

Now Offering For Sale



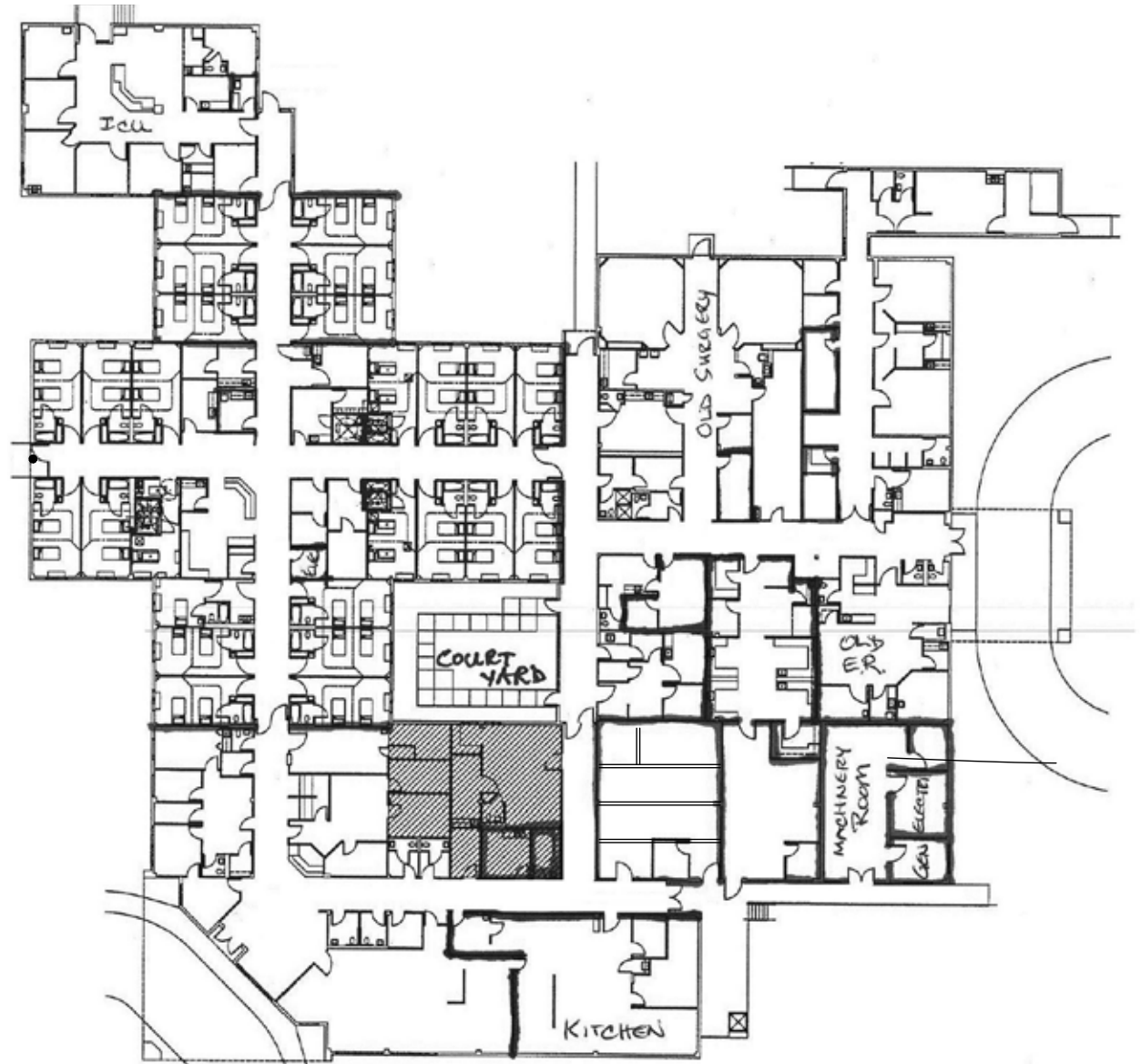
Kindred Hospital Mansfield - 1802 Hwy 157 N, Mansfield, TX. 76063



PROPERTY SUMMARY

JLL is pleased to exclusively offer for sale the fee-simple ownership interest in 1802 Highway 157 N, Mansfield, Texas 76063.

- 8.75 acres
- Long term acute care hospital
- Vacant 55 bed LTACH
 - 26 Rooms
 - Imaging: CT and Xray
 - 2 Operating Rooms
 - ICU
 - Kitchen
- Zoning C-2 Community Business
- Excellent access from FM 57 and US 287



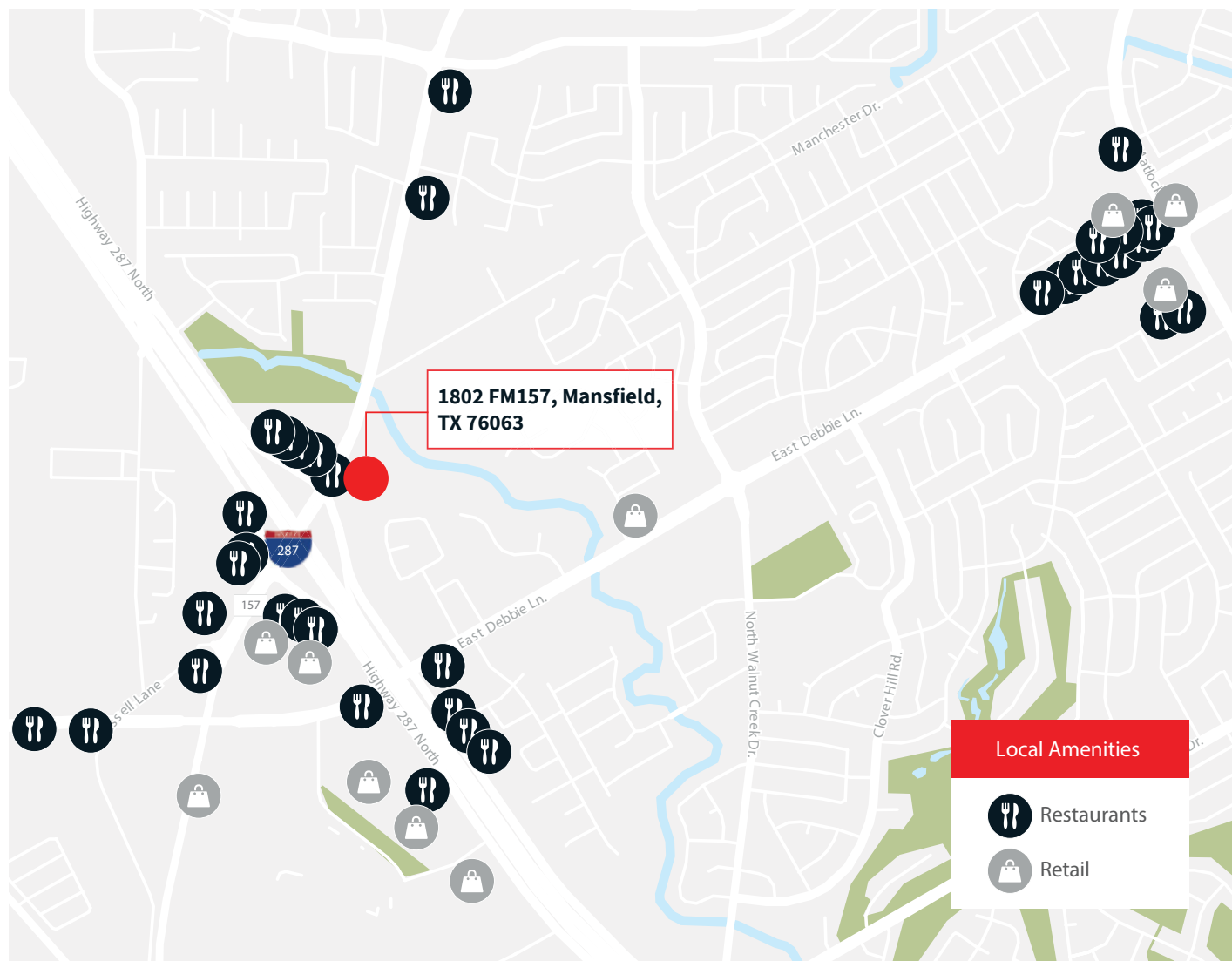
PROPERTY OVERVIEW

Property Description

Address	1802 HIGHWAY 157 N, MANSFIELD, TX
County	Tarrant
Year Built	1983
Square Feet (remeasured)	39,694 square feet +/-
Site Size (acres)	8.75
Floors	1
Roof Type	Metal deck on steel joists and beams with single-ply membrane roofing on rigid insulation
Lighting	Fluorescents & some incandescent accents
HVAC	Roof-top HVAC units: air handlers throughout distribute conditioned air through ductwork
Electrical Service	Served by a fully automatic fire alarm system with smoke and heat detectors and manual pull boxes. Emergency power is provided by an emergency generator.
Fire & Life Safety	Has exterior curtain walls that are "Exterior Insulation and Finishing Systems (EIFS)."... The metal [roof] joists and beams are sprayed with fire stopping material.



LOCATION OVERVIEW



IMMEDIATE ACCESS

2 min.

drive to U.S. 287

20+

restaurants within a 2.5-mile radius

10+

major retailers within a 2.5-mile radius

Contact information

SALE ADVISORS

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DEMOGRAPHICS	Total
2021 Population	194,067
Average HH Income	\$88,044

VEHICLE PER DAY	Total
Hwy 157 N	32,017
US Hwy 287	60,000

