

FOR SALE OR LEASE



HOLINER

TURN KEY URGENT CARE CENTER

3,400 SF



613 S DOCTOR M ROPER ROAD

BULLARD, TX 75757

613 S DOCTOR M ROPER PKWY

BUILDING FEATURES

- 3,400 SF Turn-key Urgent Care
- Land: 1 Acre
- Zoning: C-2
- Built 2021
- FF&E Available
- Available for Immediate Occupancy
- Highway Visibility on US Hwy 69
- Owner-user or Investment Flexibility with Future Leasing Upside

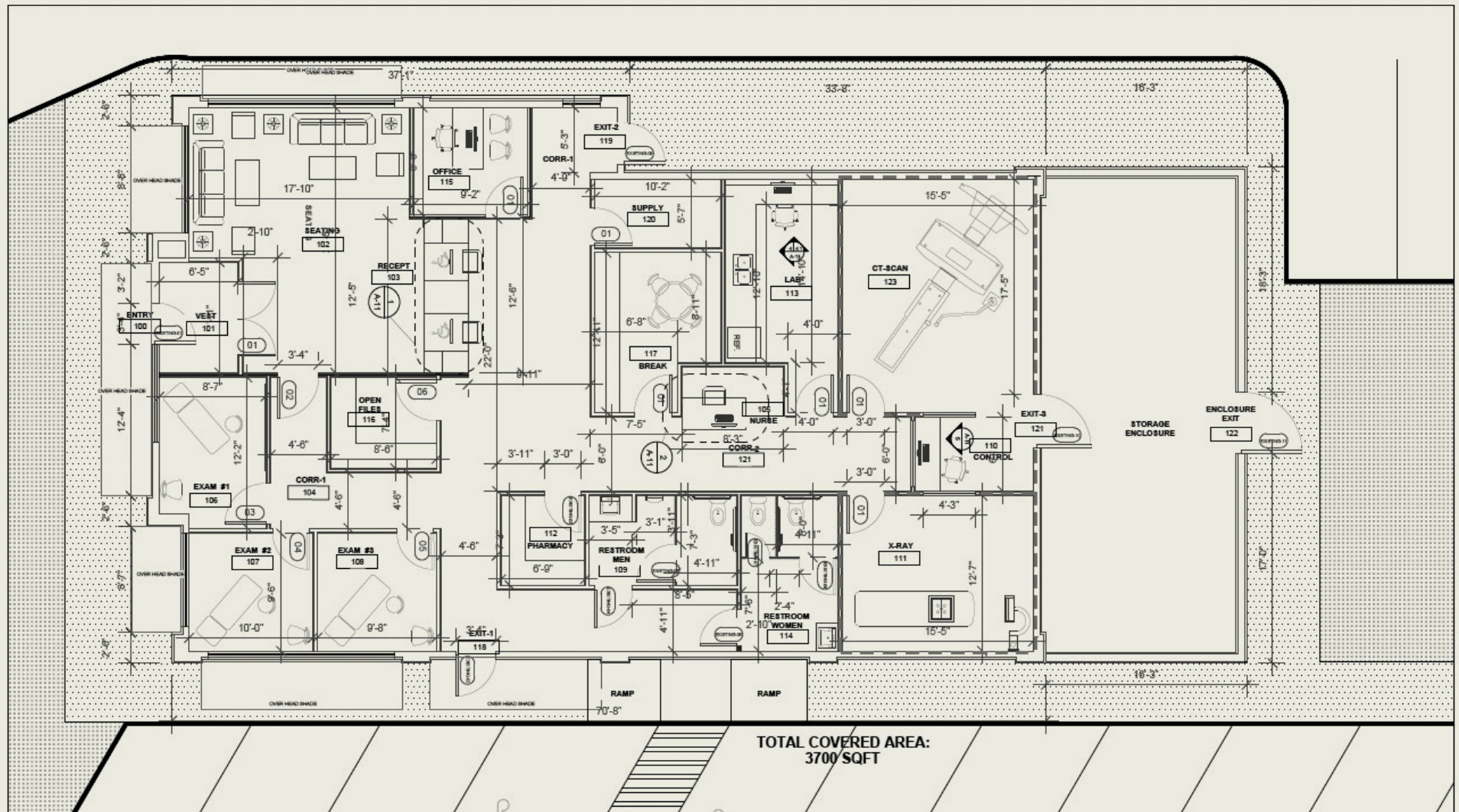
TRADE AREA GROWTH (SINCE 2020)	AVG HH INCOME (5 MILE)
45%	\$118,000



LOCATION & ACCESS

- 15 miles south of Tyler, East Texas's regional medical hub, anchored by CHRISTUS Trinity Mother Frances and UT Health East Texas
- 15 minutes to Tyler Hospital & Jacksonville

FLOOR PLAN

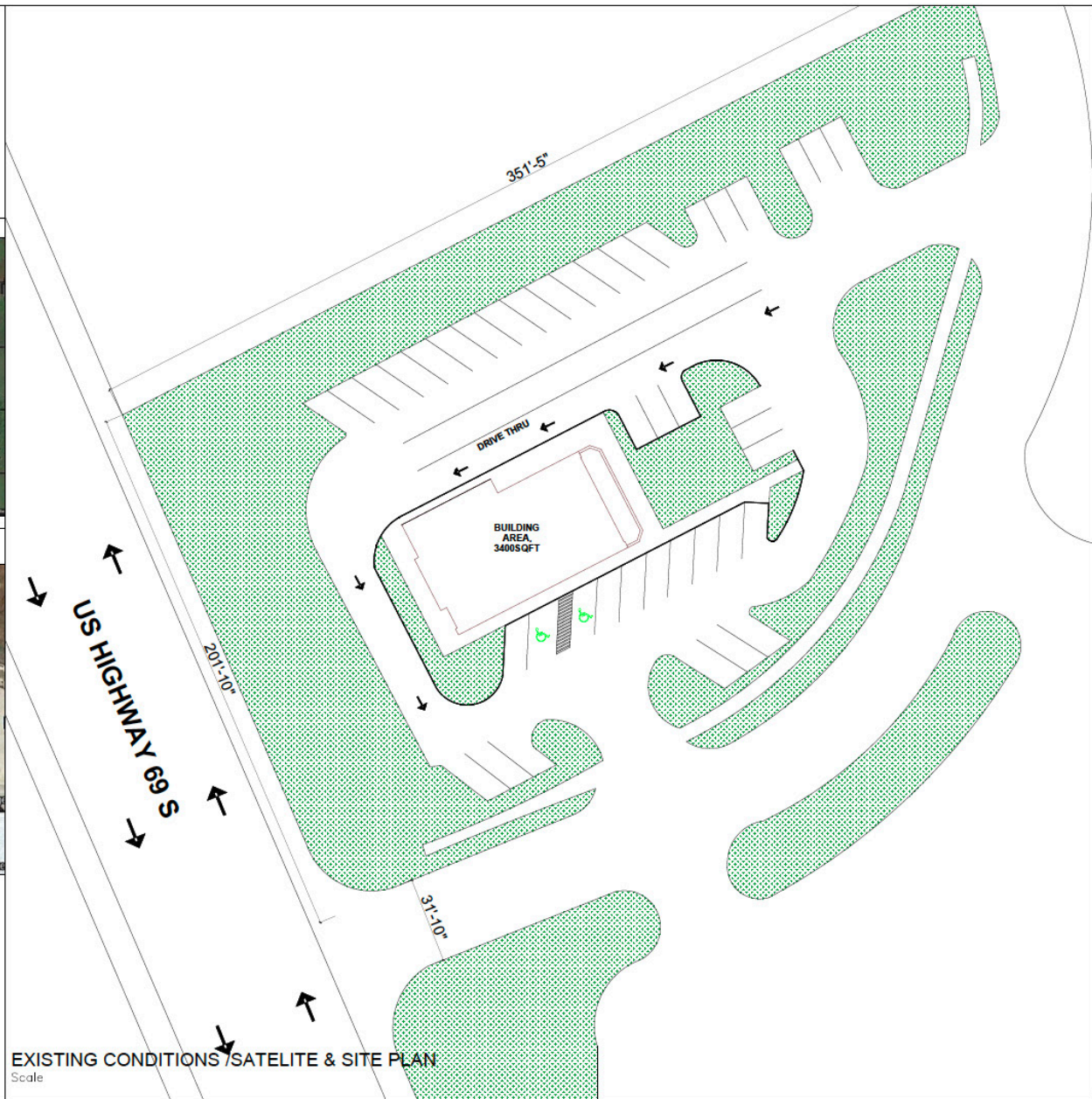
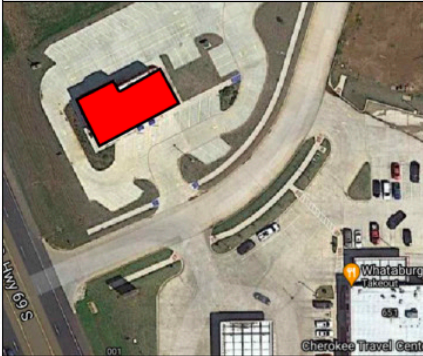


SURVEY

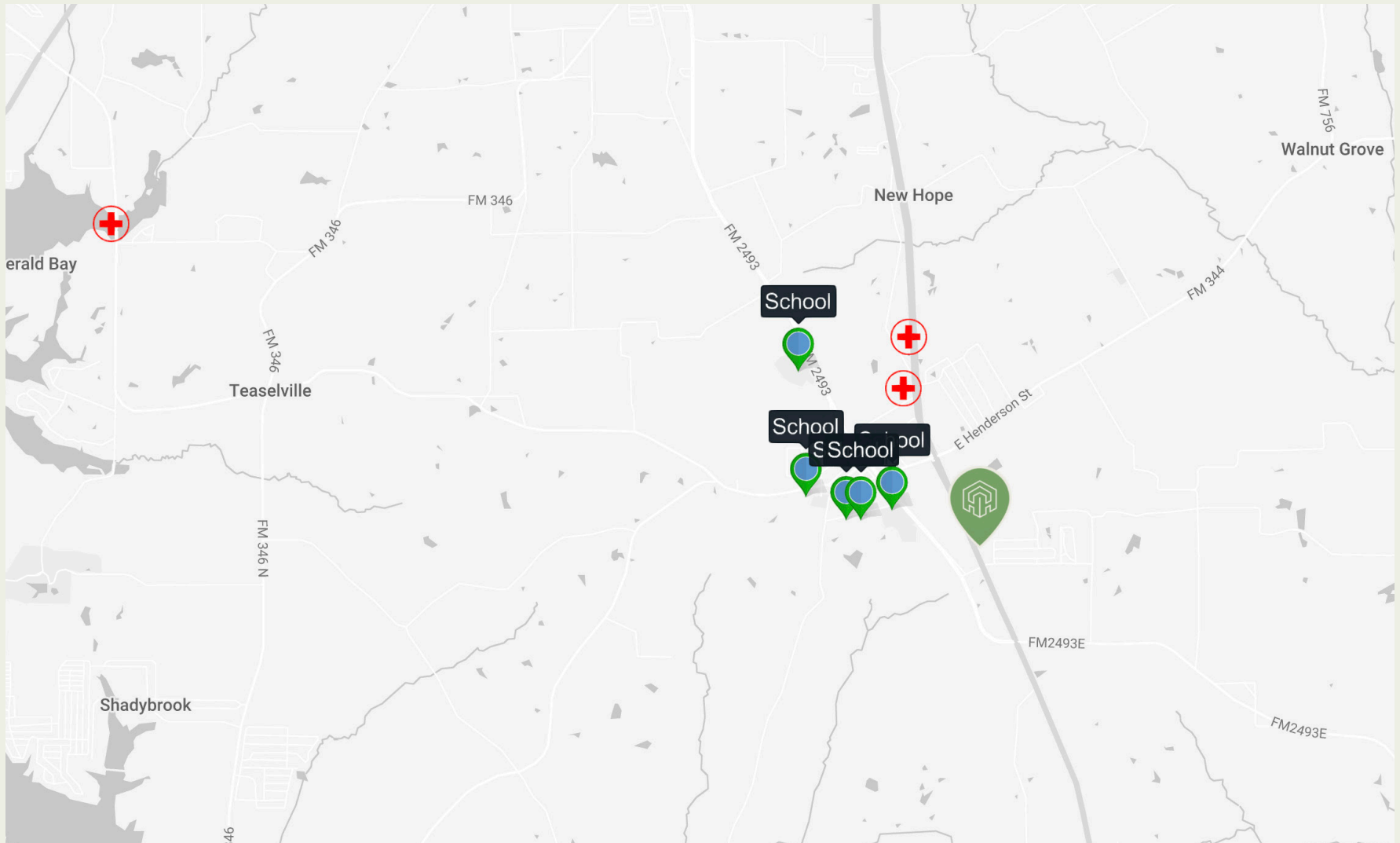
LOCATION



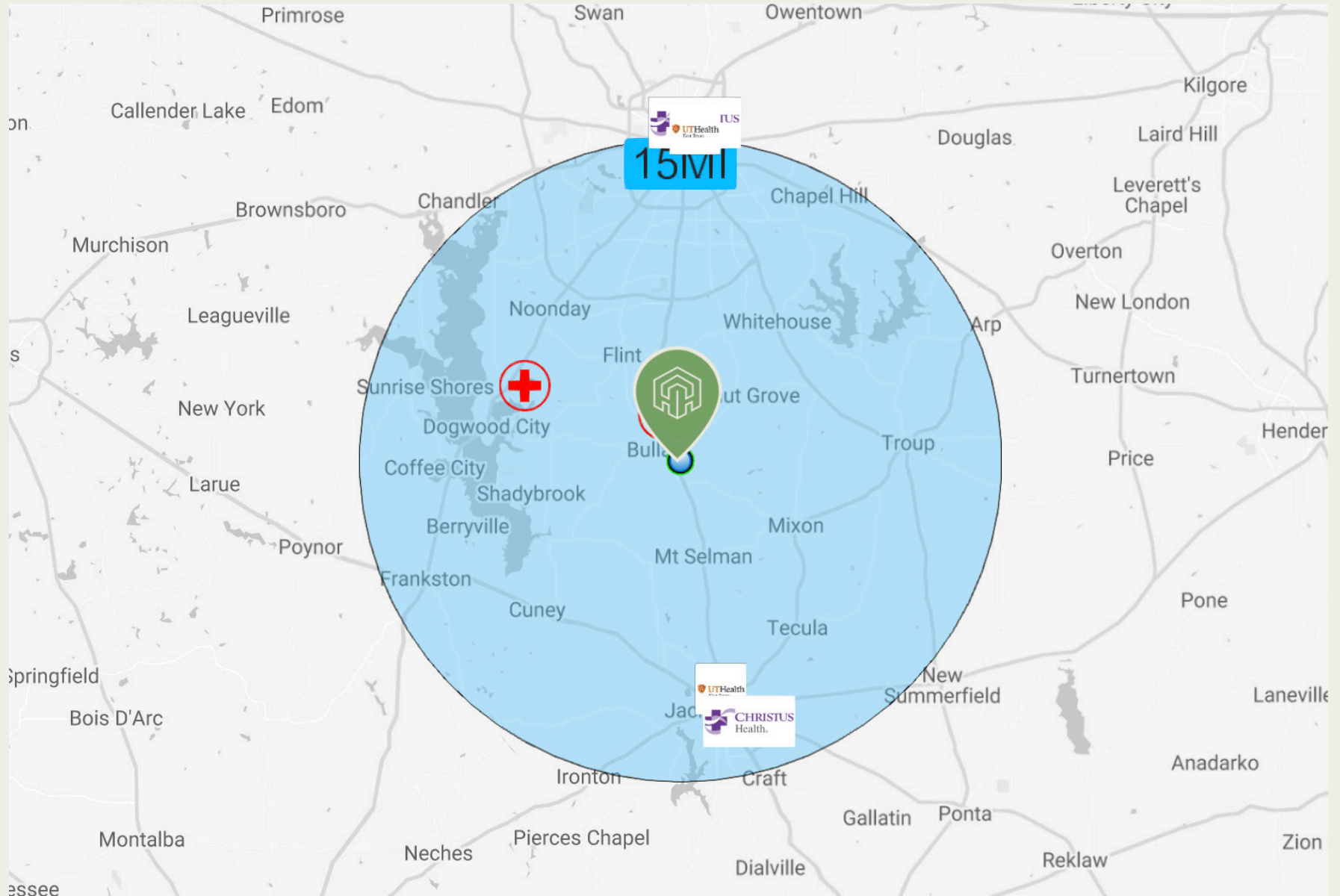
ZOOMED LOCATION



MAP



MAP | RADIUS



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