



**SPECIAL PURPOSE SPACE NOW AVAILABLE**

Sale Price:	\$350,000
Lot Size:	0.87 Acres
Building Size:	14,700 SF
Year Built:	1965
Cross Streets:	Washington St & Waco St
	04162020

**PROPERTY OVERVIEW**

This former nursing home would facilitate a private school, administrative office, inpatient services or doctors offices.

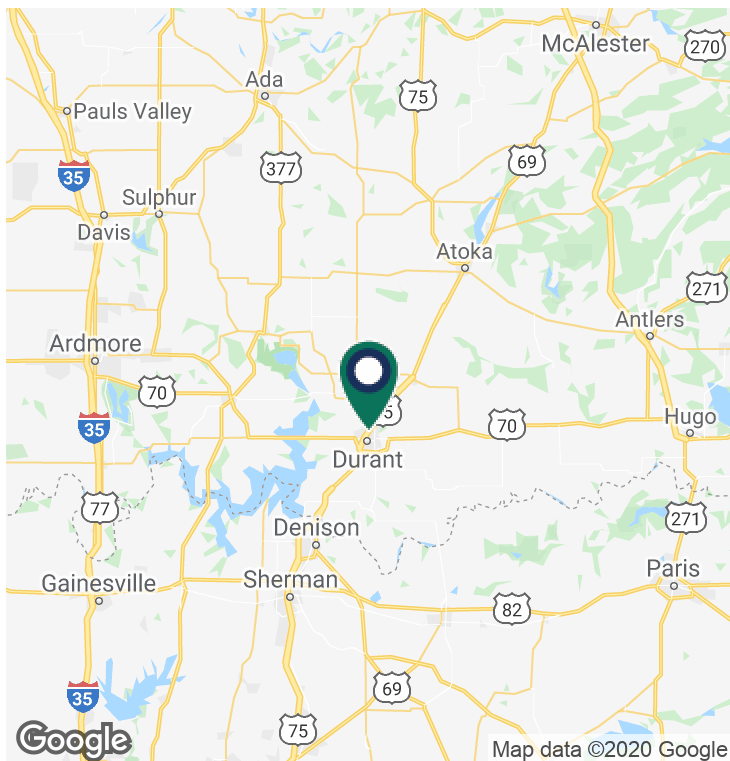
Located across the street from the Durant Intermediate Elementary school, offering excellent daily traffic.

Bryant County Health Department and the hospital "Alliance Health" are both located within 2 blocks of this property making this an ideal location for a medical facility which can easily accommodate 37 offices / examination rooms.

Facility has a full kitchen, dining room and recreation area.

**BRANDY RUNDEL**  
405.990.5337  
brundel@priceedwards.com  
priceedwards.com





**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	32,277
Population Density	32,277
Median Age	33.8
Median Age (Male)	32.6
Median Age (Female)	36.0
Total Households	12,453
# of Persons Per HH	2.6
Average HH Income	\$47,165
Average House Value	\$106,919

**BRANDY RUNDEL**  
405.990.5337  
brundel@pricedwards.com  
pricedwards.com