

FOR SALE



Hwy. 7 & Mill Run Rd., Athens, TX 75751

ARDENT HEALTH SERVICES EXCESS LAND



SALE PRICE

\$725,000

OFFERING SUMMARY

Lot Size:	25 Acres
Price / Acre:	\$29,000
Market:	East Texas

PROPERTY HIGHLIGHTS

- This property is one of the Athens, Texas locations in a multiple Ardent Health Services Excess Land portfolio for sale.
- Athens, Texas site is 25 ac. Adjacent to UT Health.
- The entire offering portfolio features a total site area of approx. 47.54 acres, offering investors multiple value-add opportunities. This offering represents a unique opportunity to acquire available land and existing buildings in dominant health service locations.

Sale Brochure

PRESENTED BY:

HAGAN BAKER
903.405.1954
HAGAN@DRAKETEXAS.COM

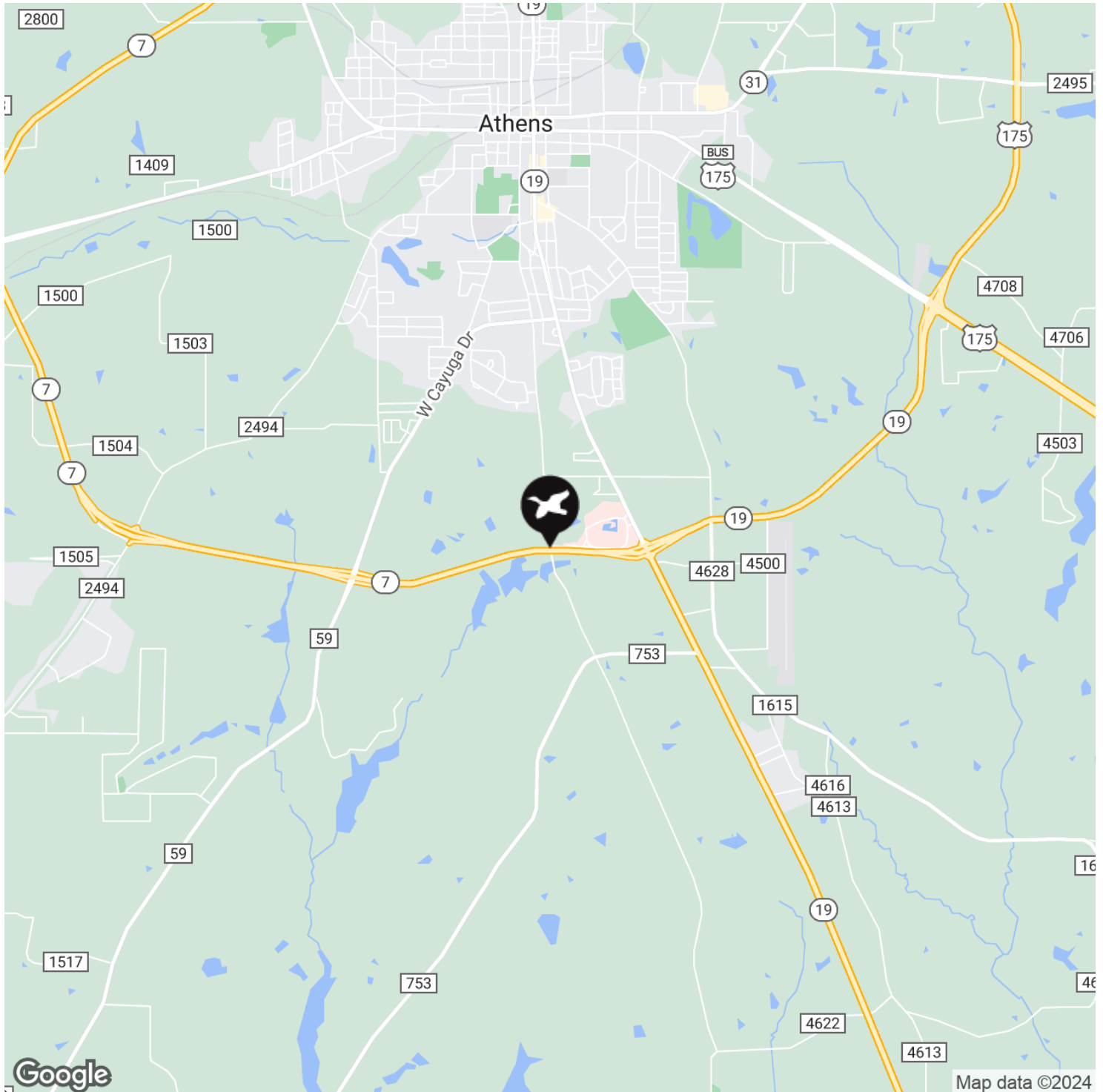
MATTHEW MARSHALL, CCIM
903.581.3737
MATTHEW@DRAKETEXAS.COM

FOR SALE



Hwy. 7 & Mill Run Rd., Athens, TX 75751

ARDENT HEALTH SERVICES EXCESS LAND



Sale Brochure

LOCATION MAPS