

SENIOR HOUSING FACILITY

102 FLOYD ST | NAPLES, TEXAS

\$525,000



PROPERTY OVERVIEW

SENIOR HOUSING FACILITY
NAPLES, TEXAS



IMPROVEMENTS

17,467 SF



LOT SIZE

2.67 Acres



YEAR BUILT

~1980s



UNITS

29



PRICE / SF

\$30.06



PARKING

Uncovered Lot



FISCHER DAVIS

Multifamily Associate
(903) 205-8449
fischer@draketexas.com

PROPERTY OVERVIEW

SENIOR HOUSING FACILITY
NAPLES, TEXAS

Formerly the Bluebonnet Elite Apartments, this non-performing senior housing facility has all the potential to return to full operating capacity given the right investor. The building boasts 29 independent living units with sufficient common areas such as a lobby, an admin office, laundry rooms, a kitchen, and a dining hall. Each resident studio measures at 273 square-feet and features a kitchenette and bathroom.



PROPERTY DETAILS

CAD ID (Morris County)	12019
Total Improvement Area SF	17,467 SF
Independent Living SF	7,914 SF
Independent Living Units	29 Units
Common Area SF	9,550 SF
Lot Size	2.67 Acres
Year Built	~ 1980s
Zoning	Commercial



OPERATIONAL

Public Utilities	Water/Trash/Sewage, Electric, Gas
Admin Office	One
Common Living Rooms	Yes, Multiple
Common Kitchen/Dining Room	Yes; Units Have Kitchenettes
Common Shower Rooms	Yes; Units Have Private Bathrooms
Laundry Facility	Shared
Employee Lounge	Yes



BUILD SPECS

Foundation	4"Concrete Slab
Walls	Wood-Framed / Brick Veneer
Roof (New)	Composite Shingles
Electric	3-Phase Copper Wiring
Plumbing	Copper/PVC; Hot Water Heaters
Heating & Cooling	Heat Pumps & Condensers

SITE OVERVIEW

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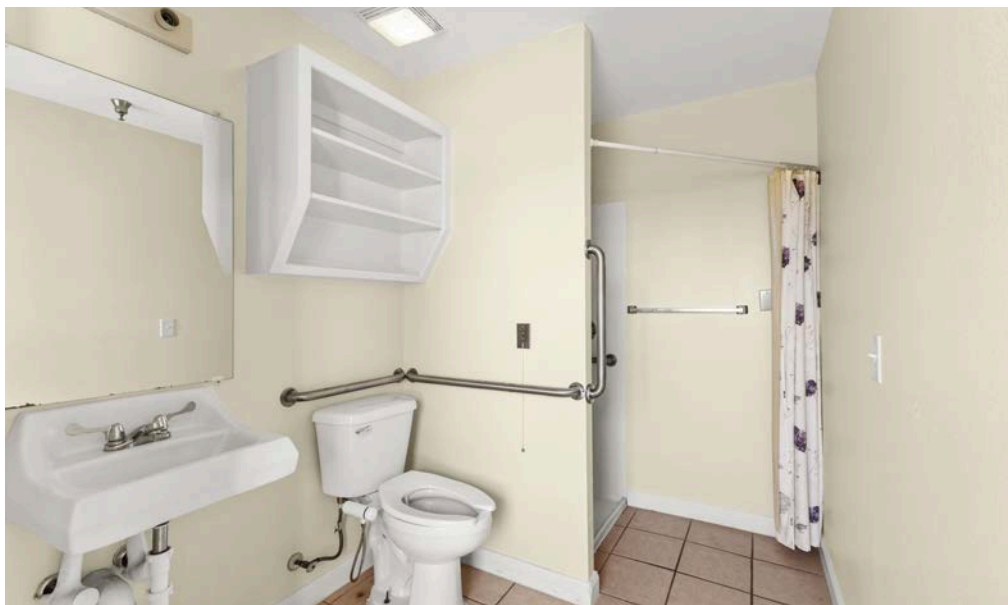
PROPERTY PHOTOS

SENIOR HOUSING FACILITY
NAPLES, TEXAS



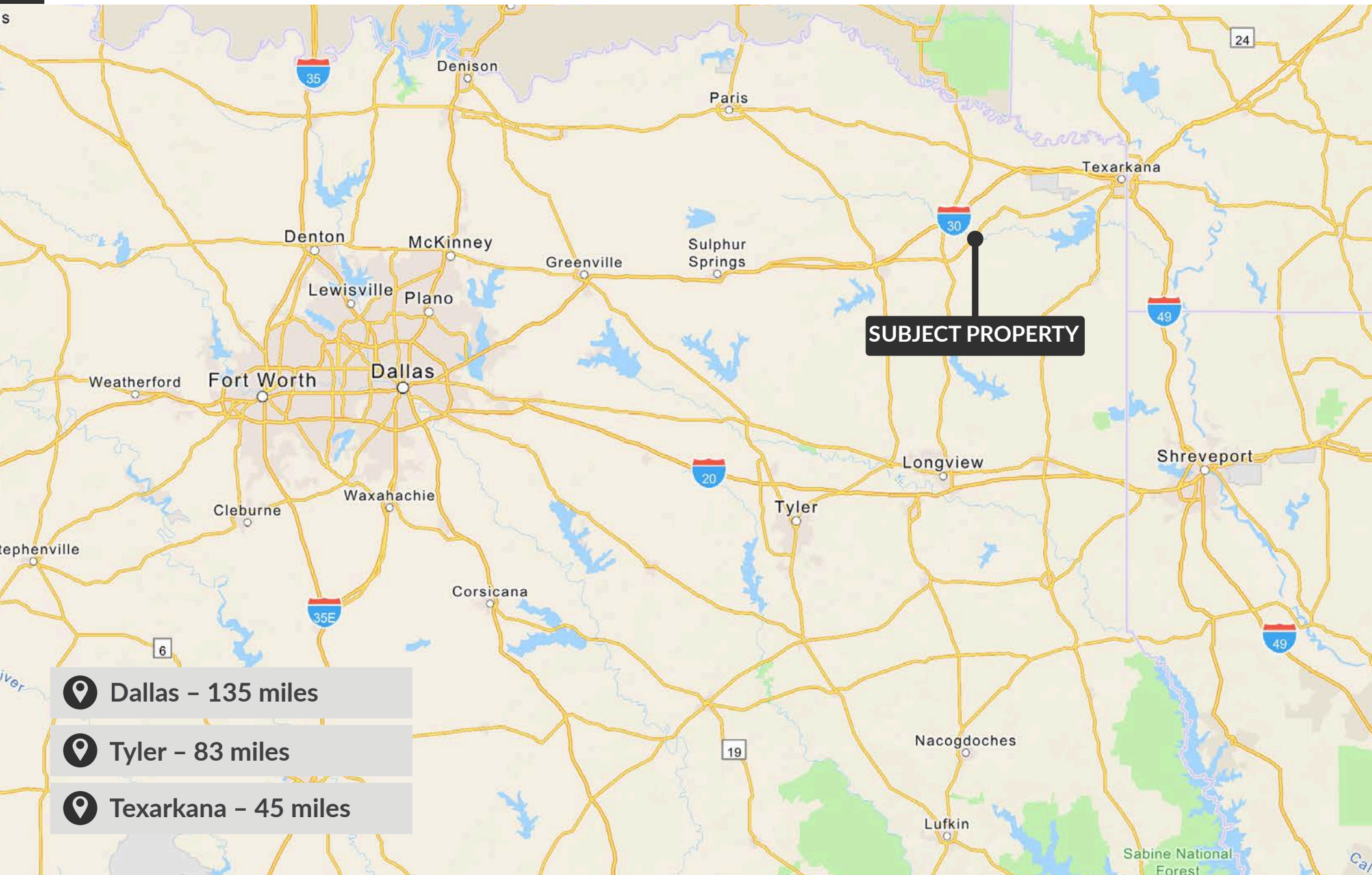
PROPERTY PHOTOS

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LOCATION OVERVIEW

SENIOR HOUSING FACILITY
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📍 Dallas - 135 miles

📍 Tyler - 83 miles

📍 Texarkana - 45 miles

DEMOGRAPHICS MAP

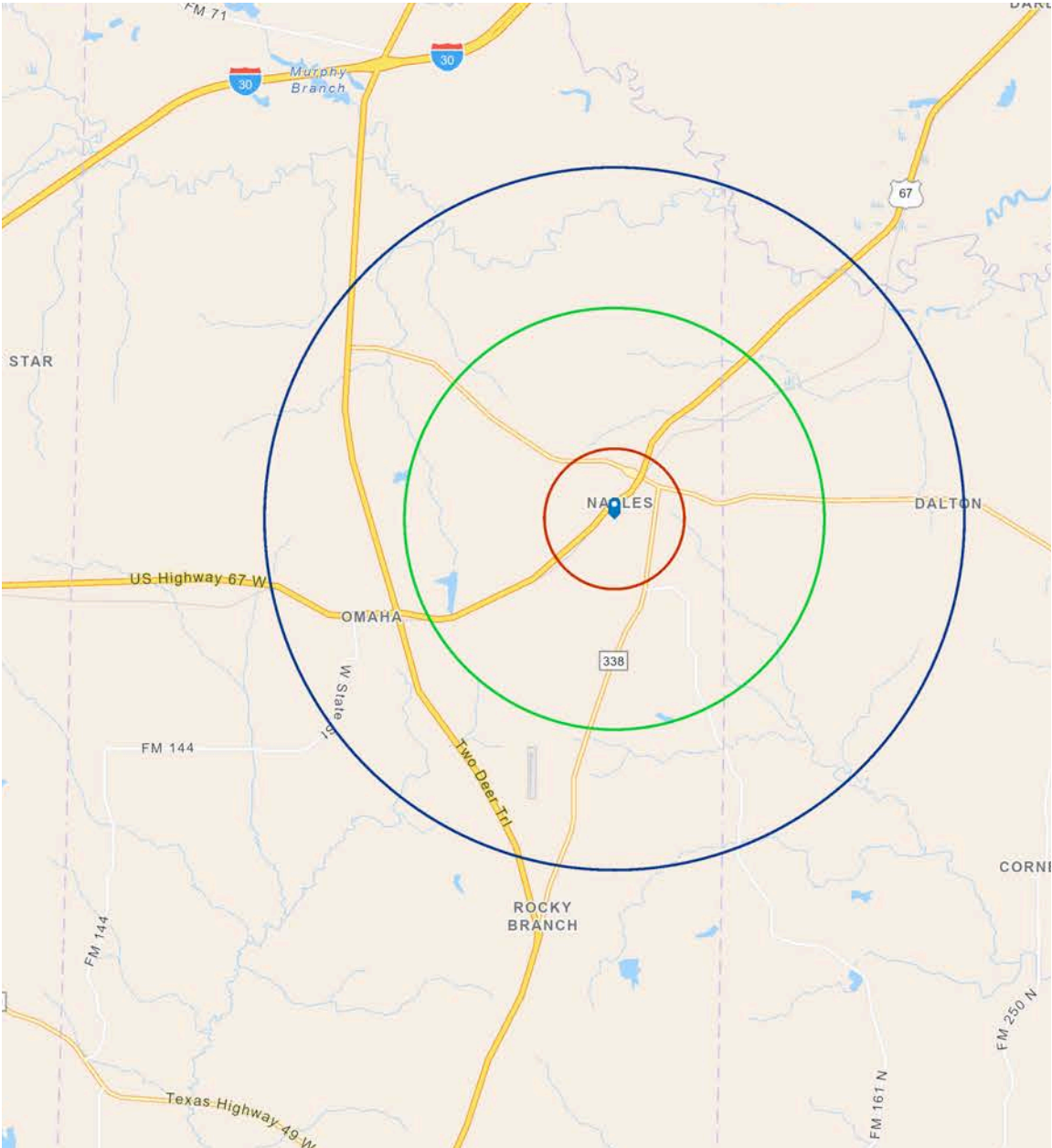
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DEMOGRAPHICS MAP

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	1,343	2,080	3,838
Median Age	42.7	44.1	45.4
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
Total Households	562	904	1,666
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$62,719	\$68,369	\$72,284
Average House Value	\$107,500	\$130,278	\$135,904

Demographics data derived from Esri



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NAPLES, TEXAS

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