

# 3550 NORMAND D R I V E

OWNER/USER INVESTMENT  
OPPORTUNITY

ROCK PRAIRIE HOSPITAL | IMMEDIATELY AVAILABLE



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# PROPERTY HIGHLIGHTS



<b>PROPERTY</b>	3550 Normand Dr. College Station, TX
<b>PROPERTY SIZE</b>	+/- 51,636 sf
<b>SITE SIZE</b>	+/- 6.03 acres
<b>CAPACITY</b>	72 Beds
<b>PREVIOUS USE</b>	Behavioral Health Hospital
<b>YEAR BUILT</b>	2013
<b>STORIES</b>	1
<b>PARKING</b>	120 spaces





Texas A&M University

Bryan

6 TEXAS

Earl Rudder Freeway

University Dr. E.

Harvey Rd.

Welborn Rd.

Southwest Pkwy.

Harvey Mitchell Pkwy. S.

Texas Ave. S.

Rio Grande Blvd

Ponderosa Dr.

3550  
NORMAND  
D R I V E

Rock Prairie Rd.

Normand Dr.

Arnold Rd.

N



College Station is a thriving east-central Texas city in Brazos County known as the heart of the Brazos Valley. College Station is nestled in the middle of the region referred to as the Texas Triangle and is formed by the state's four main urban centers, Houston, Dallas-Fort Worth, San Antonio and Austin. It is one of 11 designated megaregions as defined by the U.S. Census Bureau.



With an approximate population of around 123,556, College Station is part of the Bryan-College station metropolitan area which boasts the area population to nearly 270,000.



College Station is home to the state's first public institution of higher learning, Texas A&M University. The flagship campus is ranked among the top 10 research institutions in the nation and has more than 70,000 students enrolled.



Forbes magazine rated College Station the No. 2 Best Small Place nationally and No. 1 in Texas for Business and Careers. The Milken Institute, a nonpolitical think tank which has tracked the economic performance of metros across the country for more than two decades, ranked the city No.1 in its annual Best Performing Small Cities in Texas.



# INVESTMENT HIGHLIGHTS



Plug and play 72-bed behavioral health hospital newly constructed in 2013.

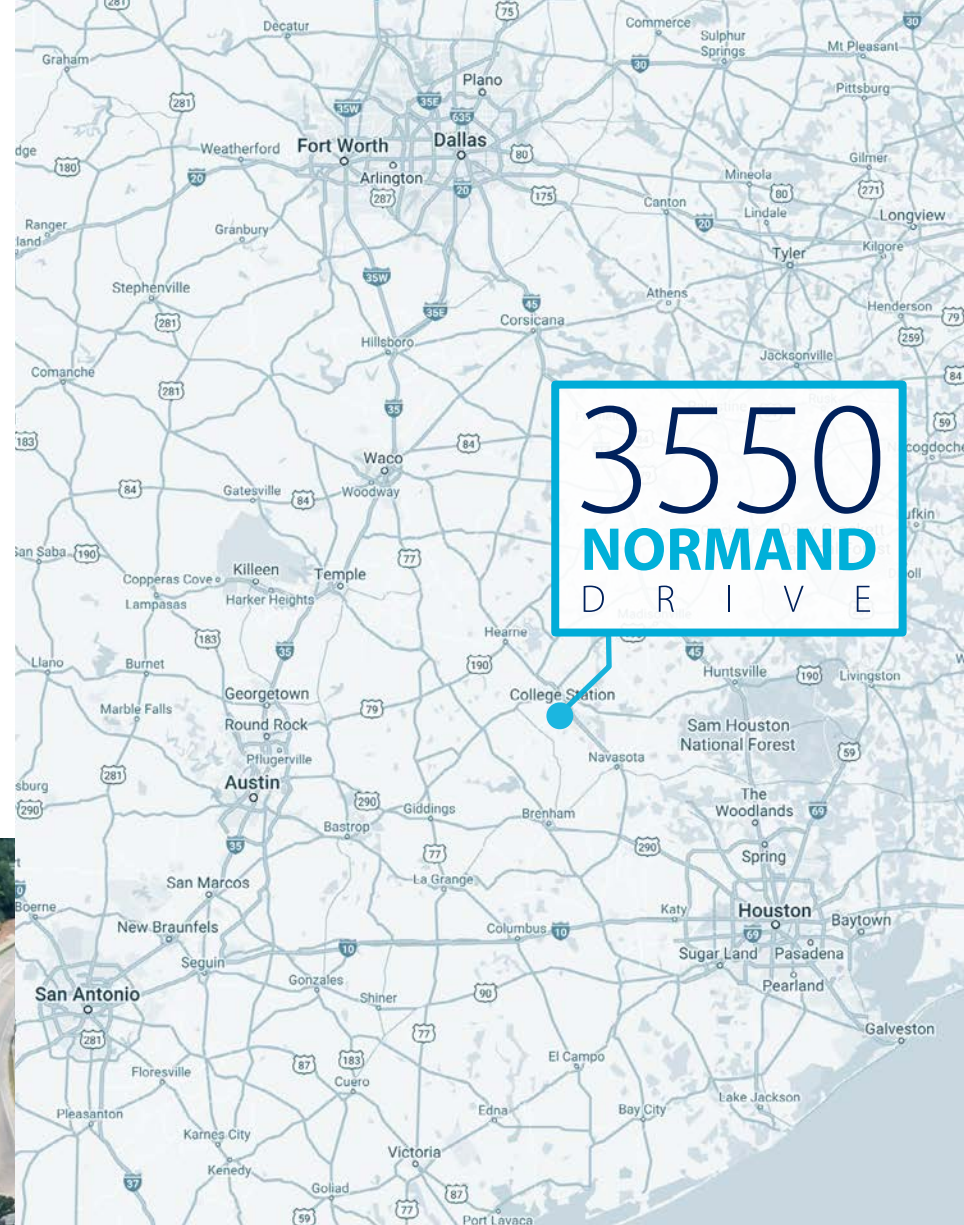
Versatile potential future uses consistent with current zoning include re-branded Behavioral Health Hospital, Assisted Living Facility, Skilled Nursing Facility or Memory Care.

The property features a front lobby with waiting room, staff break room and offices, patient areas such as gyms, classrooms, group meeting rooms, kitchen and cafeteria, admissions and assessment offices, examination rooms and an isolation room.

Ideally located less than a mile from Earl Rudder Freeway (State Highway 6) surrounded by local amenities.

Prime location near College Station's two hospitals - adjacent to CHI St. Joseph Health College Station Hospital & minutes from Baylor Scott & White Medical Center.

The hospital was closed in July 2020 and is immediately available for buyer use.



For more information:



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