

OFFERING MEMORANDUM

Easton Park Medical Center

Southeast Austin, TX 78744

• E William Cannon Dr & Colton-Bluff Springs Rd • 15,265 VPD

CONSTRUCTION UNDERWAY — SHELL DELIVERY Q2 2027

partners

CONSTRUCTION UNDERWAY

Shovels are in the ground.

Site work is actively underway at the corner of E William Cannon Drive and Colton-Bluff Springs Road. Downtown Austin sits roughly 12 miles northwest, visible on the horizon.

PHOTOS AS OF

July 10, 2026

CURRENT PHASE Site Work & Grading

SHELL DELIVERY

Q2 2027

SITE 4.15 Acres · Four Buildings

AVAILABLE 1,500 – 12,000 SF



AUSTIN SKYLINE BEYOND



COMMUNITY CONTEXT



ADJACENT PARK & POND



HARD CORNER & FRONTAGE

THE OFFERING

A Class A medical office campus at the entrance to Austin's fastest-growing master-planned community.

Easton Park Medical Center is a Class A neighborhood medical office park at the entrance to Austin's fastest-growing master-planned community. Ground has been broken, with four buildings delivering Q2 2027 — from 1,500 to 12,000 SF for sale or lease — positioned to serve a patient base that is among the most underserved in the Austin MSA.



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INVESTMENT SUMMARY

The opportunity at a glance.

STATUS

CONSTRUCTION UNDERWAY

SHELL DELIVERY

Q2 2027

SALE & LEASE PRICING

Contact Broker

BUILDINGS AVAILABLE

Four · ~12,000 SF each

MINIMUM DIVISIBILITY

~1,500 SF

PARKING

150+ Shared & Reserved Spaces

ASSOCIATION

Parking, Landscaping, Common Area

ALLOWABLE USES

Medical & Professional Office



Four buildings — Buildings 1–4 — frame a shared landscaped drive at the corner of E William Cannon Dr and Colton-Bluff Springs Rd.

PROPERTY HIGHLIGHTS

Why Easton Park Medical Center

01 Hard-corner signalized intersection

The signalized corner of E William Cannon Dr and Colton-Bluff Springs Rd — adjacent to the elementary school and at the main gate of one of Austin's largest master-planned communities.

02 One of Austin's largest master-planned communities

3,000 homes complete, 3,000 more delivering within 12 months, and 12,000 total doors planned — making Easton Park among the largest MPCs in the Austin MSA and a sustained demand driver for years to come.

03 Severely underserved healthcare market

Only four medical offices exist within 5 miles today. Every specialty analyzed by Revista PMA shows a provider deficit. Family Medicine, Internal Medicine, and Dental top the gap list — with zero providers in several categories.

04 Class A shell — ground broken, Q2 2027 delivery

Construction is underway. Four buildings of approximately 12,000 SF each, available for sale or lease and divisible to approximately 1,500 SF, with 150+ shared and reserved parking spaces.

CAMPUS AERIAL

Four buildings. One campus.

Buildings 1–4 are arranged around a landscaped shared drive at the gateway intersection of E William Cannon Dr and Colton-Bluff Springs Rd — the most-trafficked node in Easton Park.

4	150+	4.15
Office buildings	Parking spaces	Acre site

SITE PLAN

Easton Park Medical Center — Rendered Site Plan



PATH TO OPENING

From shell delivery to open doors — in roughly 90 days.

BUILD-OUT TIMELINE

Q2 2027	Shell Delivery All four buildings delivered as warm dark shell
30 days	Design & Permitting Test fit approved, construction documents issued, City of Austin permit
60 days	Construction Interior build-out, MEP rough-in, finishes, millwork, and signage
~Q4 2027	Certificate of Occupancy & Opening Practice open and serving the Easton Park community

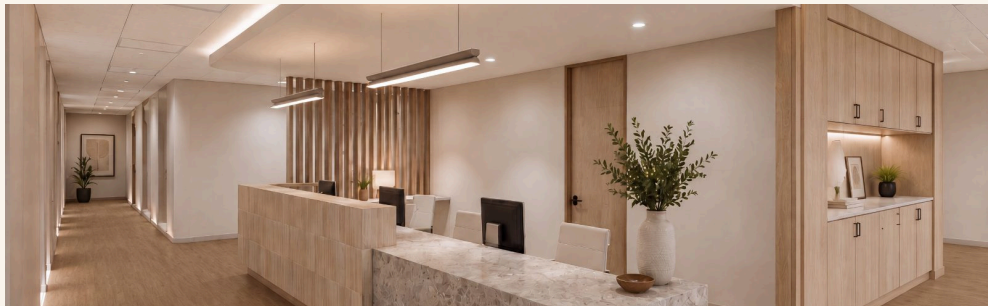
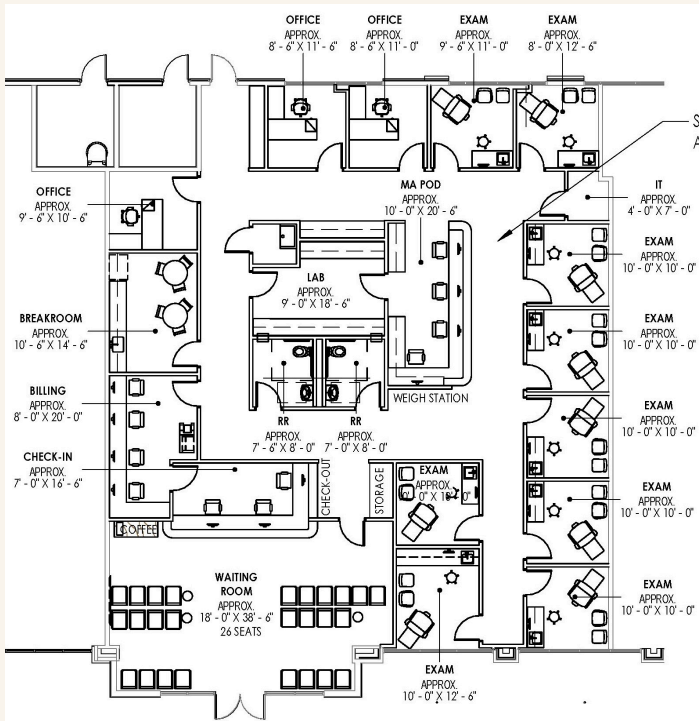
OWNER-USER FINANCING — INDICATIVE TERMS

5.25%	80%	25yr	
Rate from (Owner-User)	Max LTV (20% down)	Amortization 5-yr fixed term	
SUITE SIZE	1,500 SF	5,000 SF	12,000 SF
EST. BUILD-OUT	\$263K	\$875K	\$2.1M

Financing sourced through a Partners regional bank relationship. Rates are indicative, current as of June 2026, and subject to change. Partners is not the lender. Contact the Partners team to be connected with the lending institution.

SPEC SUITE EXAMPLE — ILLUSTRATIVE PLAN

What a built-out medical suite could look like.



MA STATION



RECEPTION

BUILDING RENDERINGS

Brick, stone, wood slat, and steel — a Class A medical address.



partners

THE MASTER-PLANNED COMMUNITY

2,700 acres of
Southeast Austin —
with medical office at
the front door.

Acre community by Brookfield
Residential 2,700

Front doors planned — 3,000
complete 12,000

Acres of parks with 13.1 miles of trails 350

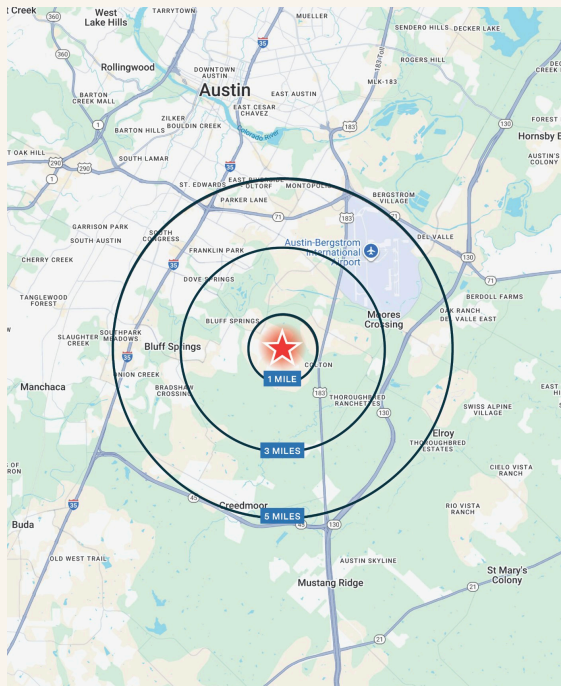
The subject site — marked **SITE** on the plan —
holds the northwest gateway at William Cannon
Drive, beside Newton Collins Elementary.





DEMOGRAPHICS

A high-income, rapidly growing patient population.

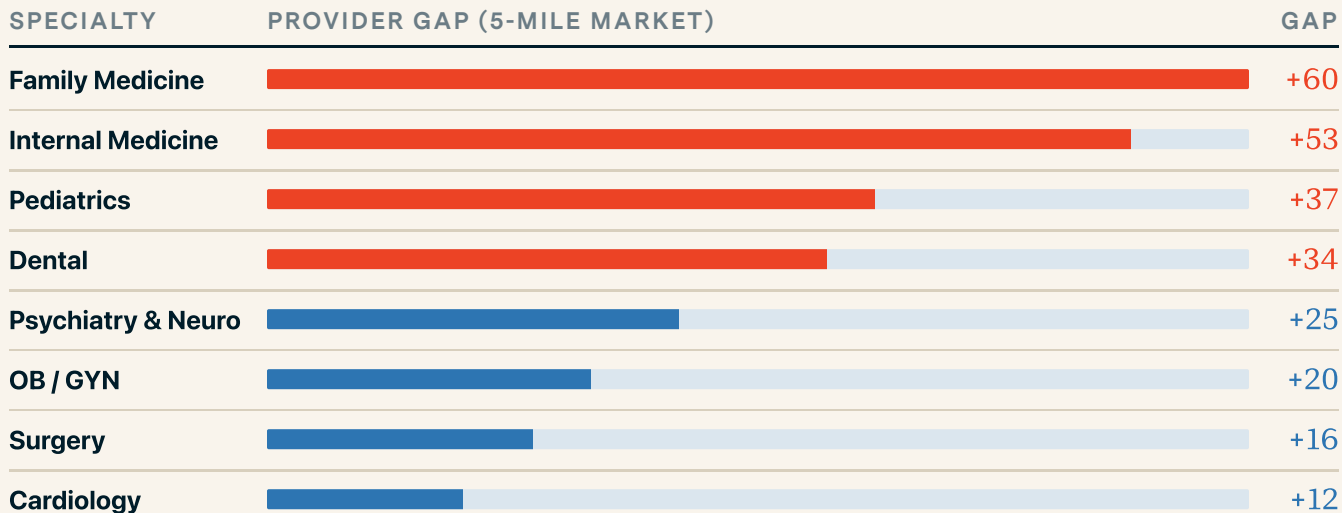


	1 MILE	3 MILES	5 MILES
2024 Population	3,715	29,384	120,471
2029 Projected	4,088	32,054	130,873
2024 Households	1,353	9,528	45,570
Avg. HH Income	\$140,732	\$98,206	\$84,088
Median HH Income	\$119,629	\$82,765	\$67,832
Median Age	36.0	35.5	34.7

Source: Esri, rings centered on E William Cannon Dr & Colton-Bluff Springs Rd, Austin TX 78744.

PHYSICIAN DEMAND — REVISTA PMA

Only 4 medical offices within 5 miles — every specialty is undersupplied.



120,471

Population within 5 miles of the site

257

Estimated physicians needed across all specialties analyzed

No specialty shows surplus supply — every bar represents unmet demand.

Source: Revista PMA Specialty Demand Report · Data believed accurate but not guaranteed.

PROJECT VIDEO

See the development come to life.



WATCH NOW → EASTON PARK MEDICAL CENTER

CONTACT

Let's discuss your space at Easton Park Medical Center.

medicalcre.com · partnersrealestate.com



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TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW

Put the interests of the client above all others, including the broker's own interests; inform the client of any material information about the property or transaction; answer the client's questions and present any offer to or counter-offer from the client; and treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD)

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties and inform the owner of any material information about the property or transaction known by the agent.

AS AGENT FOR BUYER/TENANT

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties and inform the buyer of any material information known by the agent.

AS AGENT FOR BOTH — INTERMEDIARY

To act as an intermediary, the broker must first obtain the written agreement of each party. An intermediary must treat all parties impartially and fairly. License holder fees are not set by law and are fully negotiable.

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