

SPACE FEATURES:

- Large Standalone Medical Office Building with Mix of Patient-Facing, Specialty, Meeting Rooms and Administrative Offices
- In the Heart of the Hospital District Adjacent to the Memorial Hospital Campus and Medical Office District
- Large North Parking Lot with Room for Expansion
- Multiple Entrances / Exits



FOR MORE INFORMATION PLEASE CONTACT:

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CPRE Commercial
3505 North Street
Nacogdoches, TX 75965
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www.commercial.cpre.com/properties-lease.php

PREMISES:

Approximately 12,200 SF

LAND:

1.25 AC

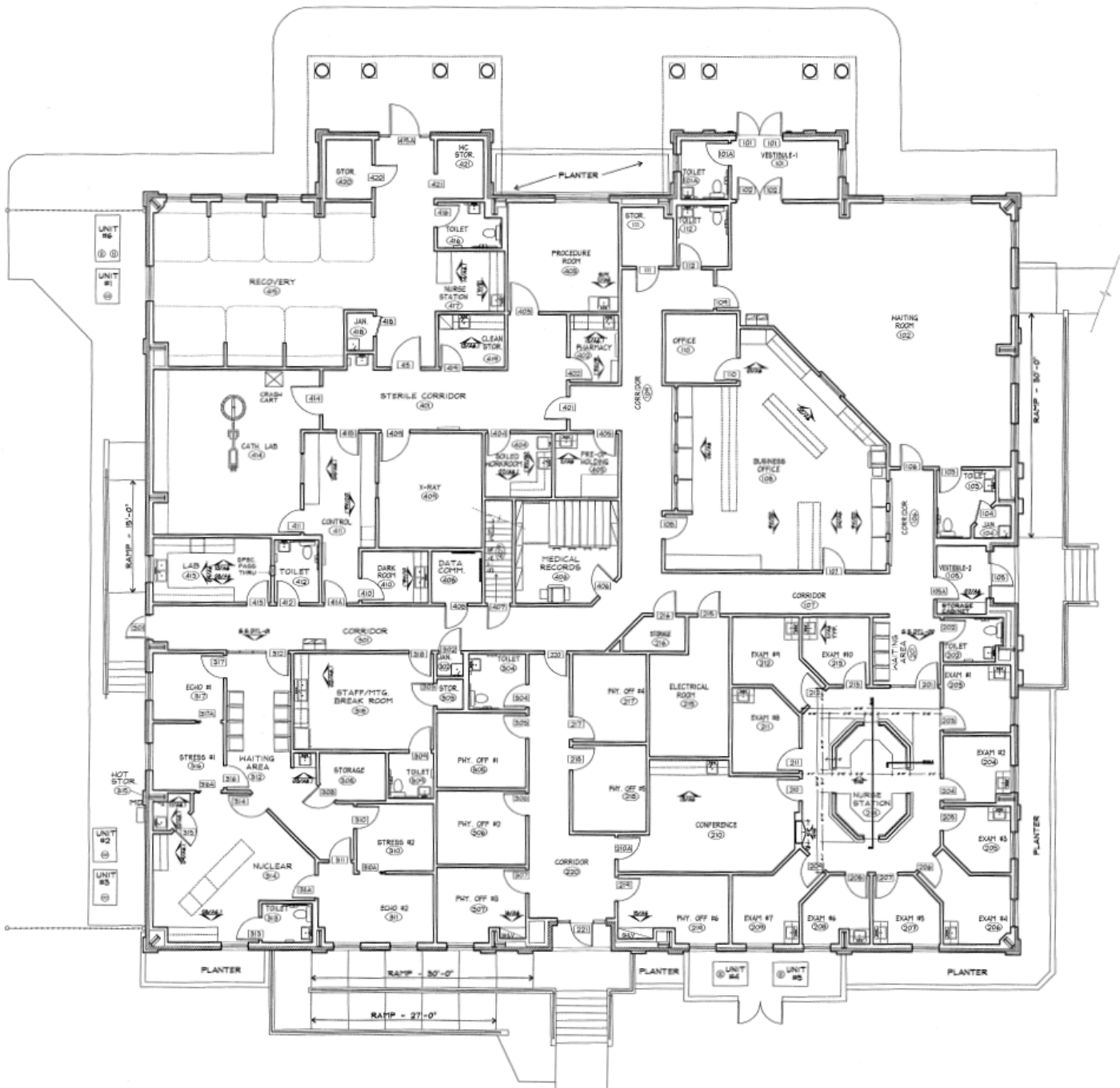
LIST PRICE: \$2,500,000.00

OFFICE LAYOUT:

Wall Intensive Floor Plan with Meeting Rooms, Exam/Treatment, Administrative Office Core and Physician Office Wing, Specialty Rooms including Cath Lab and X-Ray and Storage Rooms.

PROPERTY HIGHLIGHTS

- + Hard Corner of North Mound St and Bailey Ave Contiguous to SFASU Campus (Acquired by The University of Texas System in 2023)
- + Built in 2003
- + 20 Painted Parking Spaces with Large Expansion Lot on West End
- + Backup Generator
- + Efficient Wall Intensive Floor Plan
- + Layout Conducive to Specialty and Group Practice with Efficient Patient Flow
- + (2) Covered Building Entrances

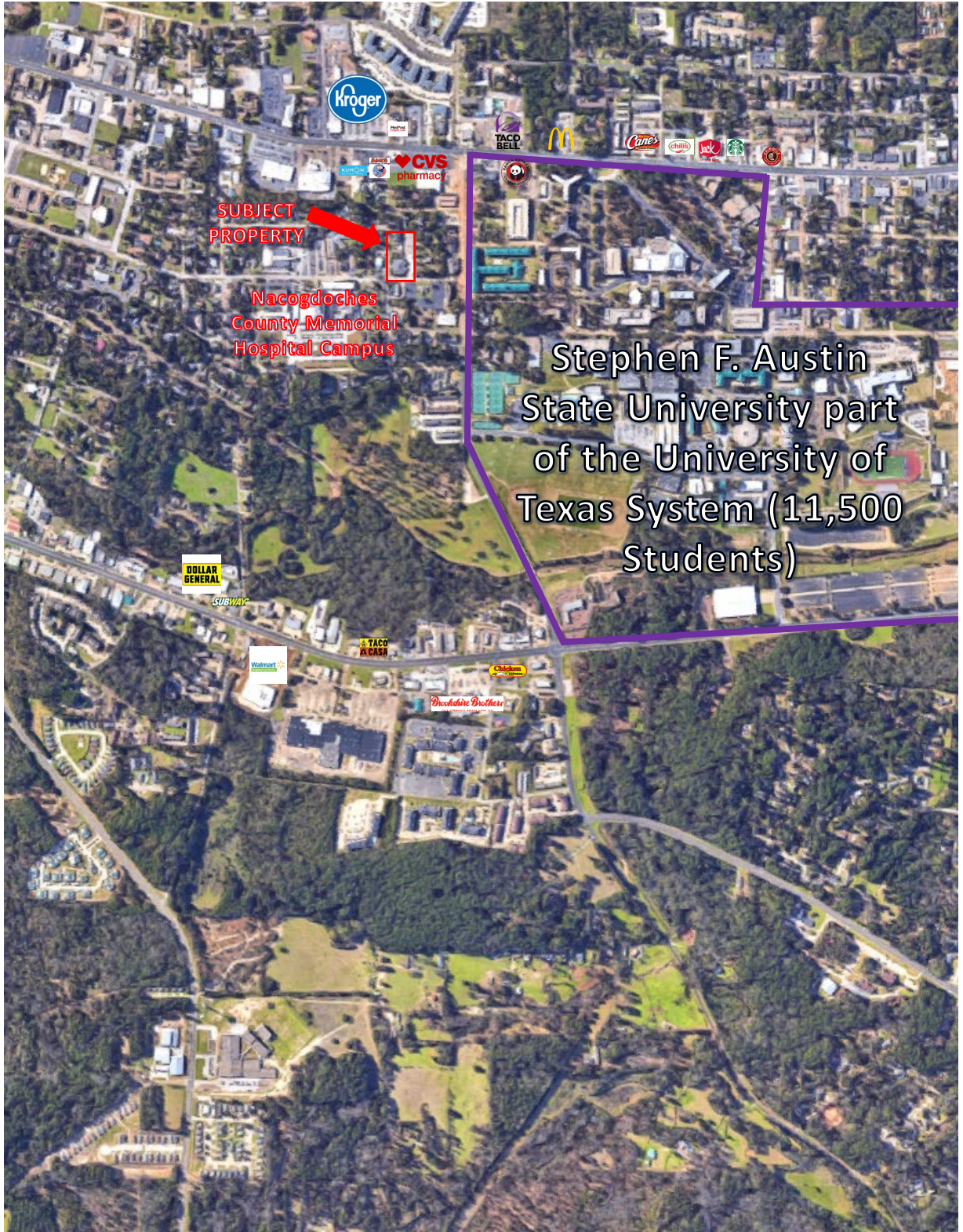


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FOR SALE

1303 North Mound Street – Nacogdoches, TX

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