

59 Room Medical Facility on 23± Acres



COMMERCIAL

Presented By:
Keller Williams Lake Cities

8579 State Highway 31 W, Athens, TX 75751



59 Room Medical Facility on 23± Acres

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Property Details

Price: \$3,800,000

- 59± Patient Room Medical Facility
- Roof replaced June 2022
- No zoning restrictions (located outside of the city limits)
- Roof replaced June 2022
- Offering Coop Broker Compensation with an acceptable offer

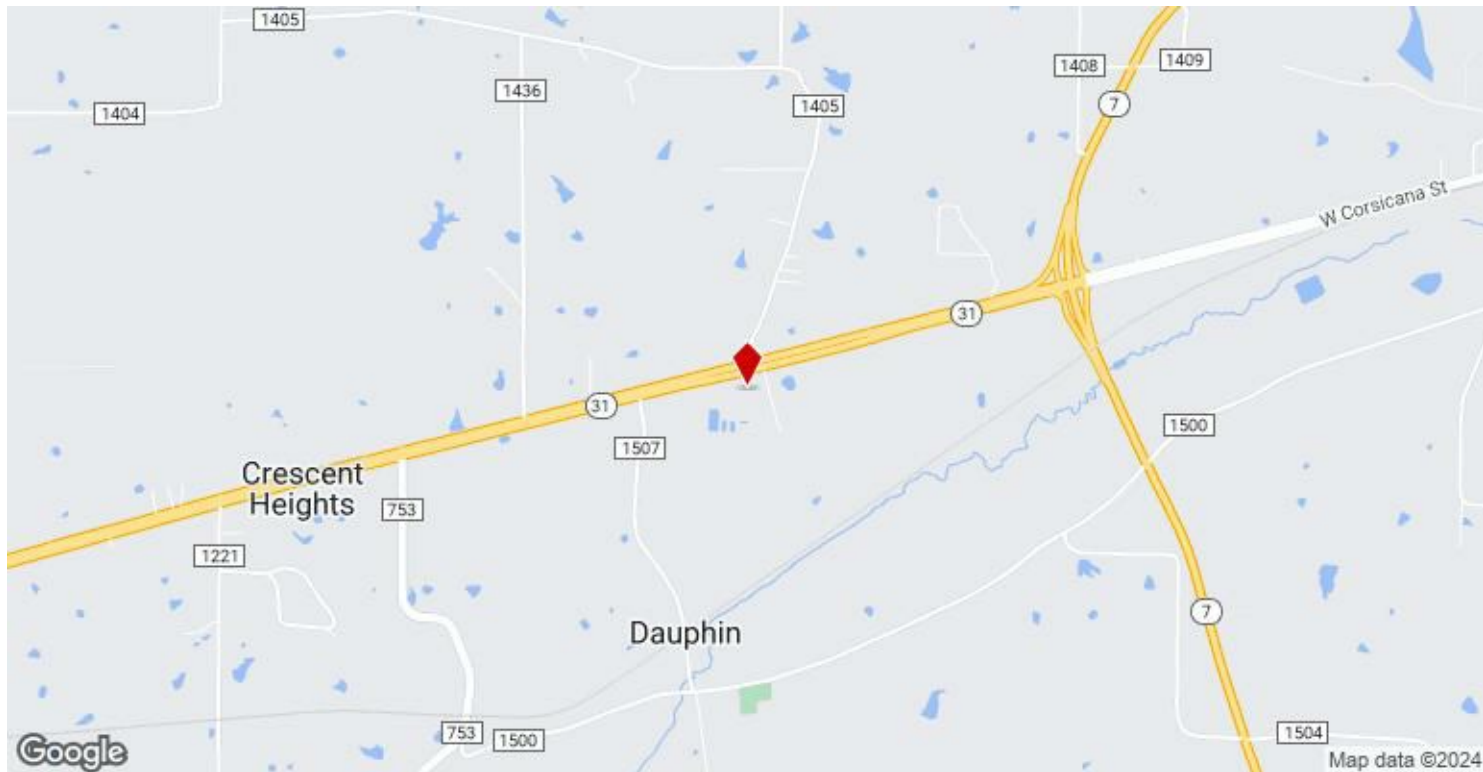
View the full listing here: <https://www.loopnet.com/Listing/8579-State-Highway-31-W-Athens-TX/24238993/>

Price:	\$3,800,000
Property Type:	Health Care
Property Subtype:	Skilled Nursing Facility
Building Class:	B
Sale Type:	Investment
Lot Size:	23.85 AC
Building Size:	27,176 SF
Sale Conditions:	Lease Option
No. Rooms:	59
No. Stories:	1
Year Built:	1987
Parking Ratio:	0/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	0800-1690-0A10-00

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Location



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For more listing information visit:
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Property Photos



IMG-0995



DSC_2874



COMMERCIALSM

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>



Purchase Scenario

Purchase Price:	\$3,800,000
Total Project:	\$3,925,000*
Down Payment:	\$392,000 (10% from borrower)**
Loan Amount:	\$3,532,500
Interest Rate:	P+1.25% (adj. quarterly ~ presently 9.25%***)
CSB Loan Payment:	\$31,479.43/month
Loan Term:	25 Years
Prepayment Penalty:	5/3/1 – years 1, 2 & 3 / 0% thereafter

** Estimate includes closing costs*

*** Down payment may include seller carry note*

**** Interest Rate may be higher or lower - example only*

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date