



# *Oakwood Medical Park*

On-Campus Medical Office Building | 36,419 Square Feet | Round Rock, Texas

Investment Summary



# Executive Summary

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JLL has been exclusively retained to offer to qualified investors the opportunity to purchase a 100 percent fee simple interest in Oakwood Medical Park in Round Rock, Texas (the “Property” or “Building”). The Property is ideally located on the campus of the 171-bed St. David’s Round Rock Medical Center (HCA) within the thriving Austin metropolitan statistical area (MSA).

Oakwood Medical Park is a three-story medical office building consisting of approximately 36,419 rentable square feet. Current occupancy is approximately 80 percent, offering a rare value-creation opportunity within one of the most desirable metro areas in the county. The Building maintains 100 percent medical tenancy, with a diversified rent roll of medical specialties including women’s health, rehabilitation, family medicine, and pain management. Additional upside is available through the potential development of the adjacent land parcel within the included surface parking field.

**SF**

**36,419 SQUARE  
FEET**



**80% LEASED**



**ON-CAMPUS**



**TOP 30 METRO**

The investment offers stable in-place income with attractive fixed annual rental escalations and triple-net leases. The offering is a desirable opportunity to acquire one of the most well-positioned medical office buildings within an established medical enclave north of Austin on the campus of the St. David’s Round Rock Medical Center. Investors can benefit from recent capital improvements at the Property, elevating the Building to the highest quality within the submarket and enhancing its appeal and image for current and future users at this premier location. The Property is available fee simple and free and clear of any mortgage debt.



# Investment Highlights

- » Exceptional opportunity to acquire an on-campus medical office building in one of the nation's fastest growing MSAs
- » Significant barriers to entry in the market
- » Located on the campus of the 171-bed St. David's Round Rock Medical Center, a well-performing facility with strong margins
- » Excellent tenant mix with women's health, rehabilitation, family medicine, and pain management
- » Substantial economic upside through lease-up of existing vacancy and rent growth
- » Scale offering in a desirable market with over 36,000 square feet
- » Convenient patient access with proximity to Interstate 35 and the Mopac Expressway
- » Substantial recent capital improvements in excess of \$600K including new roof membrane and lobby/common area upgrades
- » Almost three acres of in-fill land with the ability to accommodate new construction
- » Attractive investment basis for on-campus medical office in a desirable in-fill location
- » Strong local demographics with average household incomes of \$108,000, a population of over 200,000, and projected annual population growth of 2.6% over the next five years







Oakwood  
Medical  
Park

StDavid's | ROUND ROCK  
MEDICAL CENTER



# Austin – Round Rock

Situated on the Colorado River in central Texas, Austin is the capital of one of the nation's most business-friendly states and is one of the fastest growing job markets and economies in the United States. Although it maintains a laid-back vibe, the city dedicated to “Keeping Austin Weird” shows no signs of slowing down. Austin is one of the 30 largest metropolitan areas in the country and boasts a booming economy, growing job market, high quality of life and low cost of living which make Austin a highly sought-after city. The Austin-Round Rock five-county metropolitan statistical area is a dynamic region with a population of 2.3 million people – currently ranked the 29th largest MSA in terms of population in the United States and fourth largest in Texas.

Round Rock, Texas, with a population of approximately 122,000, is located 15 miles north of Austin in the Central Texas hill country. Round Rock is the 31st largest City in Texas. Round Rock is the one of the fastest growing cities in the nation, and one of the best-managed cities in Texas. The city has maintained a high quality of life with award-winning schools while becoming a major center for economic growth in Central Texas, with industry clusters in clean energy, advanced manufacturing, healthcare and life sciences, and computer/software development.



## CONTACT INFORMATION

Please contact any of the following JLL representatives with questions

### BRIAN BACHARACH

Managing Director

O +1 214 438 6462

brian.bacharach@am.jll.com

### VASILI DAVOS

Vice President

O +1 214 438 6151

vasili.davos@am.jll.com

DEBT QUOTES AVAILABLE UPON REQUEST

### DANIEL TURLEY

Senior Managing Director

O +1 214 438 6374

daniel.turley@am.jll.com

### KYLE SPENCER

Senior Director

O +1 512 532 1921

kyle.spencer@am.jll.com



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