

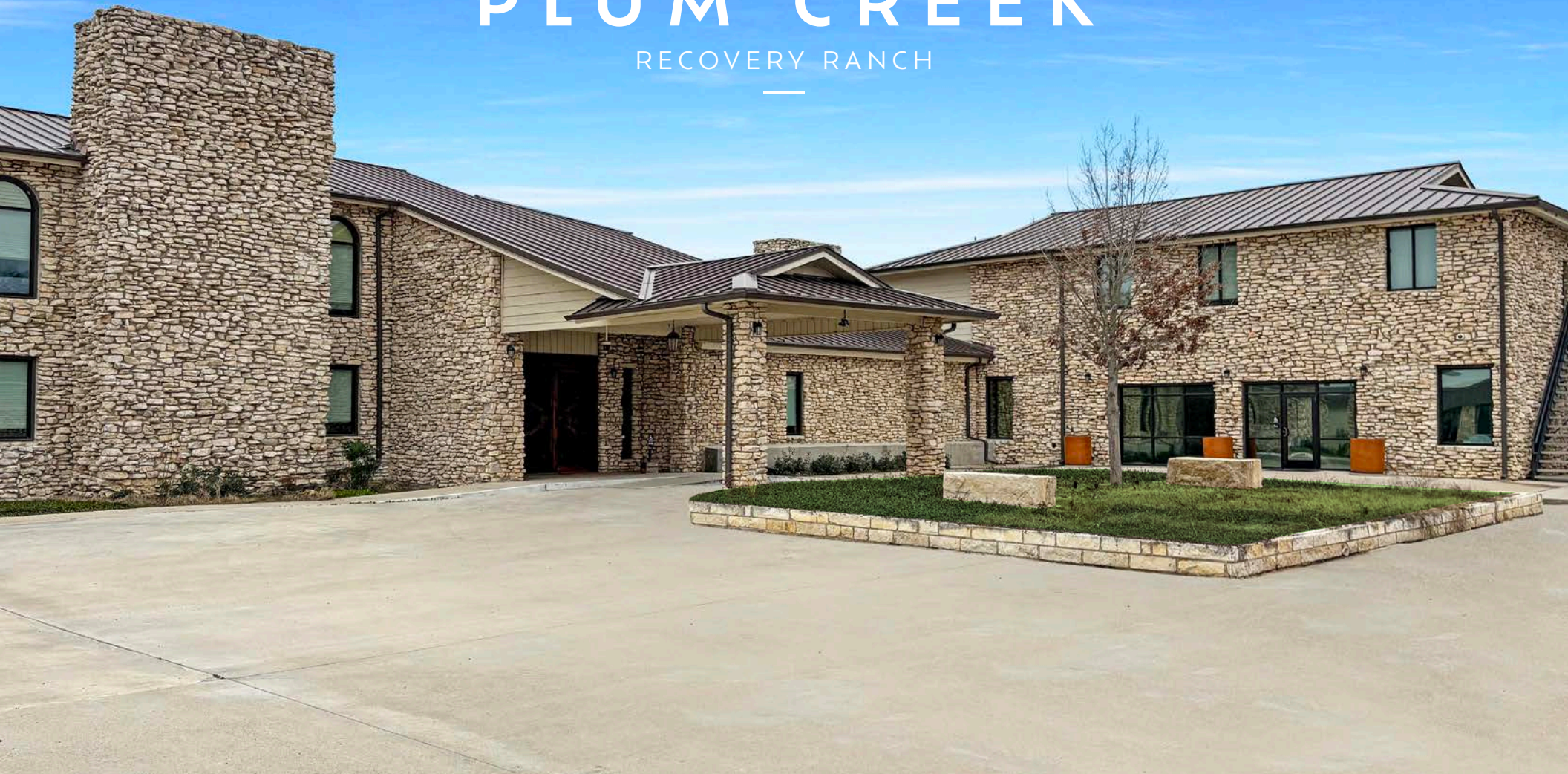
OFFERING MEMORANDUM



# PLUM CREEK

RECOVERY RANCH

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OPPORTUNITY TO ACQUIRE **EXISTING RESIDENTIAL TREATMENT CENTER AND THE BUSINESS**



# The Offering

CBRE's National Behavioral Health Advisory Group is pleased to present this exclusive offering of Plum Creek Recovery Ranch, a currently operating Substance Abuse Treatment Center, with 4 buildings and barn, nestled on 34.6 Acres only 25 minutes south of Austin, TX.

This ranch, originally over 1,100 acres, was once the Estate of Dollie Ann Cole, widow of the late Edward N Cole, the highly respected former President of General Motors. Known as the “Briarpatch,” the ranch has been the host of many lavish parties and charity events, attended by many sports legends and Hollywood’s elite. The Ranch has also been featured in many movies, commercial and television shows. This rehabilitation center near Austin offers a plug-and-play opportunity for substance use disorder (SUD), Detox, residential treatment facility (RTF), and mental health (MH) services. The facility spans 18,413.5 square feet on 34.6 acres and has a capacity of 46 beds, with potential for additional bed expansion.



# Property Overview

Address	519 Briar Patch Road Lockhart, Texas 78644
Market/Submarket	Austin, TX MSA
Square Footage	19,703 SF
Lot Size	±34.6 AC Additional 165.4 AC available for purchase (Separately)
Beds	46 Beds
Zoning	None, Mustang Ridge Extra-Territorial Jurisdiction ("ETJ")
Occupancy	Business is available for purchase
Property Condition	Turnkey, excellent
# of Buildings	4
Amenities	Pool, Outdoor space, basketball courts, outdoor therapy, possible equine therapy, fishing, kayaking etc.
Certifications	Joint Commission

Ideal potential development uses include:



Behavioral Health



Substance Abuse/Detox



Adolescent care



At-risk youth



Therapy

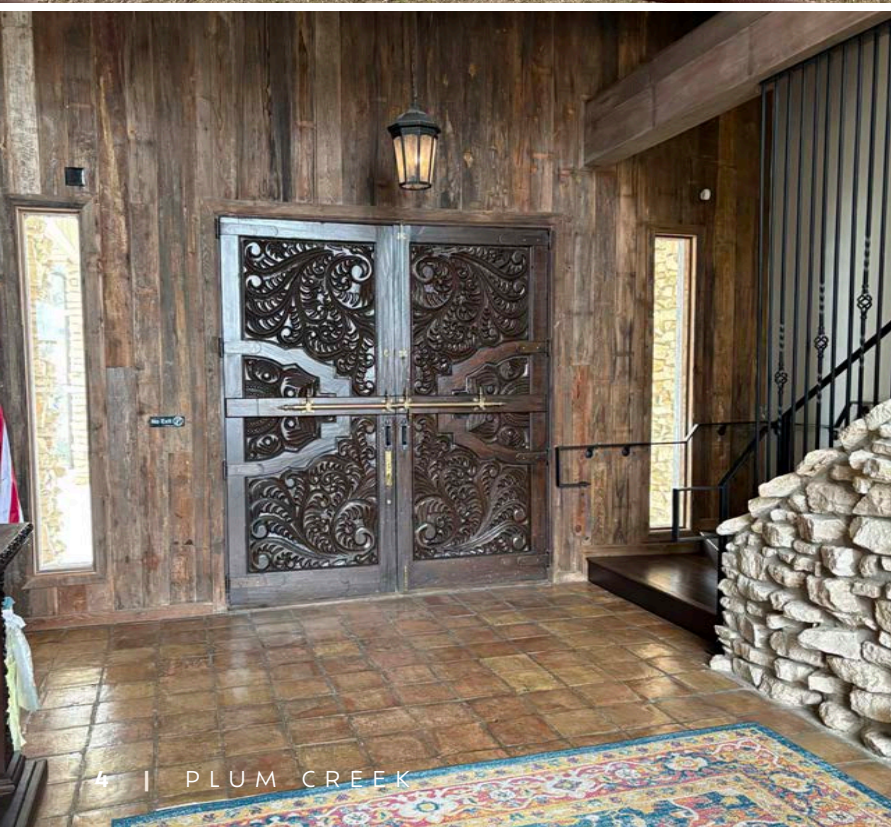


Rehabilitation



Community health





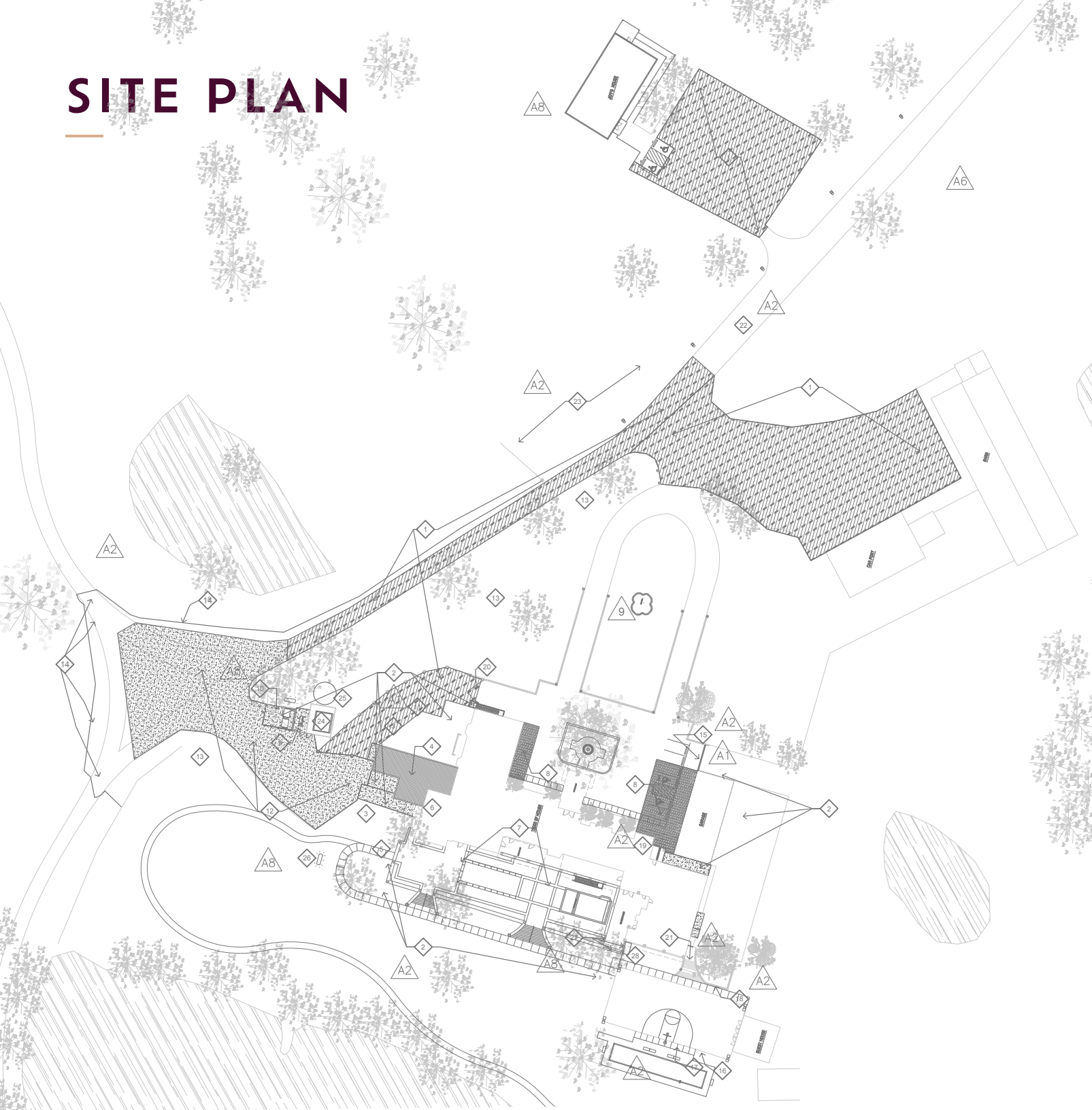


# Location Overview

Lockhart, Texas, known as the Barbecue Capital of Texas, features historic sites like the Caldwell County Courthouse and the Dr. Eugene Clark Library. It was a key stop on the Chisholm Trail and offers outdoor activities at Lockhart State Park.



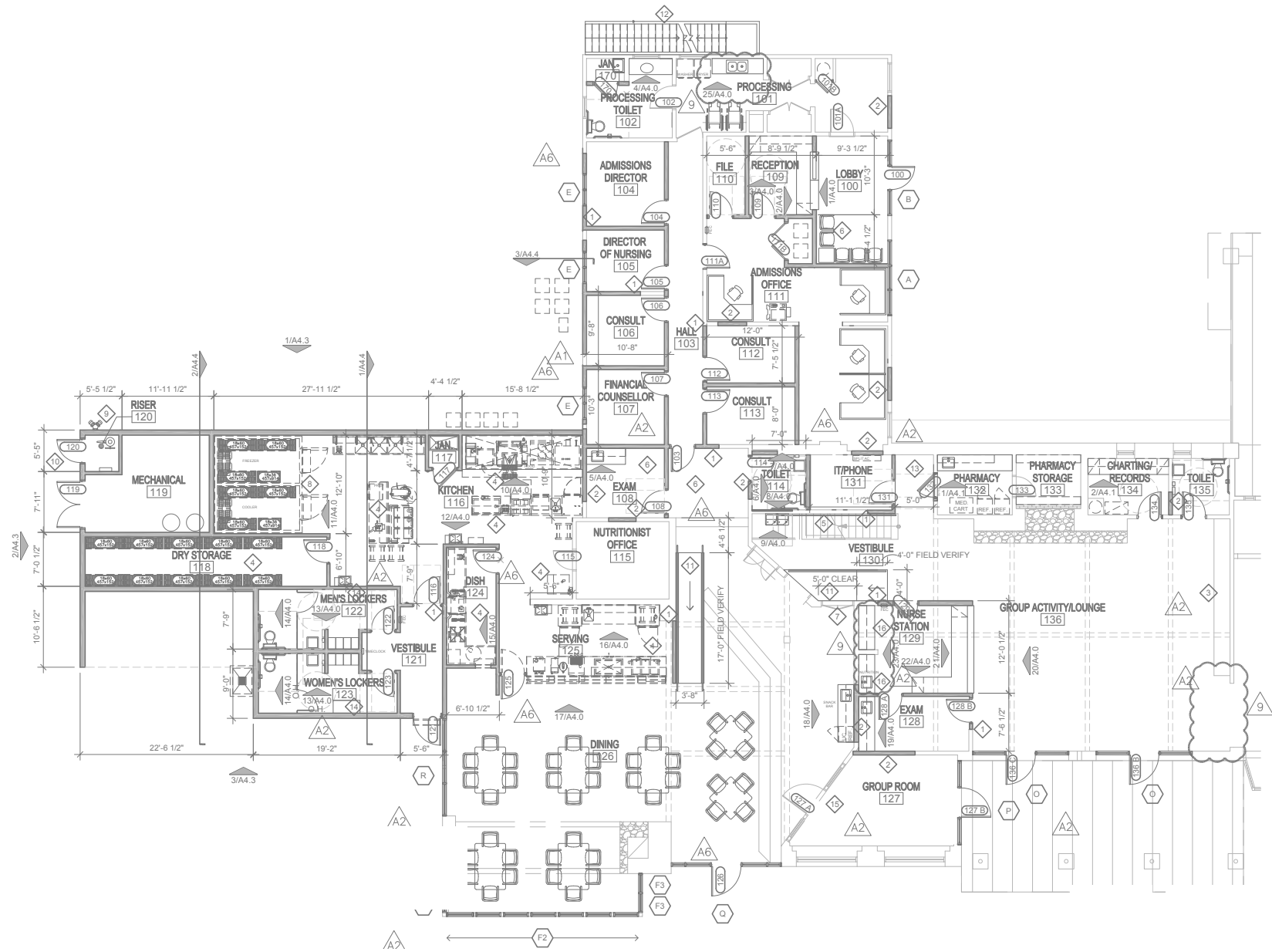
# SITE PLAN





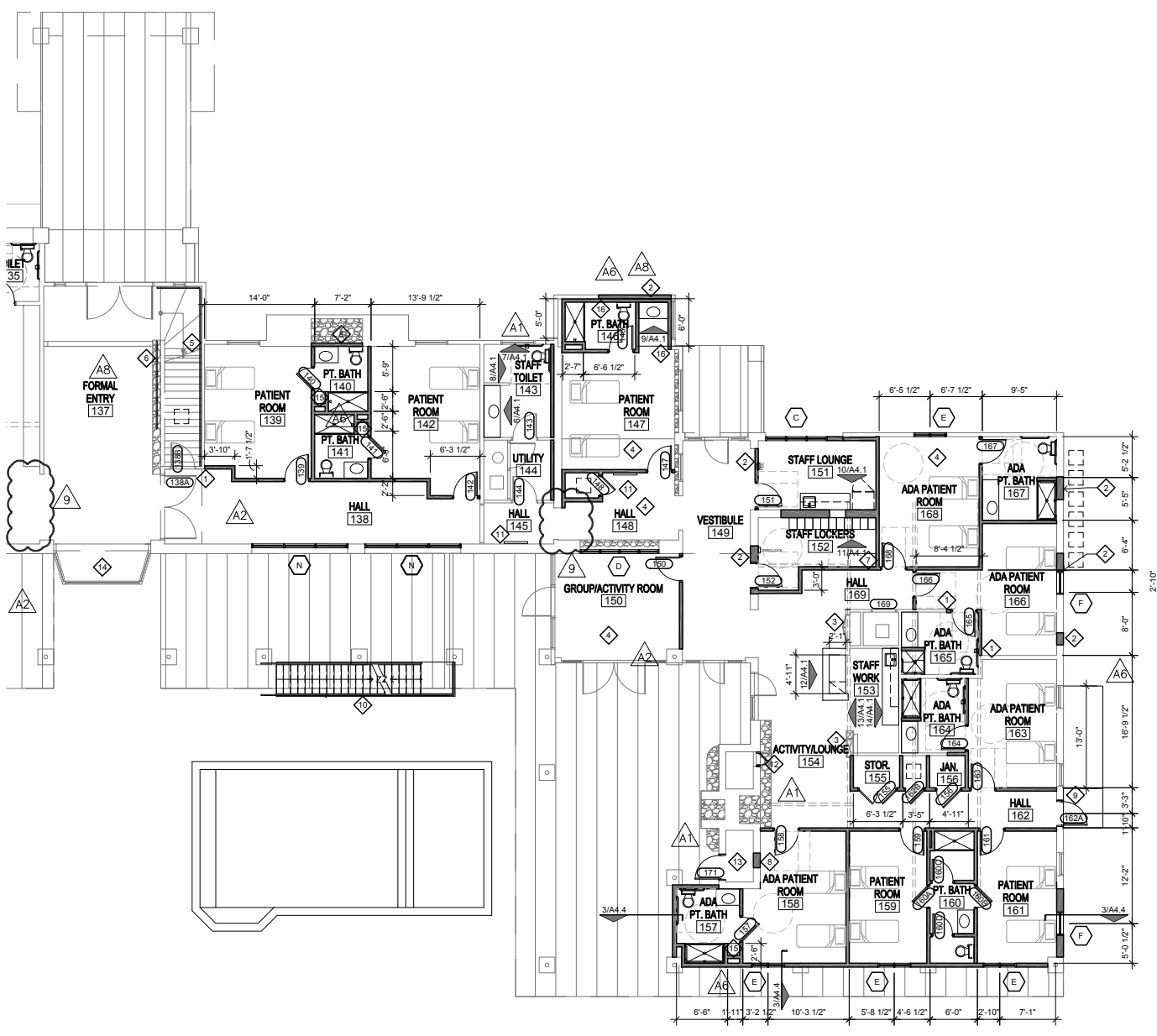
# SITE PLAN

First Floor - West



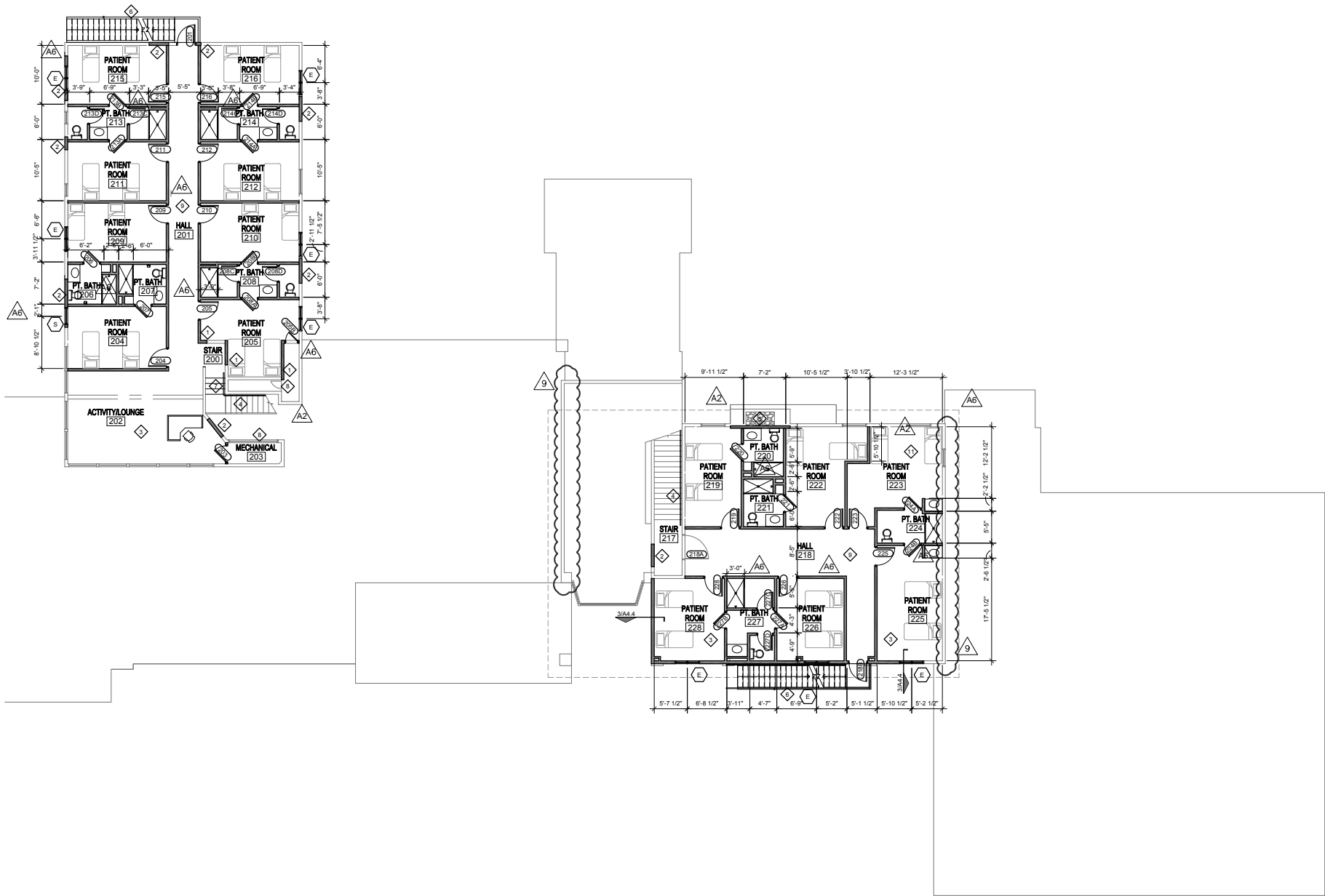
# SITE PLAN

First Floor - East



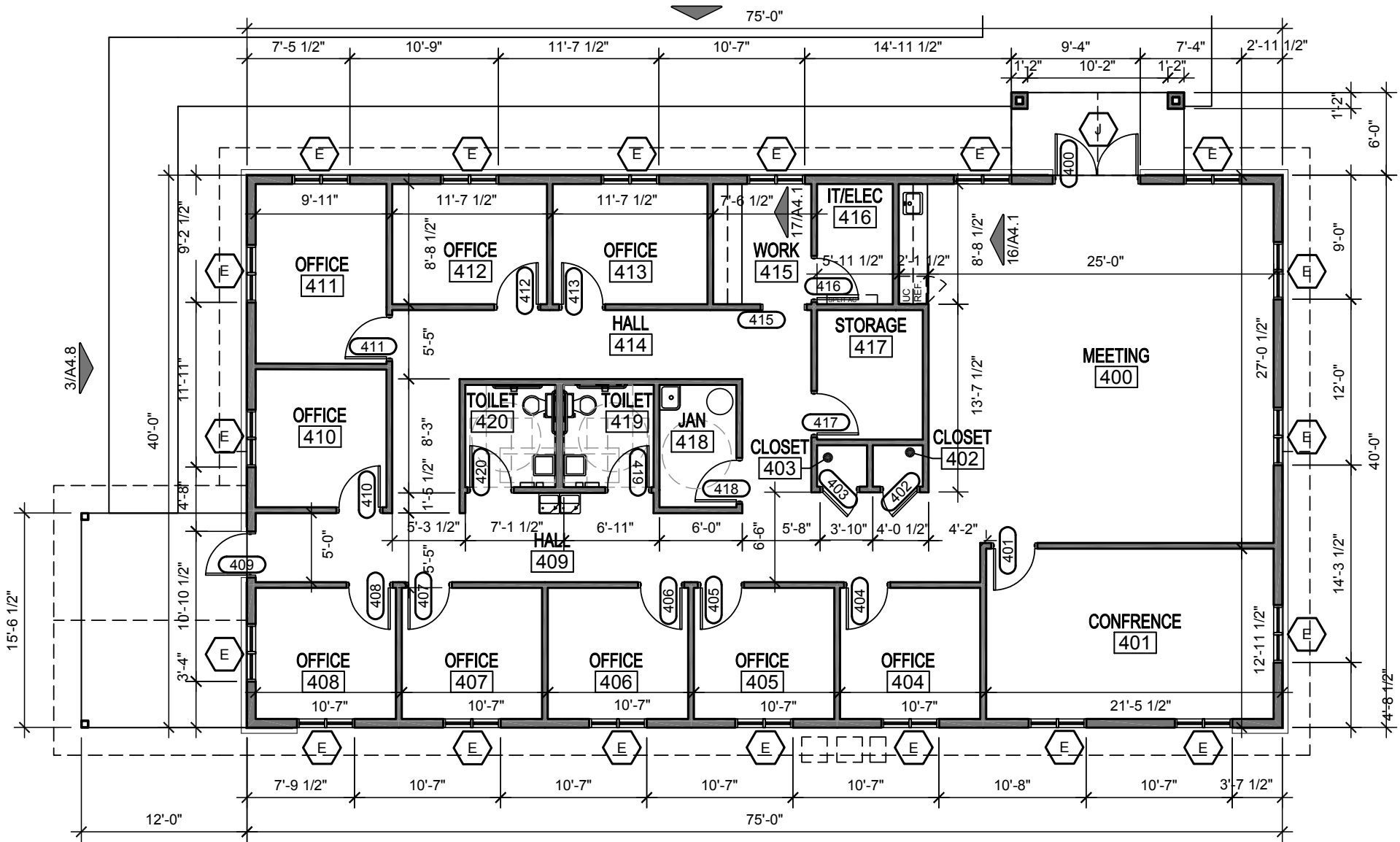
# SITE PLAN

## Second Floor



# SITE PLAN

## Admin Building



# Pro Forma

CAPACITY	MONTHLY CAPACITY	YEAR 1	YEAR 2	YEAR 3	YEAR 4
		46	46	46	46
Detox Core BH billing codes	Detox	12	12	12	12
MH Stabilization Core BH billing codes	MH Stabilization	12	12	12	12
Residential Core BH billing codes	RTC BH	22	22	22	22
outpatient, online, and residential	Assessments	48	60	60	60
outpatient, online, and residential	Medical Services	48	60	72	72
outpatient, online, and residential	Medical Wellness	48	60	72	72
online/telecare BH Concierge medical wellness	BH Concierge Med annual fees	12	48	60	72
Detox Core BH billing codes	Detox	12	12	12	12
ADC		ADC	ADC	ADC	ADC
Medical Detox onsite all substances	Detox	6	9	10	10
Stabilization and Assessment Psych	MH Stabilization	6	9	10	10
More assessments, tailored plan, work begins...	RTC BH	10	14	18	20
Mental/SUD.Physical.Relations.Work/\$. Spiritual/Values	Assessments	24	36	48	54
Labs, H&P legit, Nutrition, Athletic, Metabolic, consult with Dr.	Medical Services	12	24	36	48
Spravato, IV Ketamine, Peptides, Vitamins, Tailored plan / diet	Medical Wellness	12	24	36	48
Assess, tailor goals based on 5 Phase Assesement	BH Concierge Med annual fees	10	24	48	60
Avg Daily/Session Rate					
	Detox	\$1,300	\$1,300	\$1,300	\$1,300
	MH Stabilization	\$1,300	\$1,300	\$1,300	\$1,300
	RTC BH	\$850	\$850	\$850	\$850
	Assessments	\$3,200	\$3,200	\$3,200	\$3,200
	Medical Services	\$1,200	\$1,200	\$1,200	\$1,200
	Medical Wellness	\$3,000	\$3,000	\$3,000	\$3,000
	BH Concierge Med annual fees	\$200	\$200	\$200	\$200
LOS					
days per month	Detox	10	10	10	10
days per month	MH Stabilization	10	30	30	30
sessions per month	RTC BH	20	20	20	20

# Pro Forma

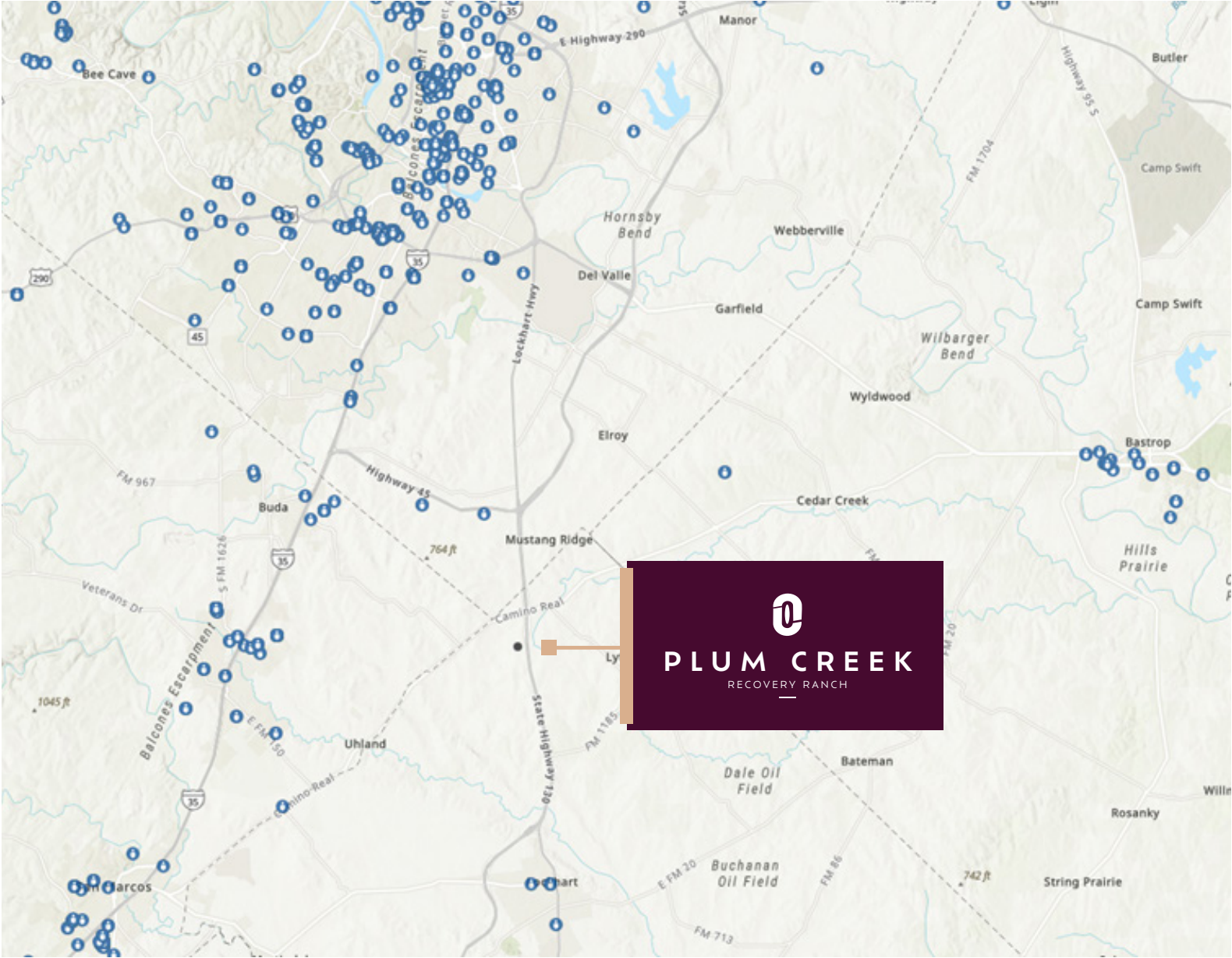
CAPACITY	MONTHLY CAPACITY	YEAR 1	YEAR 2	YEAR 3	YEAR 4
		46	46	46	46
PATIENT REVENUE MONTHLY AVG.					
Medical Detox onsite all substances	Detox	\$234,000	\$351,000	\$390,000	\$390,000
Stabilization and Assessment Psych	MH Stabilization	\$234,000	\$351,000	\$390,000	\$390,000
More assessments, tailored plan, work begins...	RTC BH	\$255,000	\$357,000	\$459,000	\$510,000
Mental/SUD.Physical.Relations.Work/\$. Spiritual/Values	Assessments	\$76,800	\$115,200	\$153,600	\$172,800
Labs, H&P legit, Nutrition, Athletic, Metabolic, consult with Dr.	Medical Services	\$14,400	\$28,800	\$43,200	\$57,600
Spravato, IV Ketamine, Peptides, Vitamins, Tailored plan / diet	Medical Wellness	\$36,000	\$72,000	\$108,000	\$144,000
Assess, tailor goals based on 5 Phase Assesement	BH Concierge Med annual fees	\$24,000	\$57,600	\$115,200	\$144,000
TOTAL MONTHLY REVENUE		\$874,200	\$1,332,600	\$1,659,000	\$1,808,400
TOTAL ANNUAL REVENUE		\$10,490,400	\$15,991,200	\$19,908,000	\$21,700,800
EXPENSES					
Salaries, Wages and Benefits		\$4,300,000	\$5,400,000	\$6,600,000	\$7,800,000
Professional Fees		\$890,000	\$890,000	\$1,200,000	\$1,200,000
Food & Supplies		\$401,500	\$584,000	\$693,500	\$730,000
Marketing, Sales, PR		\$2,800,000	\$2,800,000	\$2,800,000	\$2,800,000
Outside Vendors/Support Services		\$140,000	\$180,000	\$190,000	\$205,000
Medical		\$577,000	\$980,000	\$1,400,000	\$1,600,000
Insurance		\$120,000	\$120,000	\$120,000	\$120,000
Management Fees					
TOTAL EXPENSES		\$9,228,500	\$10,954,000	\$13,003,500	\$14,455,000
Facilities, Lease & Infrastructure					
EBITDAR		\$1,261,900	\$5,037,200	\$6,904,500	\$7,245,800
PRE-OPENING EXPENSES		\$500,000			
core start up staff and marketing, compliance, systems					
YEAR ONE WORKING CAPITAL		\$500,000			



# 2024-2029 US Population Growth



# Diagnoses Claims



Physicians | Diagnosis Claims

# Primary Diagnoses

- >293,653
- 220,000
- 150,000
- 70,000
- <0

MSA

Austin, TX

MSA Population Est.

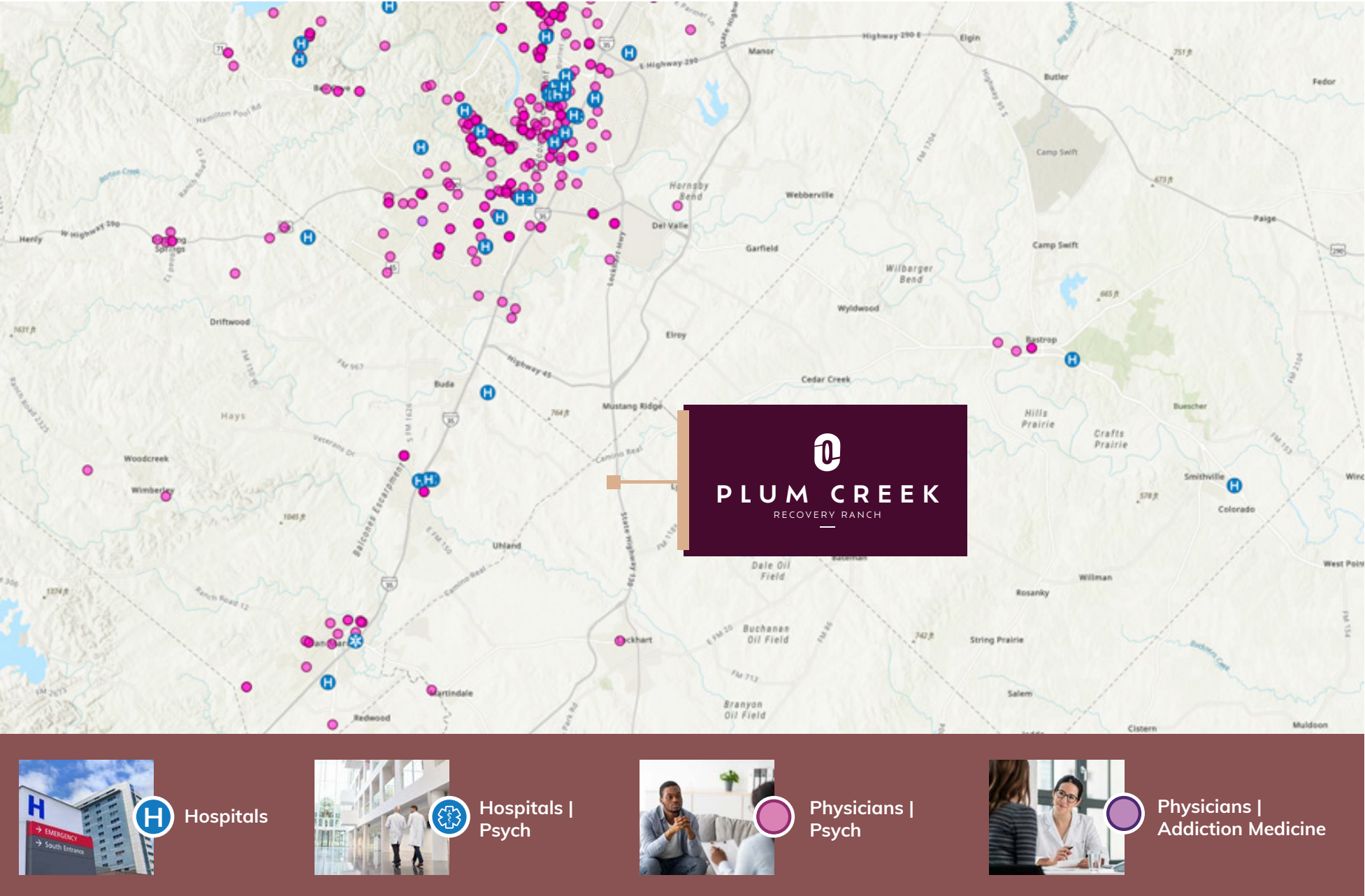
1,925,867

#of Substance Use Dependence Physician Claims in 2024

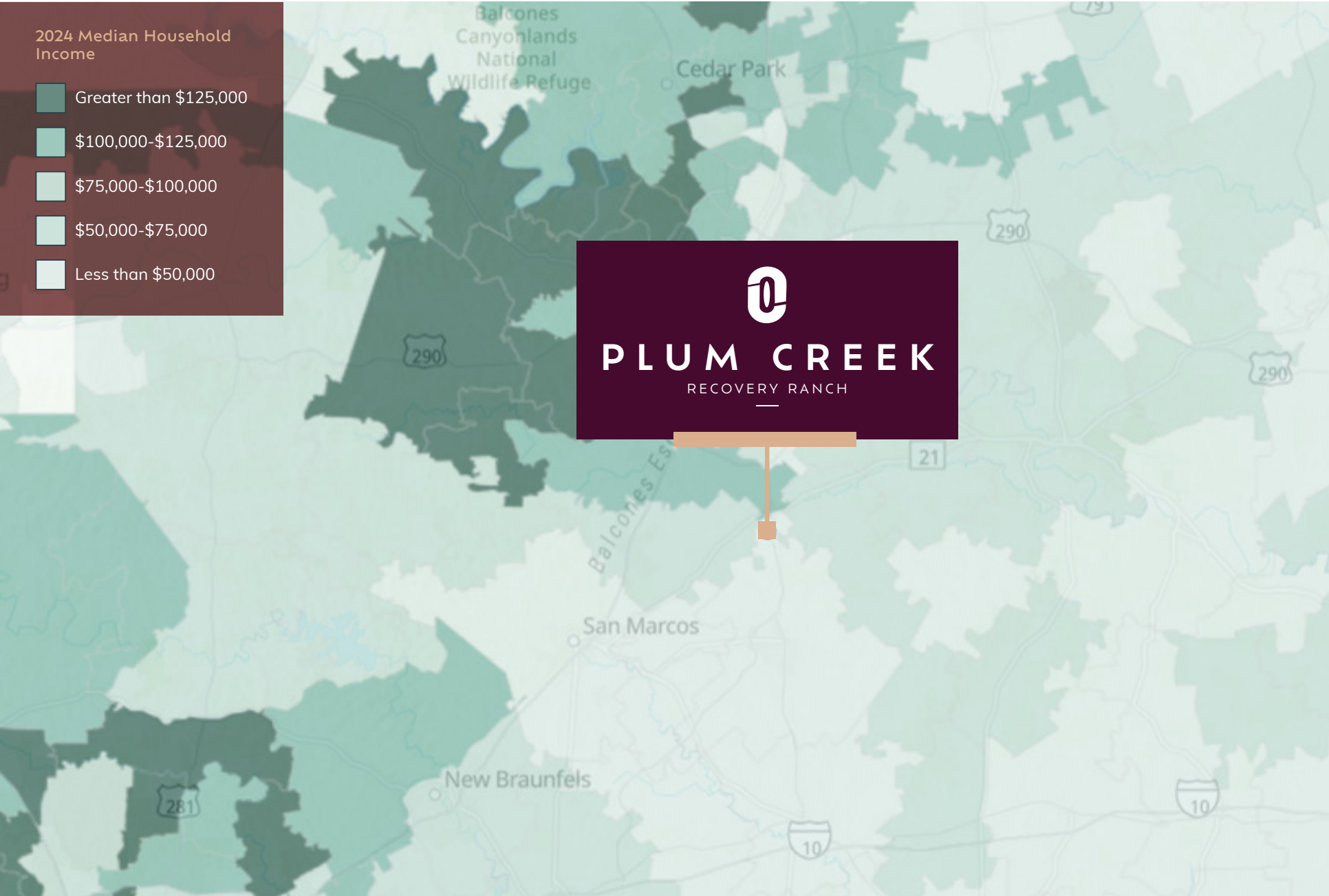
66,394



# Potential Referral Sources

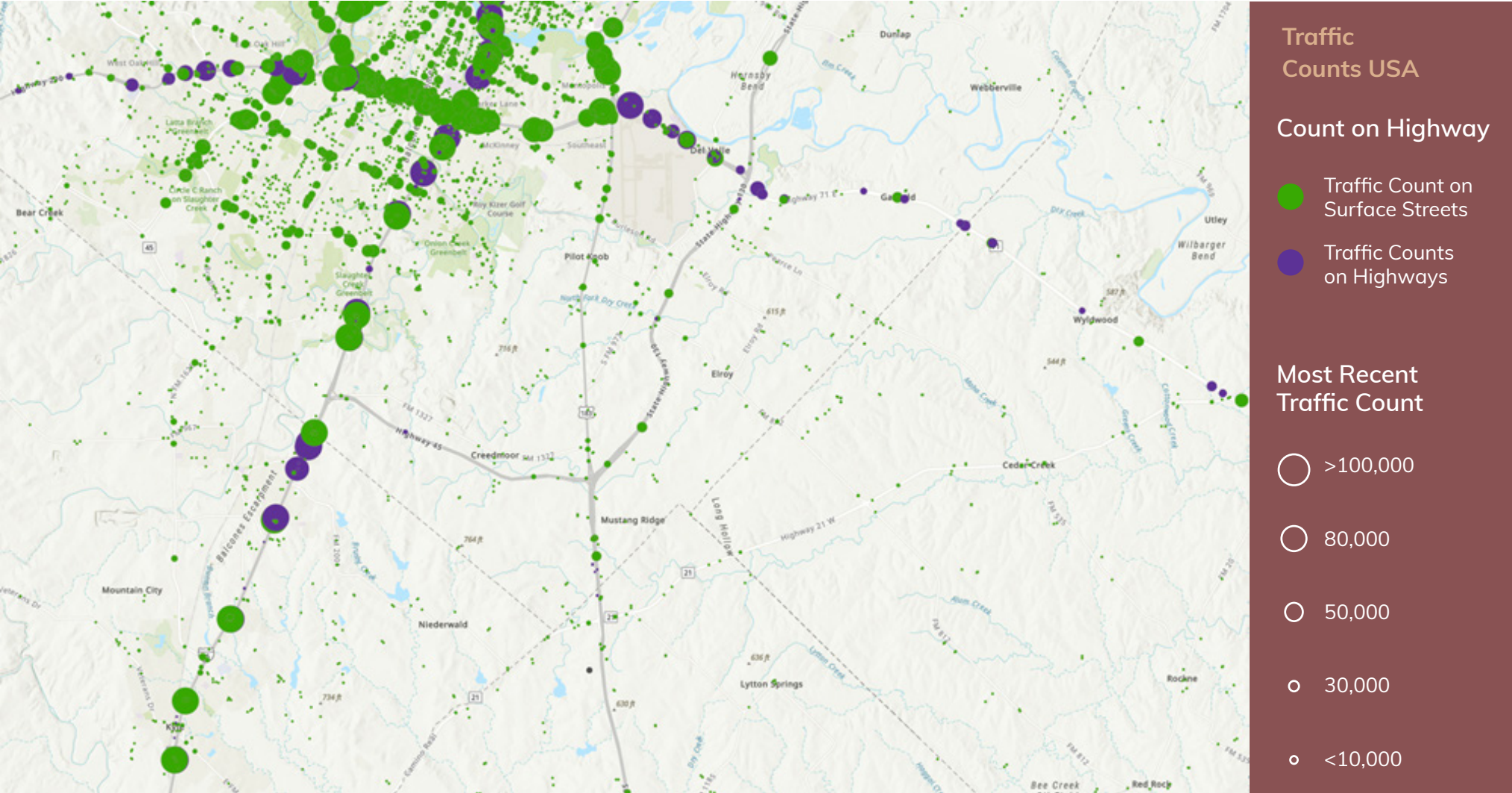


# Median Household Income





# Traffic Counts

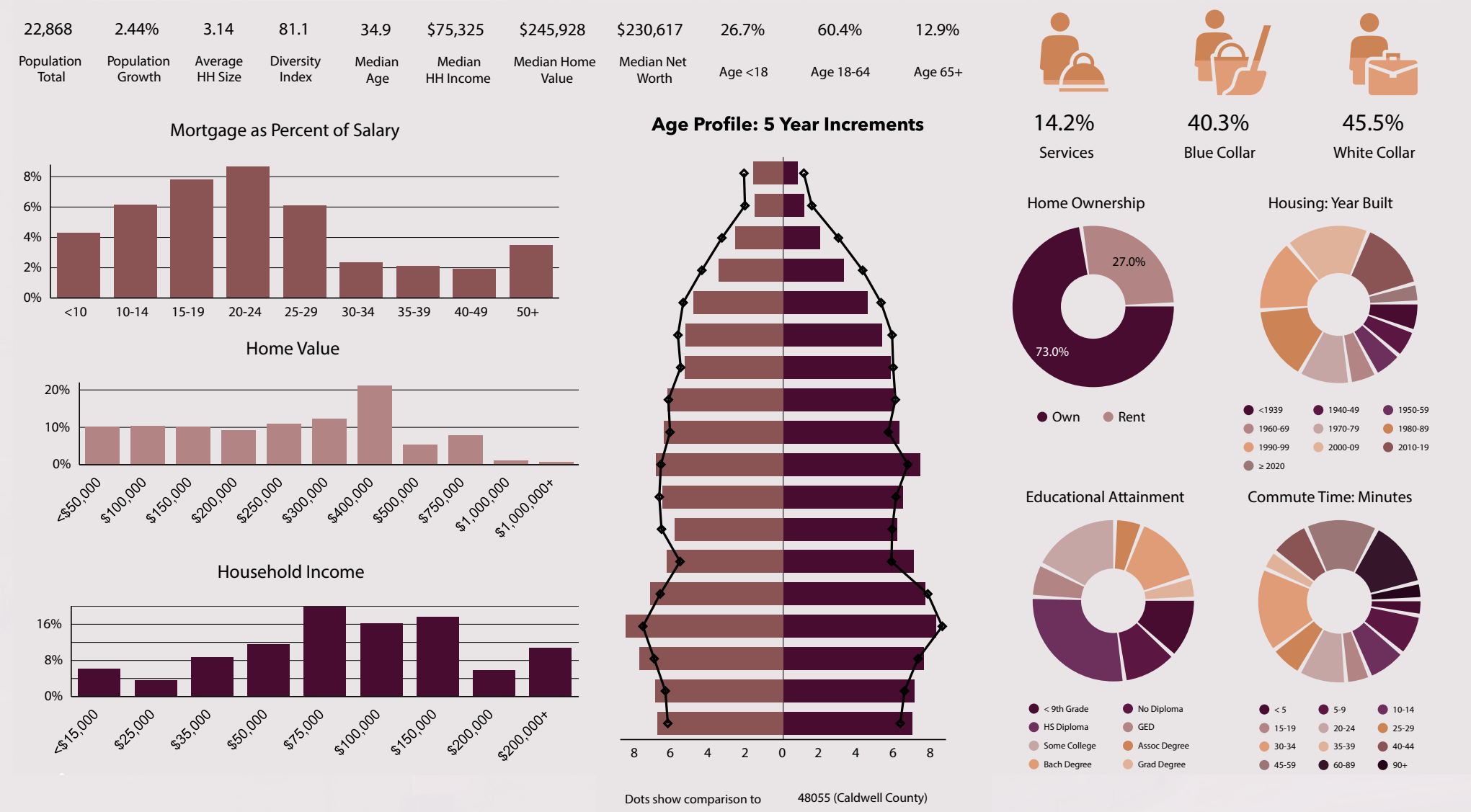


# Drive Time Map





# Community Summary - 15 Minutes



Mortgage as Percent of Salary



Age Group	Mortgage as % of Salary
<10	4.2%
10-14	6.1%
15-19	7.8%
20-24	8.5%
25-29	6.1%
30-34	2.3%
35-39	2.1%
40-49	2.0%
50+	3.4%

Home Value



Home Value	Percentage
<\$50,000	10.2%
\$50,000-\$100,000	10.1%
\$100,000-\$150,000	10.0%
\$150,000-\$200,000	9.8%
\$200,000-\$250,000	10.5%
\$250,000-\$300,000	12.5%
\$300,000-\$350,000	5.2%
\$350,000-\$400,000	8.1%
\$400,000-\$450,000	1.2%
\$450,000-\$500,000	0.8%
\$500,000-\$750,000	0.5%
\$750,000-\$1,000,000	0.3%
\$1,000,000+	0.2%

Household Income



Household Income	Percentage
<\$15,000	6.8%
\$15,000-\$25,000	3.5%
\$25,000-\$35,000	8.2%
\$35,000-\$50,000	10.1%
\$50,000-\$75,000	17.5%
\$75,000-\$100,000	15.8%
\$100,000-\$150,000	16.5%
\$150,000-\$200,000	6.5%
\$200,000+	9.2%

Age Profile: 5 Year Increments



Dots show comparison to 48055 (Caldwell County)

14.2% Services

40.3% Blue Collar

45.5% White Collar

Home Ownership



Category	Percentage
Own	73.0%
Rent	27.0%

Housing: Year Built



Year Built	Percentage
<1939	1.2%
1939-1949	2.1%
1950-1959	3.5%
1960-1969	4.8%
1970-1979	6.2%
1980-1989	7.5%
1990-1999	8.9%
2000-2009	10.1%
2010-2019	11.3%
≥ 2020	12.5%

Educational Attainment



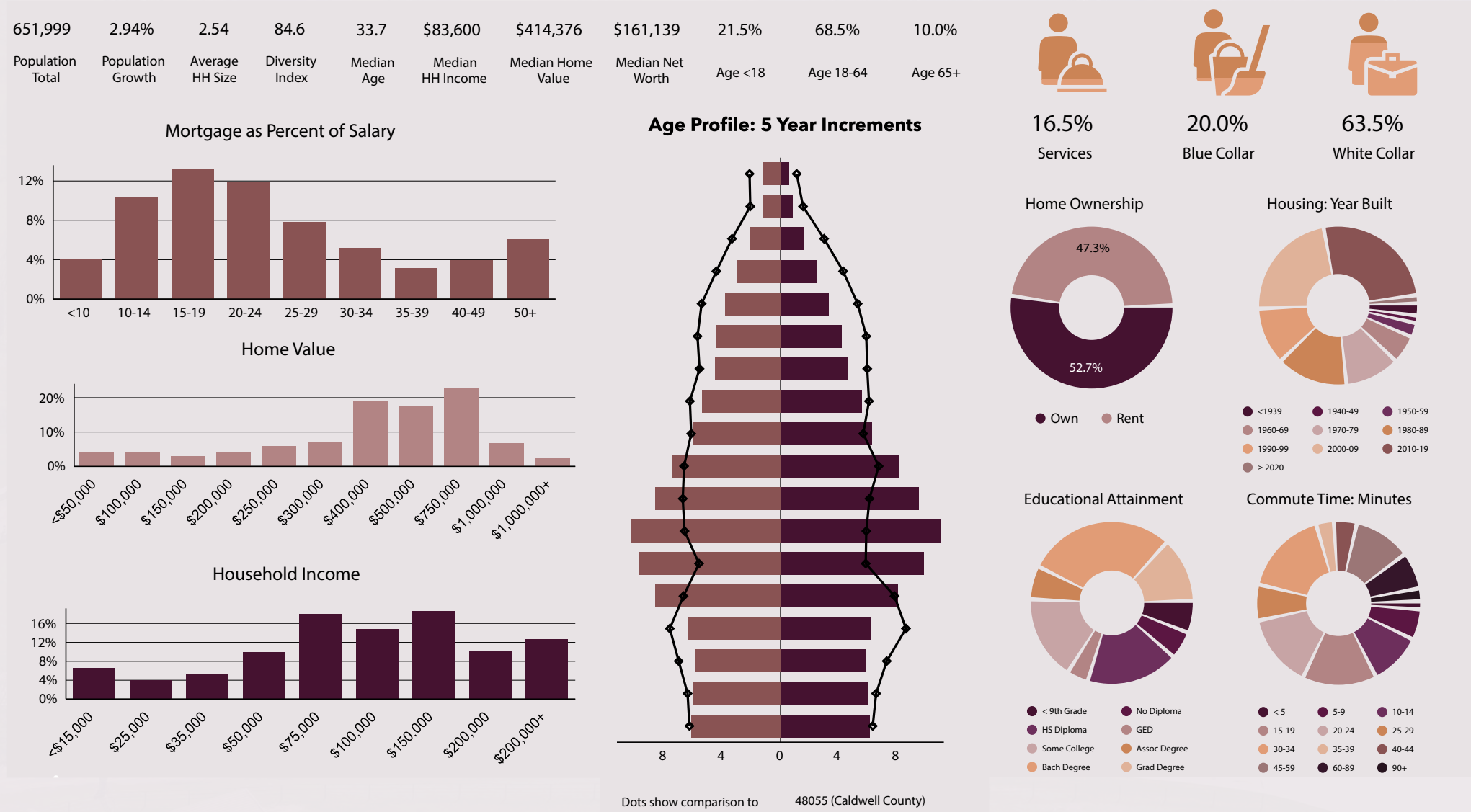
Education Level	Percentage
< 9th Grade	1.5%
HS Diploma	3.2%
Some College	5.8%
Assoc Degree	2.1%
Bach Degree	12.4%
Grad Degree	14.9%
No Diploma	1.2%
GED	0.8%

Commute Time: Minutes



Commute Time	Percentage
< 5	1.2%
5-9	2.5%
10-14	3.8%
15-19	5.1%
20-24	6.4%
25-29	7.7%
30-34	8.9%
35-39	10.2%
40-44	11.5%
45-59	12.8%
60-89	14.1%
90+	15.4%

# Community Summary - 30 Minutes



Mortgage as Percent of Salary



Age Group	Mortgage as % of Salary
<10	4.1%
10-14	9.8%
15-19	12.5%
20-24	11.8%
25-29	7.9%
30-34	5.2%
35-39	3.1%
40-49	4.0%
50+	5.8%

Home Value



Home Value	Percentage
<\$50,000	4.2%
\$50,000-\$100,000	4.1%
\$100,000-\$150,000	3.1%
\$150,000-\$200,000	4.2%
\$200,000-\$250,000	6.5%
\$250,000-\$300,000	7.8%
\$300,000-\$350,000	19.2%
\$350,000-\$400,000	17.5%
\$400,000-\$450,000	23.1%
\$450,000-\$500,000	7.2%
\$500,000-\$750,000	2.1%
\$750,000-\$1,000,000	0.8%
\$1,000,000+	0.5%

Household Income



Household Income	Percentage
<\$15,000	6.8%
\$15,000-\$25,000	4.1%
\$25,000-\$35,000	5.2%
\$35,000-\$50,000	10.1%
\$50,000-\$75,000	16.5%
\$75,000-\$100,000	14.8%
\$100,000-\$150,000	16.5%
\$150,000-\$200,000	10.1%
\$200,000+	12.5%

Age Profile: 5 Year Increments



Dots show comparison to 48055 (Caldwell County)

16.5% Services

20.0% Blue Collar

63.5% White Collar

Home Ownership



Category	Percentage
Own	52.7%
Rent	47.3%

Housing: Year Built



Year Built	Percentage
<1939	1.2%
1939-1949	2.1%
1950-1959	3.5%
1960-1969	4.8%
1970-1979	6.2%
1980-1989	7.5%
1990-1999	8.9%
2000-2009	10.1%
2010-2019	11.3%
≥ 2020	12.5%

Educational Attainment



Education Level	Percentage
< 9th Grade	1.5%
HS Diploma	3.2%
Some College	5.8%
Assoc Degree	2.1%
Bach Degree	12.4%
Grad Degree	14.9%
No Diploma	1.2%
GED	0.8%

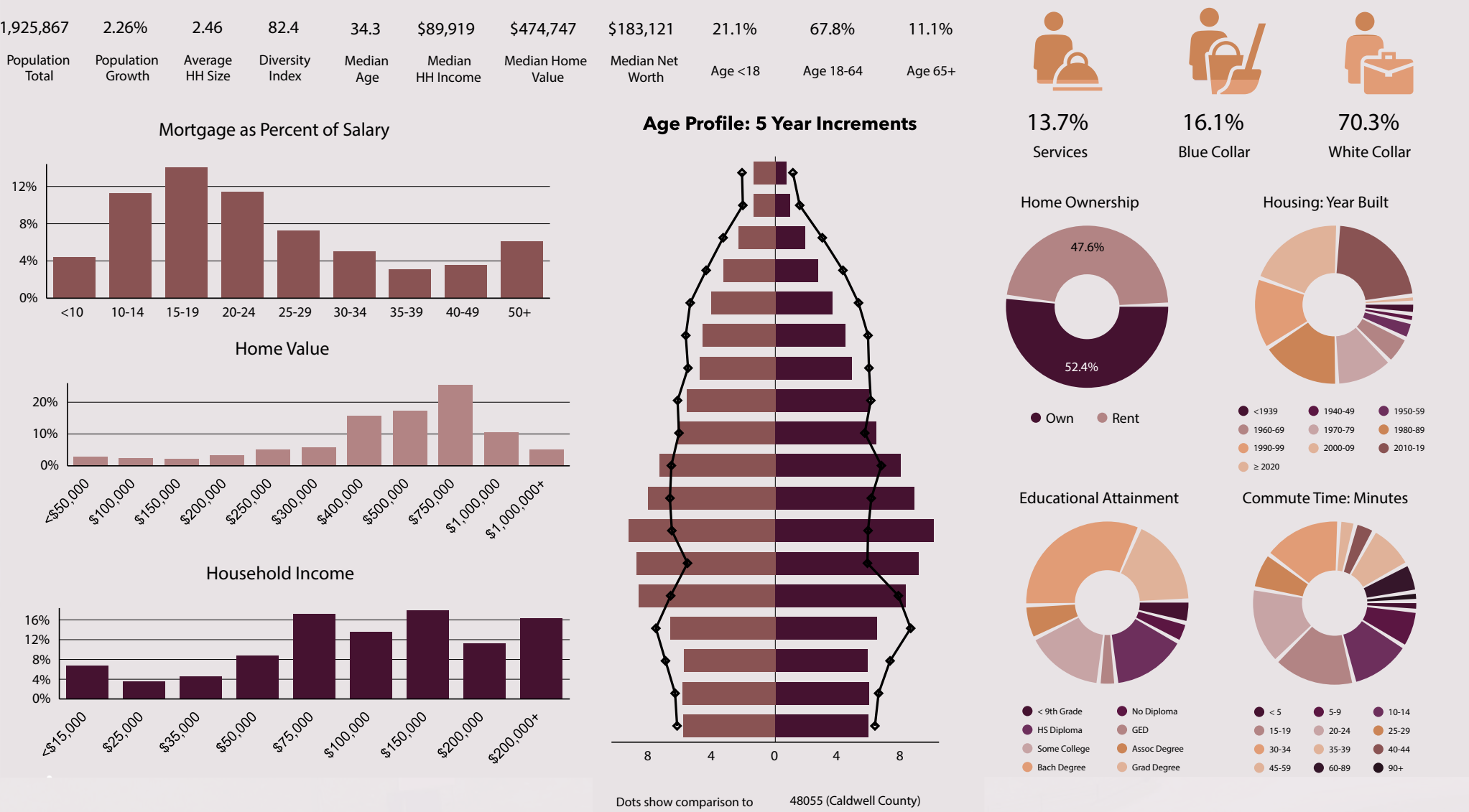
Commute Time: Minutes



Commute Time	Percentage
< 5	1.2%
5-9	2.5%
10-14	3.8%
15-19	5.1%
20-24	6.4%
25-29	7.7%
30-34	8.9%
35-39	10.2%
40-44	11.5%
45-59	12.8%
60-89	14.1%
90+	15.4%



# Community Summary - 45 Minutes



Mortgage as Percent of Salary

Age Group	Mortgage as % of Salary
<10	4.5%
10-14	11.5%
15-19	13.5%
20-24	11.5%
25-29	7.5%
30-34	5.5%
35-39	3.5%
40-49	4.0%
50+	6.5%

Age Profile: 5 Year Increments

Dots show comparison to 48055 (Caldwell County)

Home Value

Home Value Range	Percentage
<\$50,000	2.5%
\$50,000-\$100,000	2.5%
\$100,000-\$150,000	2.5%
\$150,000-\$200,000	2.5%
\$200,000-\$250,000	3.5%
\$250,000-\$300,000	4.5%
\$300,000-\$350,000	5.5%
\$350,000-\$400,000	15.5%
\$400,000-\$450,000	16.5%
\$450,000-\$500,000	25.5%
\$500,000-\$750,000	10.5%
\$750,000-\$1,000,000	5.5%
\$1,000,000+	4.5%

Household Income

Household Income Range	Percentage
<\$15,000	7.5%
\$15,000-\$25,000	4.0%
\$25,000-\$35,000	5.0%
\$35,000-\$50,000	9.0%
\$50,000-\$75,000	17.0%
\$75,000-\$100,000	13.5%
\$100,000-\$150,000	17.5%
\$150,000-\$200,000	11.5%
\$200,000-\$250,000	16.0%

Home Ownership

Category	Percentage
Own	52.4%
Rent	47.6%

Housing: Year Built

Year Built	Percentage
<1939	1.0%
1940-49	1.0%
1950-59	1.0%
1960-69	1.0%
1970-79	1.0%
1980-89	1.0%
1990-99	1.0%
2000-09	1.0%
2010-19	1.0%
≥ 2020	1.0%

Educational Attainment

Education Level	Percentage
< 9th Grade	1.0%
HS Diploma	1.0%
Some College	1.0%
Bach Degree	1.0%
No Diploma	1.0%
GED	1.0%
Assoc Degree	1.0%
Grad Degree	1.0%


Commute Time: Minutes

Commute Time (min)	Percentage
< 5	1.0%
5-9	1.0%
10-14	1.0%
15-19	1.0%
20-24	1.0%
25-29	1.0%
30-34	1.0%
35-39	1.0%
40-44	1.0%
45-59	1.0%
60-89	1.0%
90+	1.0%





# RPC License



**SUBSTANCE ABUSE TREATMENT FACILITY LICENSE**

This is to certify that

**PLUM CREEK RECOVERY RANCH**  
519 BRIAR PATCH ROAD  
LOCKHART, TX 78644

under the provision of the Health and Safety Code, Chapter 464 Substance Abuse Standards of Care Rules is hereby licensed.

Residential Beds: 46    Outpatient Slots: 20

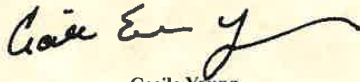
<b>Age Group:</b>	<b>Gender:</b>	<b>Service Setting:</b>
Adults	Female Male	Outpatient
Adults	Female Male	Residential Detoxification
Adults	Female Male	Intensive Residential

4666 - 4667

License Number

04/21/2025

Expiration Date



Cecile Young  
Executive Commissioner

04/22/2021

Original Licensure Date

03/24/2023

Effective Date of Licensure

Must be posted in conspicuous place on premises.

Non-Transferable

10498

# TJC Award



January 7, 2025

Ian Brown  
Interim Executive Director  
Plum Creek Recovery Ranch  
519 Briar Patch Road ,  
Lockhart, TX 78644

Dear Mr. Brown:

The Joint Commission is pleased to grant your organization an accreditation decision of Accredited for all services surveyed under the applicable manual(s) noted below:

**Comprehensive Accreditation Manual for Behavioral Health Care and Human Services**

This accreditation cycle is effective beginning October 12, 2024 and is customarily valid for up to 36 months. Please note, The Joint Commission reserves the right to shorten the duration of the cycle.

Should you wish to promote your accreditation decision, please view the information listed under the 'Publicity Kit' link located on your secure extranet site, The Joint Commission Connect.

The Joint Commission will update your accreditation decision on the Find Accredited Organizations page of our website.

Congratulations on your achievement.

Sincerely,



Ken Grubbs, DNP, MBA, RN  
Executive Vice President and Chief Nursing Officer  
Division of Accreditation and Certification Operations

Joint Commission ID #: 663599  
Program: Behavioral Health Care and Human Services  
Accreditation Activity: 60-day Evidence of Standards Compliance  
Accreditation Activity Completed : 12/30/2024





# PLUM CREEK

RECOVERY RANCH



## Contact Us

**Stuart M. Thomas**

Executive Vice President  
Behavioral Health Advisory Group  
+1 970 372 3865  
[stuart.thomas@cbre.com](mailto:stuart.thomas@cbre.com)

**Ken Brown**

Senior Vice President  
Behavioral Health Advisory Group  
+1 720 527 6507  
[ken.brown@cbre.com](mailto:ken.brown@cbre.com)

**Chessa Pike**

Senior Associate  
Behavioral Health Advisory Group  
+1 303 583 2040  
[chessa.pike@cbre.com](mailto:chessa.pike@cbre.com)

**Carter Breed**

Senior Vice President  
Land Services Group  
+1 512 796 5830  
[carter.breed@cbre.com](mailto:carter.breed@cbre.com)

**Andrew Kelly**

Associate  
Land Services Group  
+1 512 499 4956  
[andrew.kelly@cbre.com](mailto:andrew.kelly@cbre.com)