



DRAKE
REAL ESTATE & INVESTMENTS

1537 E. Grande Blvd., Suite 400
Tyler, Texas 75703

Commercial

www.DrakeTexas.com

FOR SALE

Professional Medical/ Office Building

Approx. 3,948 sf on
3.099 +/- ac.

12295 Hwy. 64 E.
Tyler Texas 75707



Features

- Professional Medical/Office space
- Approx. 3,948 sf on 3.099 +/- ac.
- Medical Build-Out, Stucco Exterior
- Built in 2007
- Current setup includes :
waiting room, reception/records, two
ADA restrooms, six exam rooms, two
physician offices, procedure room,
x-ray room, break-room, flex/storage
space
- Building has front and rear access
- The property is located on the north
side of Highway 64. Approximately
four miles east of the Loop 323 and
Highway 64 intersection



Contact

Hagan Baker
903.581.3737
hagan@draketexas.com

Listing Price: \$445,000



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12295 Hwy. 64 E.
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Exterior Features

- 28 parking spaces
- Sits on beautiful wooded lot
- Adequate parking
- Pylon signage on Hwy. 64
- Corner location
- Curb cut on Hwy. 64 and curb cut on Morris Road
- Outside the city limits
- Provides great visibility from the highway

Listing Price: \$445,000

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