



FRANK & MARIELLA CUDD, REALTORS®

2229 N CARROLL BLVD
DENTON, TX 76201

GOTO WEBSITE:

[Bit.ly/2229ncarroll](https://bit.ly/2229ncarroll)

This link is Case Sensitive

Sales Price
\$3,950,000

THIS PROPERTY IS CURRENTLY AN ACTIVE SKILLED NURSING FACILITY. THE CURRENT OPERATOR WILL BE MOVING TO A NEW FACILITY THAT IS UNDER CONSTRUCTION WITH AN EXPECTED COMPLETION DATE OF MAY, 2023. SEEKING TO SELL LAND AND BUILDING ONLY. SALE AND LEASEBACK OPTION AVAILABLE. BUILDING IS 53,000 +/- SQ FT AND LOCATED ON 4.994 ACRES.

TOTAL BEDROOMS	101
BR W/ PRIVATE RESTROOMS	59
BR W/ SEMI-PRIVATE RESTROOMS	42
PUBLIC RESTROOMS	10
SHOWER AREAS	7
OFFICES	20
MEETING ROOMS	5
DINING & ACTIVITY ROOMS	2
ENCLOSED COURTYARDS	5
PARKING SPACES +/-	100

BEDROOM DIMINSIONS VARY FROM 11'04" X 13'6" TO 15'1" X 12'4"

LARGE LAUNDRY ROOM

THE BUILDING IS IN SUBSTANTIAL COMPLIANCE WITH ALL FEDERAL AND STATE REGULATIONS.

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LOCATION



THE SUBJECT PROPERTY IS LOCATED NEAR TWO CHURCHES, THE NORTH TEXAS FAIR-
GROUNDS, & DENTON SHOPPING CENTER ON UNIVERSITY DR. A BUS STOP IS NEARBY.

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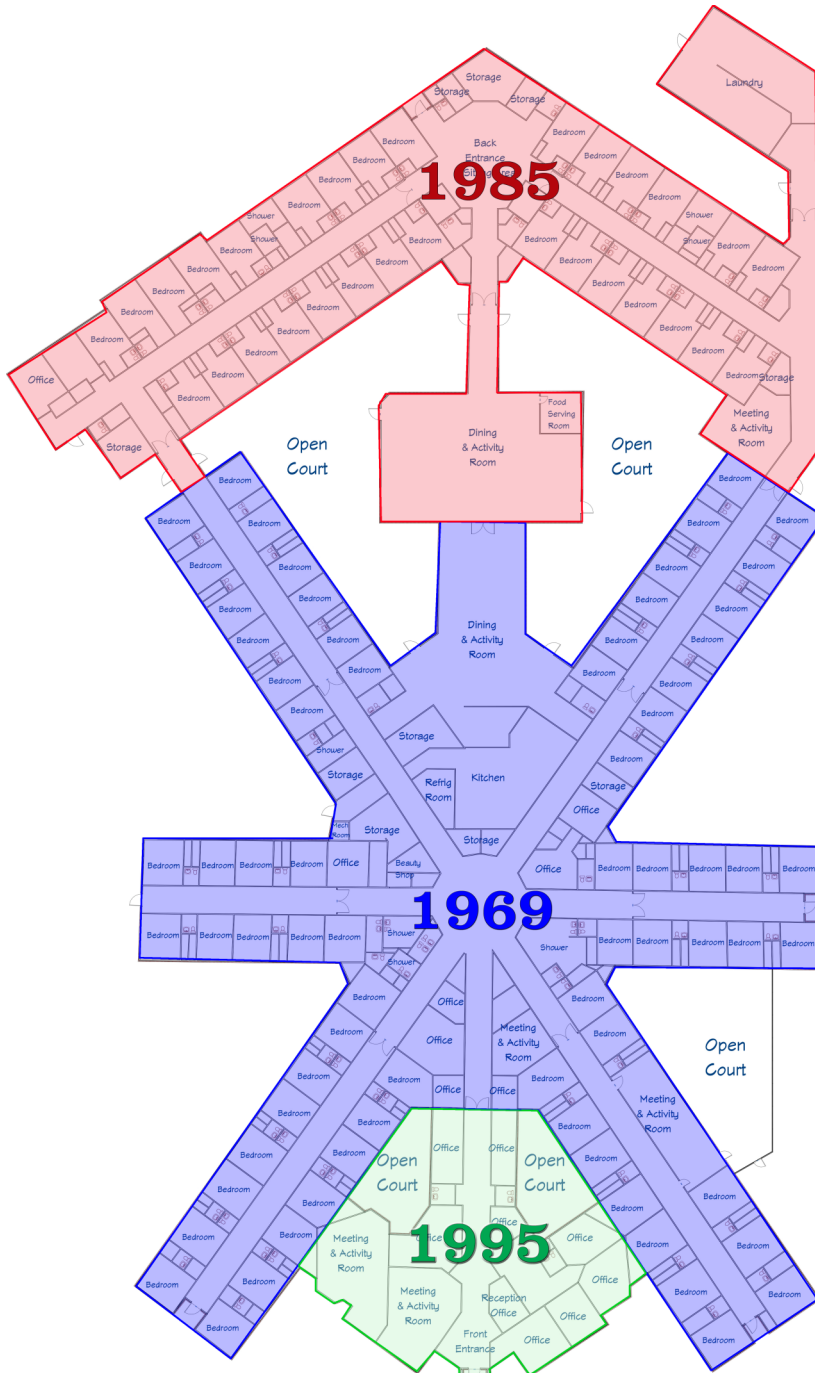




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Construction History



The original structure was built in 1969—29,235 Sqft

Addition of 30 bedrooms, 3 shower rooms, large dining/activity room, 2 enclosed courtyards, more offices, and maintenance office in 1985—19,174 sqft.

Front entrance area with 11 offices, 2 Meeting/Activity rooms, and 2 enclosed courtyards in 1995—4,350.

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Bedroom is the label for Bedrooms with Private Restrooms
 Bedroom is the label for Bedrooms with Semi-Private Restrooms

Room Sizes Per Hallway

Room Sizes Per Hallway

Hall No.	No. of Rooms	Sq Ft
100	9	152
	1	139
	2	190
	1	195
200	9	167
	1	152
300	12	167
	1	153
400	13	205
500	14	205
	3	225
600	12	153
	1	139
700	8	167
	1	153
800	12	153
	1	139
	2	199
	1	203



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Current Locations Of Showers



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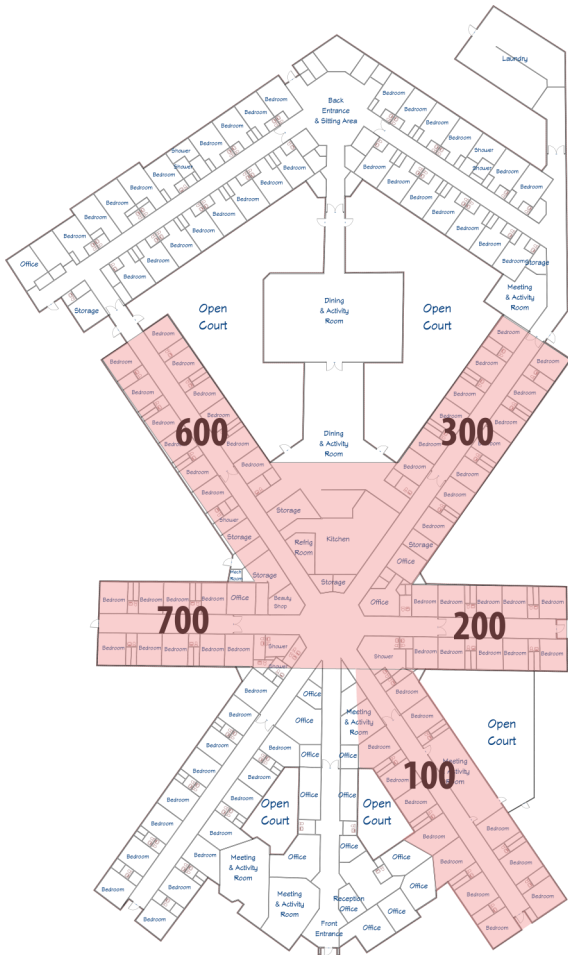




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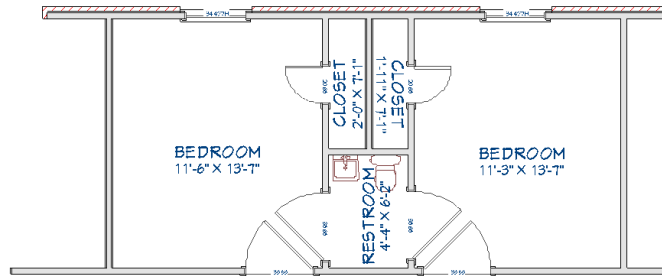
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The current room layouts might not be the layouts that meet the needs of the future of this facility. Here are some modifications that might work!

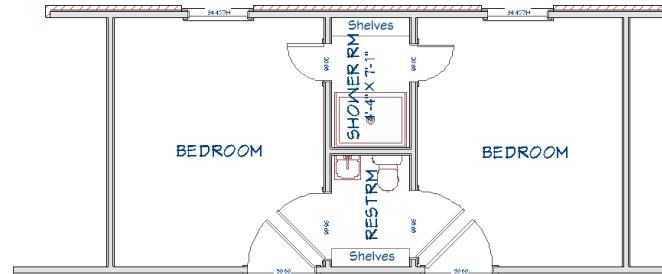


Typical Layout on Halls 100, 200, 300, 600, & 700

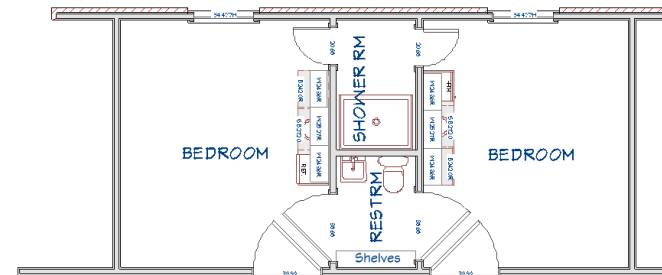
Current Layout



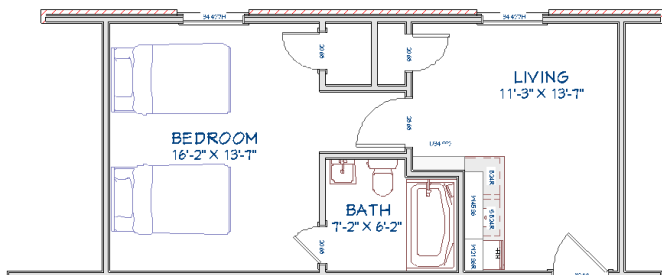
Option #1 Design



Option #2 Design



Option #3 Design



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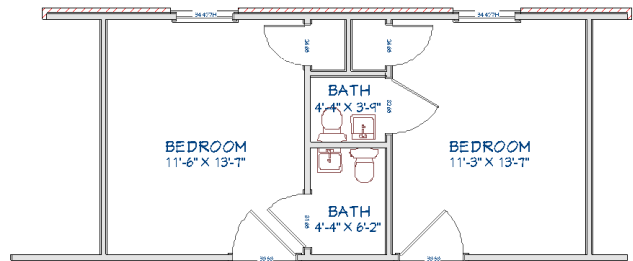


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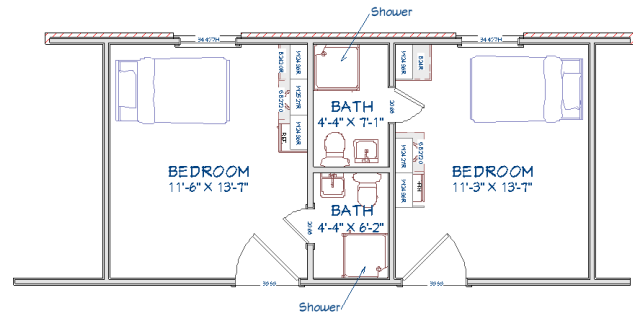


Typical Layout on Hall 800

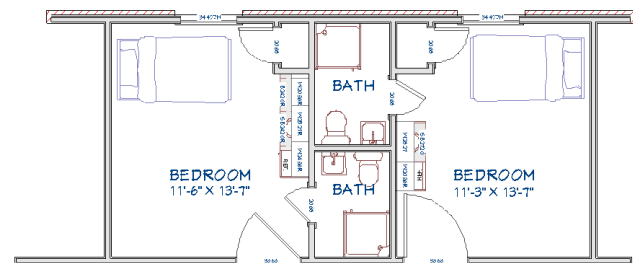
Current Layout



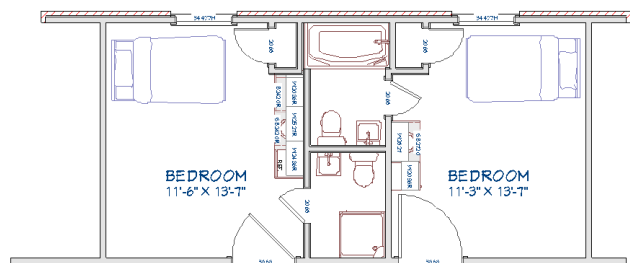
Option #1 Design



Option #2 Design



Option #3 Design

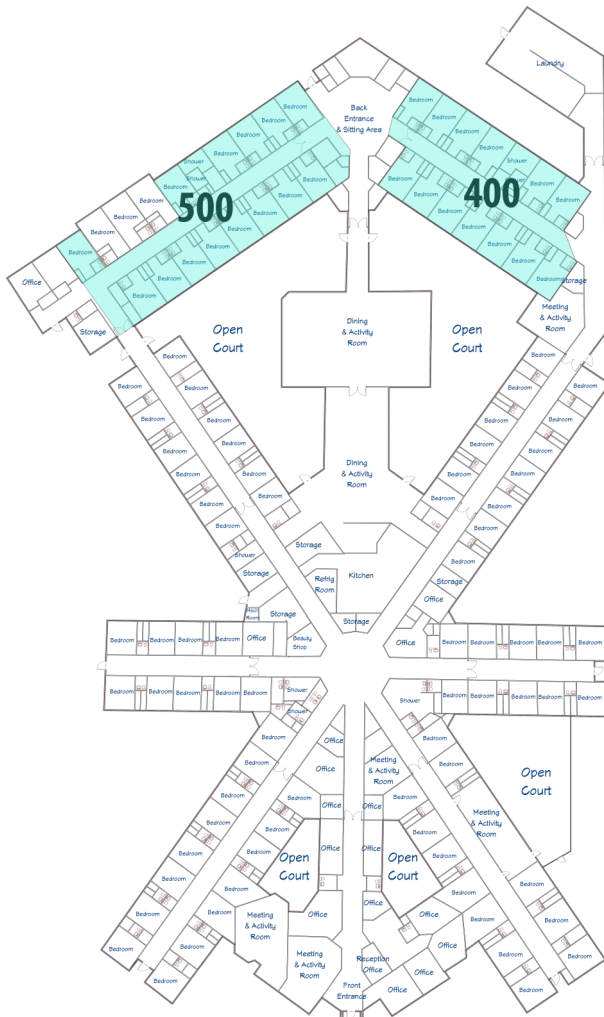




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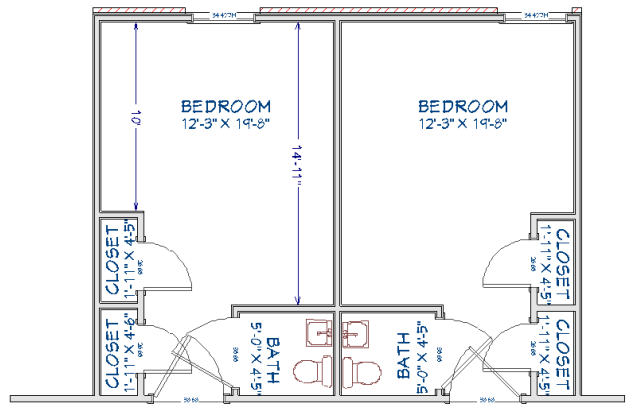
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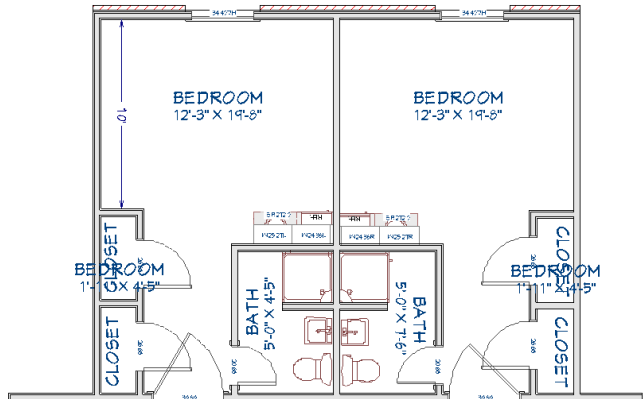


Typical Layout on Halls 400 & 500

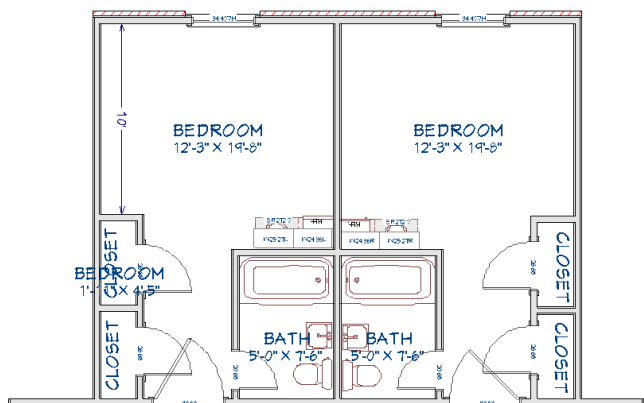
Current Layout



Option #1 Design



Option #2 Design



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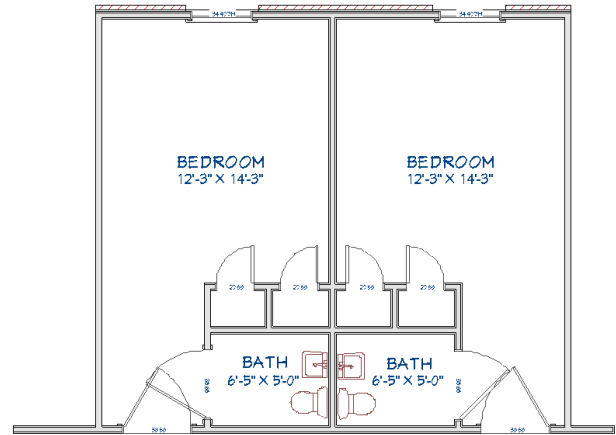
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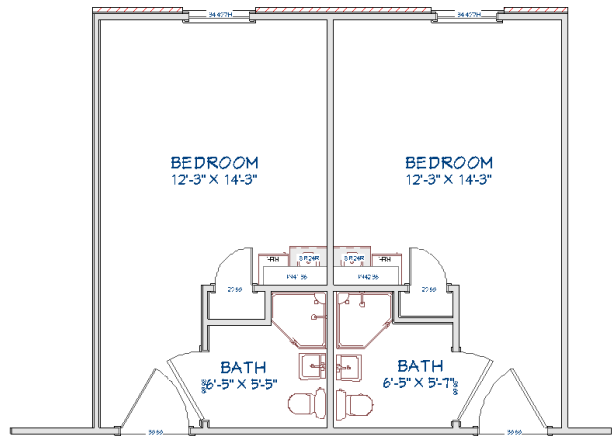
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Layout on 513, 515, & 517

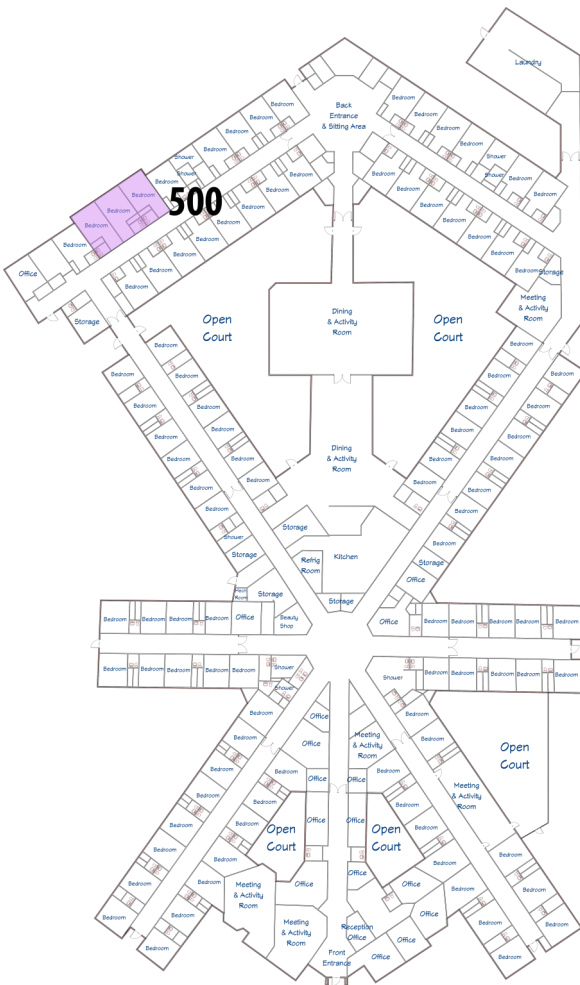
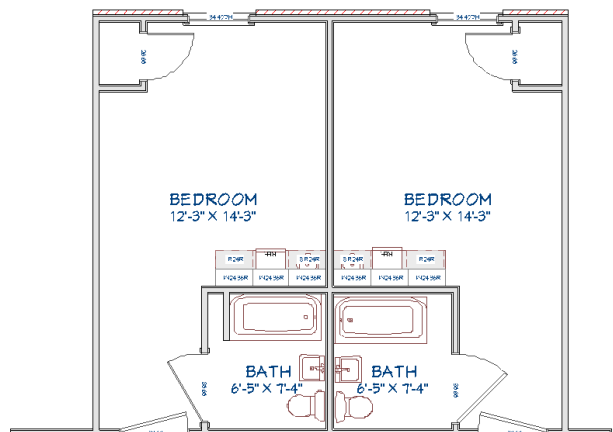
Current Layout



Option #1 Design



Option #2 Design



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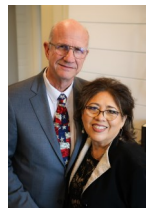
Current Zoning

Elderly Housing

A structure licensed by the Texas Department of Aging and Disability, eighty (80) percent of whose occupants are fifty-five (55) years of age and older, and that; meets the definition of one (1) of the three (3) uses listed below:

- 1. Elderly Housing, Assisted Living:** Services in these establishments include assistance with daily activities, such as dressing, grooming, bathing, etc.
- 2. Elderly Housing, Congregate Care Facility:** A facility for long-term residence generally for persons fifty-five (55) years of age or older, and which shall include, without limitation, common dining, social and recreational features, special safety and convenience features designed for the needs of the elderly, such as emergency call systems, grab bars and handrails, special door hardware, cabinets, appliances, passageways, and doorways designed to accommodate wheelchairs, and the provision of social services for residents which shall include at least two (2) of the following: meals services, transportation, housekeeping, linen, and organized social activities.
- 3. Elderly Housing, Life Care Housing and Services:** A residential complex, which may contain multi-family dwellings, attached dwellings, single-family dwelling and other types of dwellings and structures designed for and principally occupied by senior citizens. Such facilities will include one of the following: A congregate meals program in a common dining area, assisted living housing, nursing home facilities, congregate care facilities, or medical facilities.

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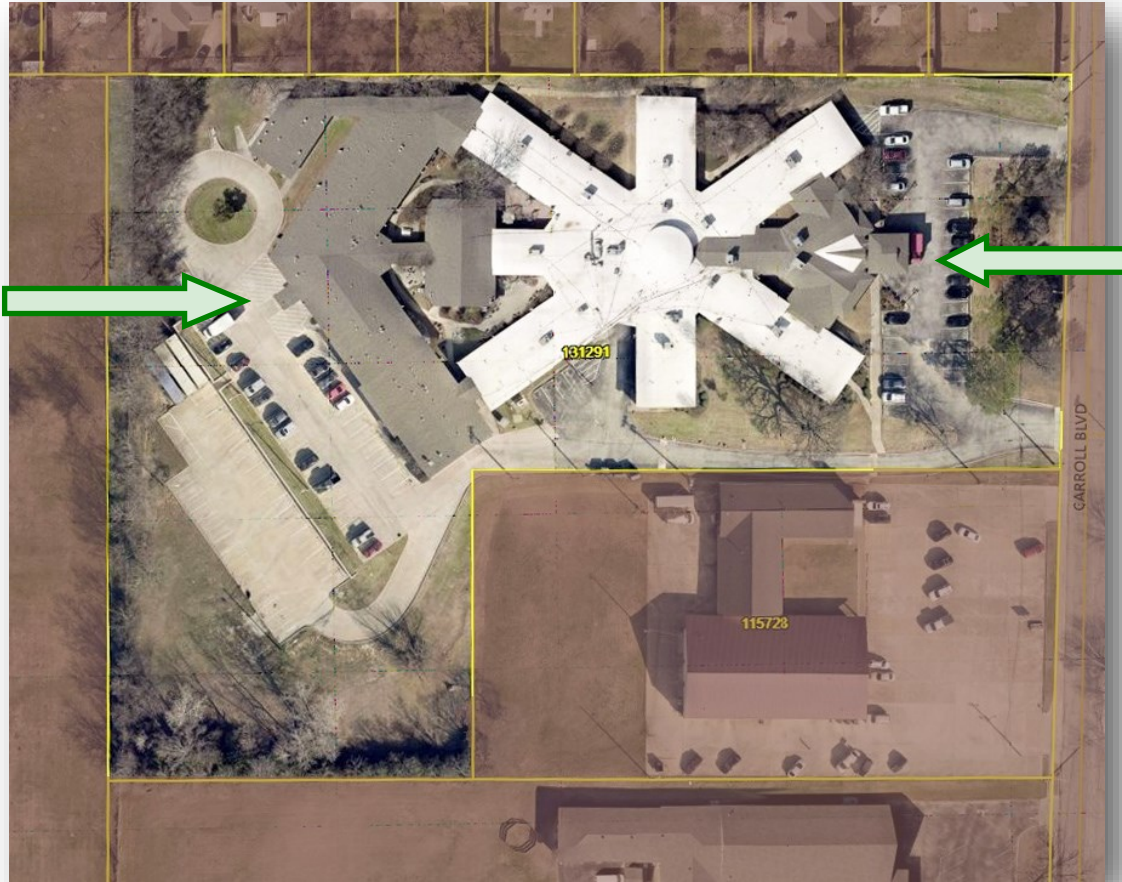


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Skyview Layout

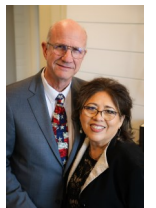
Back Entrance & Parking



Front Entrance & Parking

5 +/- Acres

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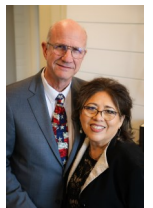
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Exterior Photos



Total Parking Spaces—100

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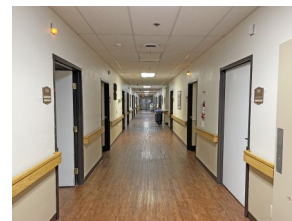
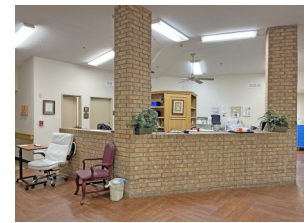




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Interior Photos



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