

LAKE POINTE MEDICAL PLAZA I & II

HOSPITAL ADJACENT MEDICAL OUT-PATIENT CAMPUS

6701 & 6705 HERITAGE PKWY



Schedule your tour today!

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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



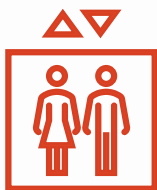
STRONG TENANTS

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

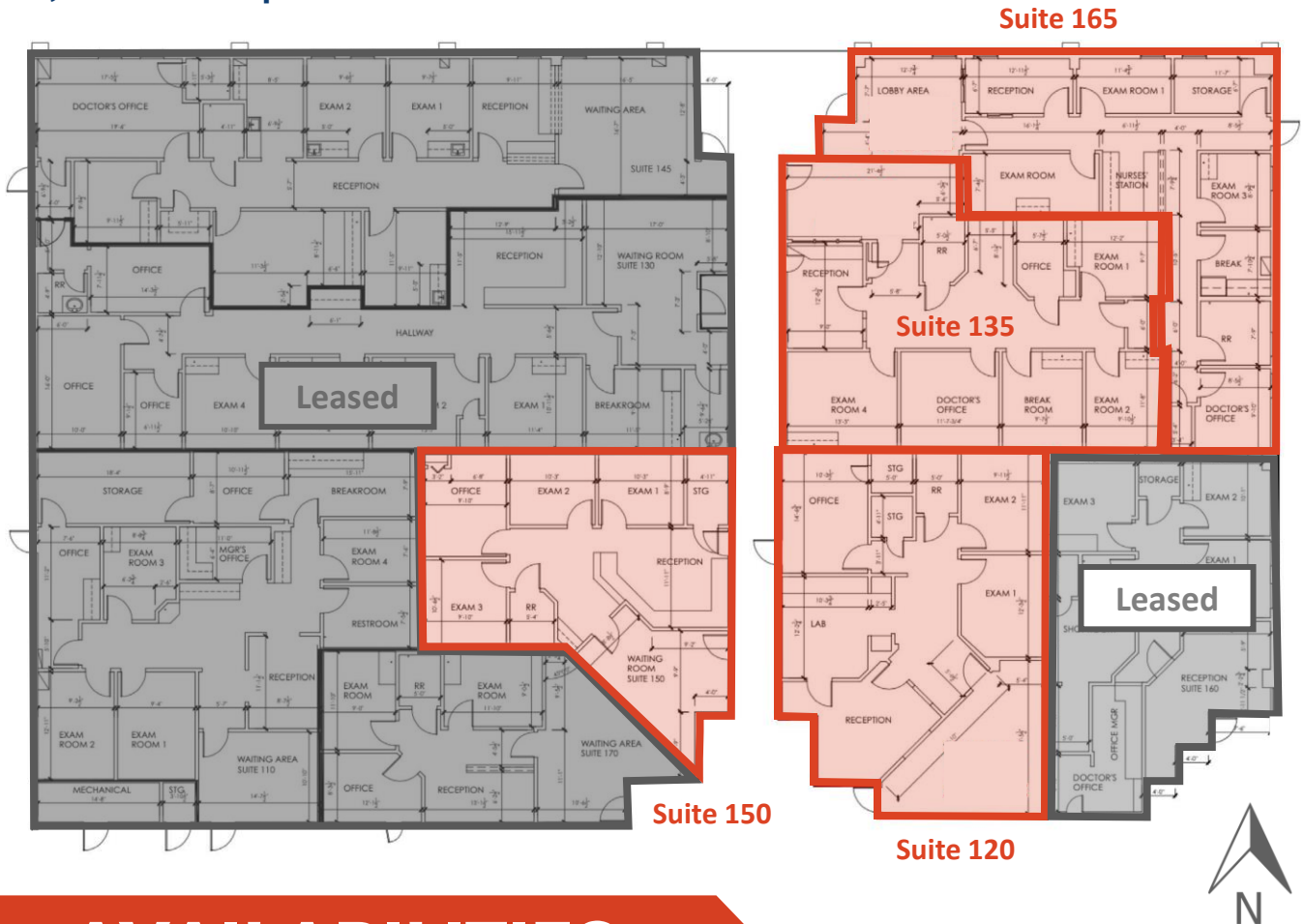
FLOOR PLAN

BLDG. I

LAKE POINTE PLAZA BLDG. I

15,197 RSF | TOTAL

6,312 RSF | AVAILABLE



AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 120	1,570	1,570	Up to 5,083 RSF	2 nd Gen Medical
Ste. 135	1,924	1,924	Up to 5,083 RSF	2 nd Gen Medical
Ste. 165	1,589	1,589	Up to 5,083 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

5,795 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

BLDG. II

5,795 RSF | AVAILABLE



SECOND FLOOR



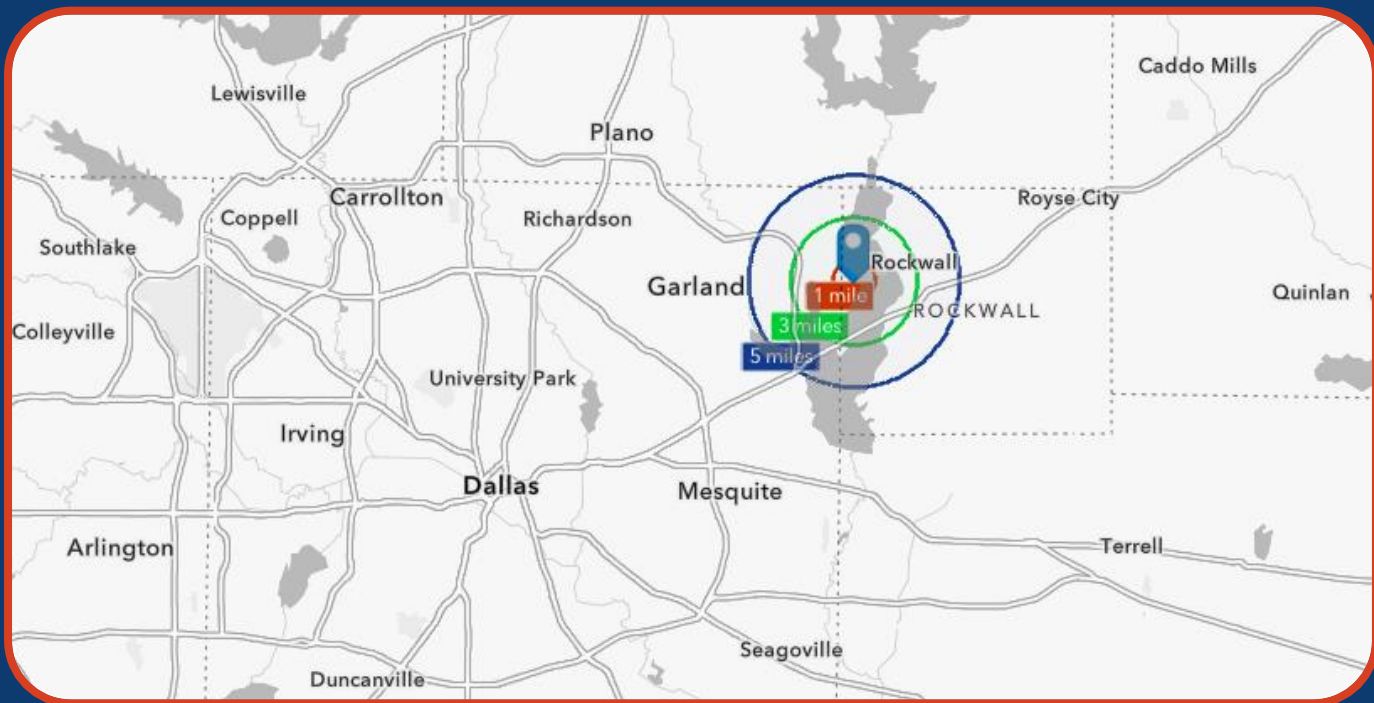
AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
Ste. 204	3,122	3,122	Up to 3,122 RSF	1 st Gen Shell

LOCATION



AERIAL



DEMOGRAPHICS

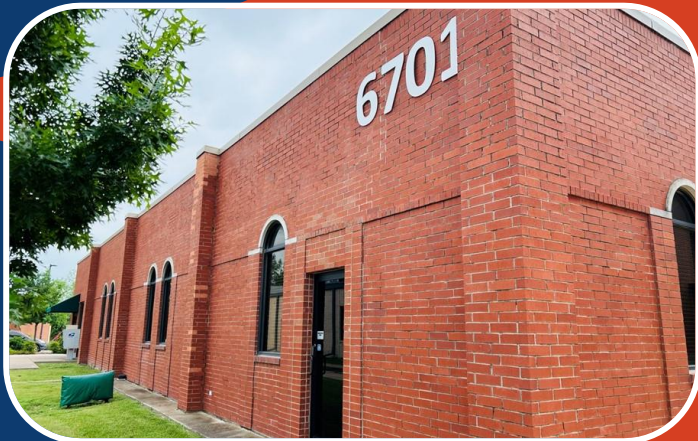
	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	7,661	55,6308	140,447
2024 Population 65+	16.6%	15.8%	15.6%
2024 Average HH Income	\$139,888	\$144,557	\$146,805
2024 Total Healthcare Spending	\$25,758,283	\$184,516,370	\$457,115,180

	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%)



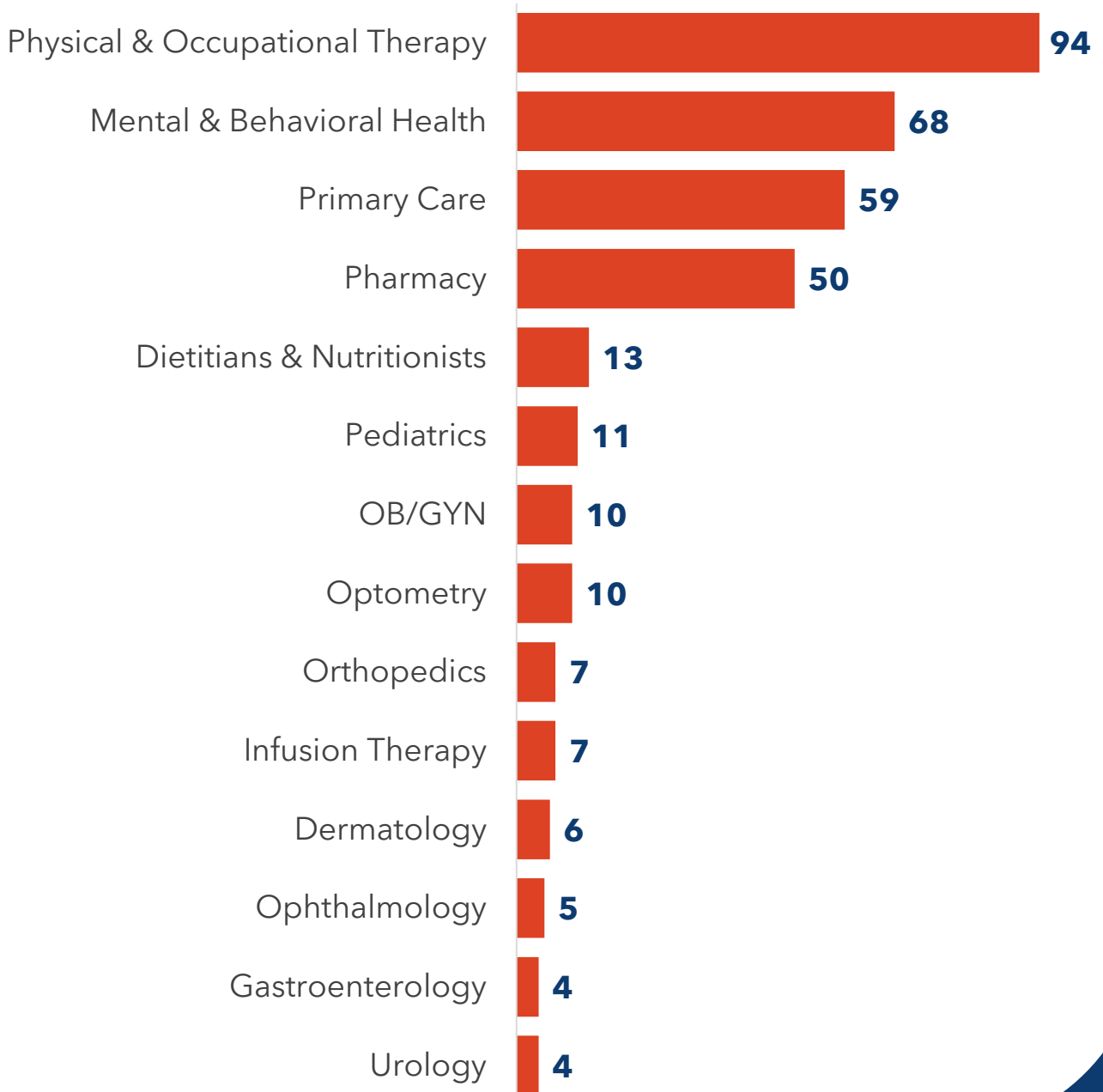
- **176-bed, full-service hospital**
- **Level III trauma care**
- **Fast-Track Emergency Department, intensive care unit, women's services, Level III NICU, interventional cardiology, diagnostic imaging, orthopedics, vascular surgery, neurosurgery and urology.**

PHOTOS



UNMET DEMAND

Number of providers required by service line to meet the market's demand





CALL FOR PRICING:



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