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FOR SALE & LEASE

MEDICAL, OFFICE & RETAIL CONDOMINIUMS

OFFERING MEMORANDUM

Panther Creek Village

Marble Falls, Texas · Texas Hill Country

- 801 Corazon Drive, Marble Falls, TX 78654
- 39,096 VPD on US 281

BUILDINGS A & B — SHELL DELIVERY Q2 2027

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THE OFFERING

A Class A medical, office and retail condominium campus in the heart of the Texas Hill Country.

Panther Creek Village is a six-building commercial condominium campus at 801 Corazon Drive in Marble Falls — positioned directly off US 281 within an established medical corridor anchored by Baylor Scott & White Health, Austin Heart and Westlake Dermatology. Units are offered for sale or lease from 1,250 SF, with Buildings A and B delivering shell in Q2 2027.

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INVESTMENT SUMMARY

The opportunity at a glance.

CONSTRUCTION START	Est. September 2026
SHELL DELIVERY A & B	Q2 2027
SHELL SALE PRICE	$325 PSF
LEASE RATE	$29 PSF NNN
ESTIMATED NNN	$10.25 PSF
TI ALLOWANCE	Available
MINIMUM DIVISIBILITY	1,250 SF — Sale or Lease
CONSTRUCTION TYPE	Wood Frame · Non-Sprinklered
ALLOWED USES	Medical, Office & Retail

Six single-story buildings totaling 32,450 SF, arranged along a shared drive with surface parking. Delivered as cold dark shell for tenant or owner build-out.

PROPERTY HIGHLIGHTS

Why Panther Creek Village.

01 Established medical corridor

Baylor Scott & White Health, Austin Heart, Westlake Dermatology, Austin Gastroenterology, Clear Creek Dermatology and Altus Hospice all operate within minutes — a proven cluster for practices seeking referral adjacency.

02 Own or lease from 1,250 SF

A condominium structure lets practices buy their own shell suite at $325 PSF, or lease at $29 NNN with an improvement allowance available. Both divisible to 1,250 SF.

03 US 281 frontage and visibility

39,096 vehicles per day pass the site on US 281, minutes from downtown Marble Falls and the full H-E-B, Walmart, Lowe's and Home Depot retail base serving the Highland Lakes region.

04 Built-in residential demand

The Residences at Panther Hollow multifamily community and Gateway Villas & Gateway Gardens senior living sit immediately adjacent, alongside Learning Path Childcare — daily traffic at the front door.

RENDERINGS

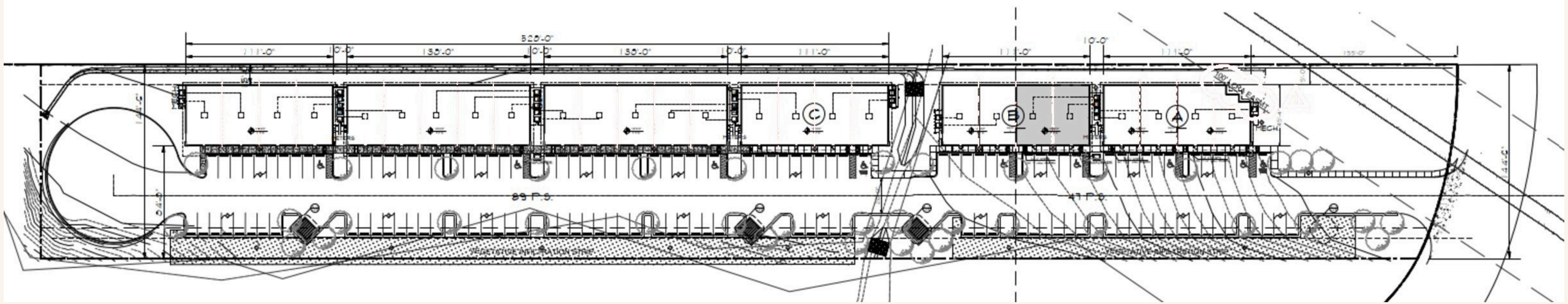
Hill Country stone, wood and steel — a professional address.



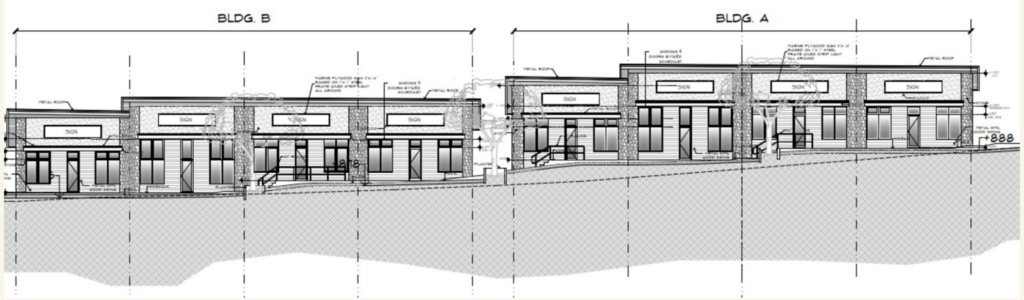

SITE PLAN & ELEVATION

Six buildings along a single shared drive.

SITE PLAN — BUILDINGS A THROUGH F



ELEVATION — BUILDINGS A & B (DELIVERING Q2 2027)



UNIT MIX & PRICING

Six buildings, 32,450 square feet.

BUILDING	RENTABLE SF	SHELL SALE @ $325 PSF	ANNUAL LEASE @ $29 NNN
Building A	4,950	$1,608,750	$143,550
Building B	5,000	$1,625,000	$145,000
Building C	5,000	$1,625,000	$145,000
Building D	6,250	$2,031,250	$181,250
Building E	6,250	$2,031,250	$181,250
Building F	5,000	$1,625,000	$145,000

All units divisible to a minimum of 1,250 SF for sale or lease. Lease rate is $29 PSF NNN with estimated NNN charges of $10.25 PSF and a tenant improvement allowance available. Buildings delivered as cold dark shell; pricing excludes build-out. Figures are illustrative and subject to final measurement.

LEASE VS. OWN

Lower near-term cost — plus equity.

OWN — 5,000 SF

$209,660 annual cash outflow

$41.93 / SF

Shell @ $325 PSF	$1,625,000
Buildout @ $125 PSF	$625,000
Total project cost	$2,250,000
Down payment — 10%	$225,000
Debt service — 6%, 25 yr	$158,410
Operating @ $10.25 PSF	$51,250

LEASE — 5,000 SF

$250,260 annual cash outflow · Yrs 1–10

$50.05 / SF

Base rent @ $29 NNN	$145,000
NNN @ $10.25 PSF	$51,250
Buildout @ $75 PSF	$375,000
TI loan — 7.25%, 10 yr	$54,010
After TI payoff — Yr 11+	$196,250
Annual savings by owning	$40,600

WHY OWN

Lower ownership cost
At $29 NNN, an all-in lease with buildout financing runs about $50.05/SF. Ownership lands near $41.93/SF with 10% down.

Equity instead of rent
Every payment pays down principal, and the buyer owns the asset at payoff rather than funding a landlord's return.

Real tax benefits
Depreciation on the shell plus deductible interest generate an estimated $51K in first-year tax savings.

Fixed, predictable cost
A fixed-rate note locks occupancy cost for the term and hedges against future rent escalations.

Attainable entry
10% down programs put ownership within reach for owner-users while keeping cost below market rent.

Illustrative annual cash-outflow on a 5,000 SF suite. See Disclaimer for full assumptions.

ASSOCIATION BUDGET

What the association covers.

- Property insurance — common elements & shells
- Landscaping & grounds maintenance
- Professional management
- Trash & refuse removal
- Commercial general liability & umbrella
- Water & sewer — irrigation & common
- Parking lot, drives & sidewalks
- Building exterior & roof maintenance
- Legal & accounting
- Common-area & site electricity
- General contingency
- Pest control — common areas
- Administrative & filings
- Monument sign maintenance

Preliminary budget prepared by Declarant. Assessments are allocated by percentage interest and assume 100% occupancy with no annual inflation. A working capital contribution of two months' assessment is due at closing. Recorded condominium documents control.

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THE SITE

3.5 acres at the corner of Corazon Drive.

The outlined tract fronts Corazon Drive with full utilities to the site, adjacent to Learning Path Childcare.

Site area	3.5 Acres
Buildings	Six
Total area	32,450 SF
Frontage	Corazon Drive
Shell delivery	Q2 2027
Allowed uses	Medical, Office & Retail

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DOWNTOWN PROXIMITY

Minutes from downtown Marble Falls.

Lake Marble Falls and the downtown core sit just north of the site, placing restaurants, banking and civic services within a short drive of every suite.

US 281 traffic	39,096 VPD
Regional hospital	Baylor Scott & White
Grocery & big box	H-E-B · Walmart
Trade area	Highland Lakes
Schools	Marble Falls ISD

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MEDICAL CORRIDOR

An established cluster of care along US 281.

Panther Creek Village sits inside a proven medical node — not a speculative one. The practices below already draw patients to this stretch of US 281 every day.

Cardiac & vascular	Austin Heart
Dermatology	Westlake · Clear Creek
Gastroenterology	Austin Gastro
Senior living	Gateway Villas
Hospice & audiology	Altus · Estes

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REGIONAL CONTEXT

The commercial hub of the Highland Lakes.

Marble Falls draws from Horseshoe Bay, Cottonwood Shores, Granite Shoals and the surrounding Hill Country — a trade area far larger than the city's own population.

Regional hospital	Baylor Scott & White
Grocery & big box	H-E-B · Walmart
Home improvement	Lowe's · Home Depot
Schools	Marble Falls ISD
Recreation	Hidden Falls Golf

DEMOGRAPHICS

A growing, established trade area.

	1 MILE	3 MILES	5 MILES
2024 Population	2,260	11,177	14,611
2029 Projected Population	2,605	12,910	16,889
2024 Households	966	4,616	6,027
Avg. Household Income	$78,790	$74,537	$76,410
Median Age	44.2	43.3	43.9
Daytime Employees	1,218	7,598	10,063
Businesses	172	1,129	1,502

Source: CoStar, rings centered on 801 Corazon Drive. Median age above 43 across all three rings supports demand for medical and specialty care.

PHYSICIAN DEMAND — REVISTA PMA

Five outpatient specialties have no provider at all within three miles of the site.

SPECIALTY	PHYSICIAN SHORTFALL (3-MILE MARKET)	GAP
Dental		+2.62
Obstetrics & Gynecology ★ 0 today		+2.22
Psychiatry & Neurology		+1.98
Surgery		+1.81
Pediatrics		+1.24
Gastroenterology ★ 0 today		+0.68
Dermatology ★ 0 today		+0.60
Otolaryngology ★ 0 today		+0.56
Pulmonary ★ 0 today		+0.54
Internal Medicine		+0.48

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Estimated physicians needed across the specialties shown

Population — 3 miles	9,901
Age 65+ — 3 miles	2,070
Share age 65+	20.9%

★ Five specialties have **zero providers** within three miles — patients leave the trade area for that care today.

Source: Revista Physician Market Analysis, Corazon Drive, Marble Falls TX · 3-mile radius. Hospital-based specialties excluded.

CONTACT

Let's discuss your suite at Panther Creek Village.

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DISCLAIMER

Important information for prospective purchasers and tenants.

This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

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Investors are required to conduct their own investigations, analysis, and due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

Construction dates, delivery timelines, pricing, unit sizes, and association assessments are preliminary estimates prepared by the Declarant and are subject to change without notice. Association figures assume 100% occupancy and no annual inflation. Recorded condominium documents control in all cases. The Lease vs. Own comparison is an illustrative annual cash-outflow analysis on a 5,000 SF suite. Ownership is lower while the tenant improvement loan is outstanding; once it amortizes in year 11, leasing is lower on annual cash outflow. The analysis excludes NPV and discounting, tax treatment, rent and operating escalations, closing costs, loan points, and any landlord improvement allowance, and it excludes terminal value, appreciation, and equity build-up from principal paydown. Estimated tax savings are shown separately and are not netted into the figures presented. Debt service is calculated on an annual-pay basis. Prospective purchasers should consult their own lender, accountant, and legal counsel.

TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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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

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS

Even if a written agreement is not required, all agreements between you and a broker should be in writing and clearly establish the broker's duties and responsibilities to you, your obligations, and the amount or rate of compensation the broker will receive and how it is determined.

AS AGENT FOR OWNER (SELLER/LANDLORD)

The broker becomes the property owner's agent through an agreement with the owner, usually 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. Fees are not set by law and are fully negotiable.

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 known by the agent. Fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH — INTERMEDIARY

To act as an intermediary the broker must first obtain the written agreement of each party. The agreement must state who will pay the broker and set forth the broker's obligations as an intermediary. An intermediary must treat all parties impartially and fairly, may appoint a different license holder to each party with written consent, and must not disclose confidential information or price positions without written authorization.

PCR Brokerage Austin, LLC · No. 9003950 | Designated Broker **Jon Silberman** · No. 389162 | **Ryan McCullough** · No. 742422 | **Nicholas Moss**

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