



TRANSWESTERN

REAL ESTATE  
SERVICES



FOR SALE OR LEASE

**2219 W EULESS BLVD**

EULESS, TX 76040

**Broker Contact:**

**Jim Sager**

817.259.3542

[jim.sager@transwestern.com](mailto:jim.sager@transwestern.com)

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## PROPERTY OVERVIEW

Strategically located in the mid-cities, between Dallas and Fort Worth, the building has a long history of service to the residents of the H-E-B area. The 53,089 SF building was originally constructed in 1970 as the Hurst Euleless Bedford Hospital and later in the mid 1990's the buildings was operated as The American Indian Center, providing health services to native Americans. With more than 100 licensed beds, the property most recently served an inpatient behavioral health and rehab center. The current operator will be relocating to a new facility and the owner is evaluating sale or lease options.



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## INVESTMENT HIGHLIGHTS

- 53,089 SF building on 6.2982 acres
- Convenient Mid-Cities location provides access to a large market area
- Easy access from major freeways
- Plenty of parking
- Minutes from D/FW Airport
- Excess land for outdoor activities
- Zoning of I-2 allows for a variety of uses including hospital or treatment facility
- Currently licensed for 111 beds
- Attractive lobby and intake area
- Multiple meeting rooms and group rooms
- Full industrial kitchen and large dining area
- Two interior courtyards
- Forty-four (44) spacious rooms with interior bathrooms
- Large workout room
- Outdoor basketball and volleyball courts



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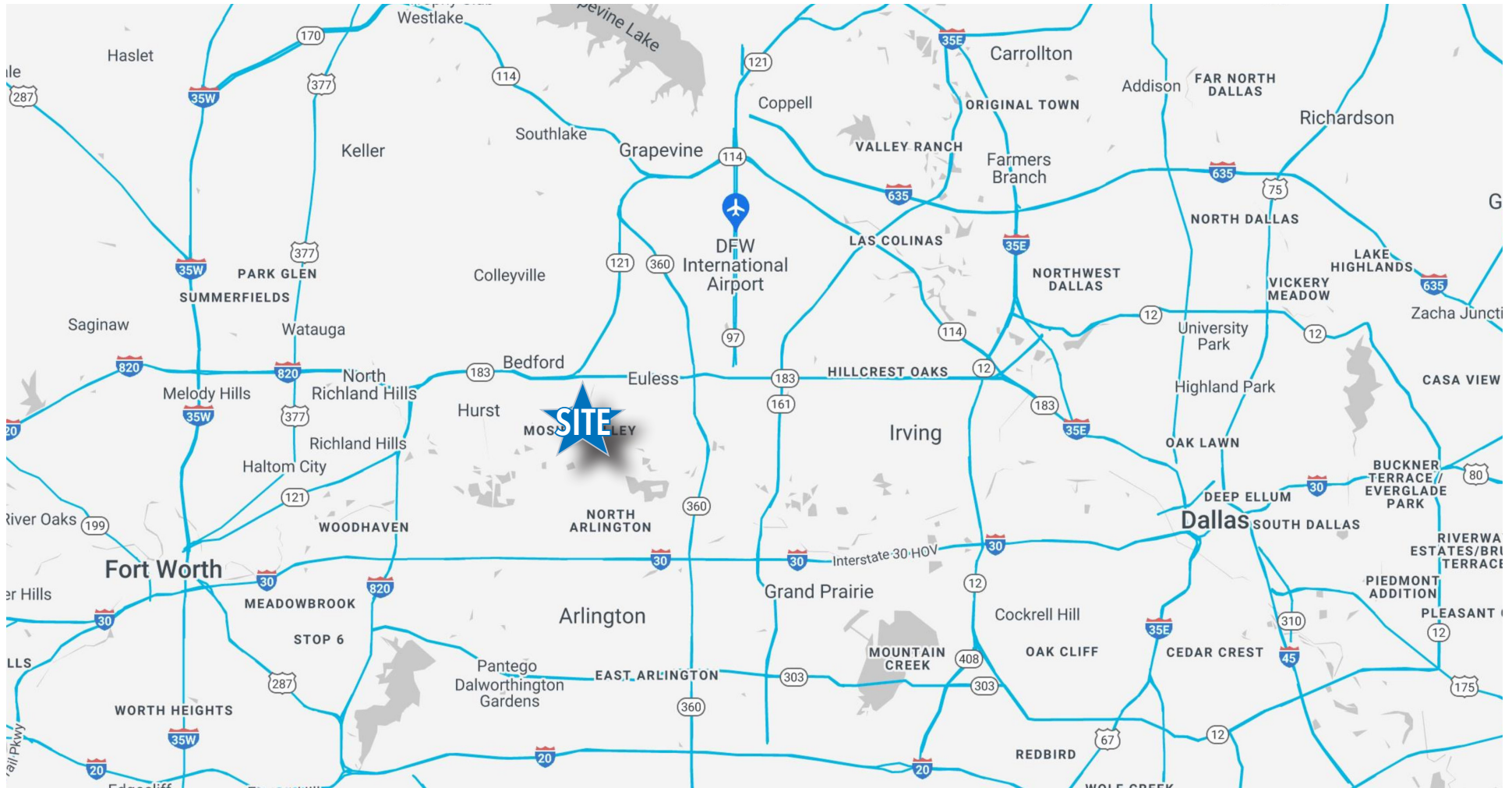
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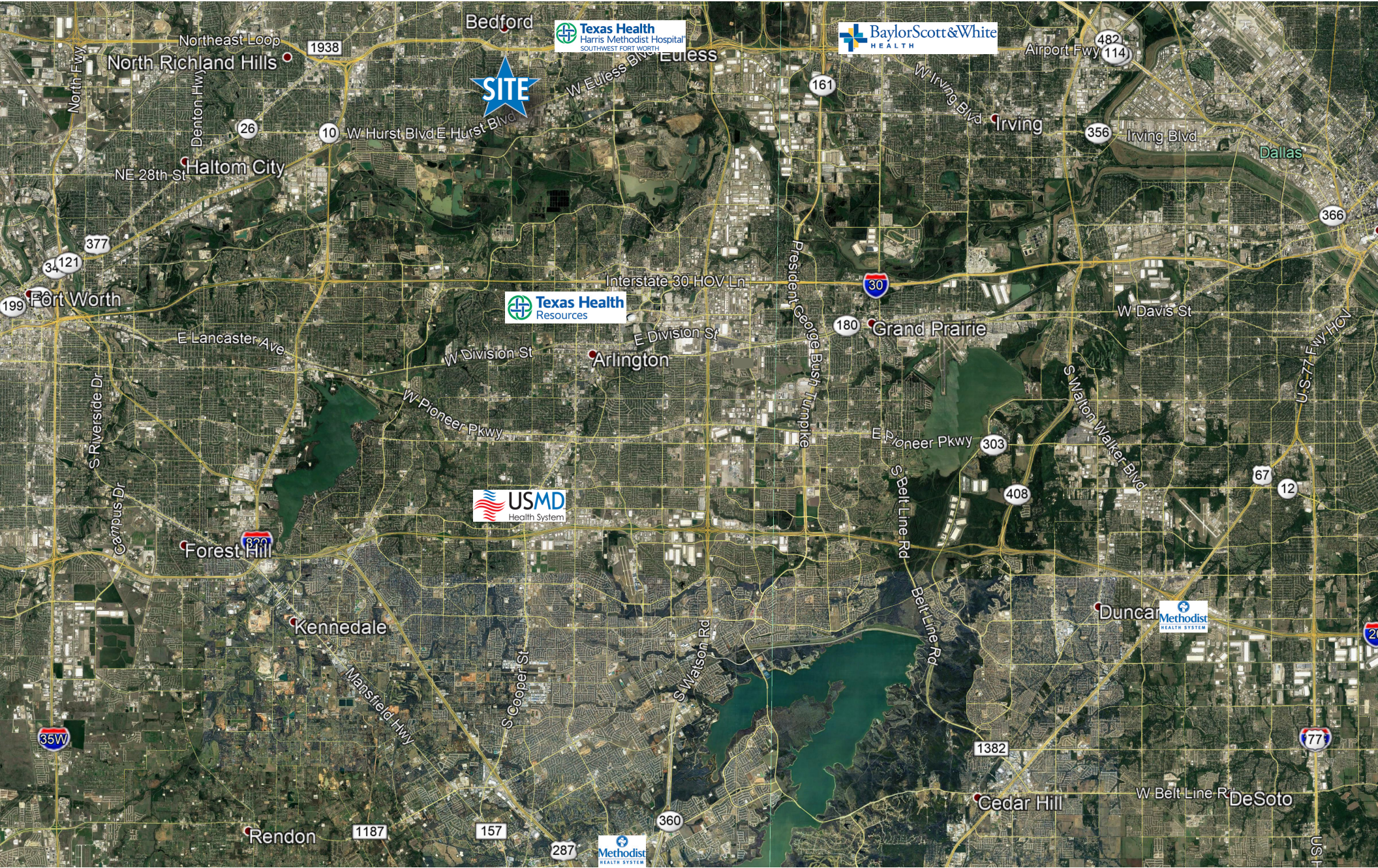
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**Key:**

RAP = Residential Adult Patient Rooms 18, 20, 22, 24, 26-44

OAP = Outpatient Adult Patient Rooms 1-13, 15, 17

CP = Adolescent Patient Rooms 14, 16, 19, 21, 23, 25

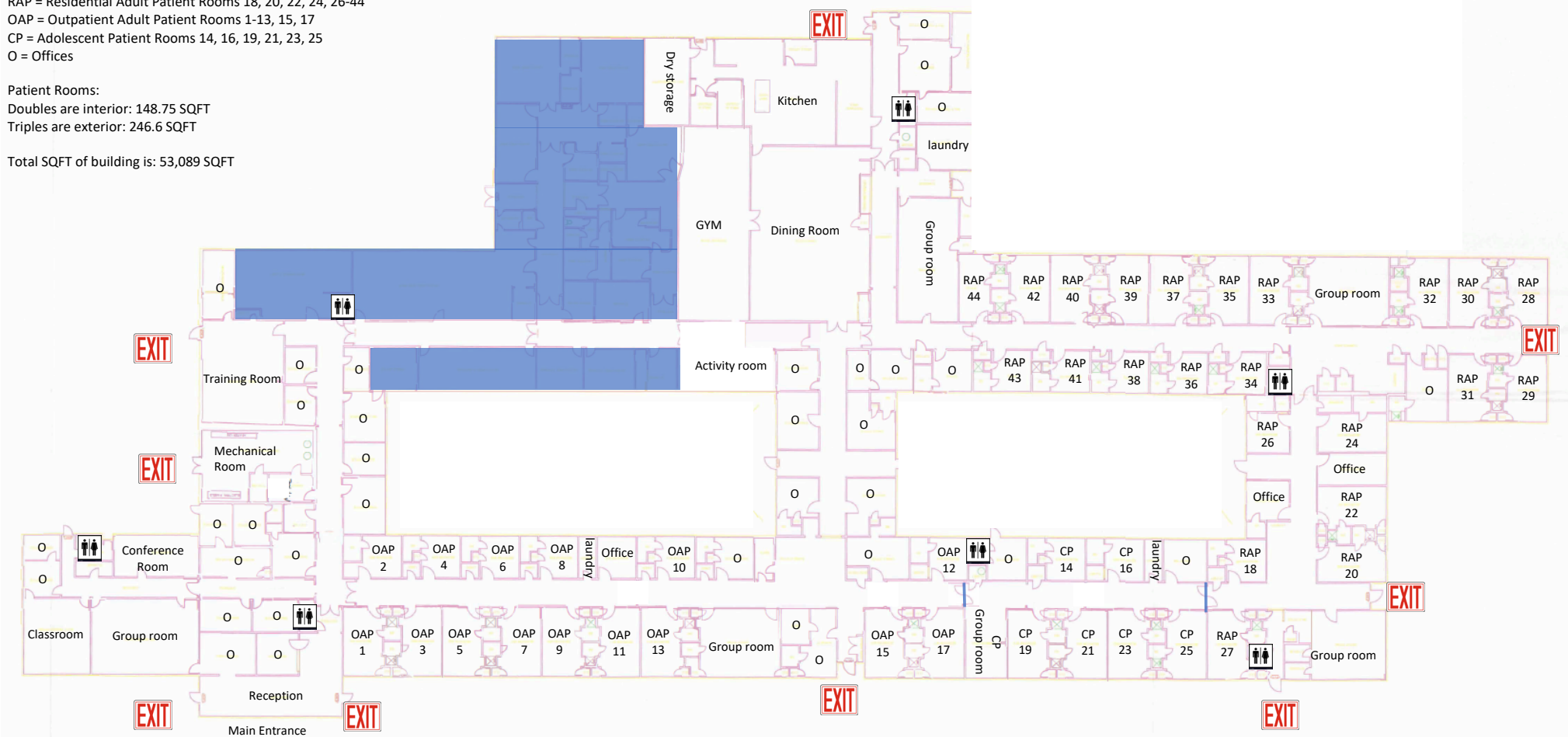
O = Offices

**Patient Rooms:**

Doubles are interior: 148.75 SQFT

Triples are exterior: 246.6 SQFT

Total SQFT of building is: 53,089 SQFT



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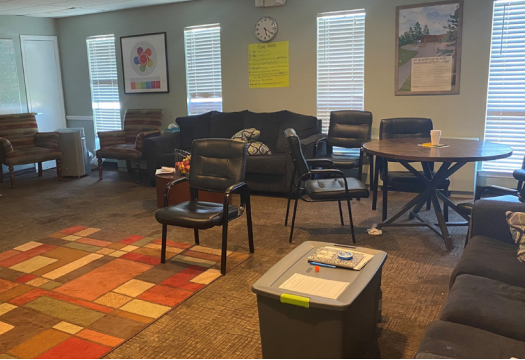
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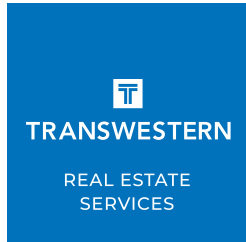




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# Business Summary

2219 W Eules Blvd, Eules, Texas, 76040  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 32.81947  
Longitude: -97.12063

<b>Data for all businesses in area</b>		<b>5 miles</b>			
Total Businesses:		9,977			
Total Employees:		125,303			
Total Residential Population:		263,128			
Employee/Residential Population Ratio (per 100 Residents)		48			
<b>by SIC Codes</b>		<b>Businesses</b>		<b>Employees</b>	
		<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Agriculture & Mining		115	1.2%	1,039	0.8%
Construction		518	5.2%	4,945	3.9%
Manufacturing		274	2.7%	5,054	4.0%
Transportation		259	2.6%	10,800	8.6%
Communication		88	0.9%	1,358	1.1%
Utility		20	0.2%	431	0.3%
Wholesale Trade		282	2.8%	5,659	4.5%
<b>Retail Trade Summary</b>		<b>2,132</b>	<b>21.4%</b>	<b>32,081</b>	<b>25.6%</b>
Home Improvement		126	1.3%	2,204	1.8%
General Merchandise Stores		74	0.7%	2,936	2.3%
Food Stores		244	2.4%	3,946	3.1%
Auto Dealers, Gas Stations, Auto Aftermarket		202	2.0%	2,833	2.3%
Apparel & Accessory Stores		160	1.6%	1,363	1.1%
Furniture & Home Furnishings		150	1.5%	1,869	1.5%
Eating & Drinking Places		657	6.6%	11,992	9.6%
Miscellaneous Retail		518	5.2%	4,938	3.9%
<b>Finance, Insurance, Real Estate Summary</b>		<b>1,133</b>	<b>11.4%</b>	<b>9,976</b>	<b>8.0%</b>
Banks, Savings & Lending Institutions		203	2.0%	1,506	1.2%
Securities Brokers		174	1.7%	827	0.7%
Insurance Carriers & Agents		233	2.3%	3,761	3.0%
Real Estate, Holding, Other Investment Offices		523	5.2%	3,882	3.1%
<b>Services Summary</b>		<b>4,025</b>	<b>40.3%</b>	<b>50,256</b>	<b>40.1%</b>
Hotels & Lodging		77	0.8%	1,735	1.4%
Automotive Services		205	2.1%	1,442	1.2%
Motion Pictures & Amusements		245	2.5%	3,127	2.5%
Health Services		808	8.1%	12,378	9.9%
Legal Services		199	2.0%	1,035	0.8%
Education Institutions & Libraries		150	1.5%	5,999	4.8%
Other Services		2,340	23.5%	24,539	19.6%
<b>Government</b>		<b>128</b>	<b>1.3%</b>	<b>3,073</b>	<b>2.5%</b>
<b>Unclassified Establishments</b>		<b>1,004</b>	<b>10.1%</b>	<b>630</b>	<b>0.5%</b>
<b>Totals</b>		<b>9,977</b>	<b>100.0%</b>	<b>125,303</b>	<b>100.0%</b>

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



# Business Summary

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Rings: 5 mile radii

Prepared by Esri  
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by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	13	0.1%	159	0.1%
Mining	13	0.1%	109	0.1%
Utilities	9	0.1%	197	0.2%
Construction	548	5.5%	5,583	4.5%
Manufacturing	310	3.1%	5,283	4.2%
Wholesale Trade	274	2.7%	5,605	4.5%
Retail Trade	1,390	13.9%	19,659	15.7%
Motor Vehicle & Parts Dealers	162	1.6%	2,699	2.2%
Furniture & Home Furnishings Stores	87	0.9%	624	0.5%
Electronics & Appliance Stores	57	0.6%	1,227	1.0%
Bldg Material & Garden Equipment & Supplies Dealers	126	1.3%	2,199	1.8%
Food & Beverage Stores	164	1.6%	3,566	2.8%
Health & Personal Care Stores	158	1.6%	1,242	1.0%
Gasoline Stations	42	0.4%	160	0.1%
Clothing & Clothing Accessories Stores	194	1.9%	1,509	1.2%
Sport Goods, Hobby, Book, & Music Stores	62	0.6%	657	0.5%
General Merchandise Stores	74	0.7%	2,936	2.3%
Miscellaneous Store Retailers	173	1.7%	1,255	1.0%
Nonstore Retailers	91	0.9%	1,586	1.3%
Transportation & Warehousing	210	2.1%	10,590	8.5%
Information	205	2.1%	6,705	5.4%
Finance & Insurance	619	6.2%	6,135	4.9%
Central Bank/Credit Intermediation & Related Activities	208	2.1%	1,534	1.2%
Securities, Commodity Contracts & Other Financial	179	1.8%	840	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	233	2.3%	3,761	3.0%
Real Estate, Rental & Leasing	586	5.9%	3,726	3.0%
Professional, Scientific & Tech Services	1,014	10.2%	7,885	6.3%
Legal Services	214	2.1%	1,104	0.9%
Management of Companies & Enterprises	26	0.3%	228	0.2%
Administrative & Support & Waste Management & Remediation	369	3.7%	3,905	3.1%
Educational Services	210	2.1%	6,173	4.9%
Health Care & Social Assistance	970	9.7%	14,669	11.7%
Arts, Entertainment & Recreation	152	1.5%	3,091	2.5%
Accommodation & Food Services	776	7.8%	13,932	11.1%
Accommodation	77	0.8%	1,735	1.4%
Food Services & Drinking Places	699	7.0%	12,197	9.7%
Other Services (except Public Administration)	1,153	11.6%	7,959	6.4%
Automotive Repair & Maintenance	176	1.8%	1,178	0.9%
Public Administration	129	1.3%	3,094	2.5%
Unclassified Establishments	1,003	10.1%	616	0.5%
<b>Total</b>	<b>9,977</b>	<b>100.0%</b>	<b>125,303</b>	<b>100.0%</b>

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