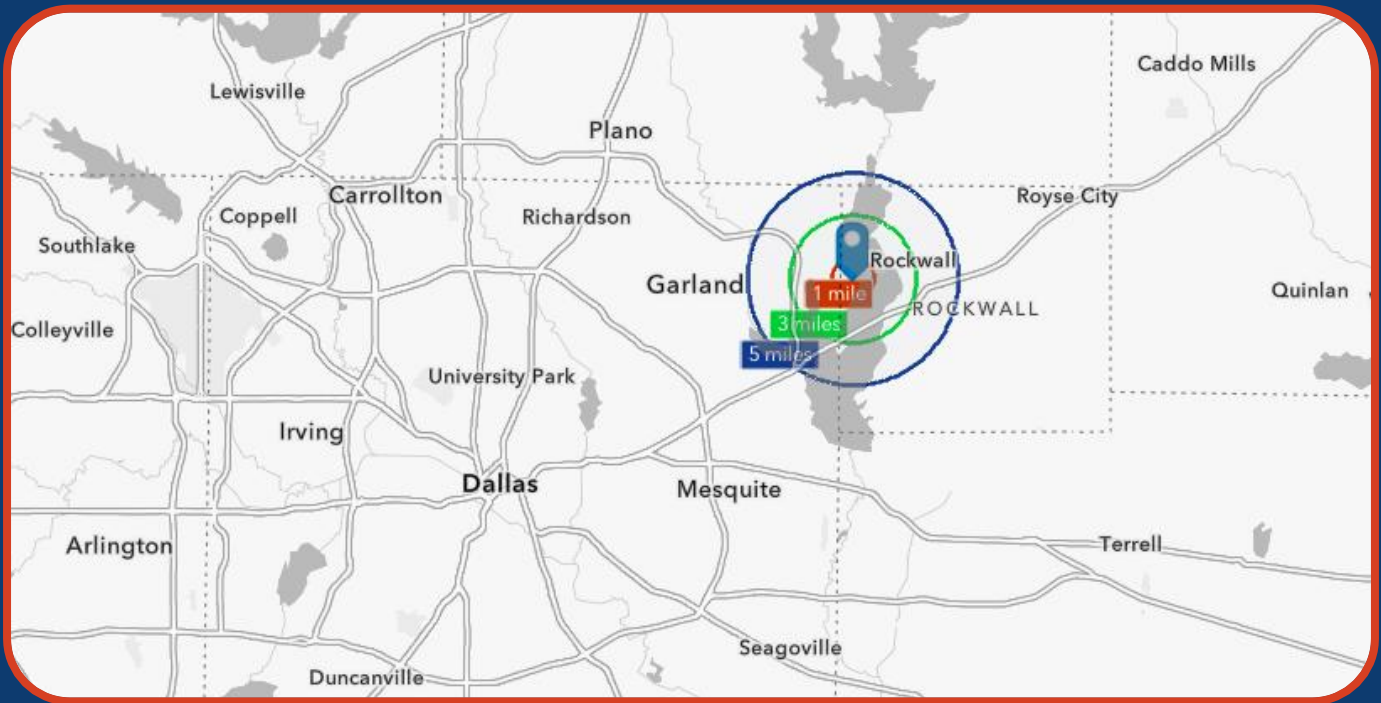
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 101	2,673	2,673	Up to 2,673 RSF	1 st Gen Shell

LOCATION



AERIAL



DEMOGRAPHICS

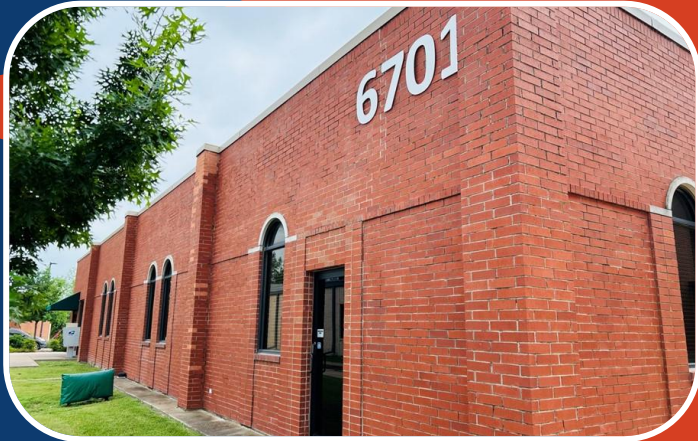
	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	7,661	55,6308	140,447
2024 Population 65+	16.6%	15.8%	15.6%
2024 Average HH Income	\$139,888	\$144,557	\$146,805
2024 Total Healthcare Spending	\$25,758,283	\$184,516,370	\$457,115,180

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





CALL FOR PRICING:



NABIL ARABI

Associate

D | 469.949.8294

M | 865.382.8883

nabil@bigskymed.com



HARRISON HOROWITZ

Managing Director

D | 689.710.0811

O | 469.949.8300 x 106

harrison@bigskymed.com

WWW.BIGSKYMED.COM