

FORMER NURSING CENTER AVAILABLE

123 LIONS CLUB PARK DR • LANCASTER, TX 75146

FOR SALE

KEY LANCASTER LOCATION!



***Excellent Business Opportunity
for the Experienced Independent
Living or Skilled Care Operator!***

This unique property has an ideal location in Lancaster, Texas. Just minutes South of Downtown Dallas, this property offers quick accessibility to surrounding thoroughfares I-35, I-45 and I-20 as well as surrounding cities, and is only 8.24 miles from the Veterans Affairs Hospital located on S. Lancaster Rd. in Dallas. This facility is in need of work, but can be an excellent business opportunity for the experienced operator. The facility is set up to include both skilled care and Independent Living. On location are forty-five (45) Independent Living units and approximately 100 skilled care units. The property has large dining and recreational areas and backs up to a green belt.

PROPERTY DETAILS

ADDRESS:	123 LIONS CLUB PARK DR LANCASTER, TX 75146
AVAILABLE:	±74,600 SF One-Story Freestanding Building
YEAR BUILT:	Original Building Built in 1965 (±9,750 SF) Largest Area Built in 1986 (±64,850 SF)
ZONED:	Commercial
FEATURES:	<ul style="list-style-type: none">· Vacant Former Nursing Home· High Traffic Volume & Excellent Visibility· Many Healthcare Facilities Nearby Including Veterans Affairs Hospital on S. Lancaster Rd.· Asphalt Paved Surfaces with Concrete Curbs· Concrete Loading Pad at Kitchen Entrance· ±48 on Grade Parking Spaces Available· Ideal Southeast DFW Location with Close Proximity to I-35, I-45 & I-20 as well as Downtown Dallas
SALE PRICE:	<i>Please Contact Broker for Sales Price</i>

****Please Contact Broker Scott Axelrod
for Additional Details and
Pricing Information***



HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

5151 Belt Line Rd, Suite 900 Dallas, TX 75254

p 972.419.4000 • f 972.419.4099 • www.henrysmiller.com

**FOR DETAILS
CONTACT:**

SCOTT AXELROD

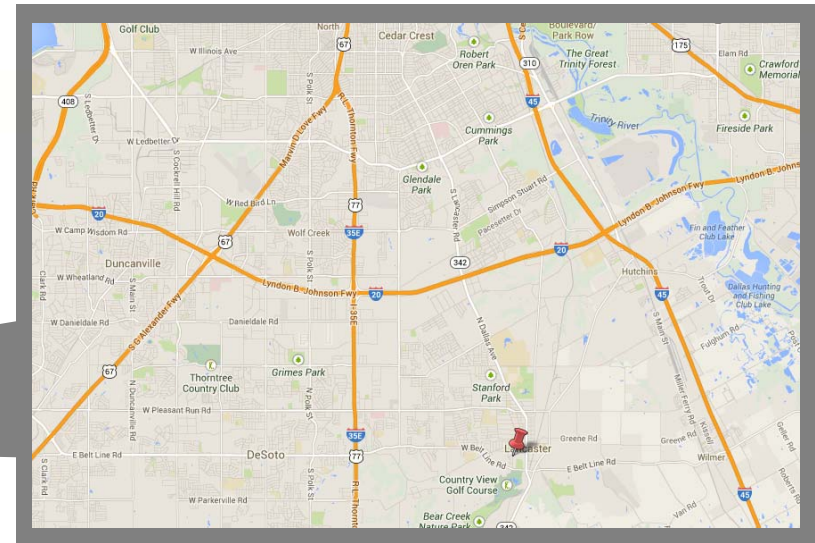
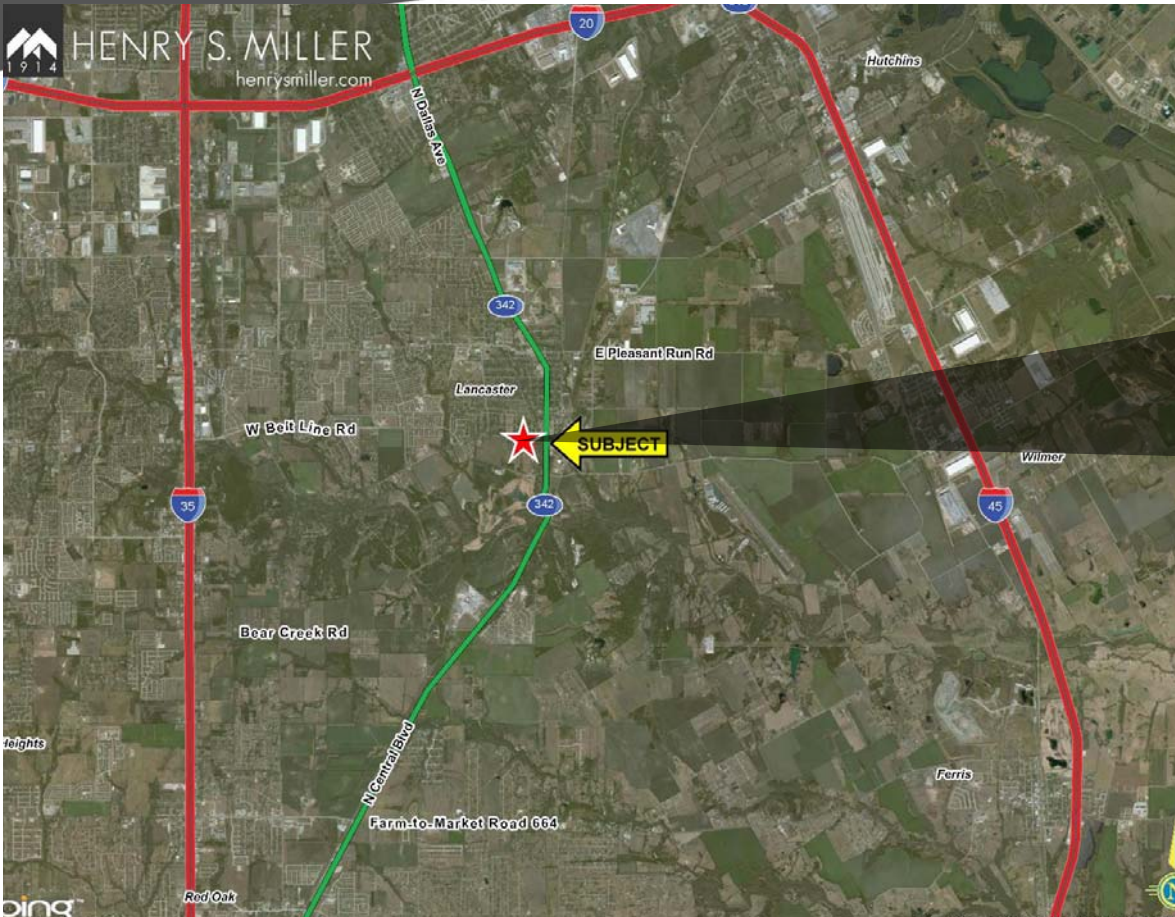
p 972.419.4034 Direct

e saxelrod@henrysmiller.com

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The property is located in Lancaster, Texas, just South of Dallas with great accessibility to surrounding thoroughfares I-35, I-45 and I-20 as well as Downtown Dallas and surrounding cities.

DEMOGRAPHICS:

2012 Estimated Demographics	5 miles
Total Est. Population:	72,656
Total Est. Population Growth:	5.00%
Total Est. Households:	24,913
Est. Avg. HH Income:	\$59,782
Est. Total Consumer Spending:	\$772,822
Total Number of Businesses	1,717

COMMUTING-DRIVE TIME:

- E DFW location with close access to I-35, I-45 & I-20:
- 37.1 miles/40 min: To DFW International Airport
- 23.1 miles/32 min: To Dallas Love Field Airport
- 18 miles/25 min: To Downtown Dallas
- 7.1 miles/11 min: To I-20 & I-35

AREA TRAFFIC COUNTS:

S Dallas Ave @ E Cedar St (S):	±7,124 VPD
W Main St @ N Stewart Ave (E):	±5,618 VPD
W Main St @ S Elm St (E):	±5,579 VPD
S Dallas Ave @ Hackberry St (N):	±4,909 VPD
N Dallas Ave @ E 1 st St (N):	±4,754 VPD

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