



Livingston Medical Arts Pavilion

403 Ogletree Drive, Livingston, TX 77351



Livingston Medical Arts Pavilion

Experience the convenience of Livingston Medical Arts Pavilion, nestled on the St. Luke's Health - Livingston campus and moments from historic downtown Livingston. Along Hwy 59, this Class-A medical facility guarantees easy patient access, featuring a welcoming entrance for a seamless connection to top-notch healthcare services.

Signage

Patient Drop-Off

Building Features

- Two-story Medical Office Building
- On St. Luke's Health – Livingston Campus
- Free Surface Parking
- Covered patient drop-off

[View Available Suites](#)

Lobby

Front Lobby

Premier Location

Conveniently located along Hwy 59, the Livingston Medical Arts Pavilion ensures quick access for residents of Four Corner Estates, Enchanted Forest, Somerset, and Davis Woods. Patients will also benefit from the direct access to St. Luke's Health - Livingston Campus.

Willowbrook

15 Minutes

- Kickerillow-Mischer Preserve
- Champion Forrest
- Sam Houston Race Park

Spring

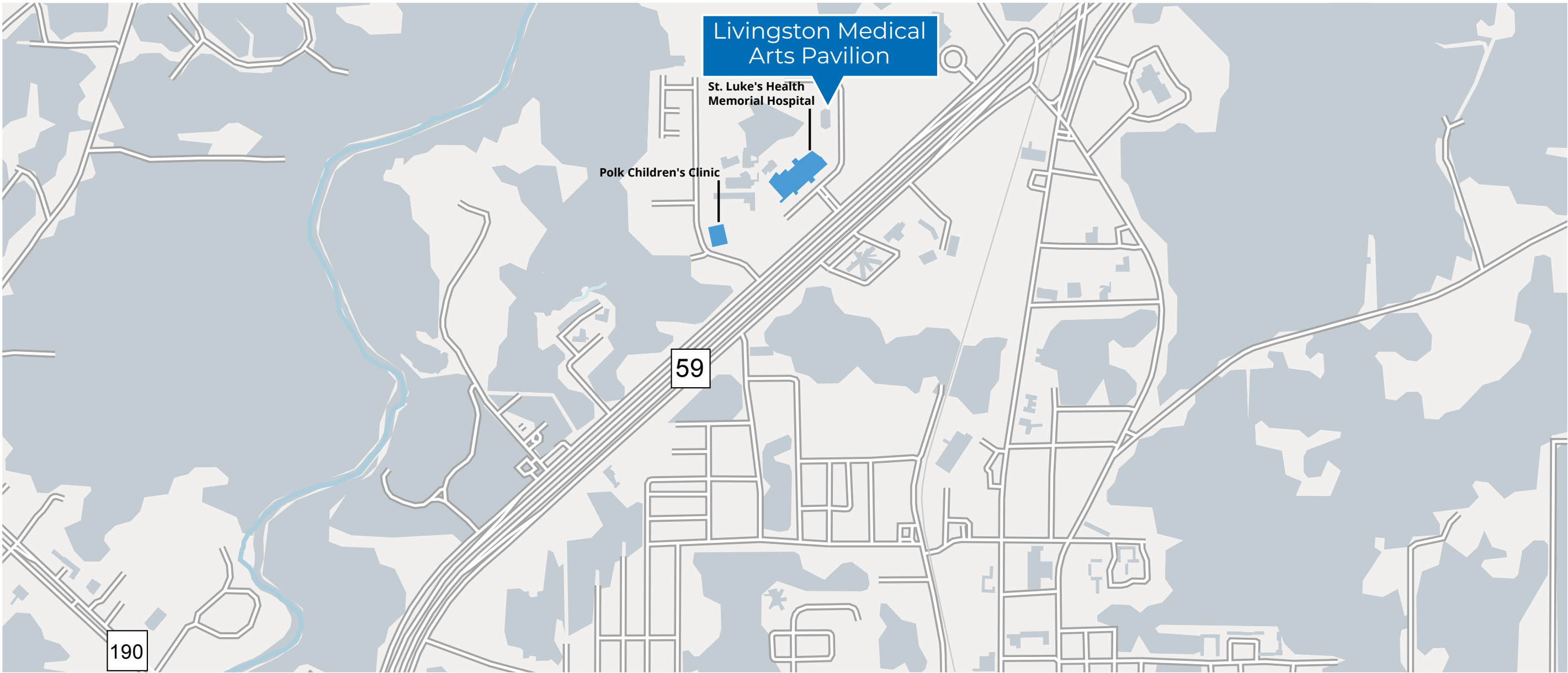
20 Minutes

- Northgate Crossing
- Spring Park

The Woodlands

20 Minutes

- Chateau Woods
- The Woodlands Country Club
- The Village of Grogan's Mill



Centralized in a Thriving Community

With a local population that frequently visits the doctor, Livingston Medical Arts Pavilion provides vital medical services to a diverse range of patients. This facility offers an ideal opportunity for medical professionals seeking to make a meaningful impact in a region where quality healthcare is highly valued. The Pavilion is more than just a healthcare center; it's an integral part of the community, bettering the health and well-being of every resident it serves.

[View Demographics](#)



Lake Livingston State Park

Healthcare

50%

Private
Insurance

\$5k

Healthcare
Spending

78%

Doctor Visits
in 2023

Employment

36%

Service
Employment

11%

Blue Collar
Employment

53%

White Collar
Employment

Economics

34

Median Age

\$88k

Per Household
Income

Population

193k

Total
population

98k

Total Daytime
Population

*Demographics is within 3 miles of the property

Livingston Medical Arts Pavilion

LEASING INFORMATION

Ashley Cassel Byrd

713.490.3785

Ashley.Byrd@transwestern.com

Chris Boyd

713.272.1268

Chris.Boyd@transwestern.com



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.