

 TRANSWESTERN

 SAN JACINTO
HOLDINGS



200 Max Starke Dam Rd

Marble Falls, TX 78654

Welcoming a New Patient Experience

Availability

Building 200: 1,800-9,000 SF

(Under construction - Delivering 2/1/2025)

Building 100: up to 9,000 SF *(Future phase)*

Building 300: up to 9,000 SF *(Future phase)*

Leasing Terms

 Asking Rate: \$32.00 NNN

 OpEx: \$7.50 + E & J (2024 Est.)

 Parking: 3.8/1,000

 Allowance: Negotiable

Building Highlights

Great ingress/egress from Hwy

Located in the largest medical cluster in Marble

Near abundant retail, restaurants and hotels

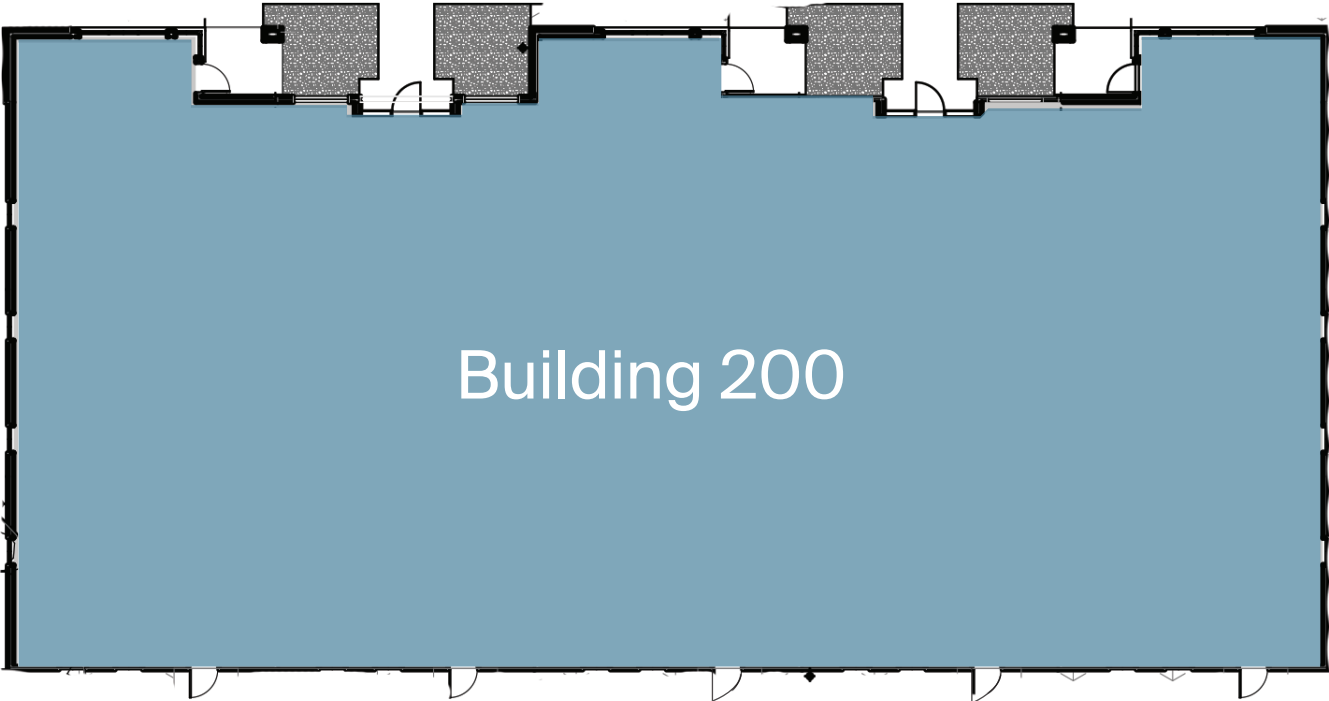
5-minute drive to Baylor Scott & White Medical

Convenient to Horseshoe Bay/ Escondido



Floor Plan

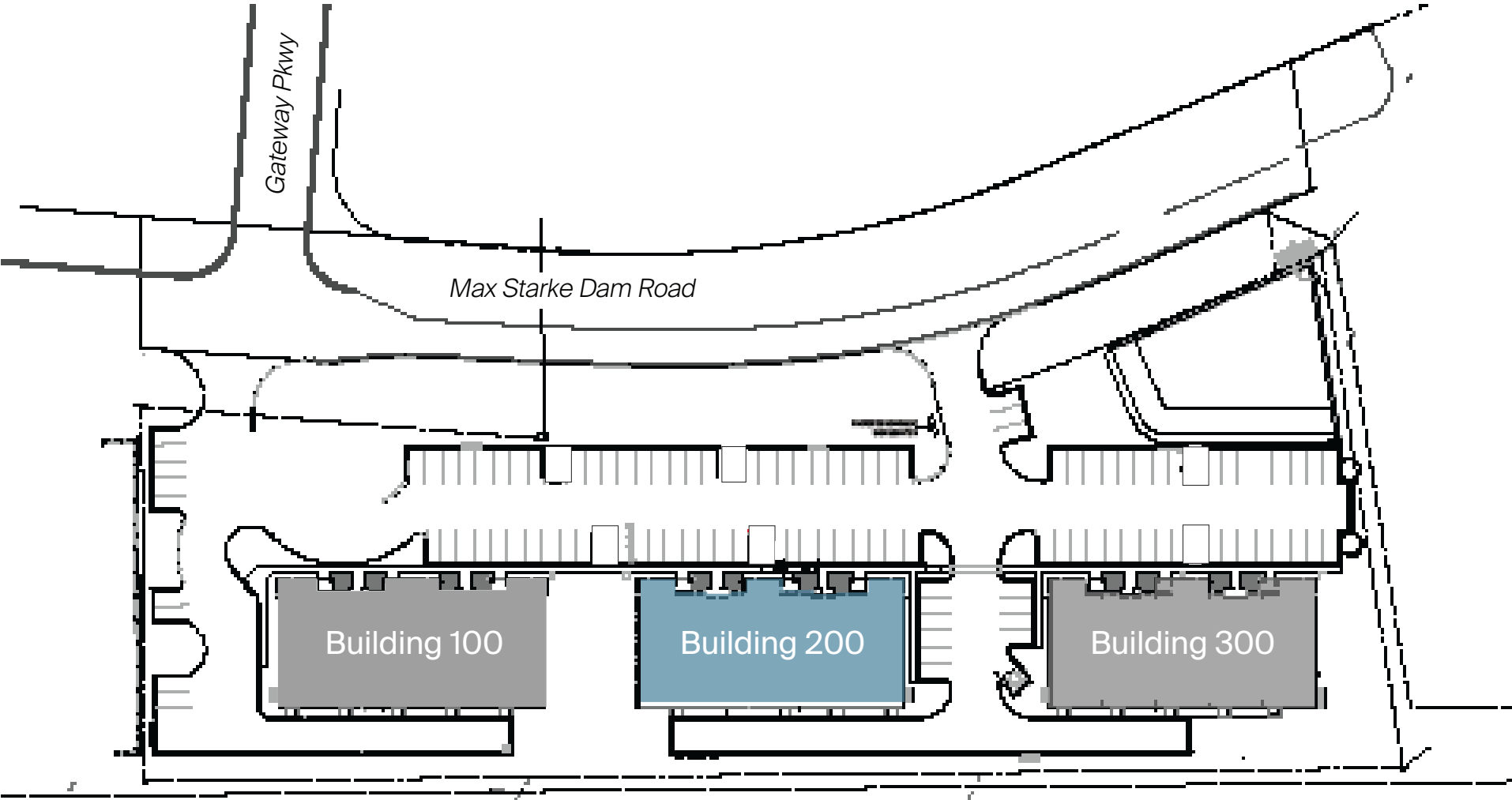
Delivering: February 1, 2025



Site Plan

- Delivering February 1, 2025
- Future Phase

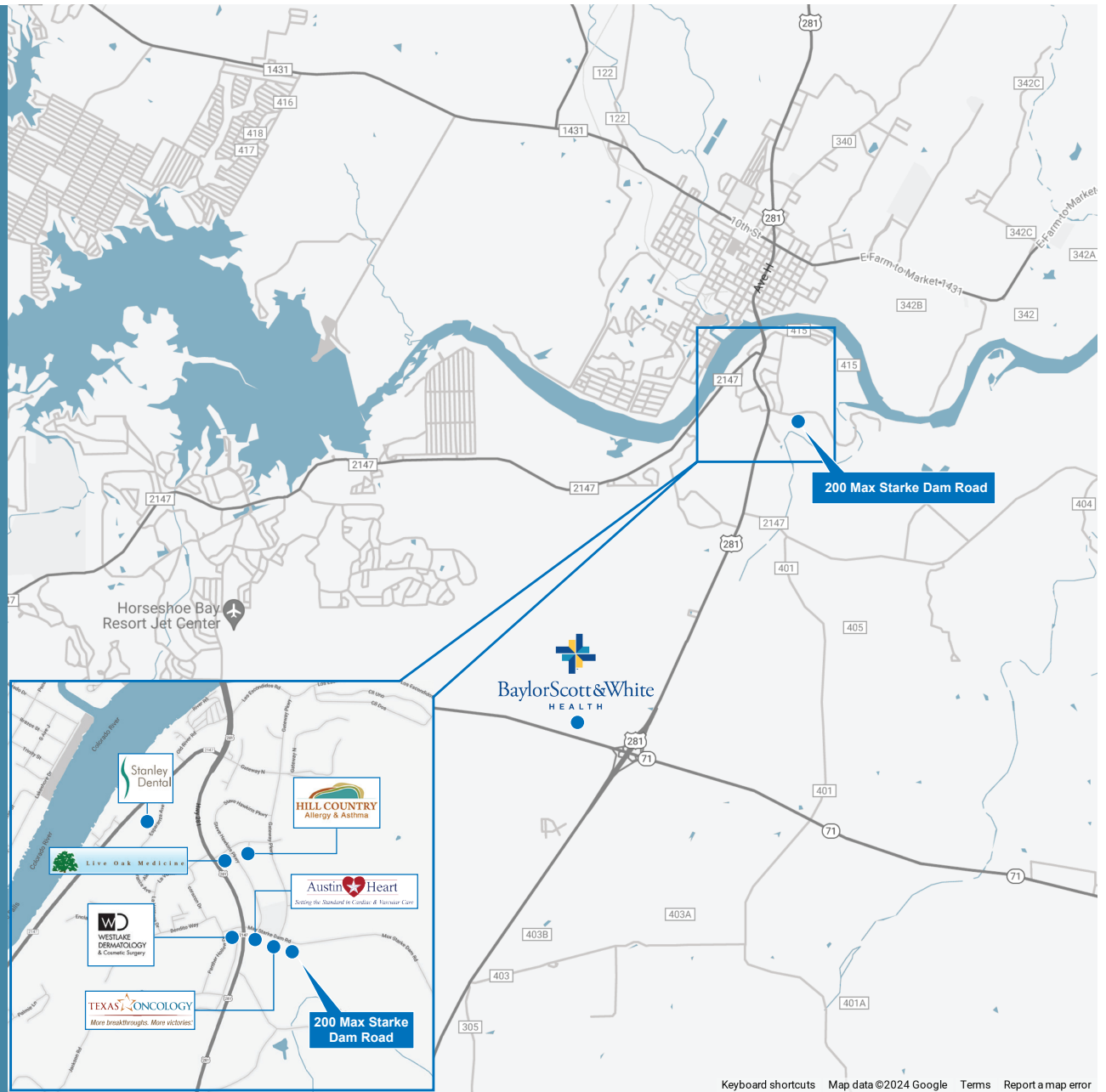
[▶ Take a Look from a Birdseye View](#)



Centralized in a Thriving Community

200 Max Starke Dam is located in the largest medical cluster in Marble Falls surrounded by the beauty of Texas Hill Country. The area continues to experience growth, with new developments sprouting through the region.

[Visit Marble Falls](#)



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Healthcare

42%

Private Insurance

\$7k

Healthcare Spending

Employment

24.1%

Service Employment

18.2%

Blue Collar Employment

57.8%

White Collar Employment

Economics

45

Median Age

\$88k

Per Household Income

Population

13k

Total Population

18k

Total Daytime Population

200 Max Starke Dam Rd



Leasing Information

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