

FOR SALE OR LEASE

MEDICAL CONDO

2800 N. IH 35
Georgetown TX. 78626

LISTING BROKER
BRITTNEE GREGOIRE

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BERRY CREEK MEDICAL HIGHLIGHTS

Executive Summary

SHELL MEDICAL SUITE - CONDO

Berry Creek Crossing's Medical Park offers premier medical office space within the Berry Creek Crossing mixed-use development located at 2800 N IH-35 in Georgetown, Texas. Positioned directly at the high-volume interchange of IH-35 and SH-130, the development offers standalone 6,000 SF building footprints designed to accommodate multi-tenant medical layouts or full-building practice facilities. The site is less than one mile from major retail anchors including Costco, Lowe's, and a planned H-E-B, while serving key regional employers such as Amazon, HOLT CAT, CellLink, and the 520,000+ SF Berry Creek Business Park.

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Sales Price

Contact Broker

Estimated Completion

2027

Buildings Square Feet

6,000



5/1 Parking
Ratio



Highway
Frontage



Flexible Leasing or
Purchasing

Ideal Users

Stand-alone emergency care, Dermatology, Physical therapy, Radiology, Chiropractic, Pathology laboratories, OBGYN, Allergy or Asthma Center, Plastic surgery, Oncology, Rheumatology, Gastro, Urology, Ear nose & throat and Pediatrics.