



AUSTIN, TX

# Ascension Seton

Healthcare

## Opportunity

Ascension Seton needed to acquire a site in North Austin to develop a new children's hospital, medical office building, and Ambulatory Surgery Center. Ascension Seton engaged Transwestern to find a site suitable for its real estate needs.

## Solution

- There were no available sites that could accommodate Ascension Seton's requirement in the targeted area, therefore Transwestern focused on off-market opportunities utilizing our deep-rooted connections and market knowledge.
- Transwestern uncovered a site large enough to accommodate the client's development requirements, however the site had been recently purchased by a developer and was currently being designed for office, multi-family, and retail users.
- Fortunately, Transwestern had done several successful transactions with the developer and was able to leverage its existing relationship to quickly negotiate an agreement to purchase 34 acres of this site for Ascension Seton.

## Result

Within 4 short months, Transwestern successfully negotiated favorable terms for our client and closed the transaction for Ascension Seton. Given the site's desirable location and large size, Ascension Seton was extremely happy with the purchase and is quickly moving forward with development plans. Both the land owner and Ascension Seton got exactly what they were looking for with this a successful transaction.