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Developed by:



Designed by: 

# Georgetown's Premier Medical Destination

 ASCALON

**Ascalon Medical Office Park**

4829 Williams Drive, Georgetown, TX 78633

# Building Highlights

A new Class A, 45,000 RSF medical office building set to deliver January 2027, bringing a hospitality-inspired care experience to one of Central Texas's most dynamic communities.

Purpose-built for comfort, access, and efficiency, Ascalon aligns modern clinical needs with an environment that reduces stress and elevates satisfaction — for patients, families and care teams alike.

**Delivery:** Shell completion January 2027 (TI can begin once shell is erected)

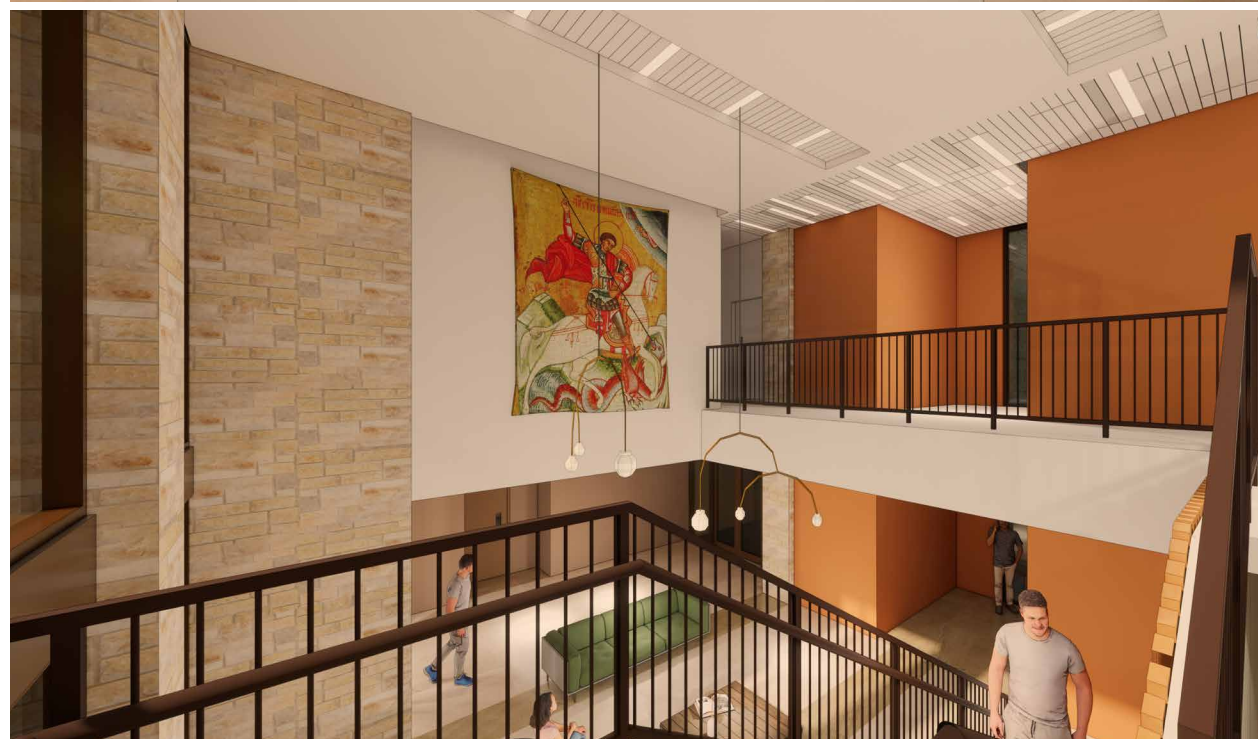
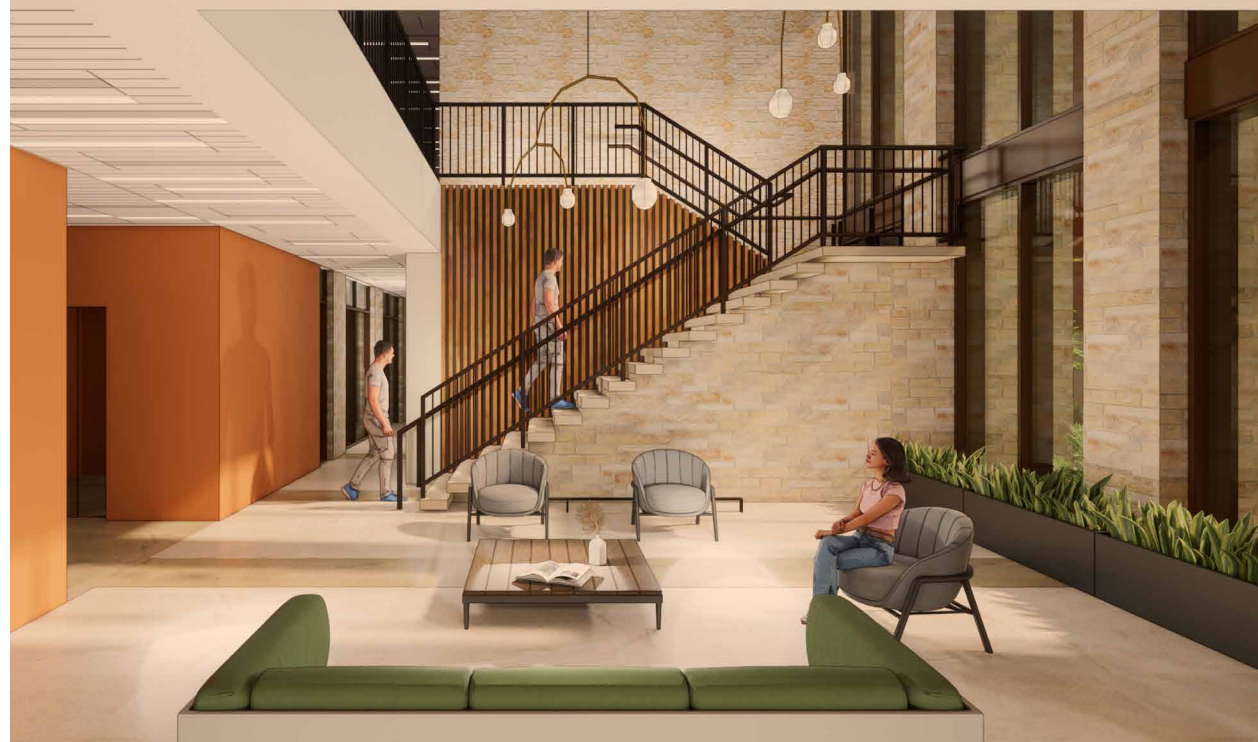
**Rate:** Call broker

**Est 2026 Opex:** \$10.00/SF + E&J

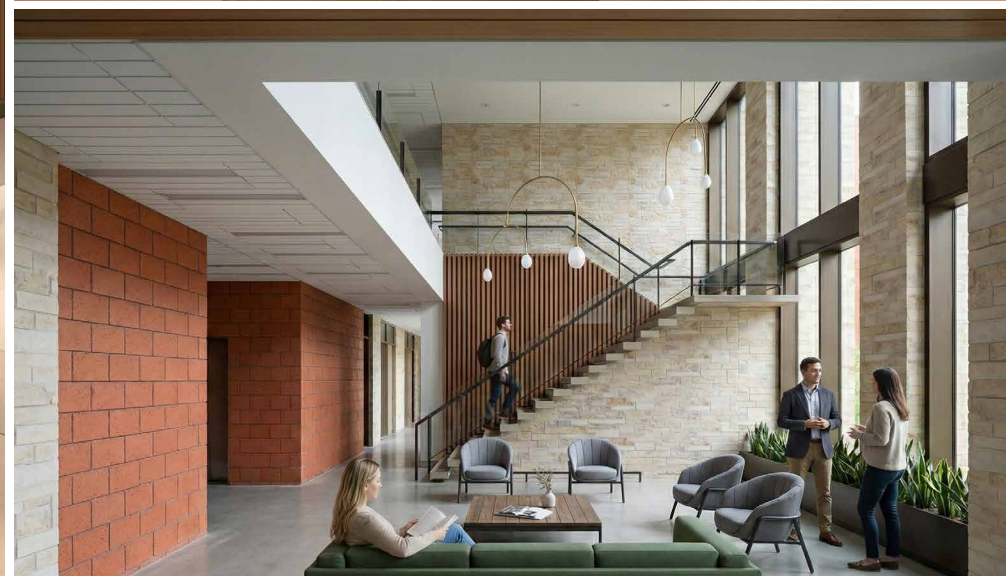
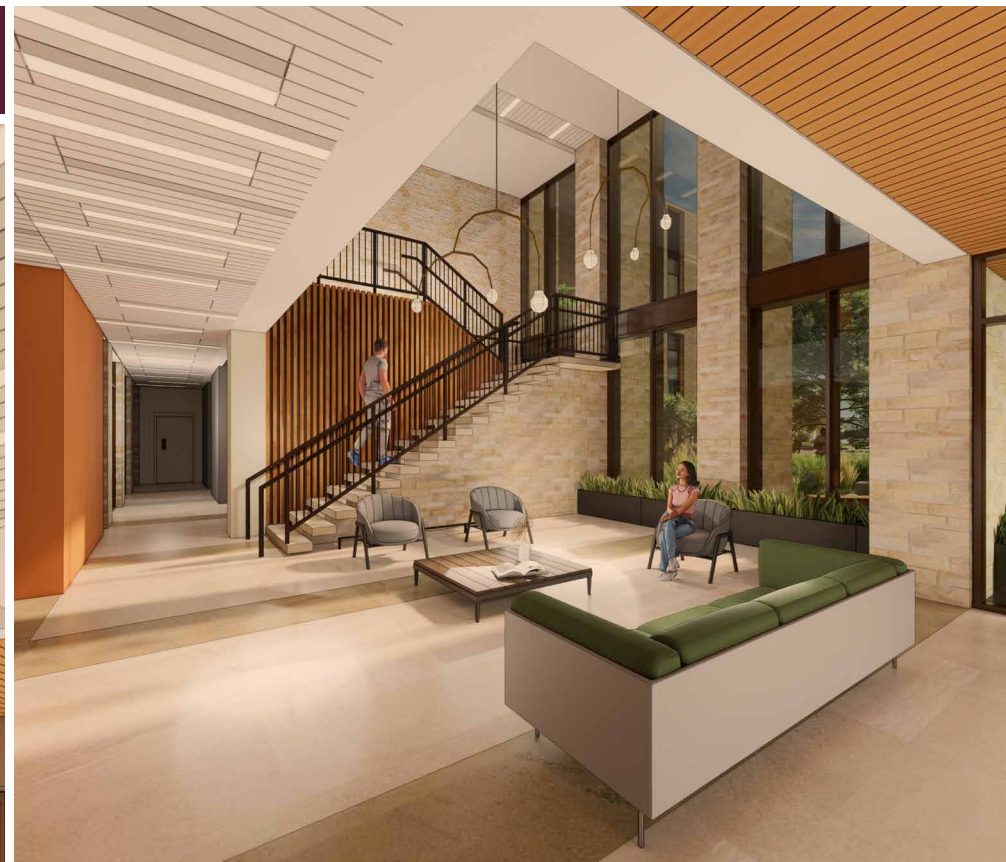
**TI Allowance:** Negotiable

**Parking:** 4.5/1,000 unreserved surface and additional 1/1,000 covered reserved (negotiable)

**Signage Opportunities:** Monument and building storefront for two anchor tenants



# Lobby Area



# Outdoor Courtyard



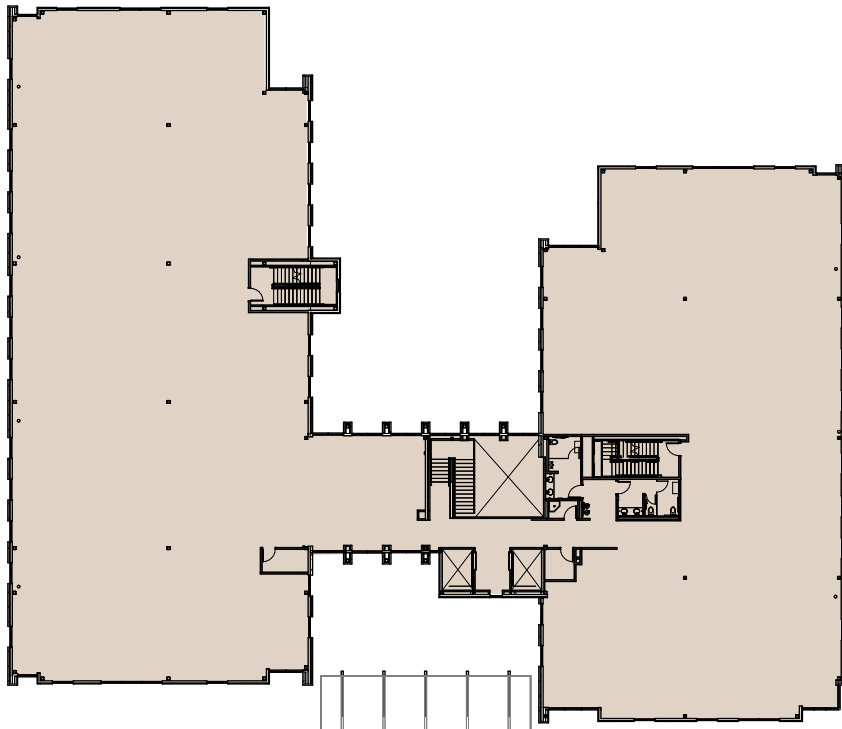
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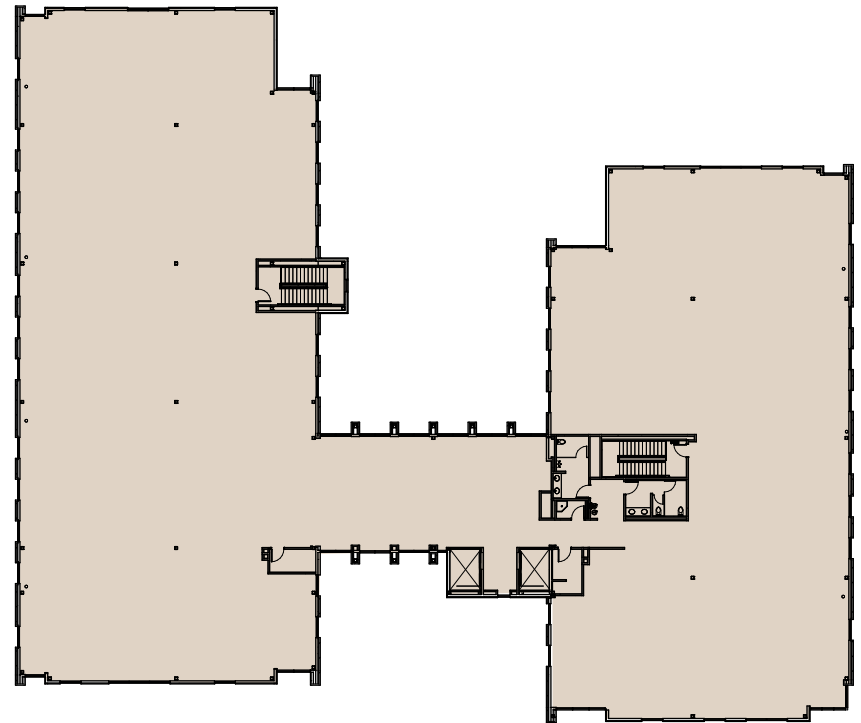
 **Transwestern**

# Levels Two and Three

Level Two



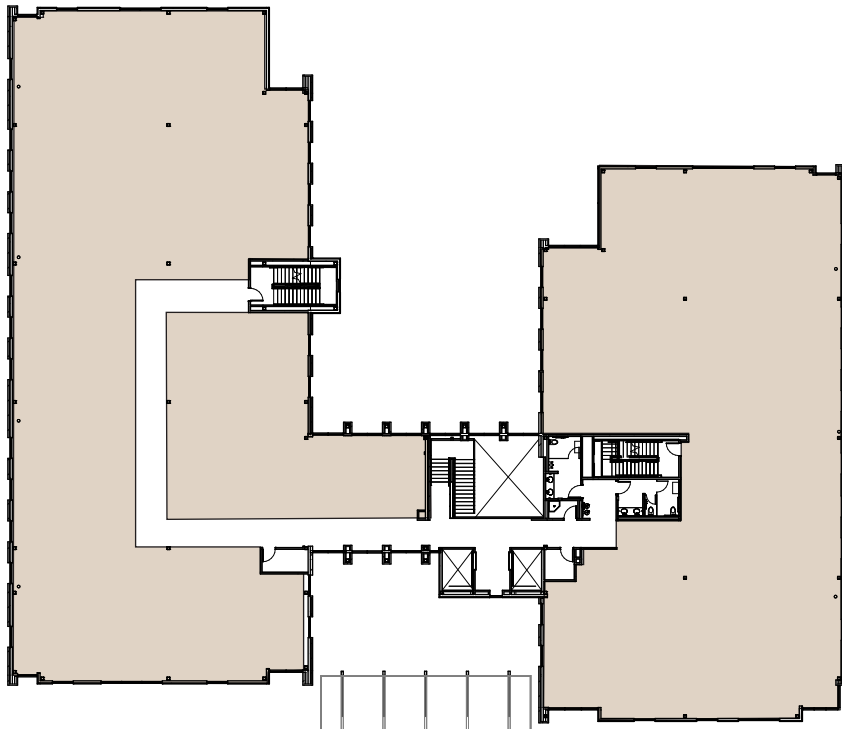
Level Three



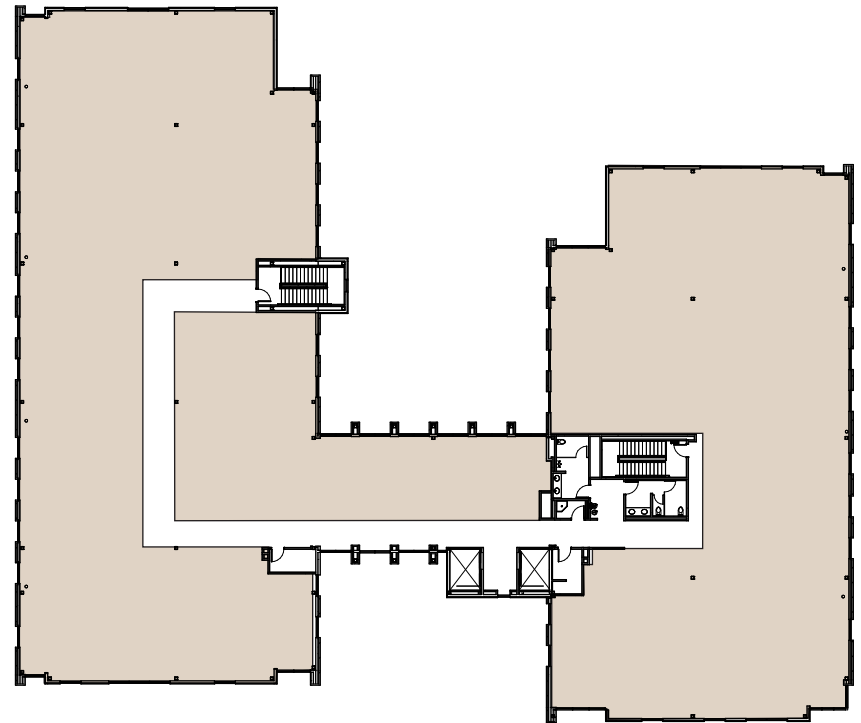
# Levels Two and Three

## Demising Options

Level Two



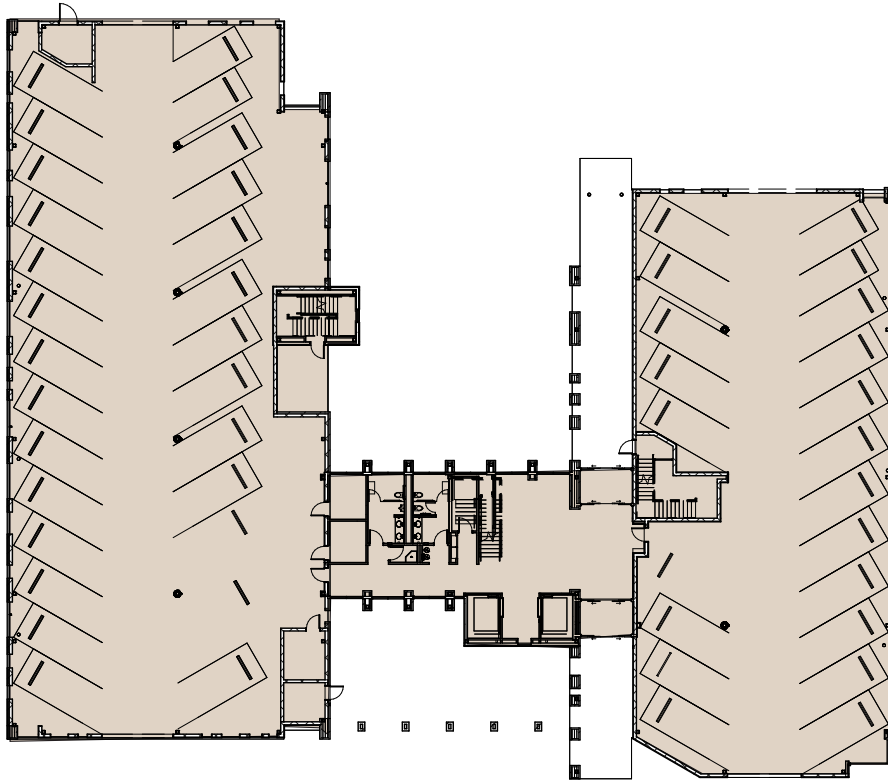
Level Three

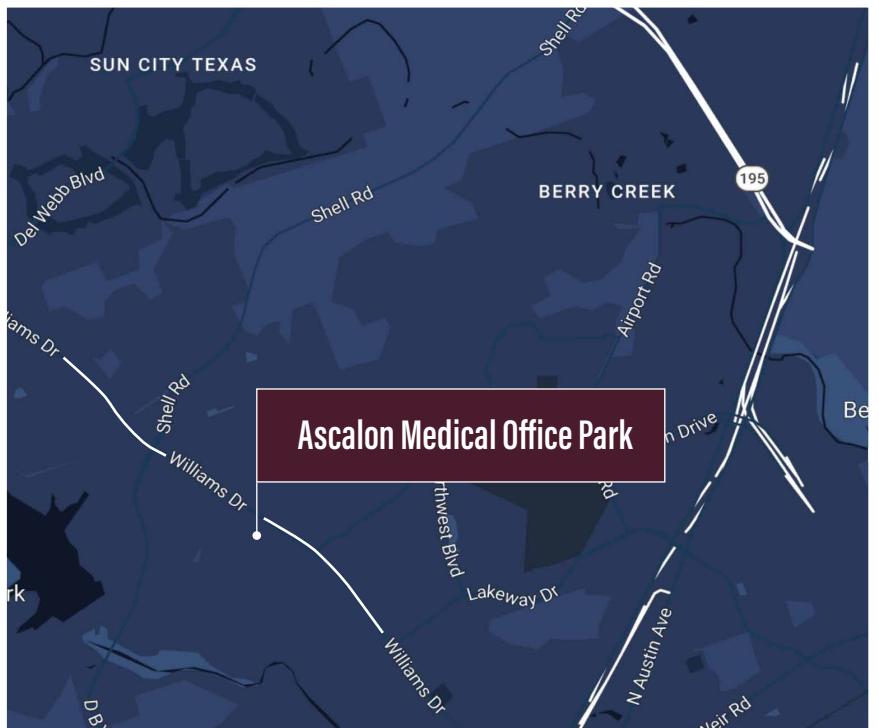


# Level One

Covered Reserved Parking Available: 1 / 1,000 RSF

Level One





# Drive Times

**Sun City:** 6 Mins

**Downtown Georgetown:** 13 Mins

**St. David's Georgetown Hospital:** 14 Mins

**Baylor Scott & White Round Rock:** 20 Mins

**Seton Medical Center Williamson:** 25 Mins

**Downtown Austin:** 40 Mins

**Austin-Bergstrom Intl. Airport:** 45 Mins

Nearby Amenities:



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# Area Demographics

Within a 20 Minute Drive

Commercial Insurance: 67%

Median Age: 36

Per Household Income: \$110K

Total Population: 166K

5Y Population Growth: 20.2%

Ascalon Medical Office Park

233B

Penny Ln.

Williams Dr.

Verde Vista

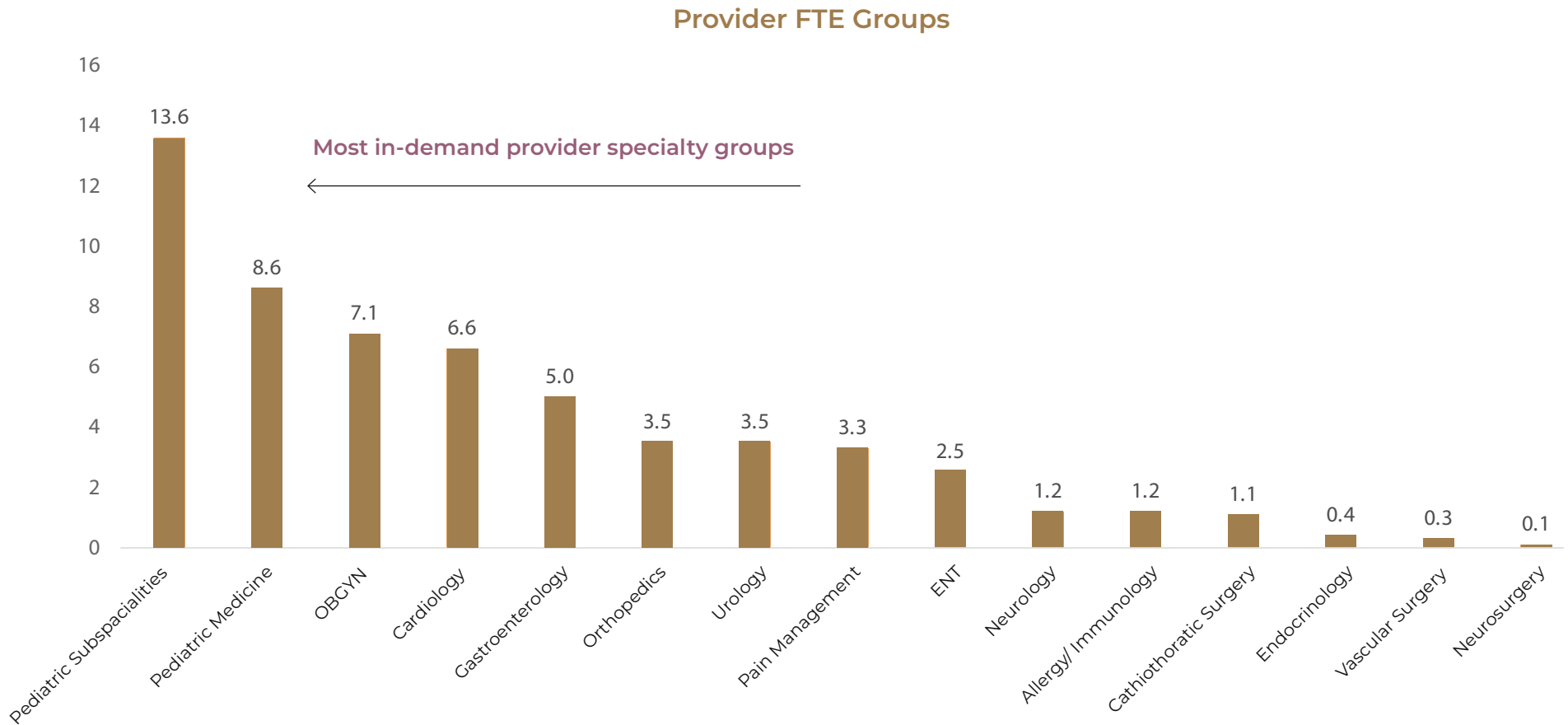
233B

Shell Rd.

Williams Dr.

# Area Demographics

Within a 20 Minute Drive

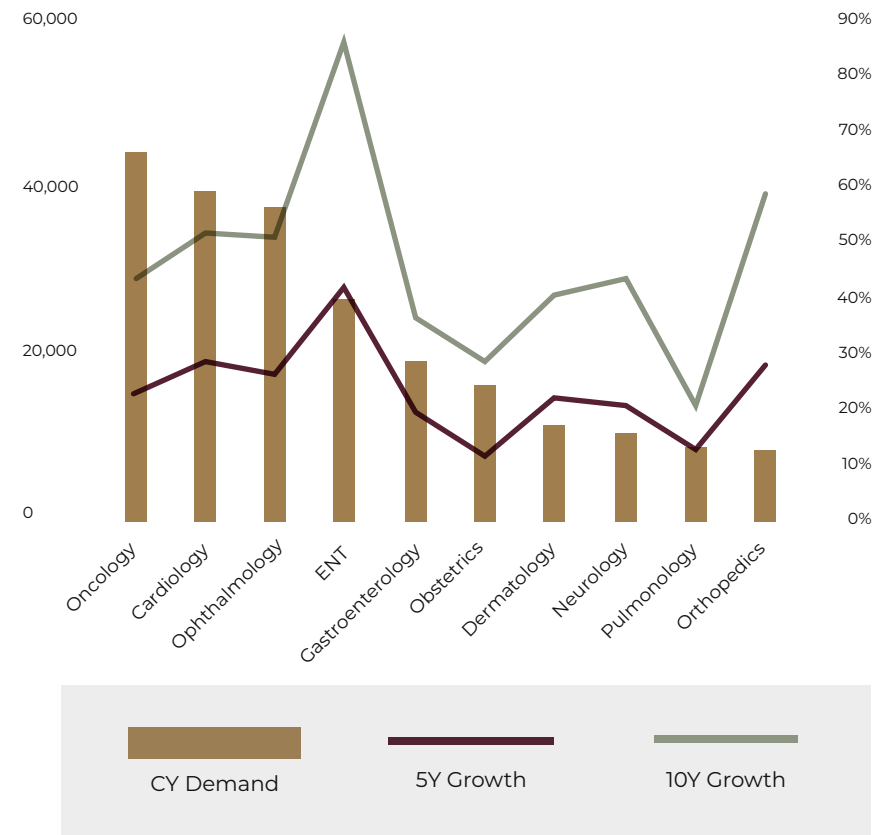


# Area Demographics

Within a 20 Minute Drive

| Service Line        | Current Year Demand | 5Y Growth | 10Y Growth |
|---------------------|---------------------|-----------|------------|
| Cardiology          | 39,471              | 28%       | 51.7%      |
| Cosmetic Procedures | 213                 | 25.8%     | 52.6%      |
| Dermatology         | 11,333              | 21.6%     | 41.2%      |
| Endocrinology       | 1,007               | 44.4%     | 87.3%      |
| ENT                 | 26,788              | 41.6%     | 85.3%      |
| Gastroenterology    | 18,797              | 19.4%     | 36.3%      |
| General Medicine    | 7,807               | 40.2%     | 83.8%      |
| General Surgery     | 3,329               | 18.6%     | 37.4%      |
| Gynecology          | 2,105               | 18.6%     | 40.2%      |
| Neurology           | 10,497              | 20.7%     | 43.7%      |
| Neurosurgery        | 551                 | 21.2%     | 42.8%      |
| Obstetrics          | 16,306              | 11.4%     | 28.1%      |
| Oncology            | 44,413              | 22.9%     | 43.4%      |
| Ophthalmology       | 37,766              | 26.5%     | 50.5%      |
| Orthopedics         | 8,509               | 28%       | 58.6%      |
| Pain Management     | 5,602               | 26.8%     | 52.4%      |
| Podiatry            | 4,098               | 19.5%     | 36.7%      |
| Pulmonology         | 8,815               | 12.8%     | 20.2%      |
| Spine               | 2,155               | 38.1%     | 69.7%      |
| Thoracic Surgery    | 63                  | 25.4%     | 47.6%      |
| Urology             | 5,367               | 18%       | 36.2%      |
| Vascular            | 7,374               | 27.9%     | 53.9%      |

Top in Demand Service Lines



# Get in Touch

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