



Property Highlights

- For Sale or Lease
- 63 Patient Room Medical Facility
- Building size: 27,176 square feet
- Size: 23± acres
- Outside of the City Limits
- Not Zoned, No Zoning Restrictions
- Existing Infrastructure
- On Site Sewer Facility
- Over 1,000± LF frontage road
- Convenient access to Loop 7
- UT Health & Christus Emergency Care Center located just 6 miles from the facility.
- Athens, TX MSA is home to a population of 82k people, as of 2020.
- Athens is a Certified Texas Retirement Community by the Texas Dept. of Agriculture
- Athens is located only one hour from Dallas, TX.
- Athens is centrally located between the larger East Texas Cities of Tyler, Jacksonville, Palestine, Corsicana & Canton with Loop 7 as a connecting highway to each.

**FOR SALE OR LEASE |
63 RM FACILITY**

**8579 State Highway 31 W
Athens, TX 75751**

**Land Size: 23.00 Acres
Property Size: 27,176 Sq. Ft.**

Call for Price

Contact:

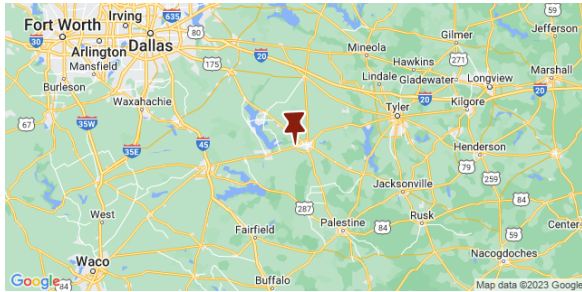
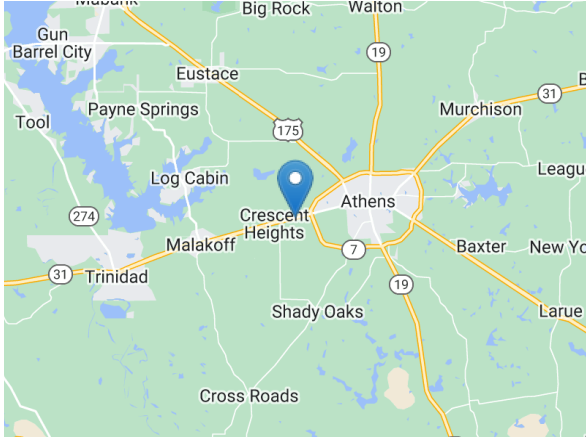
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