

# 7200 9th AVENUE

PORT ARTHUR, TX 77642

# FORGE

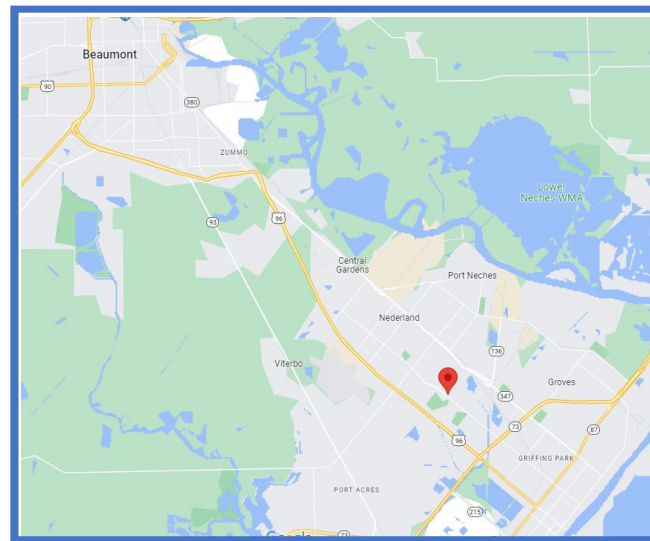
FORGE REAL ESTATE GROUP, LLC

## 78,460 SF Residential Care Facility



### PROPERTY DETAILS:

- **78,460 SF former nursing home on 9.1 AC**
- **±700' frontage on Port Arthur-Beaumont Hwy**
- **Quick access to Highway 73 and Interstate 10**
- **Recently renovated with new roof**
- **For Sale: \$10,200,000 (approx \$130/SF)**
- **Contact Broker for Leasing information**



FOR MORE INFORMATION, PLEASE CONTACT:

George Froming

Office: 713-742-2401

Mobile: 832-651-4209

[gfroming@forge-REgroup.com](mailto:gfroming@forge-REgroup.com)

9766 Westview Drive | Houston, Texas 77055 | [forge-REgroup.com](http://forge-REgroup.com)

The information contained herein was obtained from sources believed reliable; however, Forge Real Estate Group, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

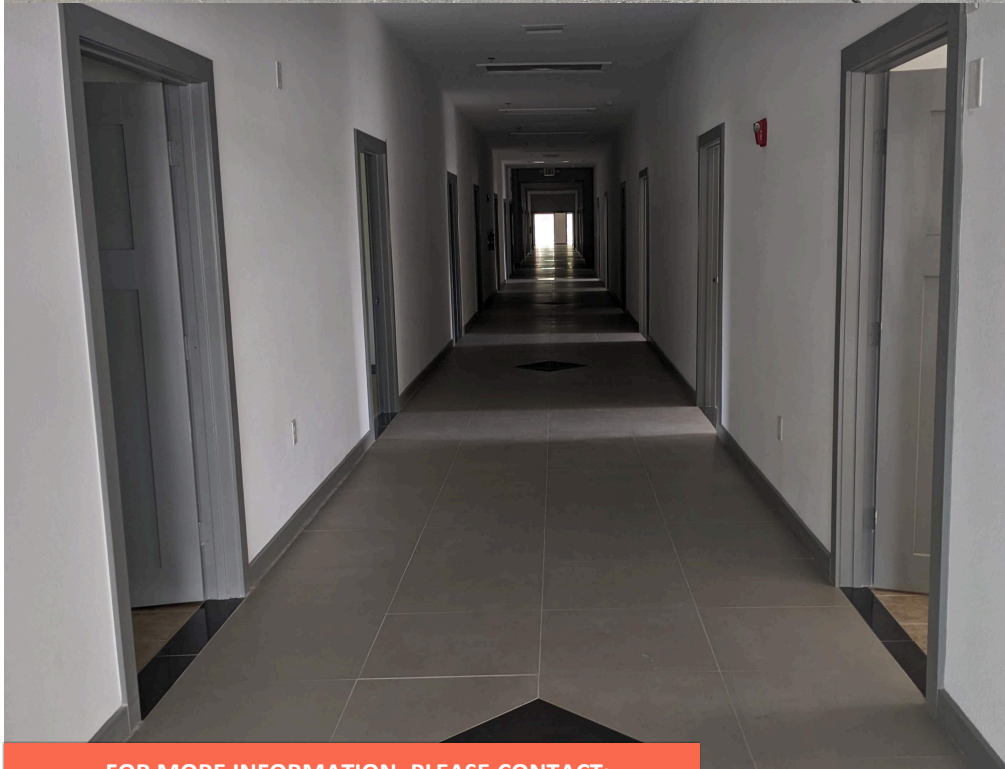
# 7200 9th AVENUE

PORT ARTHUR, TX 77642

## FORGE

FORGE REAL ESTATE GROUP, LLC

### Additional Photos



FOR MORE INFORMATION, PLEASE CONTACT:

**George Froming**

Office: 713-742-2401

Mobile: 832-651-4209

[gfroming@forge-REgroup.com](mailto:gfroming@forge-REgroup.com)

9766 Westview Drive | Houston, Texas 77055 | [forge-REgroup.com](http://forge-REgroup.com)

The information contained herein was obtained from sources believed reliable; however, Forge Real Estate Group, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.