

RESIDENTIAL
FACILITY
FOR SALE

18,500 SF
ON
3.5 ACRES

30 UNITS
LICENSED
FOR 32 BEDS

HIGHLY
PROFITABLE
NOI > \$800K

CONFIDENTIAL
OFFERING
NDA REQUIRED

SENIOR LIVING / RESIDENTIAL CARE FACILITY

Texas

An opportunity to acquire an efficient, income-producing 30-room residential facility in a high-growth suburban community. The property consists of two identical single-story buildings, each with full kitchens, activity rooms, dining rooms and salons. Each room contains an ADA bathroom with walk-in shower. The oversized lot offers attractive landscaping and additional land for a third building.



HIGHLIGHTS

- 18,500 SF on 3.5 Acres
- 30 Units Licensed for 32 Beds
- Two identical single-story buildings
- Zoning: "PD" – Planned Development
- 25 Parking Spaces
- Year Built 2017 & 2018
- High-growth suburban community
- Well-maintained; roof and HVAC in good condition
- Excess land for expansion
- Convenient access; adjacent to public park
- Average occupancy of 90% over trailing 12 months

Pricing and address available upon execution of a Confidentiality Agreement.

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