



# COMMERCIAL<sup>SM</sup>

## 59± Room Medical Facility

### Offer Details

#### Situs Address

8579 W State Highway 31 W, Athens TX 75751

Owner: Vortex Healthcare, LLC

#### *Legal Description per CAD*

*(The following two properties are included with the medical facility & will require a new survey)*

8579 W ST HWY 31

AB 800 C M WALTERS SUR, TR 169A-1 (PT 23.849 ACS)

0 W ST HWY 31

TR 169A AB 800 C M WALTERS SUR, TR 169A (PT 23.849 AC TR)

*(The following two properties **are not included** with the sale of the medical facility.)*

17 ROYALCREST

AB 800 C M WALTERS SUR, ROYALCREST VILLAGE LT 17, (PT OF 23.849 AC TR)

18 ROYALCREST

AB 800 C M WALTERS SUR, ROYALCREST VILLAGE LT 18, (PT OF 23.849 AC TR)

Find the property details on the County Appraisal District website. Link provided below:

<https://esearch.henderson-cad.org/Search/Result?keywords=OwnerName:%22vortex%20healthcare%22>

View an interactive map to see land features

<https://id.land/ranching/maps/46aa6fee6ba345e9bb8d36e6eea5e92e/share>