



FOR LEASE

6700 Randolph Boulevard
Live Oak, Texas 78233

● Davita Building I \pm 9,000 SF

\pm 1,499 SF | MEDICAL OFFICE

SUMMARY

Property Specs

LEASE RATE	Please Contact Agent
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NNN EXPENSES	Approximately \$9.50 PSF/Year
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TOTAL AVAILABLE	Suite 102 ±1,499 SF
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LEASE TERM	3+ Years
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TYPE	Medical Office Building
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- Two-tenant medical office property, with DaVita Dialysis as the adjacent tenant.
- Parking Ratio: 4.22/1,000 SF, offering both surface and covered parking options.



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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CHUCK E. CHEESE

Burlington

BARNES & NOBLE

five BELOW

BEST BUY

HOOTERS

pluckers
Wing Bar

at home
The Home Decor Superstore

James Avery

OUTBACK
STEAKHOUSE

QT

ULTRA
BEAUTY

Michaels
THE CHILDREN'S PLACE

HOBBY LOBBY

ROSS

T-Mobile

OLD NAVY

SKECHERS

PETSMART

PNC

Total Wine & MORE

Cheddar's

chipotle

DSW
Designer Shoe Warehouse

Macaroni GRILL

FIVE GUYS
BURGERS and FRIES

DXL

Chick-fil-Cheese

KOHL'S

TJ-maxx

COSTCO WHOLESALE

Office Depot

OfficeMax

BANK OF AMERICA



amazon

storage king

Jim's Restaurants

PENNZOIL

BIMBO



HWY
160

An aerial photograph of a city street intersection. A black and white street sign with the text 'LOOKOUT RD' is visible in the foreground, tilted diagonally. The background shows a dense urban grid with buildings and streets.

JUDSON RD

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	10,159	118,176	266,540
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,705	45,736	101,854
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$104,581	\$91,815	\$91,760

Traffic Counts

STREET	AADT
Randolph Blvd	4,070
I - 35	165,000

Cities Nearby

Waco, Texas	186 miles
Austin, Texas	85.4 miles
Houston, Texas	209 miles
Dallas, Texas	279 miles
Fort Worth, Texas	274 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

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1.1 BIL

SF MANAGED

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PROFESSIONALS

TOP 6

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