

# FORMER NURSING CENTER AVAILABLE

123 LIONS CLUB PARK DR • LANCASTER, TX 75146

FOR SALE

**KEY LANCASTER LOCATION!**



***Excellent Business Opportunity  
for the Experienced Independent  
Living or Skilled Care Operator!***

This unique property has an ideal location in Lancaster, Texas. Just minutes South of Downtown Dallas, this property offers quick accessibility to surrounding thoroughfares I-35, I-45 and I-20 as well as surrounding cities, and is only 8.24 miles from the Veterans Affairs Hospital located on S. Lancaster Rd. in Dallas. This facility is in need of work, but can be an excellent business opportunity for the experienced operator. The facility is set up to include both skilled care and Independent Living. On location are forty-five (45) Independent Living units and approximately 100 skilled care units. The property has large dining and recreational areas and backs up to a green belt.

## PROPERTY DETAILS

<b>ADDRESS:</b>	123 LIONS CLUB PARK DR LANCASTER, TX 75146
<b>AVAILABLE:</b>	±74,600 SF One-Story Freestanding Building
<b>YEAR BUILT:</b>	Original Building Built in 1965 (±9,750 SF) Largest Area Built in 1986 (±64,850 SF)
<b>ZONED:</b>	Commercial
<b>FEATURES:</b>	<ul style="list-style-type: none"><li>· Vacant Former Nursing Home</li><li>· High Traffic Volume &amp; Excellent Visibility</li><li>· Many Healthcare Facilities Nearby Including Veterans Affairs Hospital on S. Lancaster Rd.</li><li>· Asphalt Paved Surfaces with Concrete Curbs</li><li>· Concrete Loading Pad at Kitchen Entrance</li><li>· ±48 on Grade Parking Spaces Available</li><li>· Ideal Southeast DFW Location with Close Proximity to I-35, I-45 &amp; I-20 as well as Downtown Dallas</li></ul>
<b>SALE PRICE:</b>	<b><i>Please Contact Broker for Sales Price</i></b>

***\*Please Contact Broker Scott Axelrod  
for Additional Details and  
Pricing Information***



**HENRY S. MILLER BROKERAGE, LLC**  
Since 1914

**AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO**

5001 Spring Valley Rd, Suite 1100W • Dallas, Texas 75244  
p 972.419.4000 • f 972.419.4099 • www.henrysmiller.com

**FOR DETAILS  
CONTACT:**

**SCOTT AXELROD**

p 972.419.4034 Direct

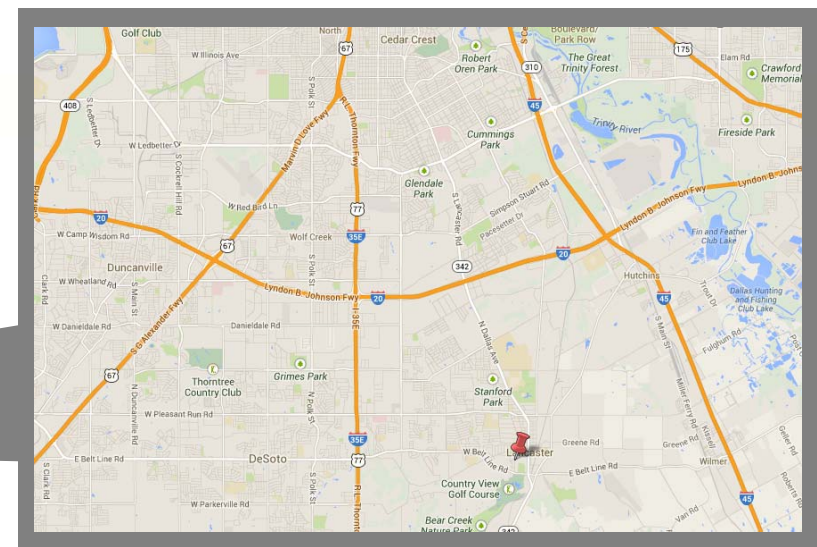
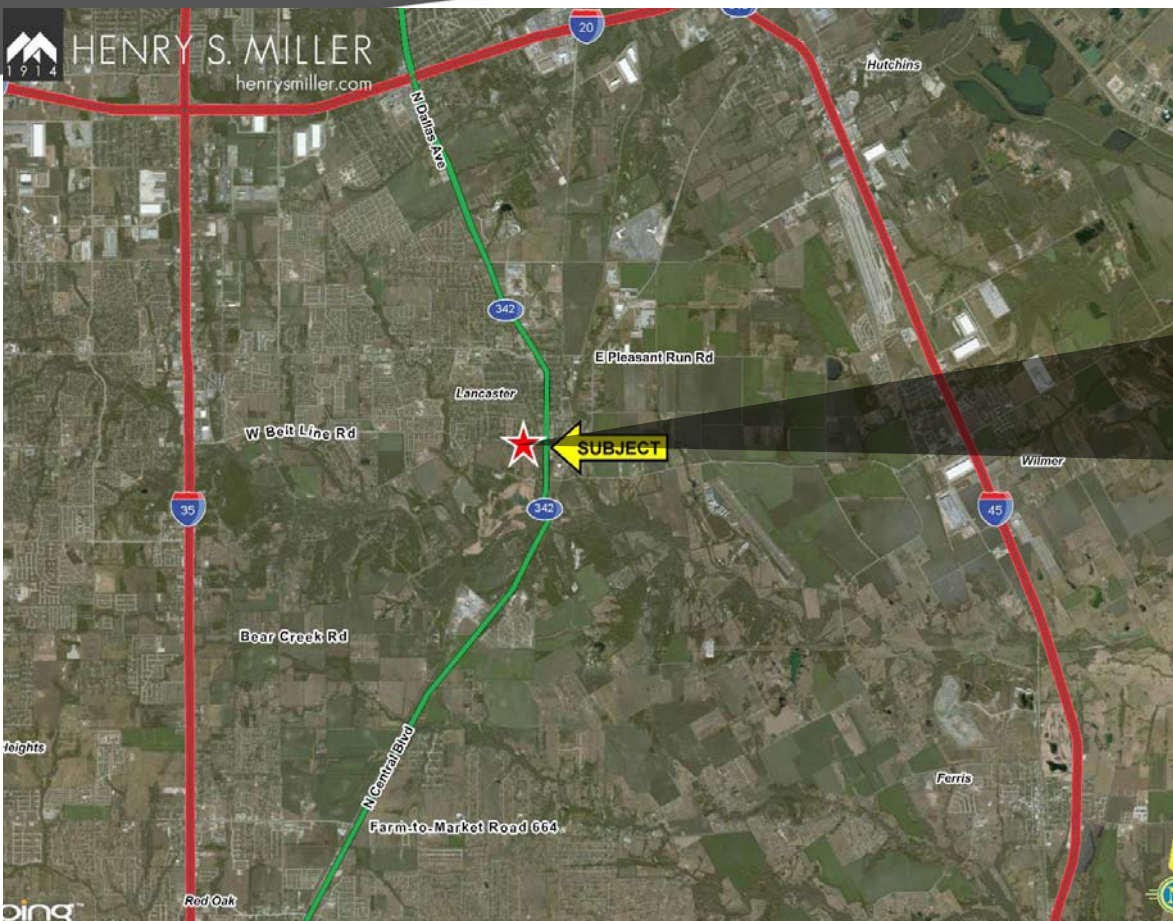
e saxelrod@henrysmiller.com



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## LOCATION

The property is located in Lancaster, Texas, just South of Dallas with great accessibility to surrounding thoroughfares I-35, I-45 and I-20 as well as Downtown Dallas and surrounding cities.

## DEMOGRAPHICS:

2012 Estimated Demographics	5 miles
Total Est. Population:	72,656
Total Est. Population Growth:	5.00%
Total Est. Households:	24,913
Est. Avg. HH Income:	\$59,782
Est. Total Consumer Spending:	\$772,822
Total Number of Businesses	1,717

## COMMUTING-DRIVE TIME:

- E DFW location with close access to I-35, I-45 & I-20:
- 37.1 miles/40 min: To DFW International Airport
- 23.1 miles/32 min: To Dallas Love Field Airport
- 18 miles/25 min: To Downtown Dallas
- 7.1 miles/11 min: To I-20 & I-35

## AREA TRAFFIC COUNTS:

S Dallas Ave @ E Cedar St (S):	±7,124 VPD
W Main St @ N Stewart Ave (E):	±5,618 VPD
W Main St @ S Elm St (E):	±5,579 VPD
S Dallas Ave @ Hackberry St (N):	±4,909 VPD
N Dallas Ave @ E 1 <sup>st</sup> St (N):	±4,754 VPD

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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.

### 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date