

# FOR SALE OR LEASE



TURN KEY URGENT CARE CENTER WITH X-RAY SUITE

3,290 SF | FREESTANDING | US-80 FRONTAGE



804 W Main Street  
HALLSVILLE, TX 75650

CALL FOR PRICING

# 804 W MAIN STREET

## PROPERTY

- **Building:** 3,290 SF Freestanding (2017, Reno. 2024)
- **Land:** ±1.43 AC (62,247 SF)
- **Zoning:** Commercial
- **Parking:** 35 Spaces (10.6/1,000 SF)
- **Access:** ±71' Frontage on US-80 (W Main St)
- **Signage:** Pylon + Building Signage

## MEDICAL BUILD-OUT

- X-Ray Suite with Control Room
- 5 Exam Rooms, Lab & Nurse Station
- Pharmacy, Reception & 2 Waiting Areas
- Offices, Break Room & 2 Restrooms



16,286

VPD ON US-80

35

PARKING SPACES

96,560

POP. (20-MIN DRIVE)

\$91,792

AVG HH INCOME (20-MIN DRIVE)

## LOCATION & ACCESS

- **Traffic:** Frontage on US-80 (W Main St), Hallsville's Main Corridor; ±2 Mi to I-20
- **Rooftops:** 96,560 Residents Within 20 Minutes, from Longview to Marshall
- **Retail:** Near Brookshire's Food & Pharmacy; ±1 Mi to Downtown Hallsville
- **Healthcare:** ±8 to 9 Mi to Longview Hospitals; ±13 Mi to CHRISTUS Good Shepherd Marshall

# PHOTOS



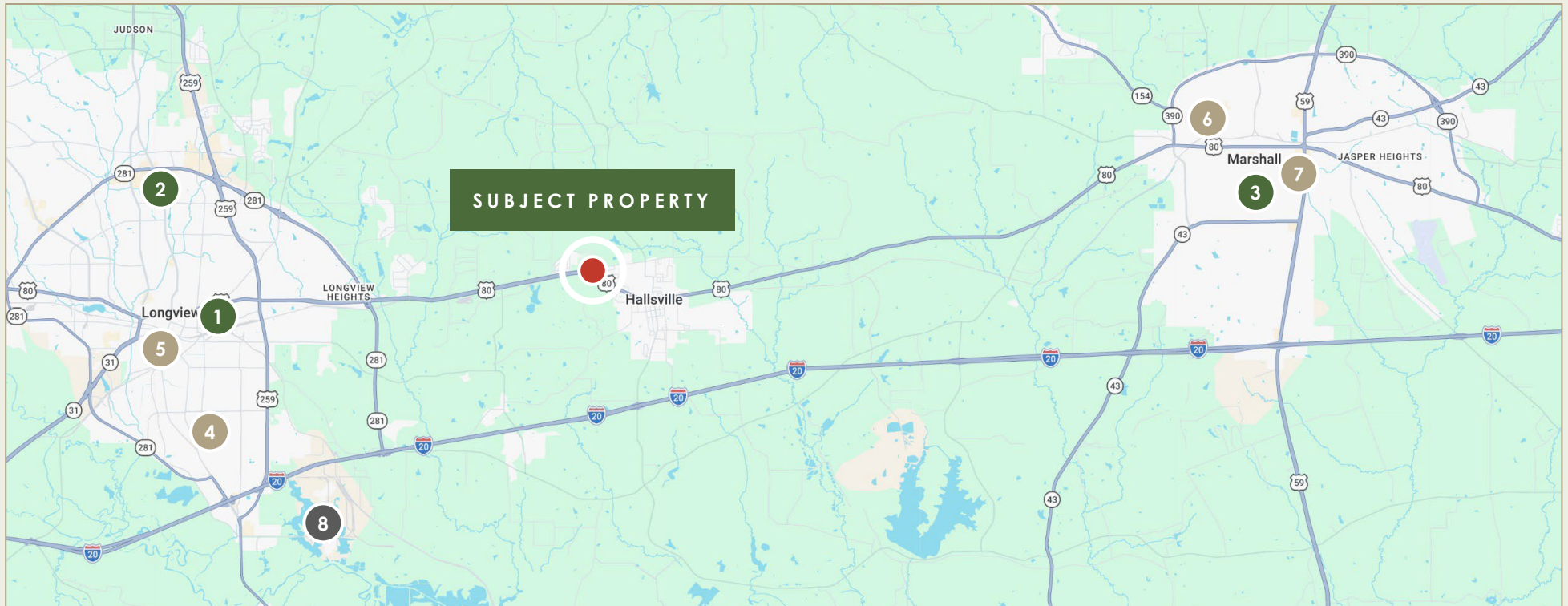
PRIOR OCCUPANT BUILDING SIGNAGE SHOWN

# FLOOR PLAN



±3,290 SF (70' x 47'). Schematic plan for marketing purposes only; not to scale. Verify all dimensions on site.

# REGIONAL MAP



Map data ©2026 Google. Mileages are straight-line distance from the subject; employee counts per Longview Economic Development Corp.

## HOSPITALS

- 1 CHRISTUS Good Shepherd Medical Center** Longview, ±8 mi
- 2 Longview Regional Medical Center** Longview, ±9 mi
- 3 CHRISTUS Good Shepherd Medical Center** Marshall, ±13 mi

## COLLEGES & UNIVERSITIES

- 4 LeTourneau University** Longview, ±8 mi
- 5 Kilgore College, Longview Campus** Longview, ±9 mi
- 6 East Texas Baptist University** Marshall, ±13 mi
- 7 Wiley University** Marshall, ±14 mi

## MAJOR EMPLOYERS

- 8 Eastman Chemical (1,510 employees)** Longview, ±7 mi

### Also in Longview:

CHRISTUS Good Shepherd Health System (3,000)  
Longview Regional Medical Center (1,393)  
Dollar General Distribution (762)  
Komatsu (675) | AAON Coil Products (613)

**±9 MI**

TO LONGVIEW, REGIONAL HUB

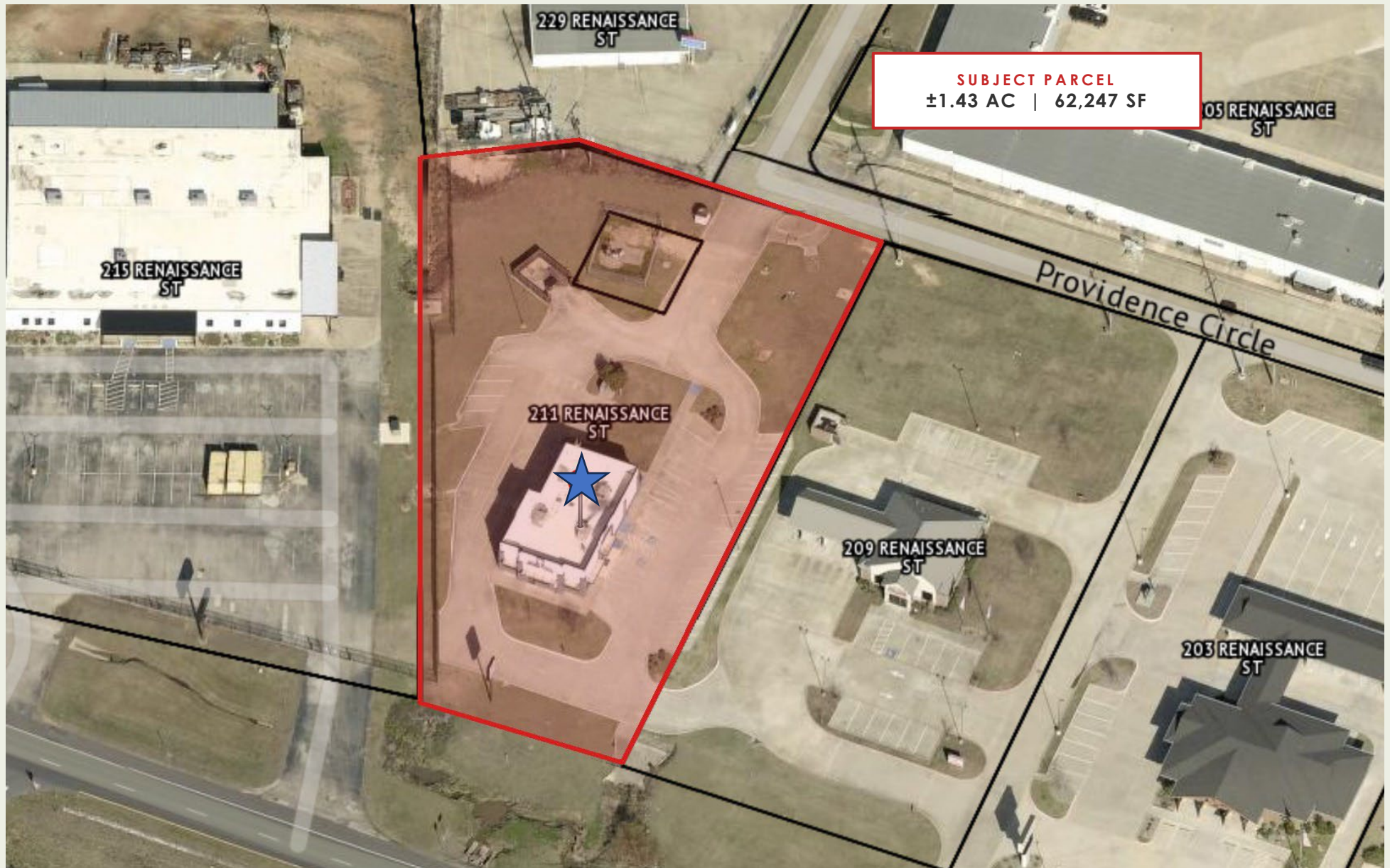
**±13 MI**

TO MARSHALL, HARRISON CO. SEAT

**±2 MI**

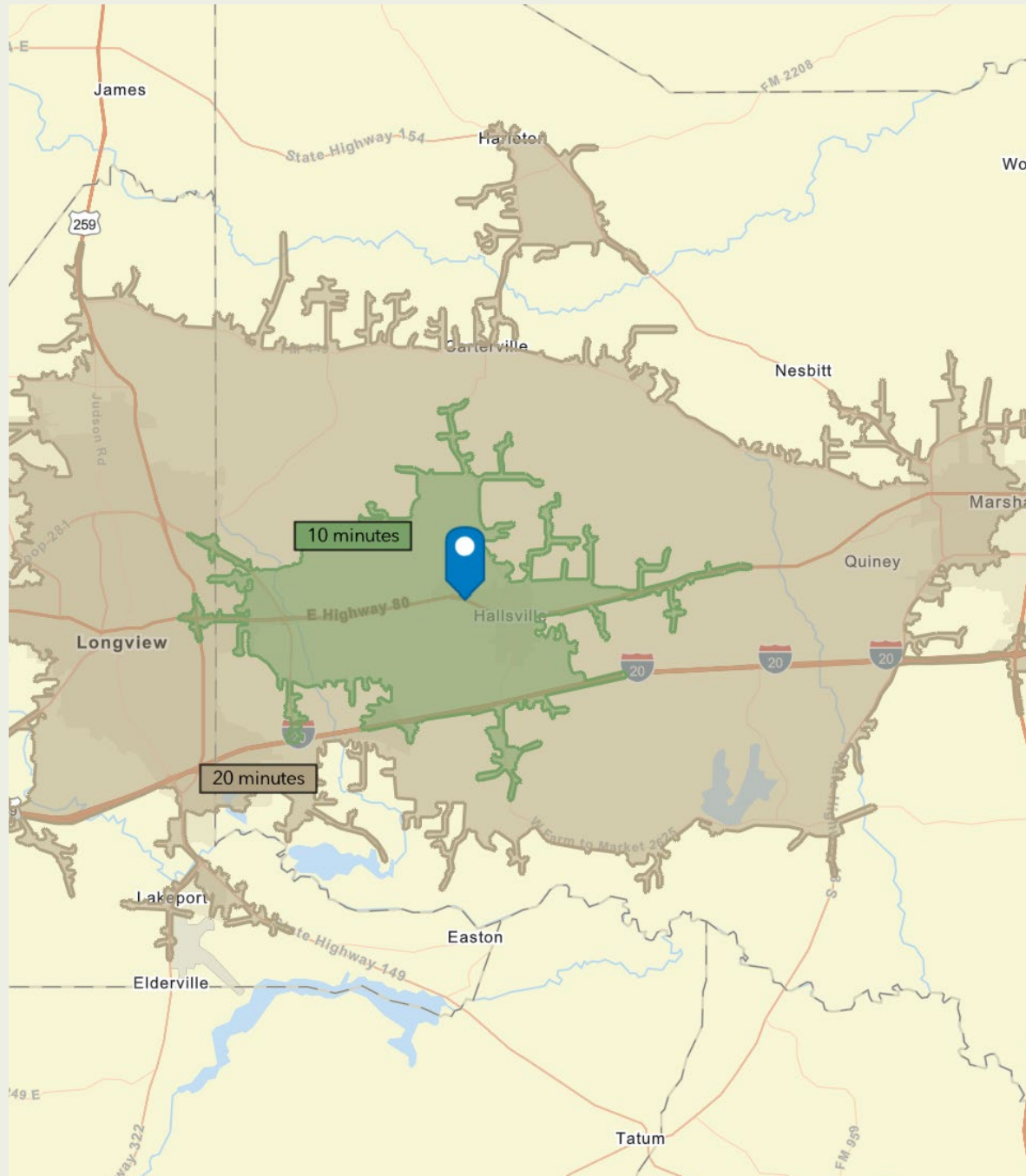
TO I-20 VIA FM 450

# SITE AERIAL



Imagery: EagleView Technology Corporation. Parcel outline is approximate; verify against survey.

# DRIVE TIMES



## 10-MINUTE DRIVE

**11,095**

POPULATION (2026)

**4,061**

HOUSEHOLDS

**\$82,124**

MEDIAN HH INCOME

## 20-MINUTE DRIVE

**96,560**

POPULATION (2026)

**38,298**

HOUSEHOLDS

**\$64,320**

MEDIAN HH INCOME

Source: Esri 2026 estimates (Executive Summary). Drive times measured from 804 W Main St.

# HEALTHCARE SNAPSHOT

## PAYER MIX | 20-MINUTE DRIVE

11,282

MEDICARE ENROLLEES, AGE 65+

30%

EMPLOYER PLAN (COMMERCIAL),  
AGE 19-64

4.0%

MEDICAID ONLY, AGE 19-64

## HEALTHCARE SPENDING | AVG. PER HOUSEHOLD, ANNUAL

\$4,155

HEALTH INSURANCE

\$2,209

MEDICAL CARE

\$231

PHYSICIAN SERVICES

## PATIENT MIX

83%

OF RESIDENTS INSURED

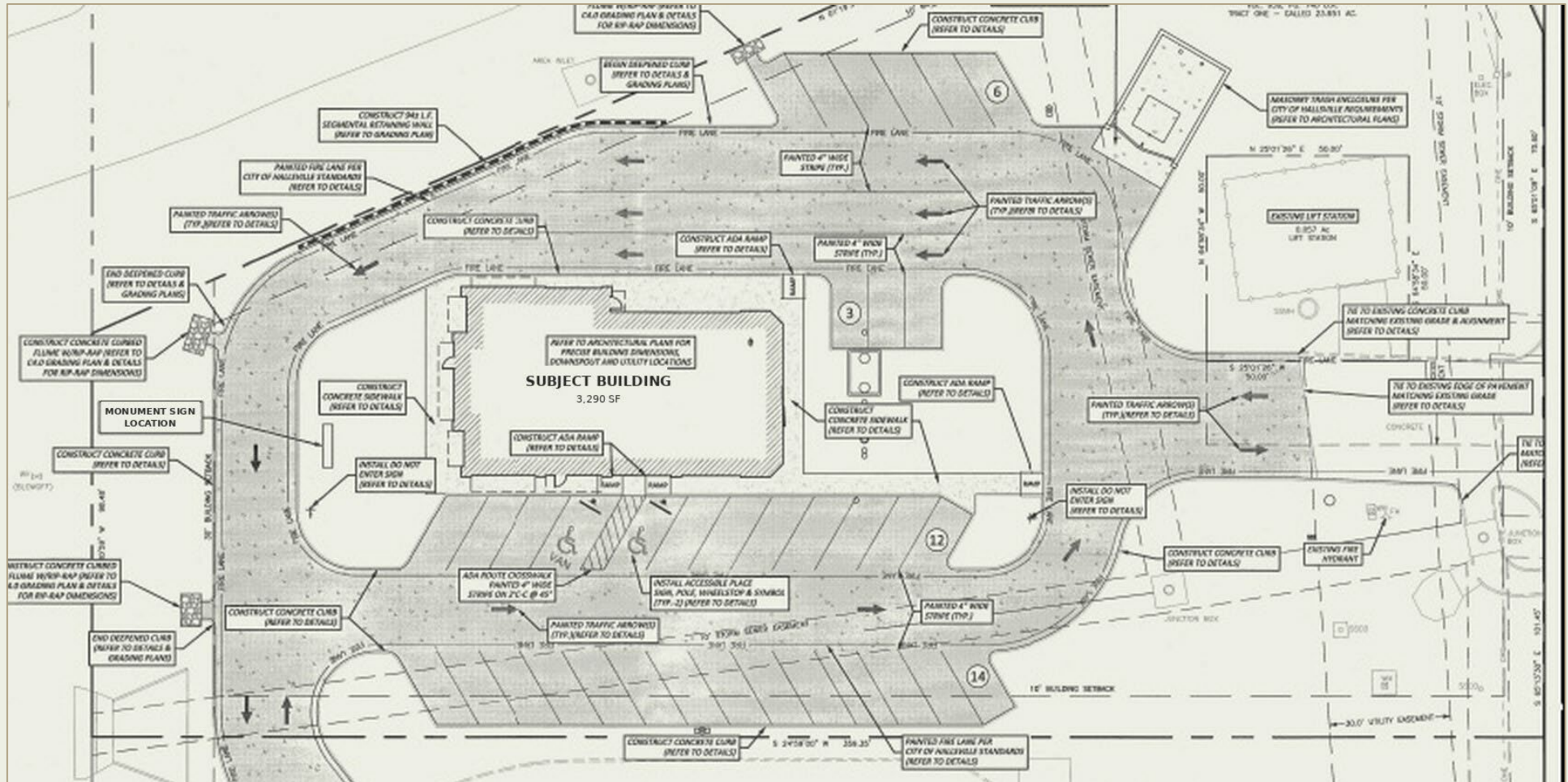
26%

UNDER AGE 19

16%

AGE 65+

# SITE PLAN



Excerpt from original civil site plan (existing conditions). Building shown as constructed at  $\pm 3,290$  SF.

**$\pm 1.43$  AC**

LAND AREA (62,247 SF)

**35**

PARKING SPACES (33 + 2 ADA)

**B & X**

FLOOD ZONE (VERIFY)

**F1/COMM.**

ZONING, COMMERCIAL

# C O N T A C T

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