

EXCLUSIVE

Medical Office Space FOR LEASE

12501 Judson Rd., Live Oak, TX 78233



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

538 SF – 2,375 SF
Available
Move-in ready

[Virtual Tour | Click Here](#)



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PROJECT OVERVIEW

Entrust Commercial Advisors, as part of KW Commercial, has been exclusively retained to market 12501 Judson Rd. for lease. A 2,375 SF medical office suite is available, offering an ideal location for medical practices seeking close proximity to the Methodist Hospital Northeast Campus.

Suite 102 is thoughtfully designed for efficient clinical operations and patient comfort. The suite features a welcoming reception area with a dedicated waiting room, four (4) exam rooms, a triage area, break room, and dedicated restrooms within the suite. A large open area with a dedicated exit door to the exterior of the property provides convenient patient and visitor flow.

The layout allows for flexibility and can be reconfigured to accommodate additional exam rooms if desired. Building common areas were newly completed in December 2025, providing a modern and professional environment for patients and staff alike.

PROJECT HIGHLIGHTS

- Easy access to I-35
- Near Methodist Hospital NE Campus
- Newly updated common areas
- Flexible layout
- Ample parking for patients and staff



LEASING SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



AVAILABLE BUILDING AREA
538 SF - 2,375 SF



LEASE RATE / SF
\$21.00



LEASE STRUCTURE
NNN



TENANCY
Multi-Tenant



LAND AREA
0.89 AC



YEAR RENO.
2025



SUBMARKET
Northeast



PARKING RATIO
7 : 1,000 SF



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EXTERIOR

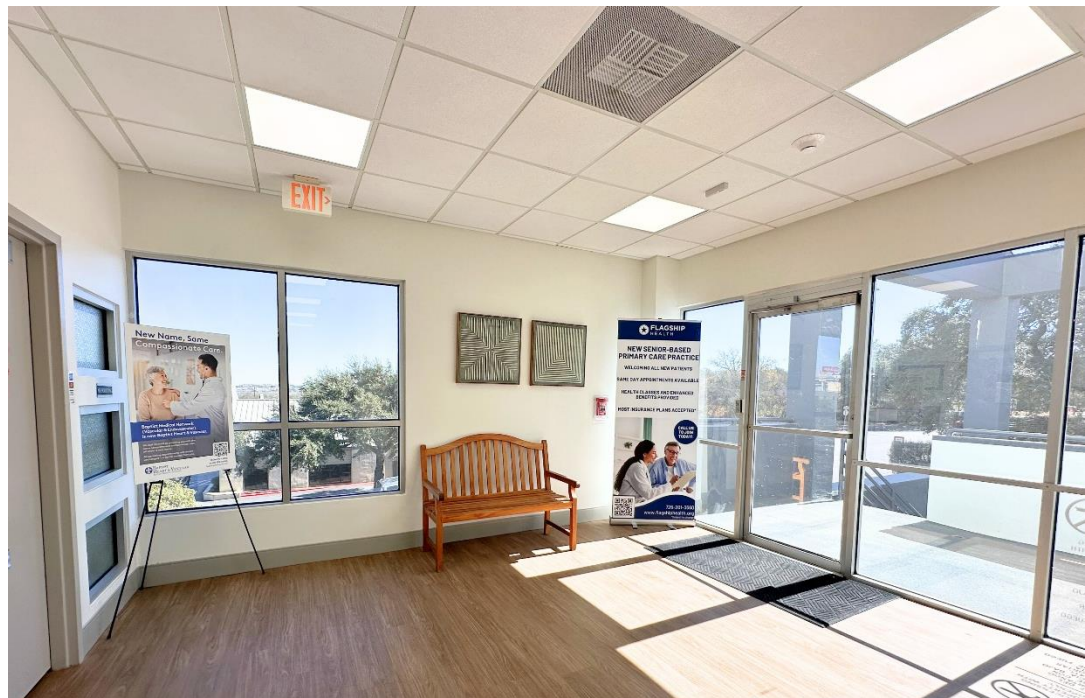
EXCLUSIVE LEASING OPPORTUNITY



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INTERIOR - COMMON AREAS

EXCLUSIVE LEASING OPPORTUNITY



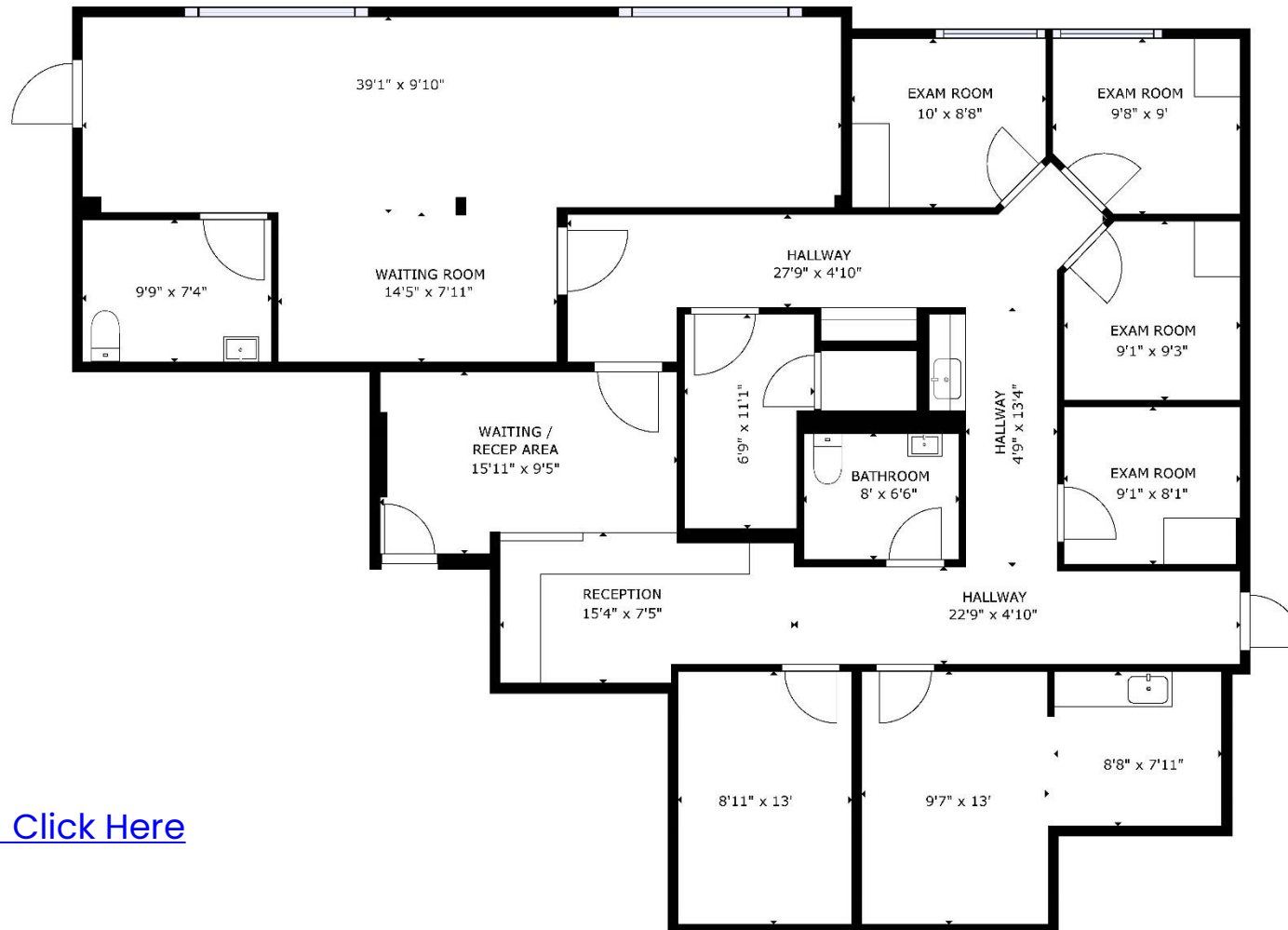
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INTERIOR – SUITE PHOTOS

EXCLUSIVE LEASING OPPORTUNITY



Suite 102 – 2,375 SF



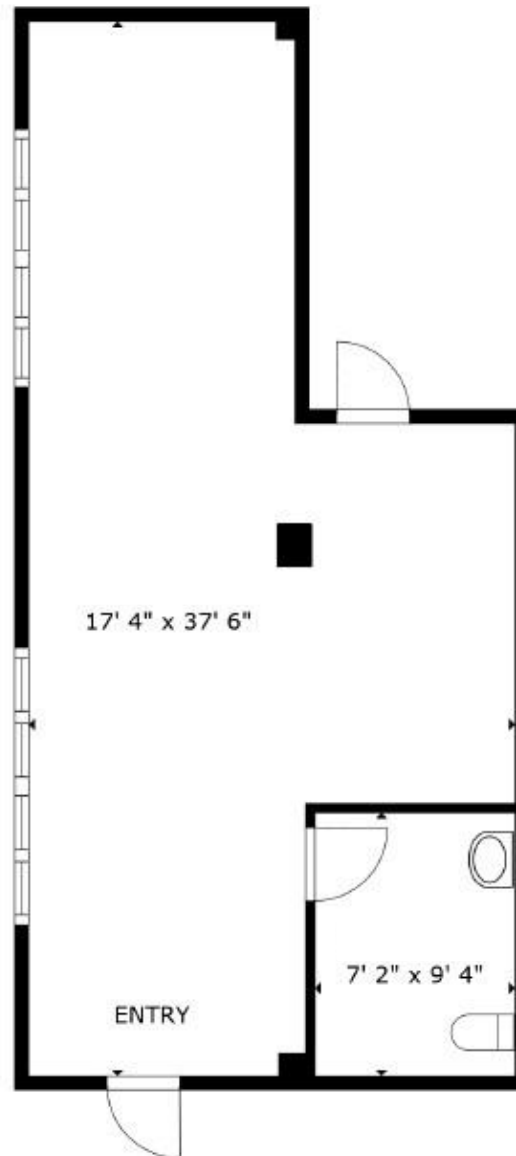
[Virtual Tour | Click Here](#)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Suite 102A - 538 SF

[Virtual Tour | Click Here](#)



FLOOR PLAN

12501 Judson Rd



Methodist
HEALTHCARE

Methodist Hospital Northeast Campus

INTERSTATE
35





IKEA **FLOOR DECOR** **BJ's**
DICK'S SPORTING GOODS **LONGHORN STEAKHOUSE** **Olive Garden**

Alterman
at home
The Home Decor Superstore
SPEC'S
WINES, SPIRITS, FINE FOODS
KFOI **godwill**

THE HOME DEPOT **BEST BUY** **ROSS**
DRESS FOR LESS
BARNES & NOBLE **five BELOW** **TARGET**
DSW **ULTA** **Bath & Body Works**
OfficeMax **Michaels**
TJ-MAXX **KOHL'S**

Methodist HEALTHCARE
Methodist Hospital
Northeast Campus

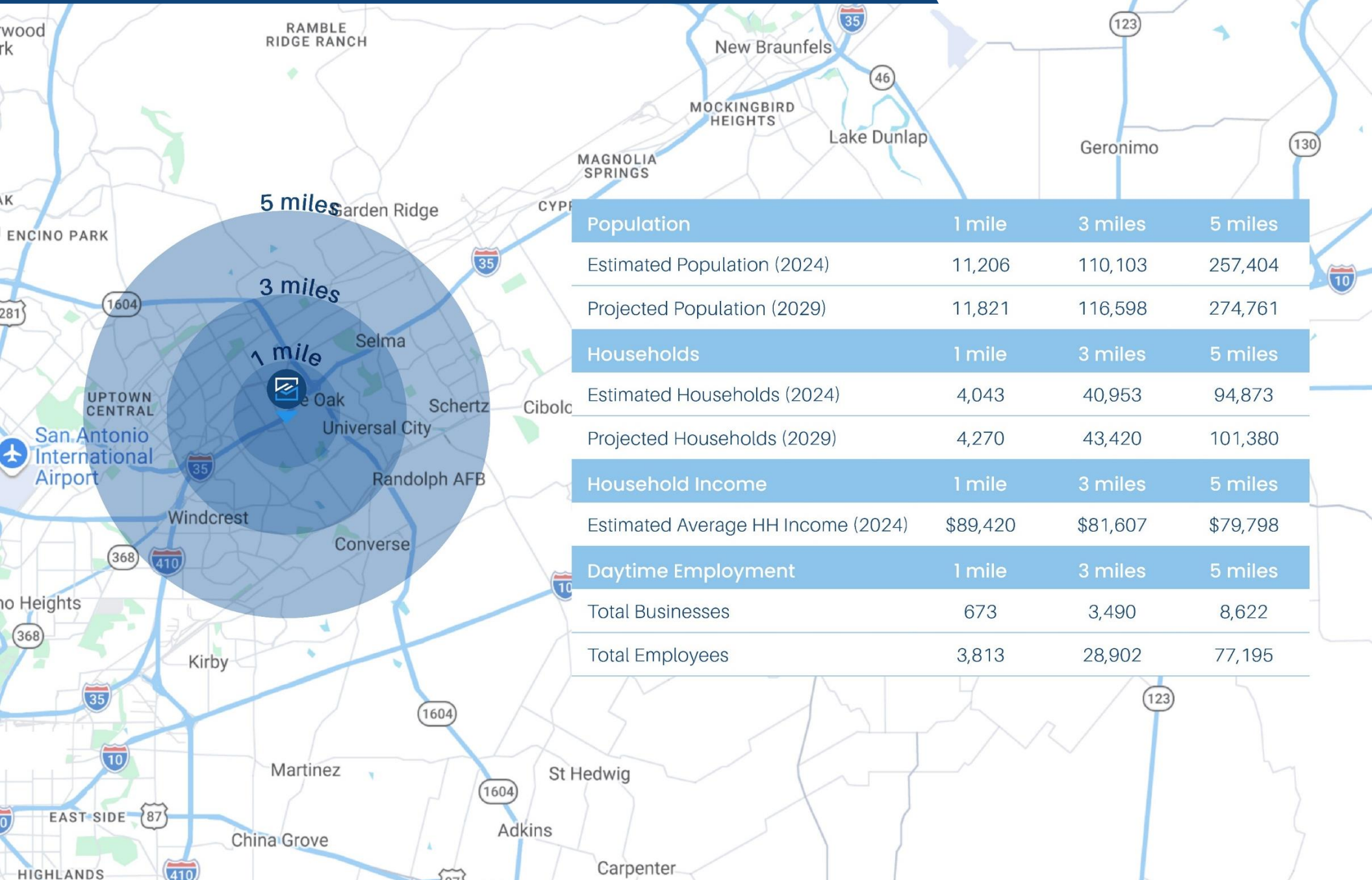
REGAL
ASHLEY
GOLDS GYM **54TH STREET**
BUFFALO WILD WINGS

sam's club
ExtraSpaceStorage

12501 Judson Rd

DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	11,206	110,103	257,404
Projected Population (2029)	11,821	116,598	274,761
Households			
Estimated Households (2024)	4,043	40,953	94,873
Projected Households (2029)	4,270	43,420	101,380
Household Income			
Estimated Average HH Income (2024)	\$89,420	\$81,607	\$79,798
Daytime Employment			
Total Businesses	673	3,490	8,622
Total Employees	3,813	28,902	77,195

