

— Physician Ownership Opportunity —

HERO WAY MEDICAL OFFICE

Bldg I—20,000 ± SF, 1-Story | Austin Gastro/Endoscopy Center

Bldg II—27,000 ± SF, 2-Story | Available for Physician Partnerships

- Convenient to new St. David's Healthcare and Emergency Center Campus.
- Northline Mixed-use Development, ACC Leander Campus, and CapMetro transit station located immediately to the north.



Concept Buildings



DELIVERY—SPRING 2022
Southwest Corner of Hero Way & Mel Mathis Blvd • Leander, TX 78641
Brian Novy 512-750-5587 or Trac Bledsoe 512-914-1615

Physician Ownership Opportunity

HERO WAY MEDICAL OFFICE



VIEW AERIAL OVERVIEW



GREATWOOD ESTATES

N Bagdad Rd

San Gabriel Pkwy

183

183 A TOLL

VALLEY VISTA ESTATES

REAGAN'S OVERLOOK

RANCHO SIENNA

BRYSON RIDGE

PALMARA RIDGE

St David's HEALTH CARE Emergency Center

Rondell Reagan Blvd



Hero Way

Jim Plain Elem

METRO

AUSTIN COMMUNITY COLLEGE

The Forum HEB plus

STANDARD

SITE

Leander Rd

NORTHCREEK RANCH

The Endlove

ACE

STARLIGHT VILLAGE

COLD SPRINGS Cold Springs Marketplace

SARITA SPRINGS

Bagdad Elem

Christine Camacho Elem

New Hope High

Leander MS

183

183 A TOLL

Knox Wiley MS



HAWKES' LANDING

Gateway Shopping Center at Leander

LOWE'S

CRYSTAL CROSSING

HAZELWOOD LEANDER Marketplace

Rouse High

CARNEROS RANCH

E. Crystal Falls Pkwy

Pleasant Hill Elem

CRYSTAL SPRINGS

APPLE SPRINGS

VISTA RIDGE ESTATES

BLOCKHOUSE CREEK

MASON HILLS

Whitestone Elem

COTTAGES AT CRYSTAL FALLS

Crystal Falls Town Center

Randalls

Winkley Elem

Leander Independent School District

THE FAIRWAYS AT CRYSTAL FALLS

GRAND MESA AT CRYSTAL FALLS

Crystal Falls Golf Club

W Lakeline Blvd

Leander High

S Bagdad Rd

E. New Hope Dr

Knowles Elem

Cedar Park Town Plaza

CEDAR PARK REGIONAL MEDICAL CENTER

1890 Ranch

TRAVISSO

W. New Hope Dr

Giddens Elem

Walmart

The Parke Whole Foods

COSTCO WHOLESALE

TARGET

CROSS CREEK

Mason Elem

The Shops at Whitestone

RailYard

HERITAGE OAK PARK

E. Whitestone Blvd

AVERY RANCH



183

183 A TOLL

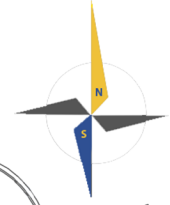
Southwest Corner of Hero Way & Mel Mathis Blvd • Leander, TX 78641



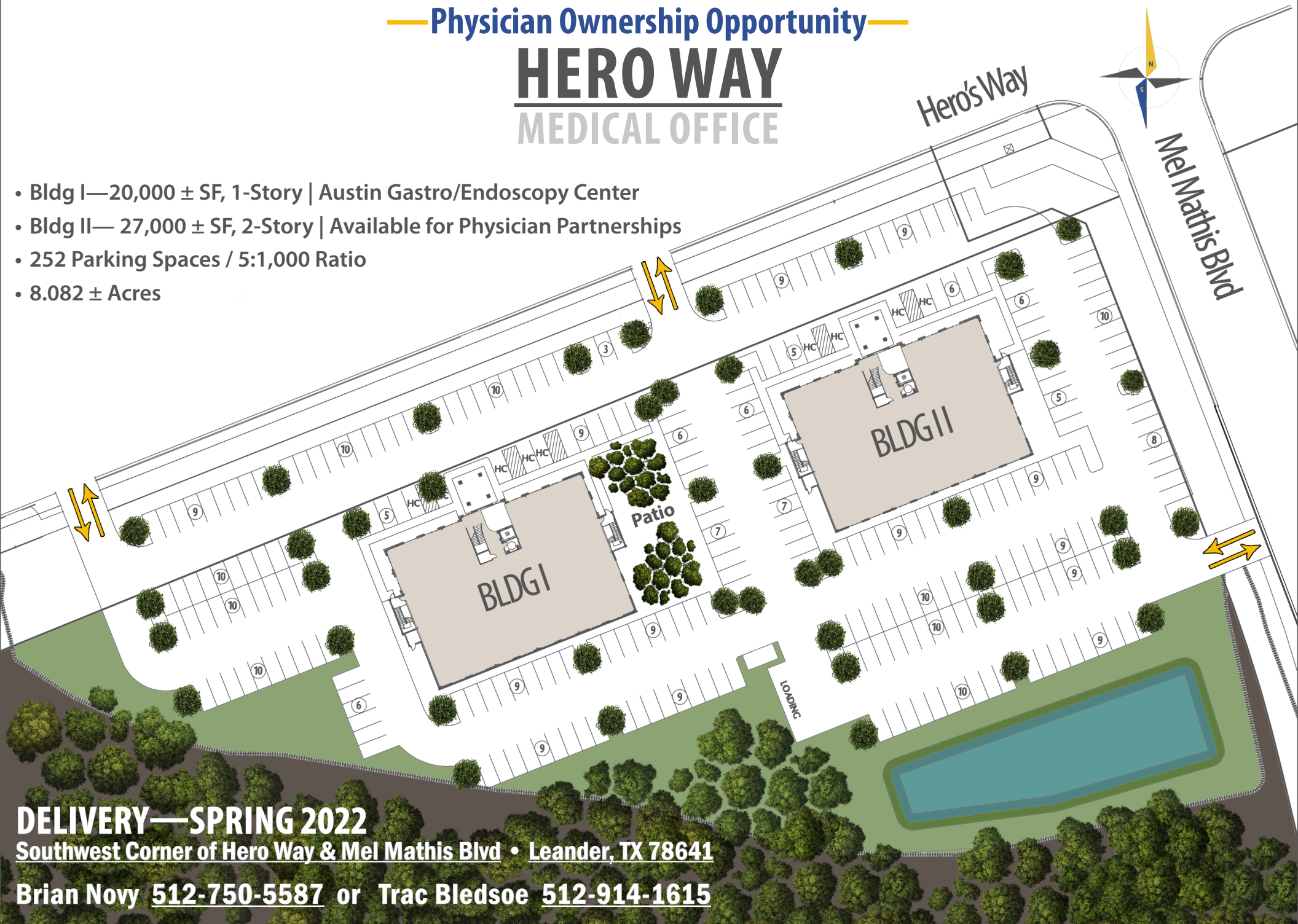
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MEDICAL OFFICE



- Bldg I—20,000 ± SF, 1-Story | Austin Gastro/Endoscopy Center
- Bldg II— 27,000 ± SF, 2-Story | Available for Physician Partnerships
- 252 Parking Spaces / 5:1,000 Ratio
- 8.082 ± Acres



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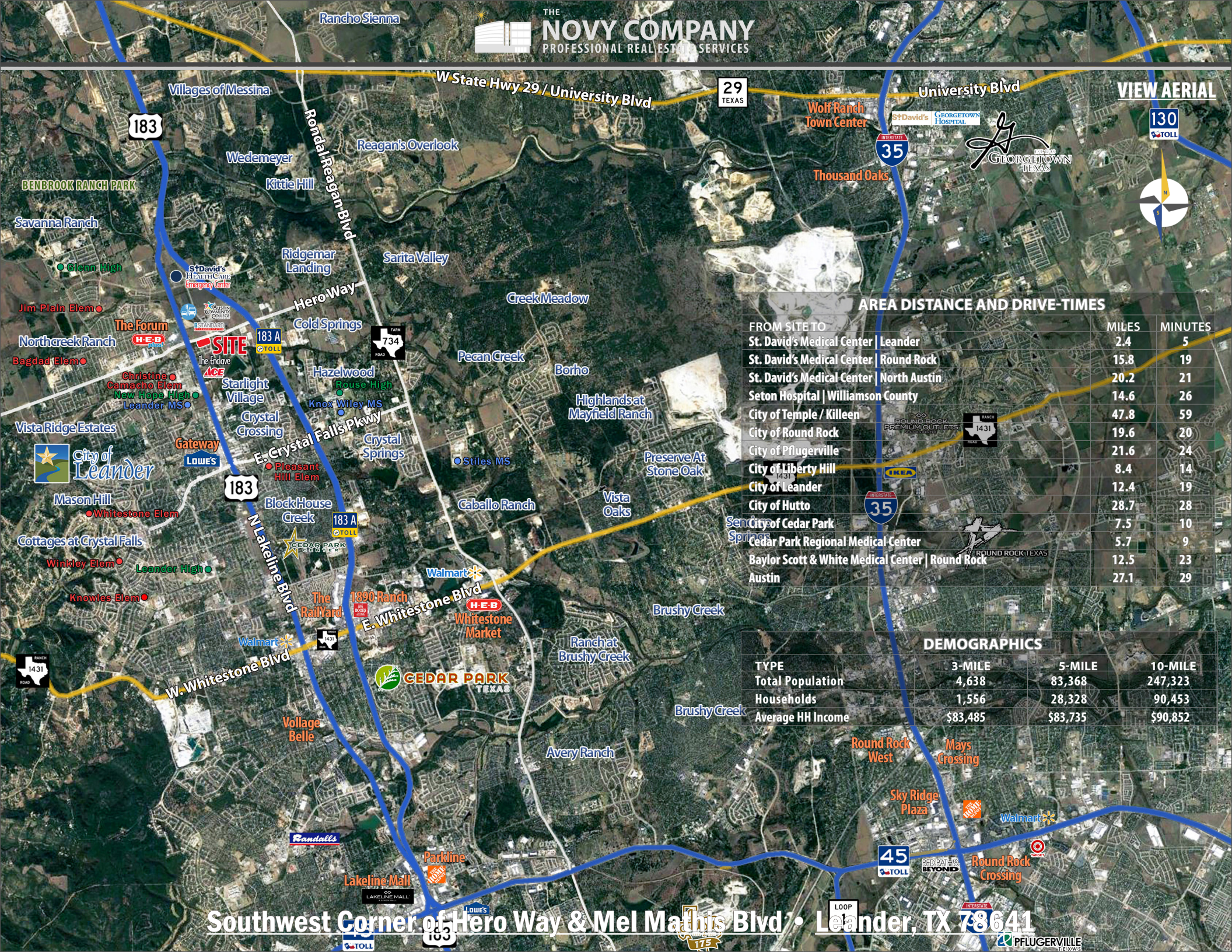
AREA DISTANCE AND DRIVE-TIMES

FROM SITE TO	MILES	MINUTES
St. David's Medical Center Leander	2.4	5
St. David's Medical Center Round Rock	15.8	19
St. David's Medical Center North Austin	20.2	21
Seton Hospital Williamson County	14.6	26
City of Temple / Killeen	47.8	59
City of Round Rock	19.6	20
City of Pflugerville	21.6	24
City of Liberty Hill	8.4	14
City of Leander	12.4	19
City of Hutto	28.7	28
City of Cedar Park	7.5	10
Cedar Park Regional Medical Center	5.7	9
Baylor Scott & White Medical Center Round Rock	12.5	23
Austin	27.1	29

DEMOGRAPHICS

TYPE	3-MILE	5-MILE	10-MILE
Total Population	4,638	83,368	247,323
Households	1,556	28,328	90,453
Average HH Income	\$83,485	\$83,735	\$90,852

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HERO WAY

MEDICAL OFFICE

Bldg I—Austin Gastro with Endoscopy Center
Bldg II—Available for Physician Partnerships

LOCATION

Southwest Corner of Hero Way & Mel Mathis Blvd • Leander, TX 78641

LEANDER

- 4th fastest growing city in the nation.
- 379.4% Growth in the last 6 years.
- Only commuter rail into downtown Austin.
- Highly educated—44% bachelors.
- 12,000 Students—Leander campus ACC.
- One of the top 100 safest cities in America.

PROPERTY AREA

- Convenient to new St. David's Healthcare and Emergency Center Campus.
- ACC Leander Campus, and CapMetro transit station located immediately to the north.
- Just north of old town—Center of Leander with planned transit-oriented development.
- Northline Mixed-use Development 115 ± AC, \$715 million approved land's.
- Convenient access to 183 A Toll Rd—just west of site.

BUILDING CONCEPT

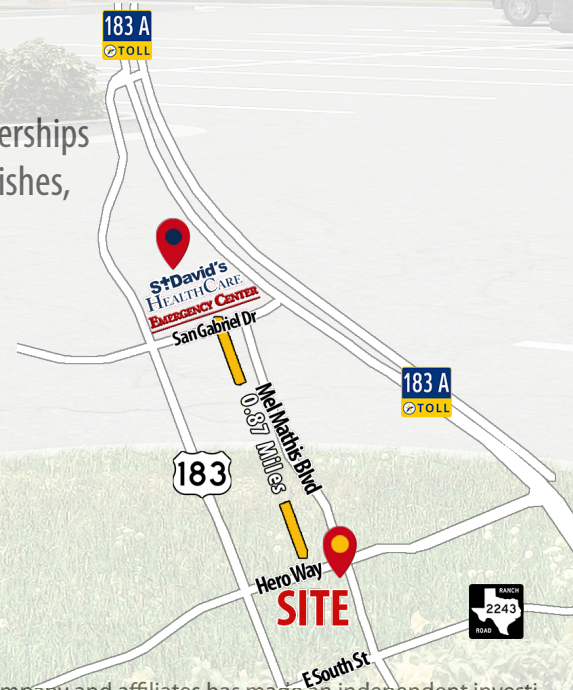
- Bldg I—20,000 ± SF, 1-Story | Austin Gastro with Endoscopy Center
- Bldg II—27,000 ± SF, 2-Story, 13,500 ± SF/FL | Available for Physician Partnerships
- Class "A" building features may include patient drop-off, upgraded interior finishes, close-in patient surface parking, calming lobby, over-sized elevators and energy-efficient HVAC systems.
- Building obtainable for a Surgery Center.
- Multiple branding opportunities and lead practice signage.
- Interior design and construction services accessible for medical office suites.

DELIVERY

Spring 2022

CONTACT

Brian Novy [512-750-5587](tel:512-750-5587) or Trac Bledsoe [512-914-1615](tel:512-914-1615)



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