

EXCLUSIVE

Medical Office Space FOR LEASE

12501 Judson Rd., Live Oak, TX 78233



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

2,300 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 2,300 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

2,300 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

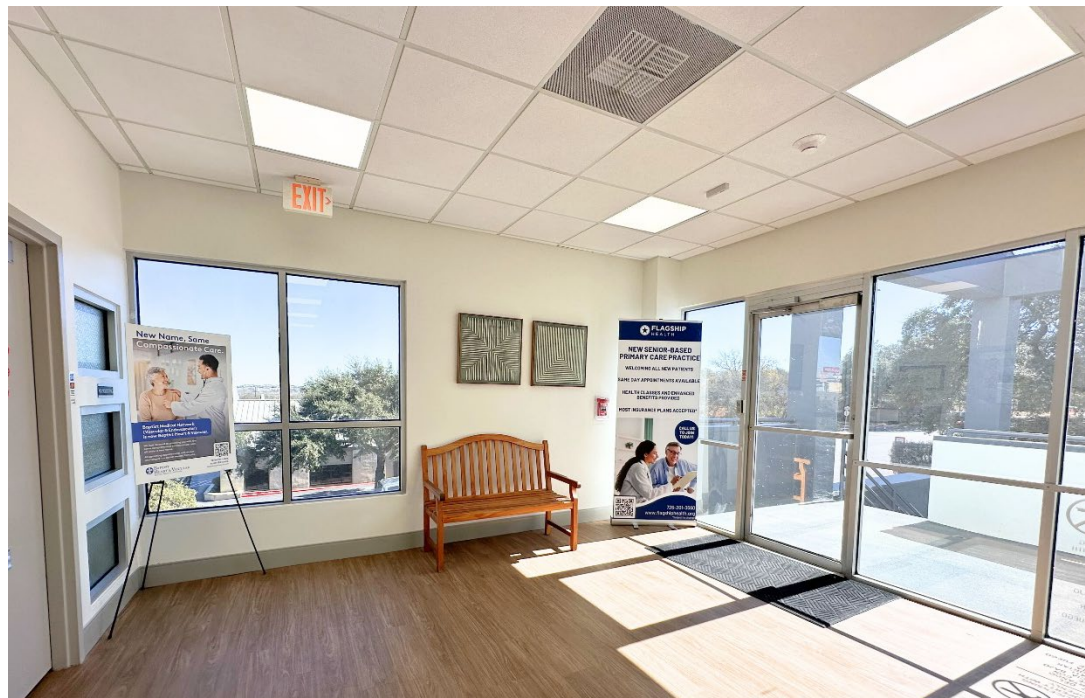
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INTERIOR - COMMON AREAS

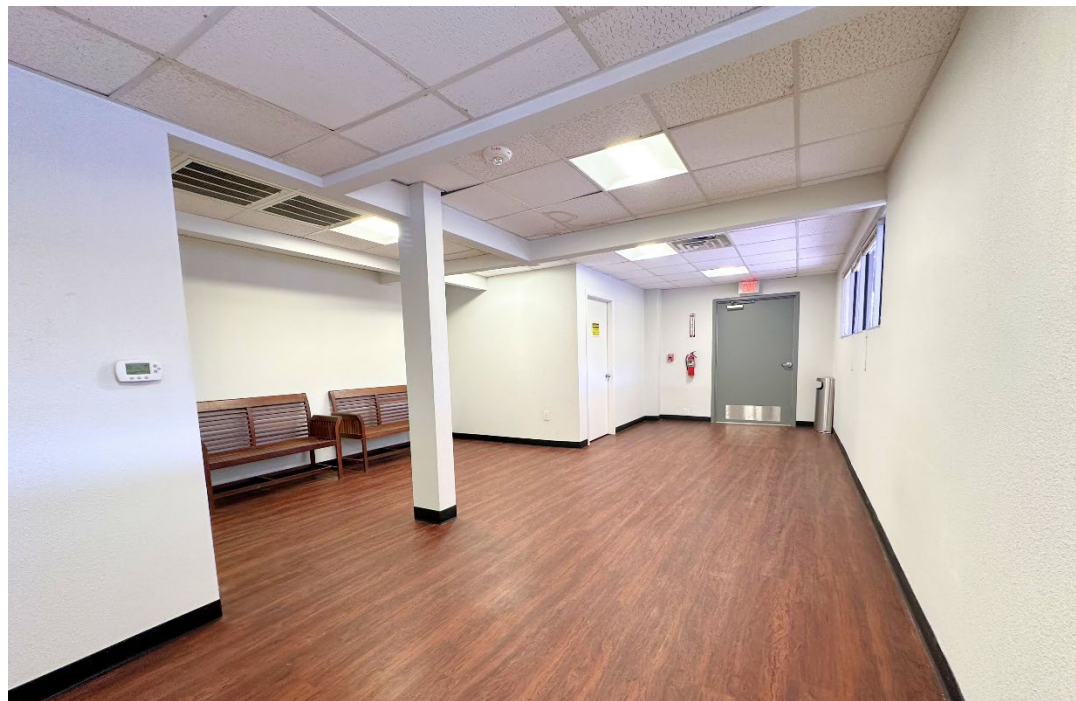
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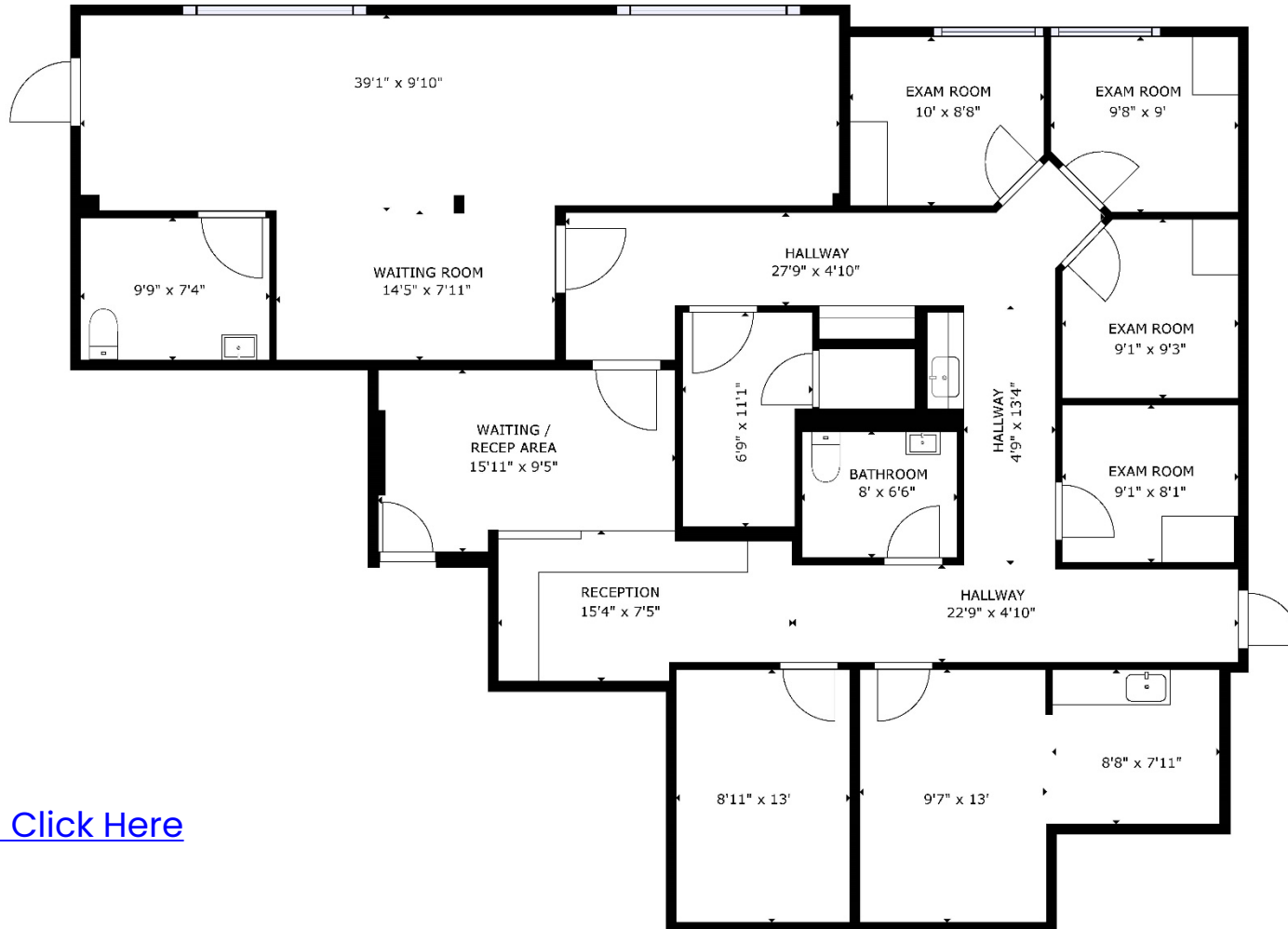
INTERIOR – SUITE PHOTOS

EXCLUSIVE LEASING OPPORTUNITY



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Suite 102 – 2,300 SF



[Virtual Tour | Click Here](#)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





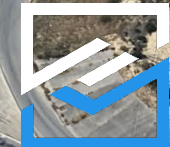
12501 Judson Rd



Methodist
HEALTHCARE

Methodist Hospital Northeast Campus

INTERSTATE
35





BUILDING

12501 Judson Rd

sam's club
ExtraSpaceStorage

Methodist
HEALTHCARE
Methodist Hospital
Northeast Campus

Alterman
at home
SPEC'S
Kroger
Goodwill

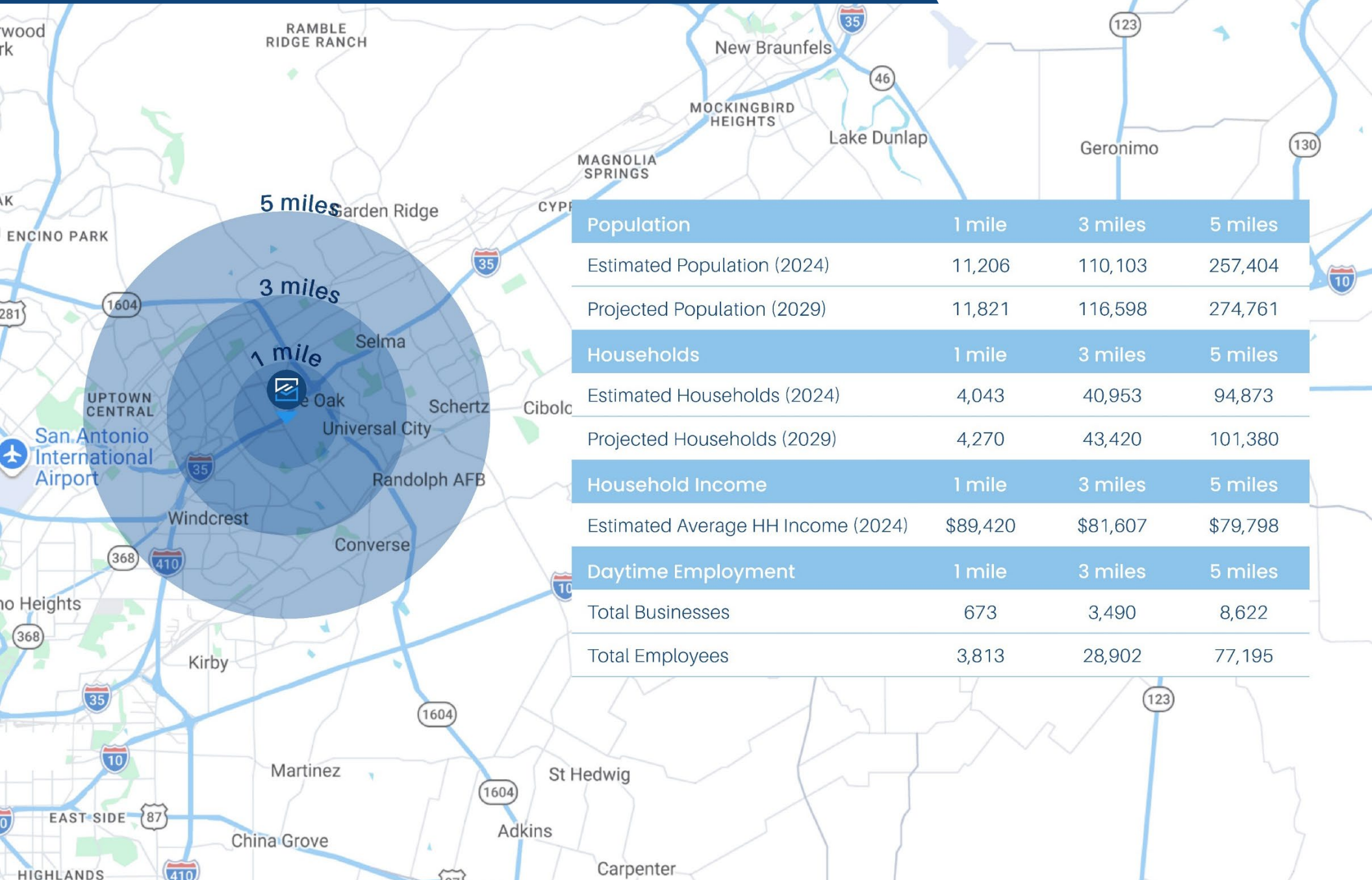
IKEA
FLOOR & DECOR
BJ's
DICK'S
LONGHORN STEAKHOUSE
Olive Garden

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

REGAL
ASHLEY
GOLD'S GYM
54TH STREET
BUFFALO WILD WINGS

DEMOGRAPHICS

EXCLUSIVE LEASING OPPORTUNITY



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

