



Oakwood

511

Oakwood
MEDICAL PARK

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MEDICAL PARK

511 Oakwood Blvd, Round Rock, TX 78681



Oakwood Medical Park is a multi-tenant medical office building located in the growing Round Rock submarket surrounded by neighborhoods, major employers, and several shopping, entertainment, food, and stay options. Oakwood Medical Park is strategically located in the premier Round Rock medical pocket, directly adjacent to St. David's Round Rock campus and many other healthcare providers offering strong synergy and referral opportunities. The property's excellent location provides great visibility and easy access to I-35 and SH Toll 45. Oakwood Medical Park is the destination to serve the Round Rock community.

Building upgrades include new ownership and recently completed improvements. Located next to St. David's Round Rock Heart Hospital, which is currently undergoing a \$50 million expansion.

AVAILABILITY

- ▶ Suite 100 • 8,660 SF *Available 12/1/2024

LEASE TERMS



\$25.00 NNN
psf rent
\$16.97 psf est.
2024 OpEx



5/1,000
Parking Ratio
*Surface and free
of charge*



TI's
Negotiable
*Related to term
and space condition*



Flexible lease
term lengths

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BUILDING AMENITIES

- ▶ Adjacent to St. David's Round Rock Hospital
- ▶ Abundant surface parking
- ▶ Premier Round Rock submarket and medical location
- ▶ Great visibility and easy ingress/egress to project from Oakwood Blvd. and Park Valley
- ▶ Excellent access to I-35, Loop 1 and SH Toll 45.
- ▶ Recently renovated with new ownership
- ▶ Tenant mix includes women's health, neurology and family medicine
- ▶ Near abundant retail, restaurants and hotels
- ▶ Tree-filled, park-like campus



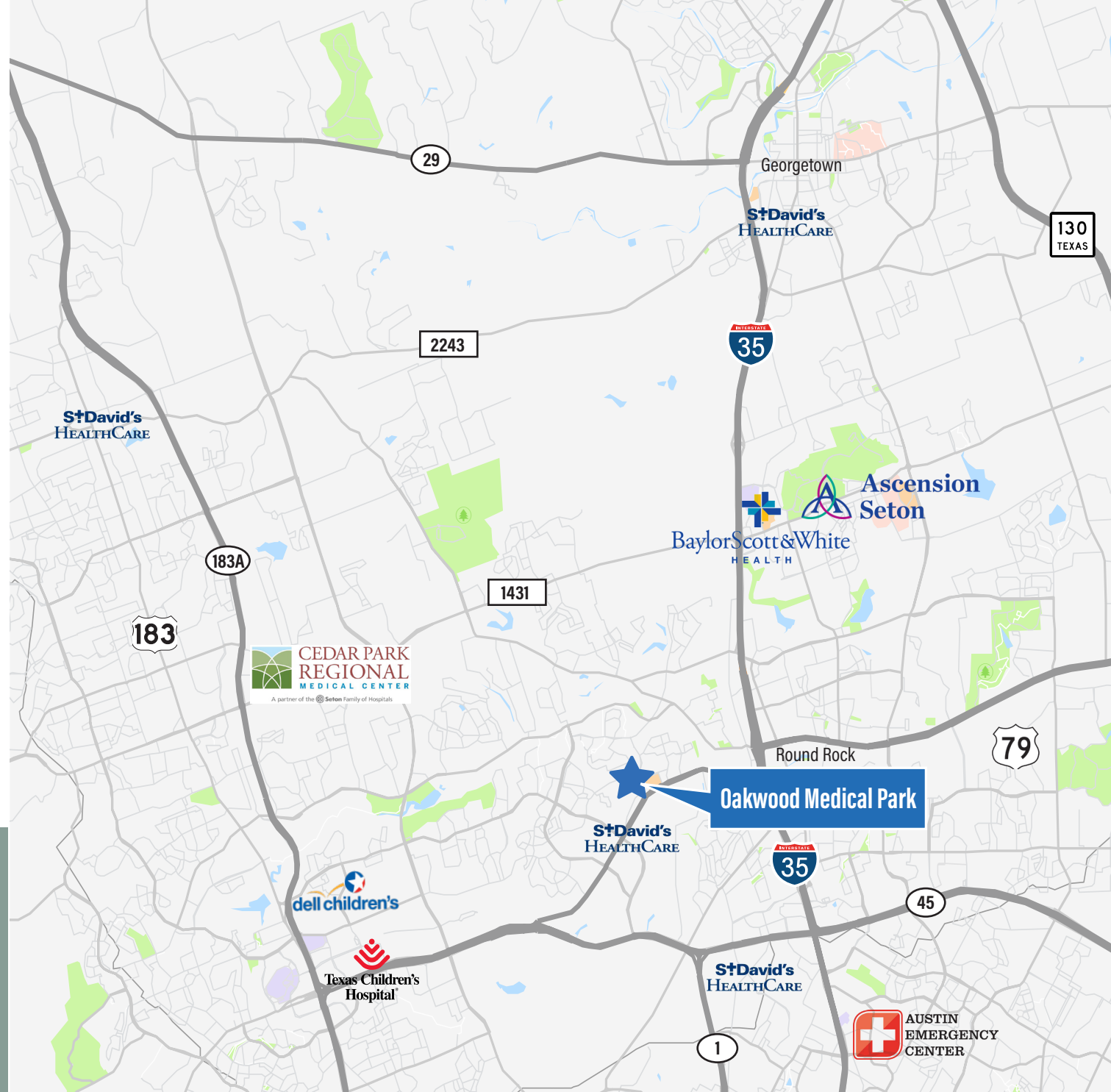
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DRIVE TIMES

- 1 Min** St David's Healthcare
- 10 Mins** Dell Children's
- 13 Mins** Texas Children's Hospital
- 14 Mins** Baylor Scott & White Health
- 16 Mins** Cedar Park Regional Medical Center
- 17 Mins** Ascension Seton



St David's
HEALTHCARE

dell children's
Ascension

Texas Children's

CEDAR PARK
REGIONAL
MEDICAL CENTER



Baylor Scott & White
HEALTH

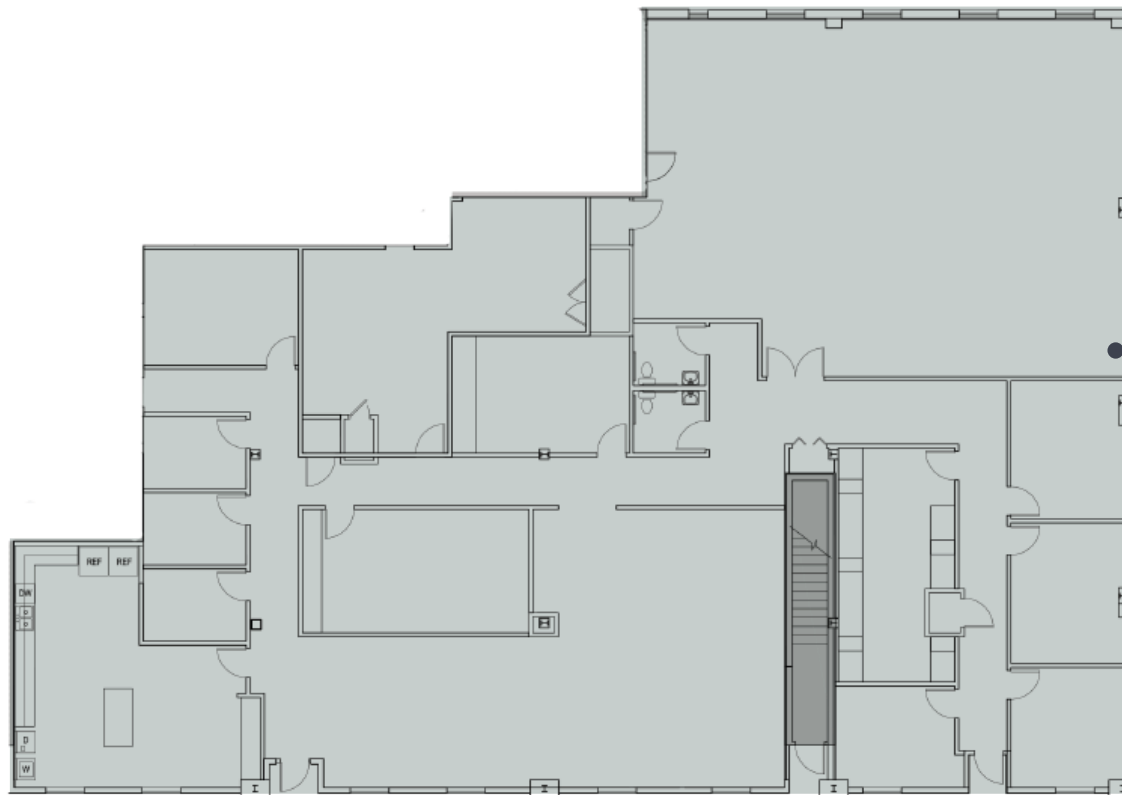
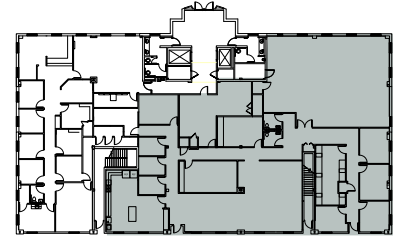
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Suite 100
8,660 SF

AS- BUILT



8,660 SF
SUITE DIVISIBLE

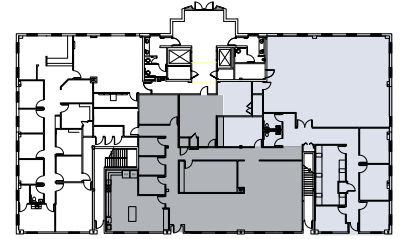
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Suite 100
4,082 & 4,578 SF

DEMISED CONCEPT PLAN



4,082 SF

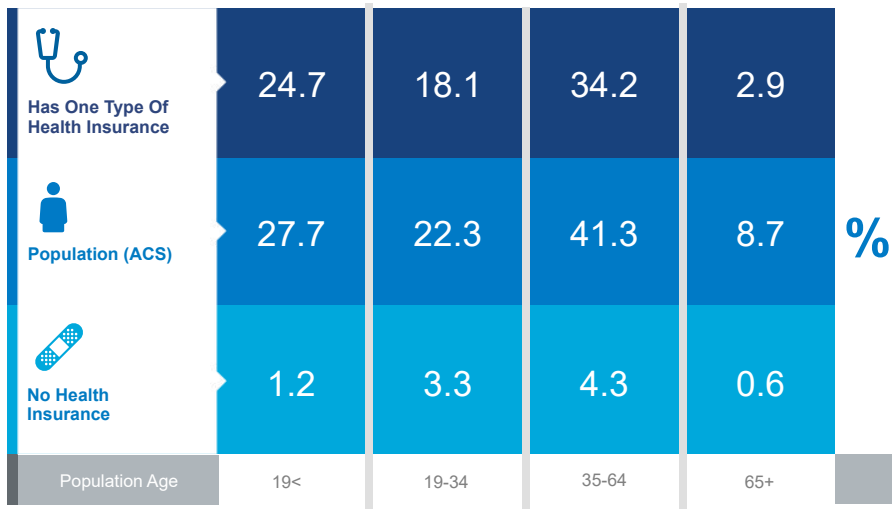


4,578 SF

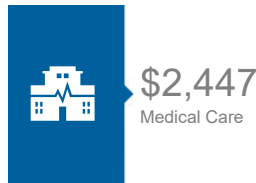
DEMOGRAPHIC HEALTHCARE DATA

Demographic Healthcare Data

Healthcare & insurance statistics for the population within a 10 minute drive time from **Oakwood Medical Park**



Health Care Expenditure



2,730
Medicare Only

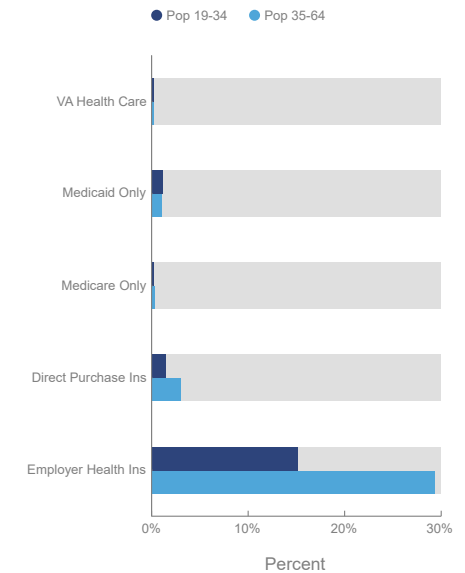
1,372
Direct-Purch & Medicare

1,909
Employer & Medicare

572
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,296.2
Medicare Payments	\$793.2
Physician Services	\$310.8
Dental Services	\$473.8
Eyecare Services	\$82.7
Lab Tests/X-rays	\$82.0
Hospital Room & Hospital Service	\$257.8
Convalescent/Nursing Home Care	\$37.9

Health Insurance Coverage (ACS)



Population



110,483
Civilian Noninstitutionalized Population (ACS)



This infographic contains data provided by American Community Survey (ACS), Esri and Bureau of Labor Statistics, Esri and GIK MRI. The vintage of the data is 2015-2019, 2021.
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Exercise (Percent of Adults)



31.8%
Exercise at home 2+ times per week



18.0%
Exercise at club 2+ times per week

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POPULATION TRENDS & KEY INDICATORS



POPULATION TRENDS AND KEY INDICATORS

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117,189	44,301	2.63	34.6	\$88,858	\$314,333	117	126	78
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$12,530

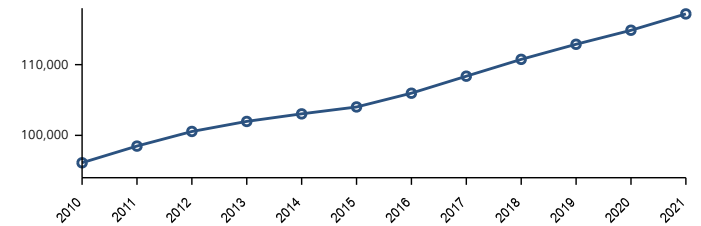
Avg Spent on Mortgage & Basics



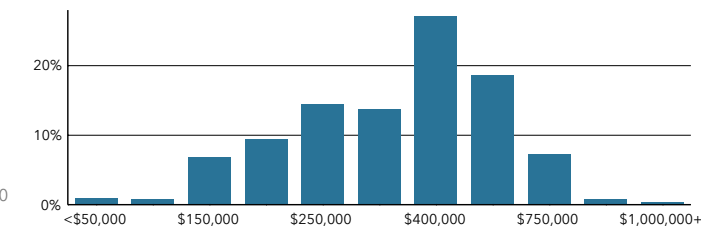
14.8%

Percent of Income for Mortgage

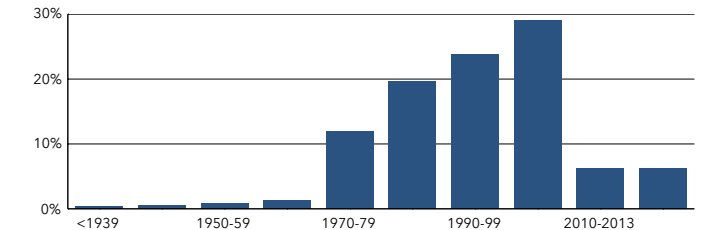
Historical Trends: Population



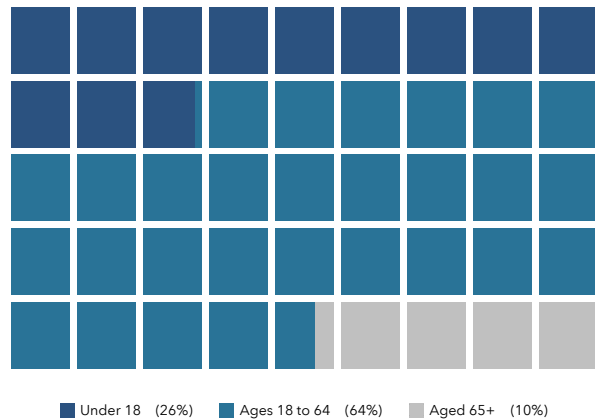
Home Value



Housing: Year Built

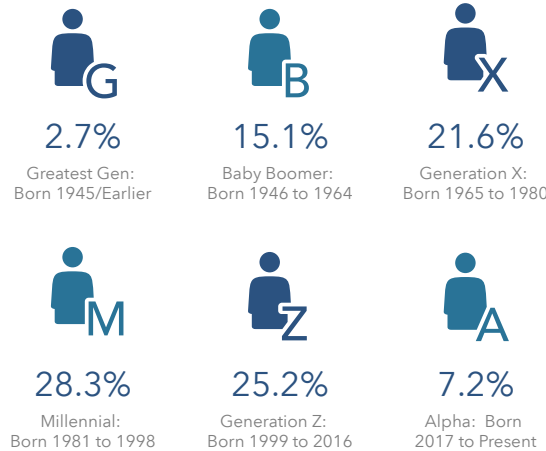


POPULATION BY AGE



■ Under 18 (26%) ■ Ages 18 to 64 (64%) ■ Aged 65+ (10%)

POPULATION BY GENERATION



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