

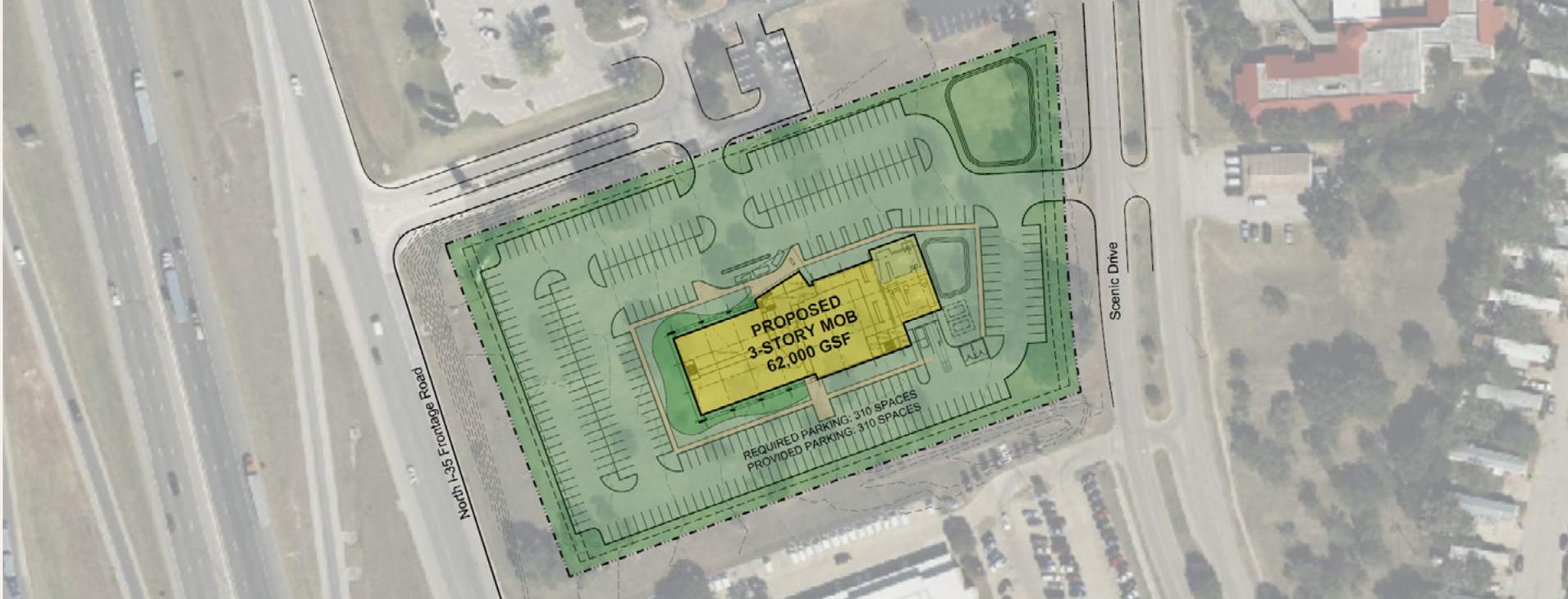
# GEORGETOWN

Medical Plaza

Corner of I-35 and Leander Road  
*Adjacent to St. David's Georgetown*



*Completion in Q2 of 2027*



## Property Highlights

Situated in one of the most dynamic and fastest growing cities in the U.S. - **Georgetown, TX** features employment growth in advanced manufacturing, life sciences, professional services, education, and healthcare.



Located within the  
St. David's Campus in  
Georgetown



3-Story, 62,000 GSF  
Class A Medical  
Office Building



Highly Visible  
from I-35  
Frontage Road



Great Ingress  
& Egress  
Access Points



Parking Ratio  
of 5 Spaces/  
1,000 SF

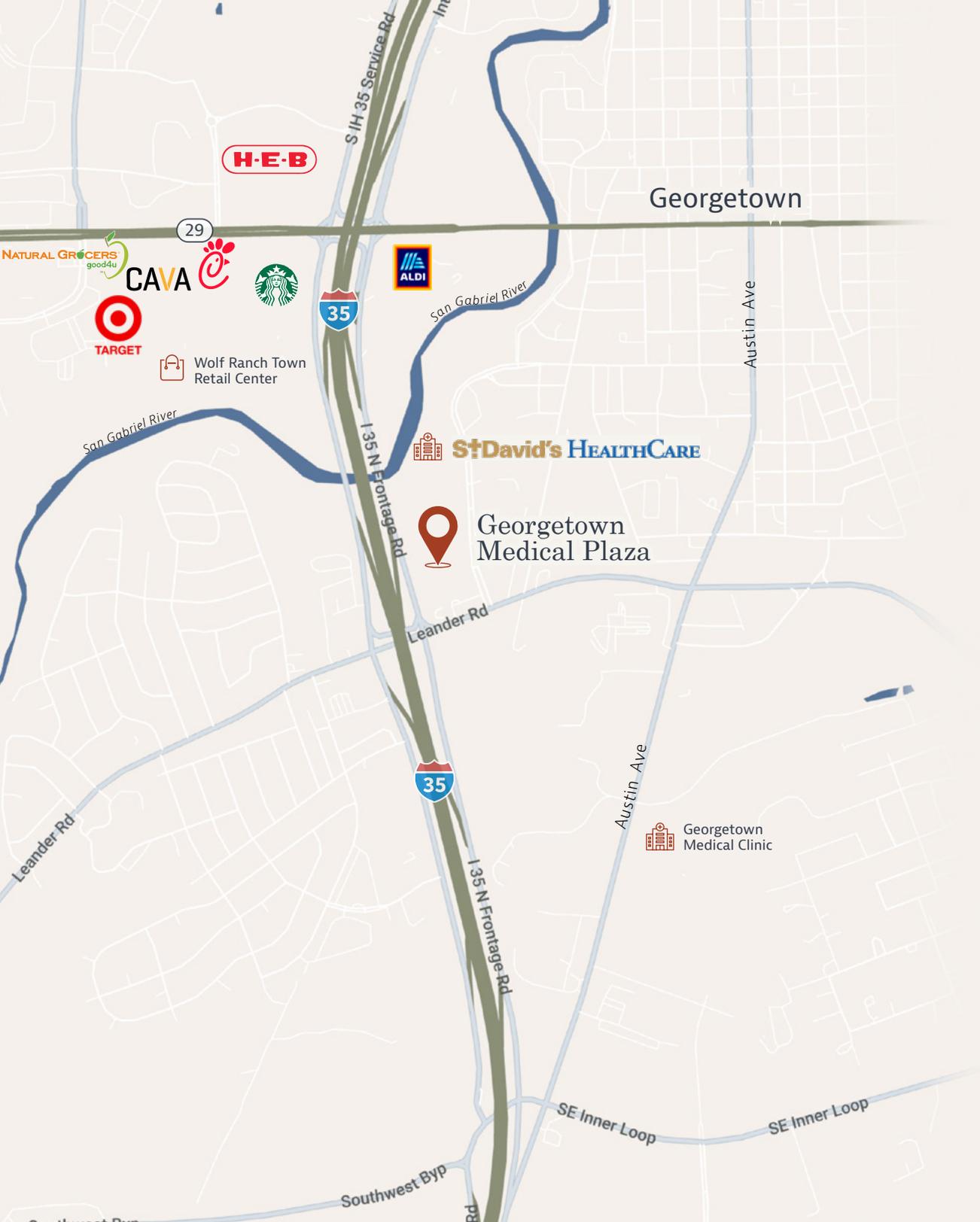


## St. David's Georgetown Hospital

- + **Four-stories** and **187,082 square-feet** of comprehensive medical services.
- + **118** licensed beds with a **24-hour** Level IV Trauma Center.  
  
Services include intensive care, obstetrics, rehabilitation, emergency care, and a range of medical specialties.
- + Designated as a **Certified Primary Stroke Center**.
- + In 2023, the hospital recorded **5,296 adult inpatient admissions** and **32,863 emergency room visits**.

# Area Map

## Nearby Attractions



**ST. DAVID'S GEORGETOWN  
HOSPITAL**  
**<0.1 mi / <1 min**

**GEORGETOWN  
MEDICAL CLINIC**  
**1.4 mi / 4 min**

**WOLF RANCH TOWN  
RETAIL CENTER**  
**1.4 mi / 6 min**

# Demographics

Within a 15-minute Drive of Georgetown

POPULATION

**230,331**

AGES 18 - 64

**61.5%**

MEDIAN HOME VALUE

**\$484,595**

AVG HOUSEHOLD INCOME

**\$109,941**

ANNUAL HEALTH  
INSURANCE EXPENDITURES

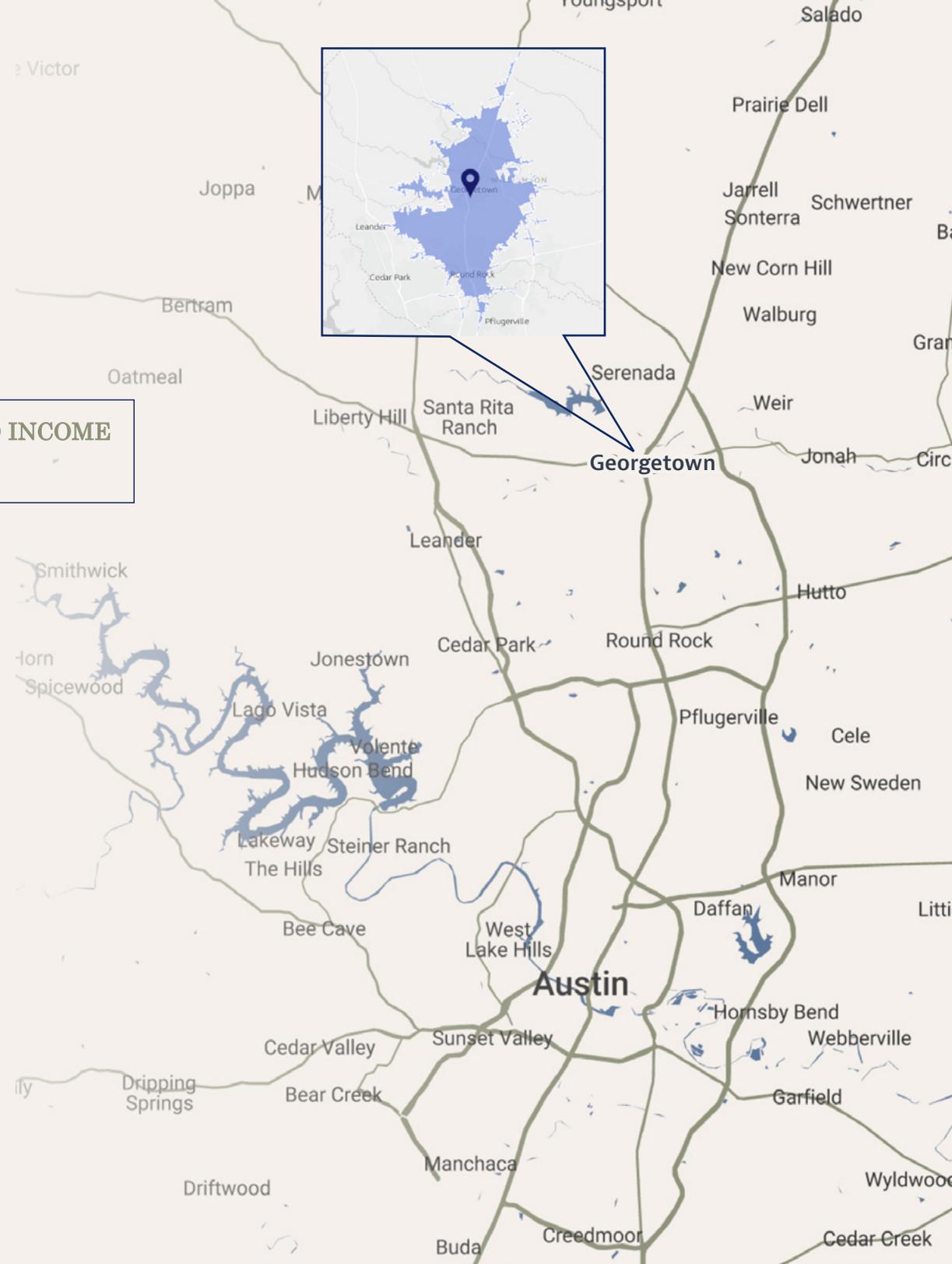
**\$5,834**

PRIVATE INSURANCE  
AGES 35 - 64

**32.3%**

EXERCISES AT HOME 2+ TIMES PER  
WEEK

**48.3%**





**GEORGETOWN**  
Medical Plaza

**Leasing Information**

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**TRANSWESTERN**

**Hammes**