

# PARIS MEDICAL FACILITY

*4550 Lamar Avenue, Paris, Texas*

 **AVAILABLE FOR LEASE**



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## Exceptional Medical Facility For Lease – Paris, TX

This 11,353 sq. ft. commercial medical facility on 2.41 acres is now available for lease in the heart of Paris, Texas. Designed for professional operations, this property offers the perfect foundation for:

- Multiple medical practices
- Emergency care or specialty clinics
- A comprehensive hospital or healthcare center

### Features You'll Love:

- Superior construction & modern infrastructure
- Well designed layout for patients & staff
- Ample parking with room to expand
- Prime visibility in a thriving commercial corridor
- Highest daily traffic count of any road in Paris, Texas - Prime Location

# CONFIDENTIALITY & DISCLAIMER

The information contained in this offering memorandum is proprietary and strictly confidential. It is based on information provided by sources we believe to be reliable and is intended to provide summarized, unverified information to prospective purchasers, and only to establish only a preliminary level of information. Its accuracy is not verified and offered with no guarantee, warranty, or representation. It is submitted subject to the possibility of errors, omissions, change of price, prior sale, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. All potential purchasers must take appropriate measures to verify the information set forth herein and conduct their own investigation with the assistance of their tax and legal advisors.



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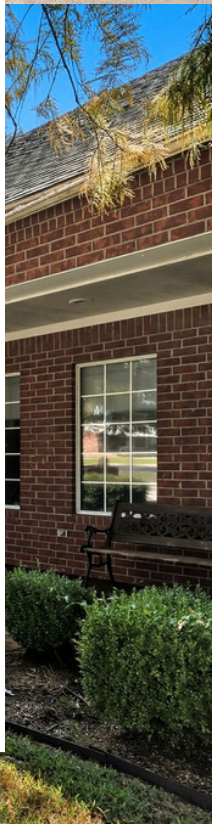
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## EXECUTIVE SUMMARY

Incredible medical facility is available for lease. This property sits on HWY 82 with the highest traffic count of any road in Paris, Texas.

This facility has been used as a medical facility and is available to lease.



<b>Property Address:</b>	<b>4550 Lamar Boulevard Paris, TX 75462</b>
<b>County:</b>	<b>Lamar County</b>
<b>Parcel Number</b>	<b>105387</b>
<b>Total Rooms</b>	<b>24 Operatories, 13 Restrooms, 5 Offices</b>
<b>Room for Expansion</b>	<b>Yes</b>
<b>Utilities</b>	<b>Water, Septic, Trash, Electric, Wifi</b>
<b>Acres:</b>	<b>2.41 acres</b>
<b>Flood Plain</b>	<b>No</b>



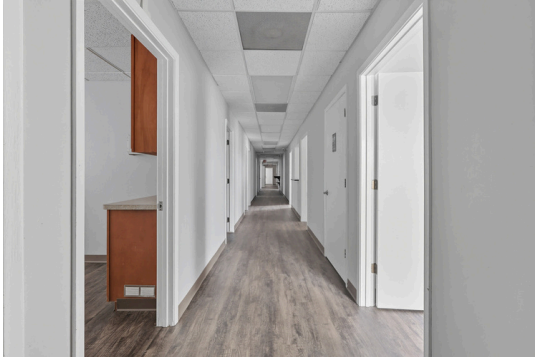
# INFRASTRUCTURE

<b>Water:</b>	<b>City of Paris</b>
<b>Sewer:</b>	<b>City of Paris</b>
<b>Electrical:</b>	<b>RELIANT</b>
<b>Trash:</b>	<b>City of Paris</b>
<b>Road Type:</b>	<b>Paved</b>
<b>Road Access:</b>	<b>0.7 Miles from SE Loop 286, Directly Situated on HWY 82 - Road Frontage</b>
<b>Laundry:</b>	<b>Onsite</b>
<b>Internet:</b>	<b>High Speed Internet Available</b>
<b>Taxes:</b>	<b>\$17,363.12 - LAMAR CAD</b>
<b>Coordinates:</b>	<b>33.6612, -95.4982</b>





# MEDICAL PLAZA HIGHLIGHTS



**11,353 Square  
Foot Facility**



**Four Waiting Rooms  
for Multiple Doctor  
Practices**



**Multiple Operatories with  
Equipment Included**



**Fresh paint, Nice  
flooring, Property is  
Move In Ready**



**READY FOR PATIENTS  
& DOCTORS**

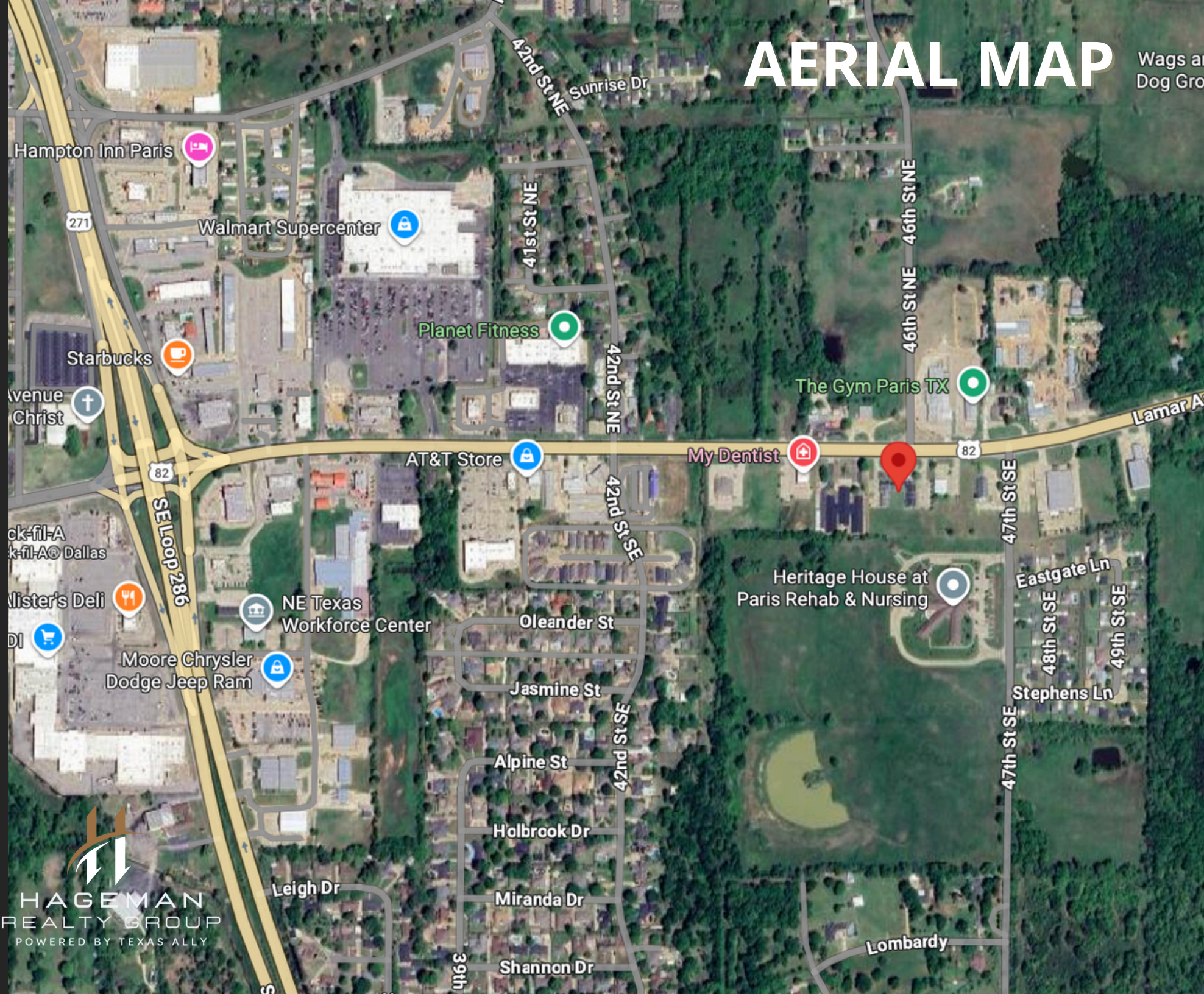


**Turn Key**



# AERIAL MAP

Wags and  
Dog Gro

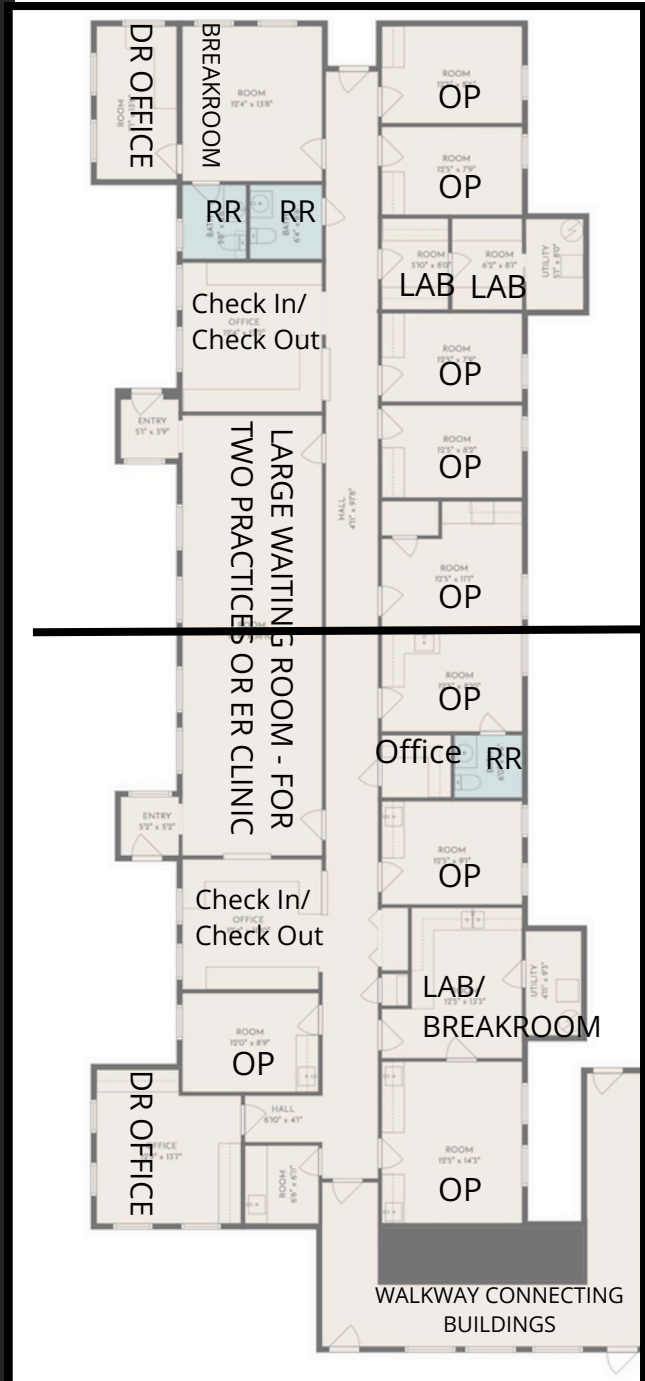




The floor plan illustrates a medical facility layout with three main buildings (A, B, and C) and a central corridor. Building A (left) contains a DR Office, Check In/Check Out, Large Waiting Room, and various rooms. Building B (center) includes a Breakroom, Waiting Room, Check In/Check Out, and various rooms. Building C (right) includes a Breakroom, Office or Op, and various rooms. A central corridor connects the buildings, featuring a large waiting room and check-in/out areas. Arrows indicate the flow of traffic between buildings.



# POTENTIAL LEASE LAYOUT - BUILDING A



A.1

BUILDING A CAN BE RENTED OUT AS AN EMERGENCY ROOM CLINIC OR CAN BE BROKEN INTO TWO SEPARATE PRACTICES.

IN THE PAST THIS HAS OPERATED AS A DENTAL CLINIC AND EACH OPERATORY IS PLUMBED FOR DENTAL - HUGE BENEFIT

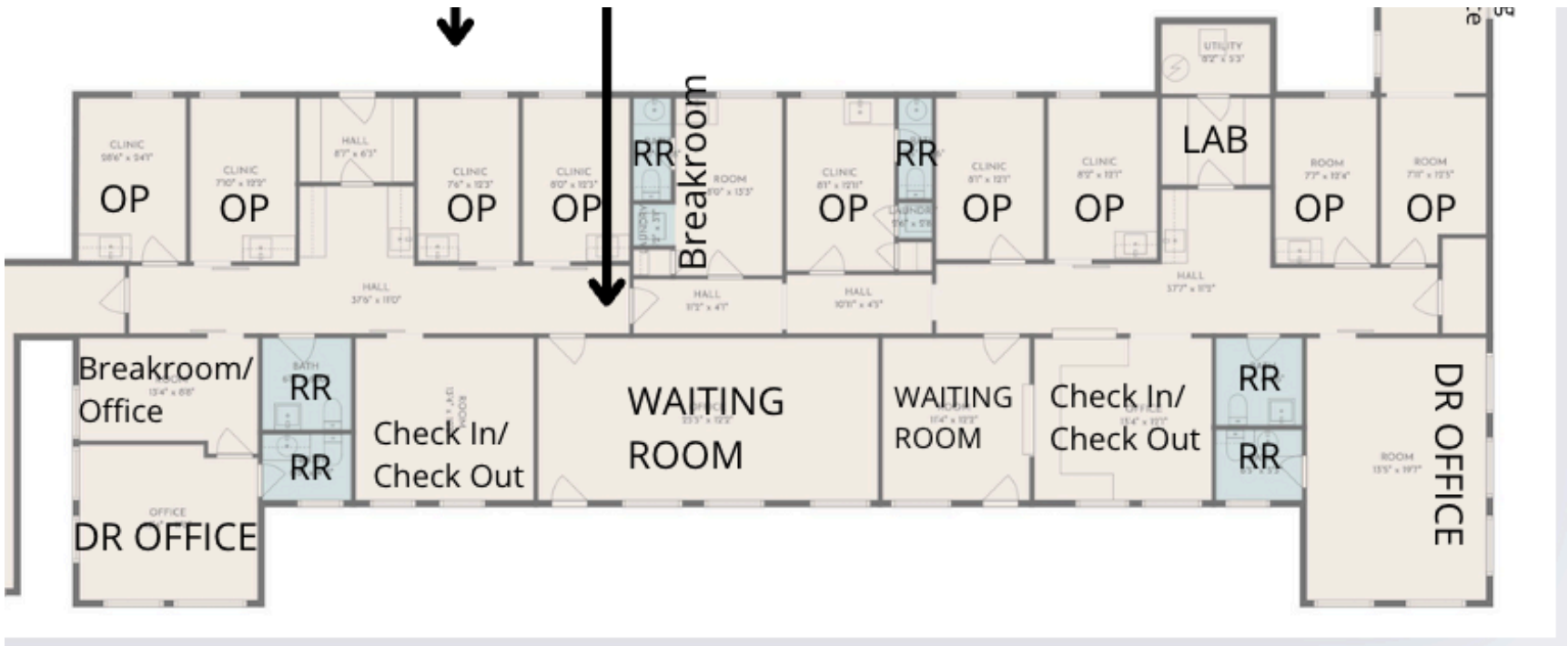
A.2

If you sparate into two separate medical/dental practices they will share the oversized waiting room. Doctor in A.1 will have 5 Operators with lab, check in/checkout, private office and breakroom.

Doctor in A.2 will have 4 Operators, lab/breakroom, checkin/checkout, and private office.



# POTENTIAL LEASE LAYOUT - BUILDING B



## B.1

BUILDING B.1 & B.2 CAN BE RENTED TO TWO SEPARATE MEDICAL PRACTICES OR 1 LARGE MEDICAL FACILITY.

IF YOU RENT TO 1 LARGE MEDICAL FACILITY THE 2<sup>nd</sup> WAITING ROOM CAN BE TURNED INTO ANOTHER OPERATORY.

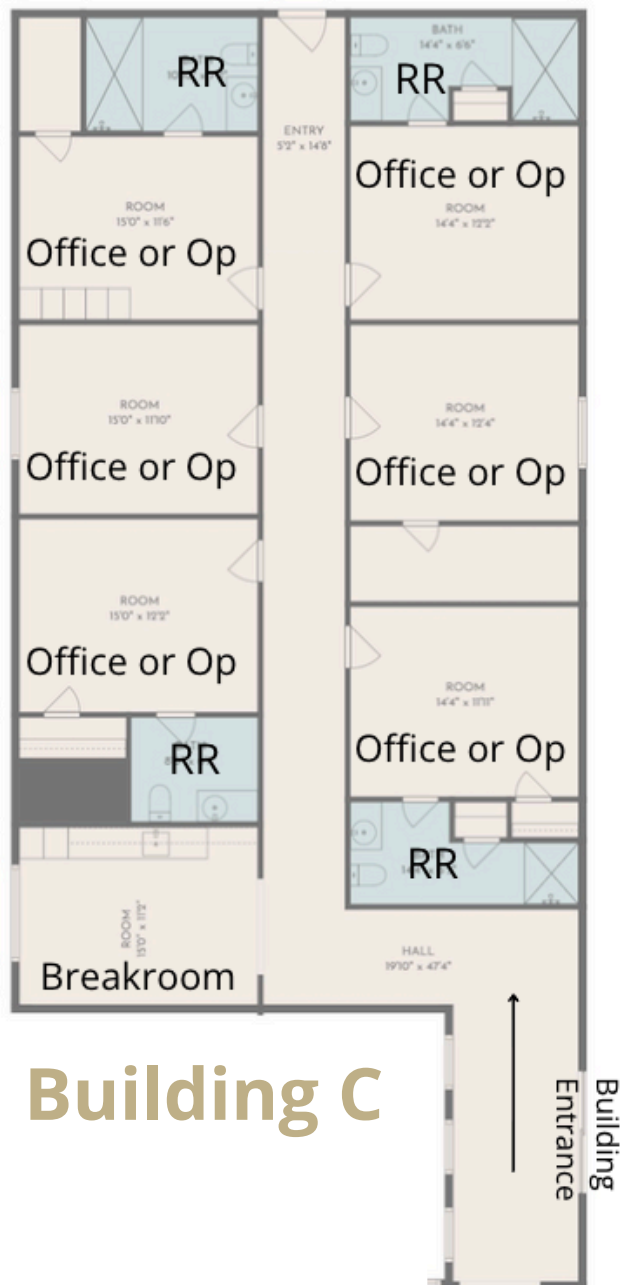
## B.2

If rented separately, B.1 will have 4 operatories, 1 doctor office, 1 private staff restroom, 1 public restroom, breakroom, checkin/checkout/ waiting room, lab.

B.2 will have 5 operatories, 1 large breakroom with washer/dryer, 1 doctor office, 1 private staff restroom, 1 public restroom, 1 staff restroom in breakroom, lab, large waiting room, check in/checkout.



# POTENTIAL LEASE LAYOUT - BUILDING C



**Building C**

BUILDING C CAN BE LEASED AS A WHOLE AS IT HAS A SEPARATE ENTRANCE OR IT CAN BE LEASED TO INDIVIDUAL BUSINESSES AS AN OFFICE ONLY.

Potential Tenants:

- CPA
- Home Health Care Company
- Attorney
- Weight Loss Clinic
- Chiropractic Clinic

There are four restrooms in this building. Each office is overly large in size making a great option for individual businesses who need one large space to rent.

In the past this building was a sleep study medical clinic.



# STAND OUT FEATURES

1. 24 Operatories
2. Three Waiting rooms
3. Four Check In/Check Out Stations
4. Three Laboratories
5. Thirteen Restrooms
6. Five Large Private Offices
7. Five Break-rooms
8. Multiple Entrances to Each Practice
9. Parking to Support Large Medical Infrastructure
10. Room to Expand on 2.4 Acres







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## PARIS MEDICAL PLAZA

LEASE OPPORTUNITY



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