



ORTHOPEDIC ASSOCIATES
OF CENTRAL TEXAS

StDavid's NORTH AUSTIN
MEDICAL CENTER

H-E-B

HARBOR FREIGHT

MICO
CENTER

Planet
Fitness

afc american family care
URGENT CARE

Chick-fil-A

734

W PARMER LN

734

1

EHI SURGEY
CENTER AUSTIN

EYES OF TEXAS
LASER CENTER

MOPAC EXPY

N Shields Dr

1.13 ACRES
AVAILABLE

Armaga Springs Rd

WINDSOR RIDGE
MULTI-FAMILY PROJECTS

1

CONFIDENTIAL OFFERING MEMORANDUM

UPTOWN MEDICAL PLAZA

2900 N SHIELDS DRIVE | AUSTIN, TEXAS 78727

 **TRANSWESTERN**

Transwestern Healthcare
Capital Markets Group

Disclaimer

Transwestern ("Agent") have been engaged as an agent for the sale of 1.13 acres of vacant land located at 2900 N Shields Drive, Austin, TX 78727 ("Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein.

Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

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Uptown Medical Plaza

THE OFFERING

Submarket	North Austin/Domain
Type	Raw land
Utilities	None
Address	2900 N Shields Drive, Austin, Texas 78727
County	Travis
Property Size	1.13 AC
Zoning	LO - Limited Office
Restrictions	None
Proposed Use	Medical Office (A 2-story, 12K SF building is within the capacity)
Asking Price:	\$1,500,000

Transwestern Healthcare Capital markets (“Transwestern”) is pleased to offer for sale the fee simple interest in a 1.13-acre tract of land located at 2900 N Shields Drive in Austin TX. The property is positioned within a highly active commercial corridor that continues to attract medical, retail, and office users. This flexibility allows investors the opportunity to best serve market and tenant demand.



EXECUTIVE SUMMARY

The Property

Based on preliminary concepts and drawings, the site can accommodate a single-story building up to roughly 7,200 SF (city approvals in hand), or a two-story building up to 12,000 SF. While the Site has been conceptually planned with medical outpatient use in mind, the underlying zoning and location characteristics support a variety of commercial development strategies, including medical or professional office.

Site Characteristics

The Site benefits from rectangular geometry, strong frontage along N Shields Drive, and efficient ingress and egress, all of which support flexible site planning and visibility. The Property's size and configuration allow for efficient surface parking ratios suitable for medical use, while also remaining functional for office users.

The Site is offered unentitled and unencumbered, providing a clean development canvas for investors seeking to execute a build-to-suit, speculative, or owner-user strategy in a supply-constrained submarket.

Location Highlights

2900 N Shields Drive is located in North Austin, just east of MoPac Expressway (Loop 1), providing convenient access to major north-south transportation corridors and surrounding residential neighborhoods. The Site is within close proximity to established commercial and employment nodes, including The Domain, North Austin's technology corridor, and multiple regional healthcare providers.

The surrounding area is characterized by a mix of medical offices, neighborhood retail, multifamily, and single-family residential, creating a built-in customer and patient base for future development. Strong traffic patterns and ease of access make the Site well-positioned to serve both local residents and commuters.

Proximity to St. David's North Campus

The Property is located in close proximity to St. David's North Austin Medical Center, a full-service, approximately 330-bed acute care hospital that serves as a primary healthcare anchor for North Austin and the surrounding communities. The campus offers a comprehensive range of services, including emergency care, cardiology, orthopedics, neurology, women's services, surgical services, and advanced imaging, and functions as a key referral hub for independent physicians and specialty providers throughout the submarket.

This adjacency enhances the Site's suitability for outpatient medical development, as providers increasingly seek locations that offer proximity to hospital campuses while operating in more efficient, community-based settings. The Site's location supports physician convenience, patient access, and referral alignment tied to the broader St. David's healthcare ecosystem, while maintaining flexibility for alternative commercial uses.

North Austin Market

North Austin represents one of the most established and consistently performing submarkets within the Austin metropolitan area, benefiting from long-term population growth, strong employment fundamentals, and sustained commercial development activity. The submarket is characterized by a dense mix of residential neighborhoods, employment centers, healthcare facilities, and neighborhood-serving retail, creating durable demand drivers across multiple commercial uses.

The area is anchored by major transportation corridors, including MoPac Expressway (Loop 1) and U.S. Highway 183, providing efficient regional access and connectivity to Downtown Austin, The Domain, and surrounding suburban communities. This infrastructure, combined with a growing residential base and established commercial presence, continues to attract employers, service providers, and investors seeking infill opportunities in supply-constrained locations.

AUSTIN MSA AT A GLANCE

2.6M

Total Population

1.01M

Total Employees

35

Median Age

\$104K

Average HH Income

\$515K

Average Home Value

32%

Private Health
Insurance Coverage

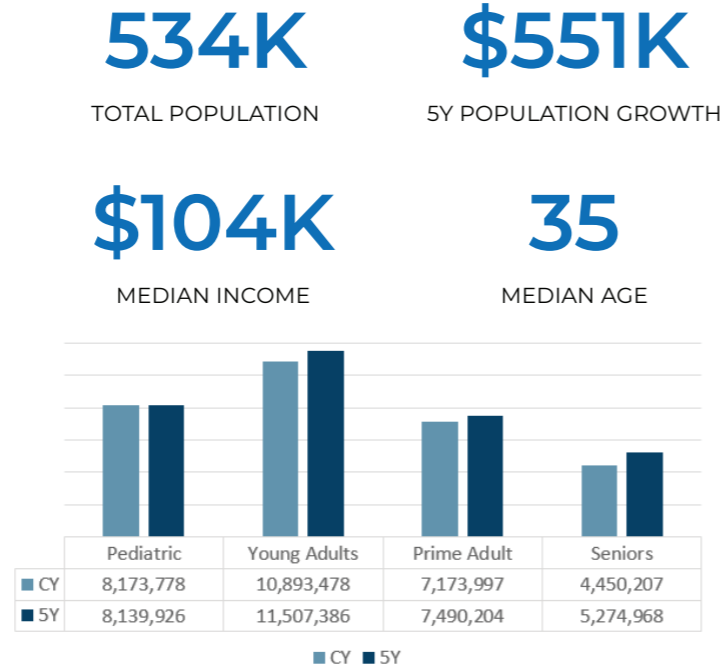
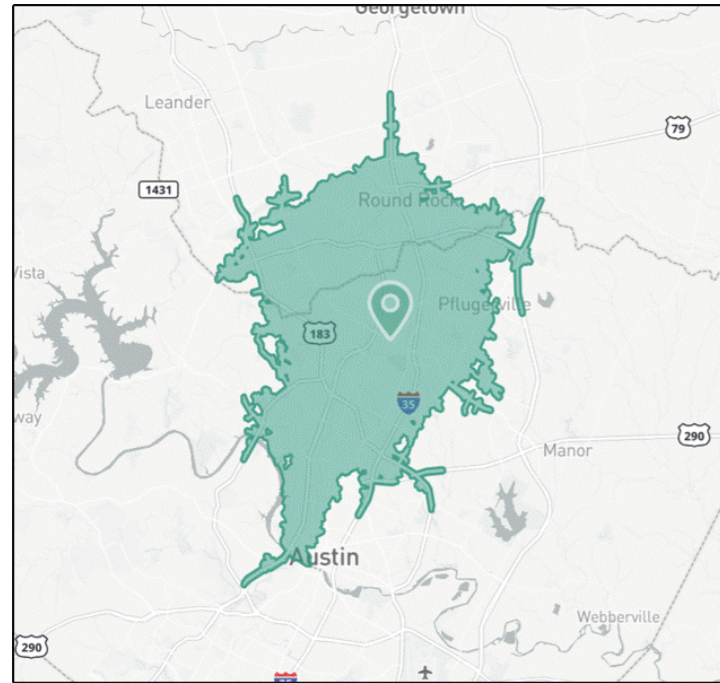
\$5.7k

Annual Health
Care Spending

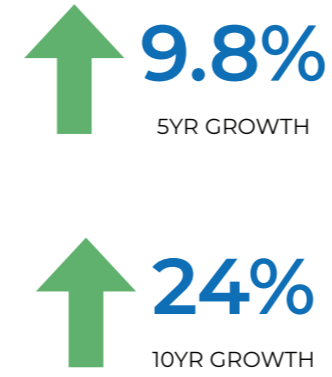
Source: ACS, Esri, Esri-MRI-Simmons, Esri-U.S. BLS, Pivotal

HEALTHCARE MARKET ANALYSIS

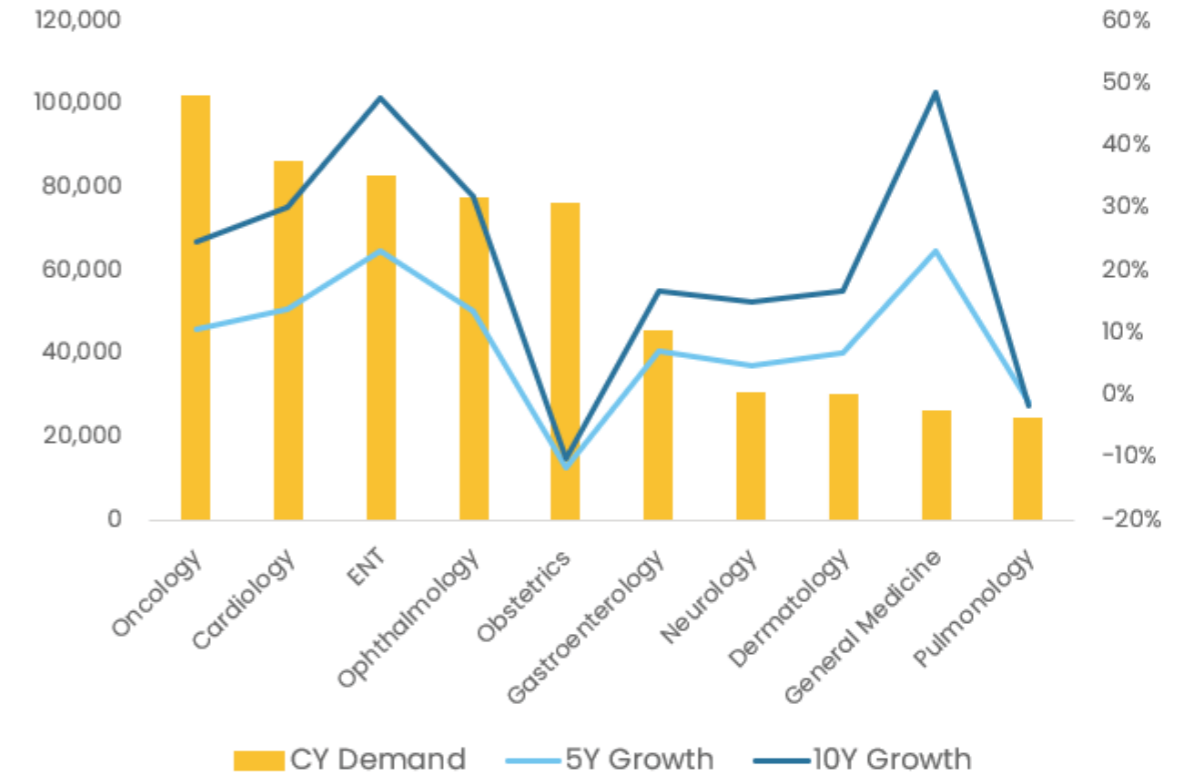
Primary Market Area & Demographics (15 minute drive)



Market Transformation



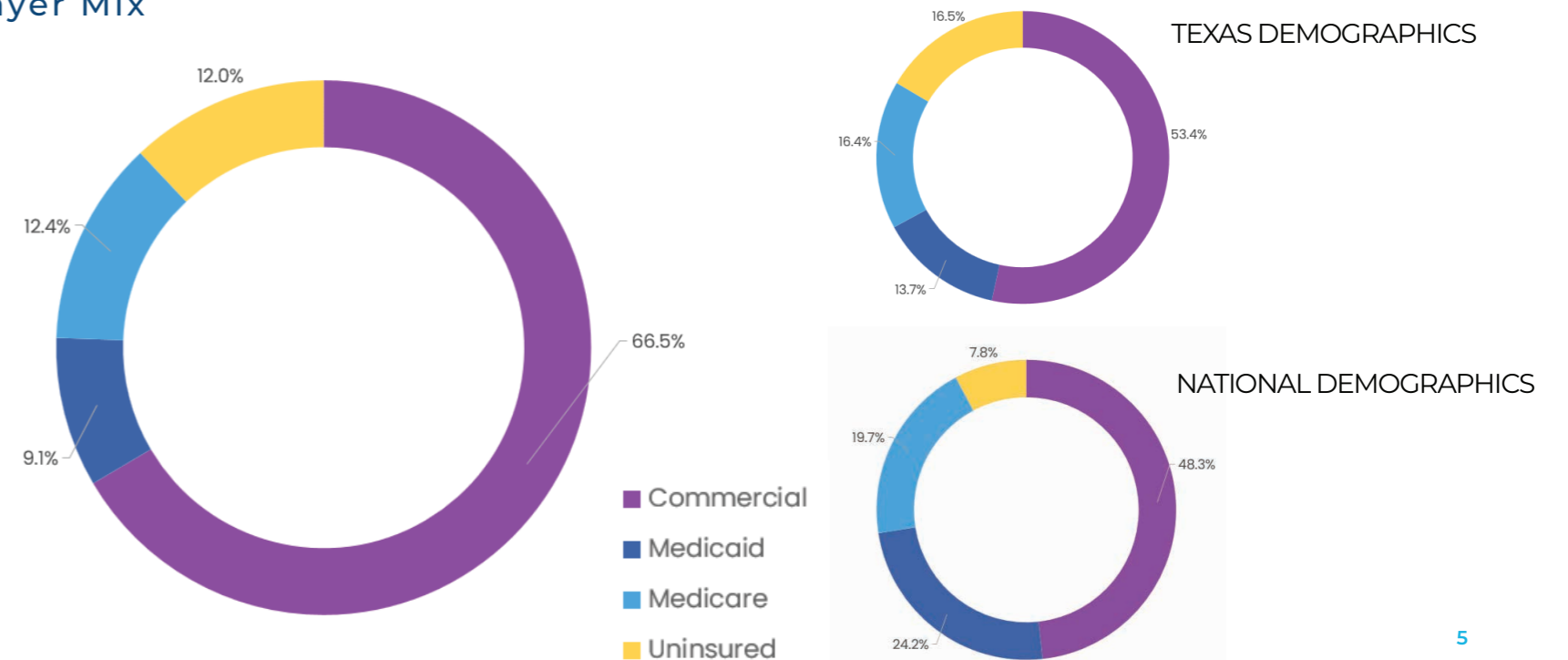
Top in Demand Service Lines



Outpatient Net Demand Assessment

Service Line	Current Year Demand	5Y Growth Rate	10Y Growth Rate
Cardiology	86,423	13.8%	30.1%
Cosmetic Procedures	569	9.7%	26%
Dermatology	30,249	6.7%	16.8%
Endocrinology	3,029	27.9%	55.1%
ENT	83,004	23%	47.7%
Gastroenterology	45,712	7%	16.8%
General Medicine	26,331	23.3%	48.6%
General Surgery	9,195	3.7%	13.1%
Gynecology	7,248	2.4%	11.5%
Neurology	30,691	4.7%	15.1%
Neurosurgery	1,705	5.6%	15.9%
Oncology	102,275	10.6%	24.6%
Ophthalmology	77,471	13.6%	31.8%
Orthopedics	22,240	12.5%	31.3%
Pain Management	13,720	13.5%	30.4%
Podiatry	8,123	5%	16.9%
Spine	5,153	25.2%	48.5%
Thoracic Surgery	140	11.4%	25%
Urology	11,759	5.2%	17.5%
Vascular	15,880	14.3%	33.4%

Payer Mix



Market: 15-Minute Drive Time
Data Source: Pivotal All-Payer Claims Data, Demographics
Data Timeframe: CY 2024

Opportunity to acquire 1.13-acres of land with MoPac Expressway Frontage, just one mile north of St. David's Medical Campus.

- Convenient access to MoPac expressway, one of Central Texas's most heavily traveled corridors, which sees nearly 180,000 vehicles per day.
- Proximity to a major healthcare campus in St. Davids North, and one of the city's largest retail hubs in the Domain. The site is also adjacent to several residential neighborhoods and apartment projects with built-in patients and clients in the immediate surrounding area.
- Site plan approval for a ~7,200 square foot building, offering speed to market and cost savings for developers or owner-users wishing to get a project kicked off or modified quickly to adjust the existing approved site plan.

Future Development Opportunities

While medical outpatient development represents the most natural use case given the surrounding healthcare ecosystem, the Site's location and configuration also support professional office development. This flexibility allows investors the opportunity to best serve market and tenant demand.





Proposed building plan can be made available to the purchaser. Plans have been approved by the city of Austin.

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