



FOR LEASE

6700 Randolph Boulevard
Live Oak, Texas 78233

- Davita Building I ± 9,000 SF

±1,499 SF | MEDICAL OFFICE

SUMMARY

Property Specs

| | |
|-----------------|-------------------------------|
| LEASE RATE | Please Contact Agent |
| NNN EXPENSES | Approximately \$9.50 PSF/Year |
| TOTAL AVAILABLE | Suite 102 ±1,499 SF |
| LEASE TERM | 3+ Years |
| TYPE | Medical Office Building |

- 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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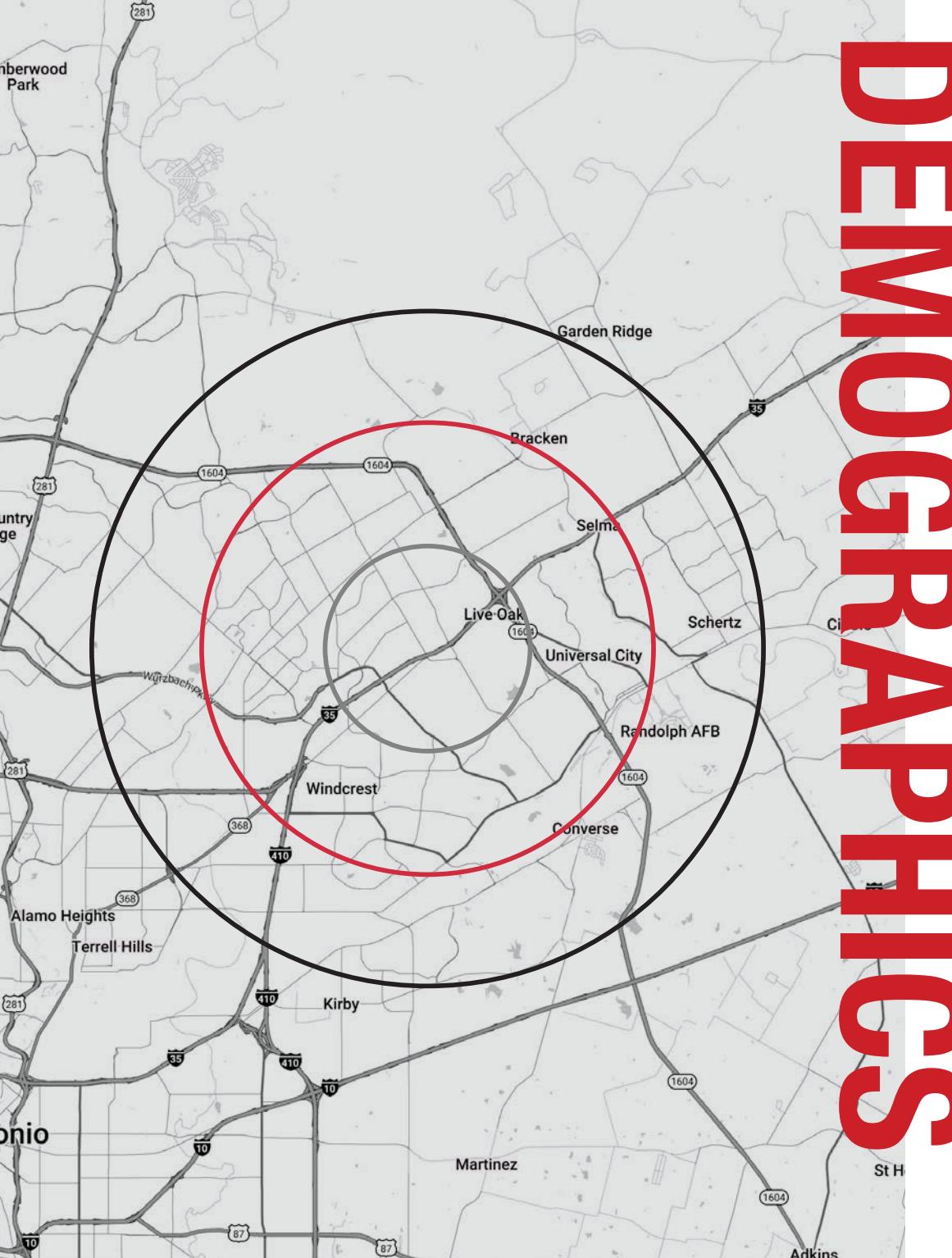




AREA MAP



- 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

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiexcel.com

Carla Villarreal

210-366-1400 Ext. 102
cvillarreal@naiexcel.com

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