

Case Study

SETON Healthcare Network



Austin, TX
7900 FM 1826
120,000 SF

SETON Healthcare Network, Austin's leading medical services provider, had emergency real estate requirements prompted by the need to service Travis and Hays County's fast growing southwest sector.

Overview

Restricted by budgetary constraints and compliance with Austin's environmental regulations, SETON selected the team of Lee Ellison & Earle Britton to tackle this difficult assignment. SETON requested a comprehensive survey of all available and appropriate land sites.

Goal

SETON needed a site with major roadway visibility and enough size to accommodate current needs and the future growth of an ambulatory care center and medical office complex in an environmentally sensitive area fraught with regulatory and political obstacles.

Approach

Lee and Earle quickly researched and analyzed 15 sites. House Bill 1704 was repealed during this process, further complicating development guidelines and doubling the amount of land required to develop in compliance with environmental laws.

Results

With their in depth market knowledge and research in a focused effort, Lee and Earle were able to identify SETON'S #1 site and close the sale less than 15 days after coming to terms with the Seller. This is now a 120,000 medical facility for the Southwest Austin Quadrant.