

806 North Crockett, Cameron TX 76520

Location

806 North Crockett
Cameron, TX, 76520

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Cameron Economic Development Corp.

Secondary Contact

Photos



Location



Additional Information

Opportunity Zone 34,000 SF Main Building on 8.5 Acres

The property is approximately 8.5 acres with many mature oak and pecan trees. The largest building, which was a hospital, is 34,000 square feet with a roof and heating and air conditioning system replaced within the last five years.

The property is composed of three separate tracts making up the approximately 8.5 acres. The 34,000 building is Property ID 20966 with 4.5 acres; an adjacent two-story apartment building with 11,300 square feet and an adjoining two car garage is Property ID 62058 with .9 acres; and finally, Property ID 25501 is a professional building with 9,800 square feet on 3.077 acres.

Rounding out the structures on the property are two metal maintenance buildings totaling 5,900 square feet. One of the metal buildings houses an emergency backup generator.

This property, with its large campus and abundant parking, would be ideal for an office complex; a startup business incubator; a residential rental property; or as an assisted living facility.

The space previously used as an ER unit for the hospital could easily be cordoned off, to become a non-critical emergency medical space.

With a total of 61,000 square feet under roof, and an appraisal of 4.3 million dollars, the asking price is

\$950,000, which represents less than sixteen dollars per square foot, and zero cost for the beautiful 8.5 acres of land.

Also, of great importance is the fact that Cameron, Texas is a TX-PACE city which provides for 100% financing for energy efficiency improvements. The property is also located in an Opportunity Zone and qualifies for New Market Tax Credits.

[For aerial views visit our You Tube channel.](#)

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Property Details

Rail Access: No

Building Type: Commercial

Nearest Interstate Distance: IH 35

Office Sq. Footage: 33,796 SF

Total Square Footage: 33,796 SF

Year Built: 1971

Construction Type: Brick Veneer & Steel panels

Sprinkler System: No

Date Available: March 26, 2019

Previous Use: Hospital

Electricity Service Provider: Powertochoose.org

Water Supply Provider: City fo Cameron

Sewer Service Provider: City of Cameron