



TURNKEY, MULTI-BUILDING INSTITUTIONAL CAMPUS FOR SALE & LEASE

Talbot Wellness Campus

±24,135 SF

400 TALBOT AVE, CANUTILLO, TX 79835

(3) BUILDING FULLY-SECURED INSTITUTIONAL / RESIDENTIAL CAMPUS OFFERING FULLY FUNCTIONAL LOCATION FOR OWNER/USER OR TENANT SEEKING OPERATIONAL READY SITE

ASKING PRICE: SUBJECT TO OFFER

FOR MORE INFORMATION, PLEASE CONTACT



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The information contained herein has been obtained from sources deemed reliable; however, no guaranty or warranty can be made as to its accuracy, completeness or adequacy of this information. All offerings are subject to prior lease or withdrawal from the market without notice. All images shown are conceptual and designs are subject to change.



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PROPERTY FEATURES

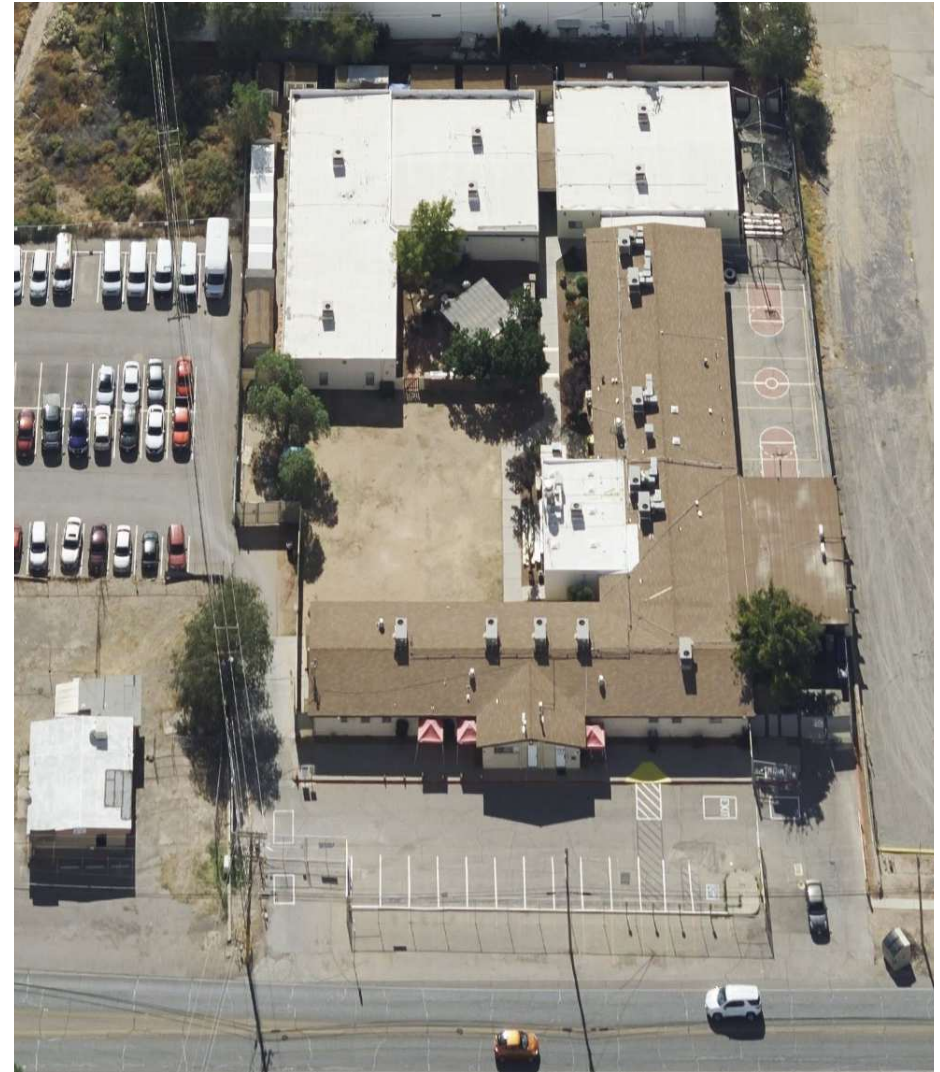
PROPERTY DESCRIPTION

Unlock a rare opportunity to acquire or lease a fully functional, multi-building institutional campus at 400 Talbot Ave. Formerly occupied by a nationally funded nonprofit organization, this campus-style facility offers an exceptional turnkey setup for organizations providing residential, behavioral health, educational, or transitional housing services.

Set on a secure and spacious site with mature landscaping, recreation courts, and flexible room layouts, the property is ideal for a range of specialized uses—from mental health treatment and rehabilitation to youth services, foster care, senior/memory care, or reentry housing.

FEATURES

- Multiple private and semi-private rooms across several wings
- Administrative and clinician offices
- Classrooms, training areas, and support spaces
- Large community areas & outdoor courtyards
- Onsite kitchen, dining hall, and pantry
- Fully sprinklered and compliant with government-funded standards
- Secure perimeter with internal pathways and access control options
- Recreational amenities including basketball court



KEY PROPERTY HIGHLIGHTS

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- **Fully Sprinklered & Code Compliant:** The entire facility is equipped with a comprehensive fire sprinkler system and has been kept current on all life safety and building inspections, thanks to oversight by a government-funded tenant. This makes the property immediately usable for residential, healthcare, or institutional operations without significant delay or upgrades.
- **Multi-Wing Residential Layout:** The campus includes multiple residential wings with private and semi-private rooms, ideal for group housing, clinical treatment, reentry support, or aging care environments.
- **Administrative and Clinical Office Spaces:** Several flexible office areas are positioned throughout the campus for case management, clinical staff, intake processing, or supervision, supporting a wide range of programmatic needs.
- **Dedicated Classrooms and Training Rooms:** Formerly used for educational and enrichment programs, the site includes classroom-style spaces and training rooms that could serve as group therapy spaces, learning pods, or workforce readiness areas.
- **Commercial-Grade Kitchen & Dining Hall:** A fully equipped kitchen, pantry, and adjacent dining area support on-site meal service, making the property especially well-suited for 24/7 residential programs or care settings.
- **Recreation & Outdoor Amenities:** A securely enclosed courtyard, basketball court, and walking areas promote physical wellness and structured outdoor activities, an important feature for behavioral health, youth services, or memory care.
- **Secure Perimeter with Controlled Access Points:** The property is fenced and gated, with internal paths and clear circulation routes, allowing for enhanced safety and supervision for sensitive populations.
- **Purpose-Built Infrastructure:** Originally designed for mental health and substance abuse programs for children and adolescents, the facility has the infrastructure, clearances, and layout to support licensed care, treatment, or transitional living with minimal modifications.
- **Utilities and Life Safety Systems in Place:** All major utilities are active and scaled for commercial operation, with HVAC, electrical, plumbing, and data infrastructure built to accommodate institutional use.

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ADDITIONAL PHOTOS



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SITE PLAN (CAMPUS)

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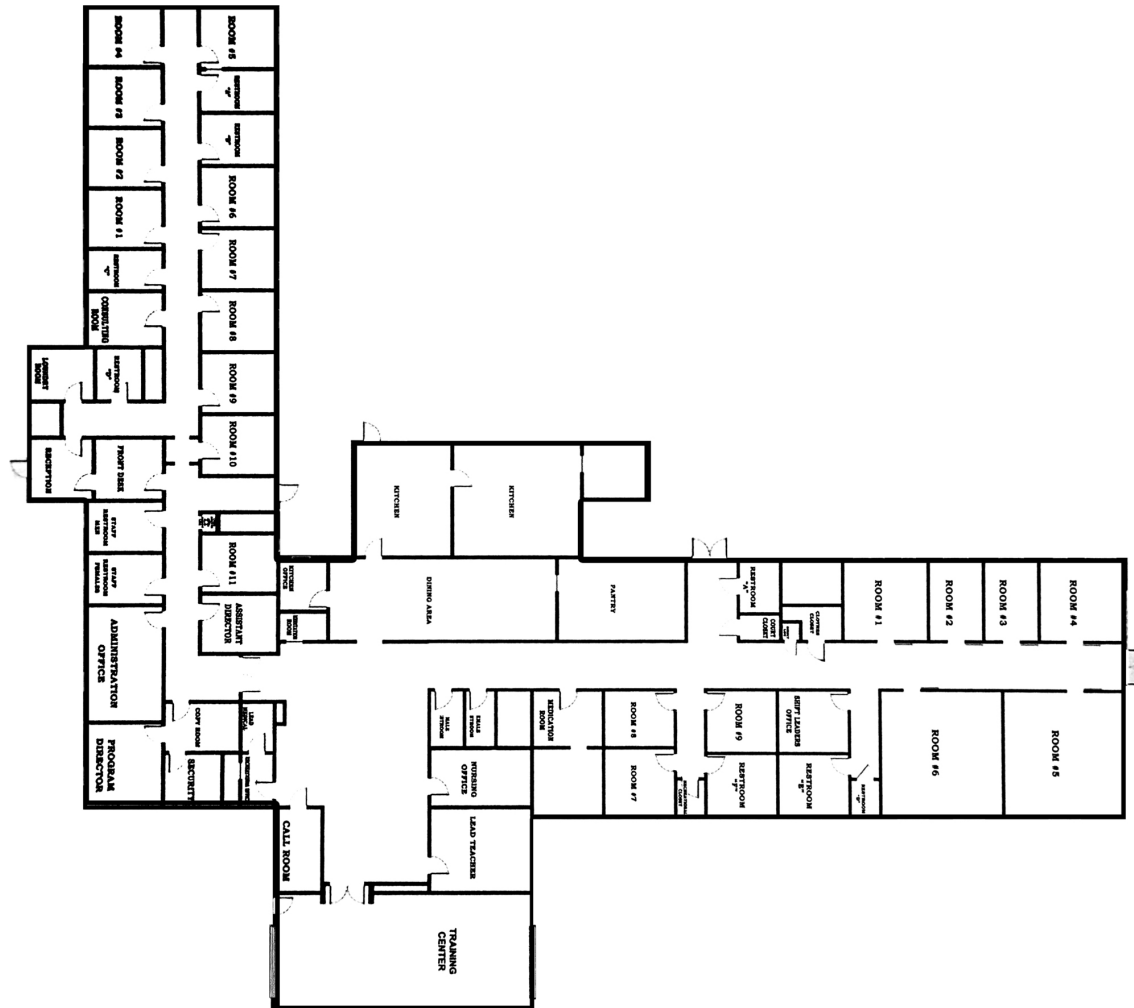
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FLOOR PLAN - BLDG 1

Approximately 13,100 SF



Disclaimer: This floor plan is an approximate layout of actual layout and measurements, and doesn't claim to be accurate of real layout or measurements



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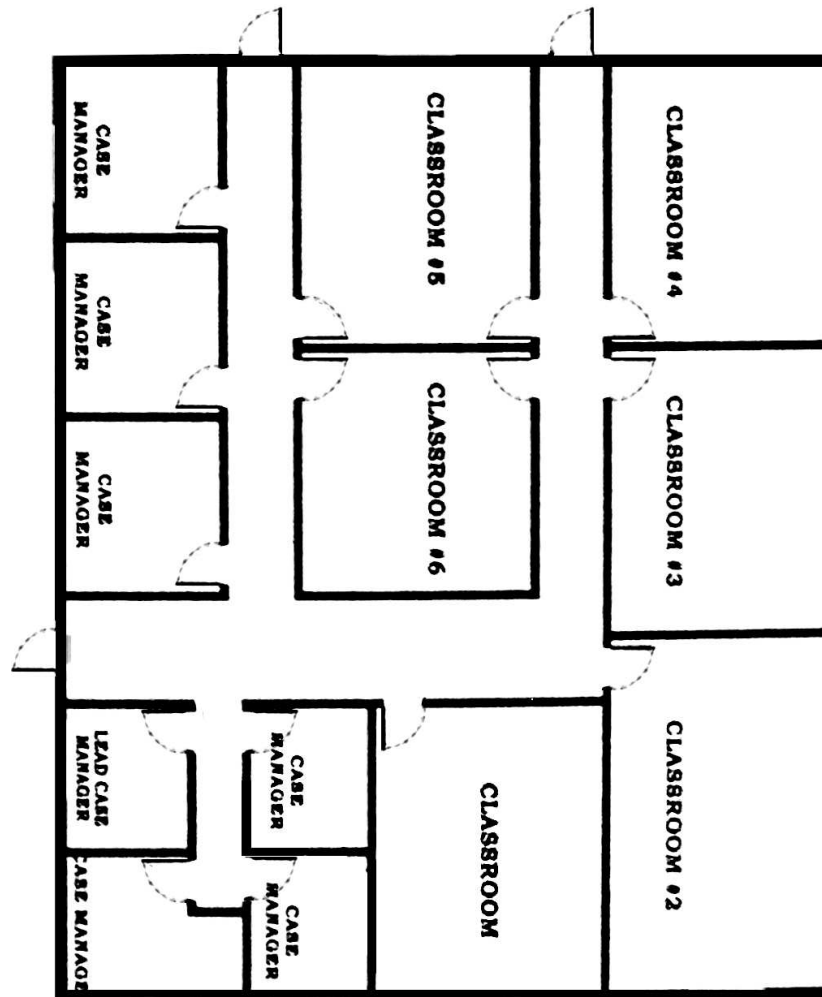
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FLOOR PLAN - BLDG 2



Approximately 3,575 SF

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FLOOR PLAN - BLDG 3



Approximately 7,460 SF

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AERIAL VIEW



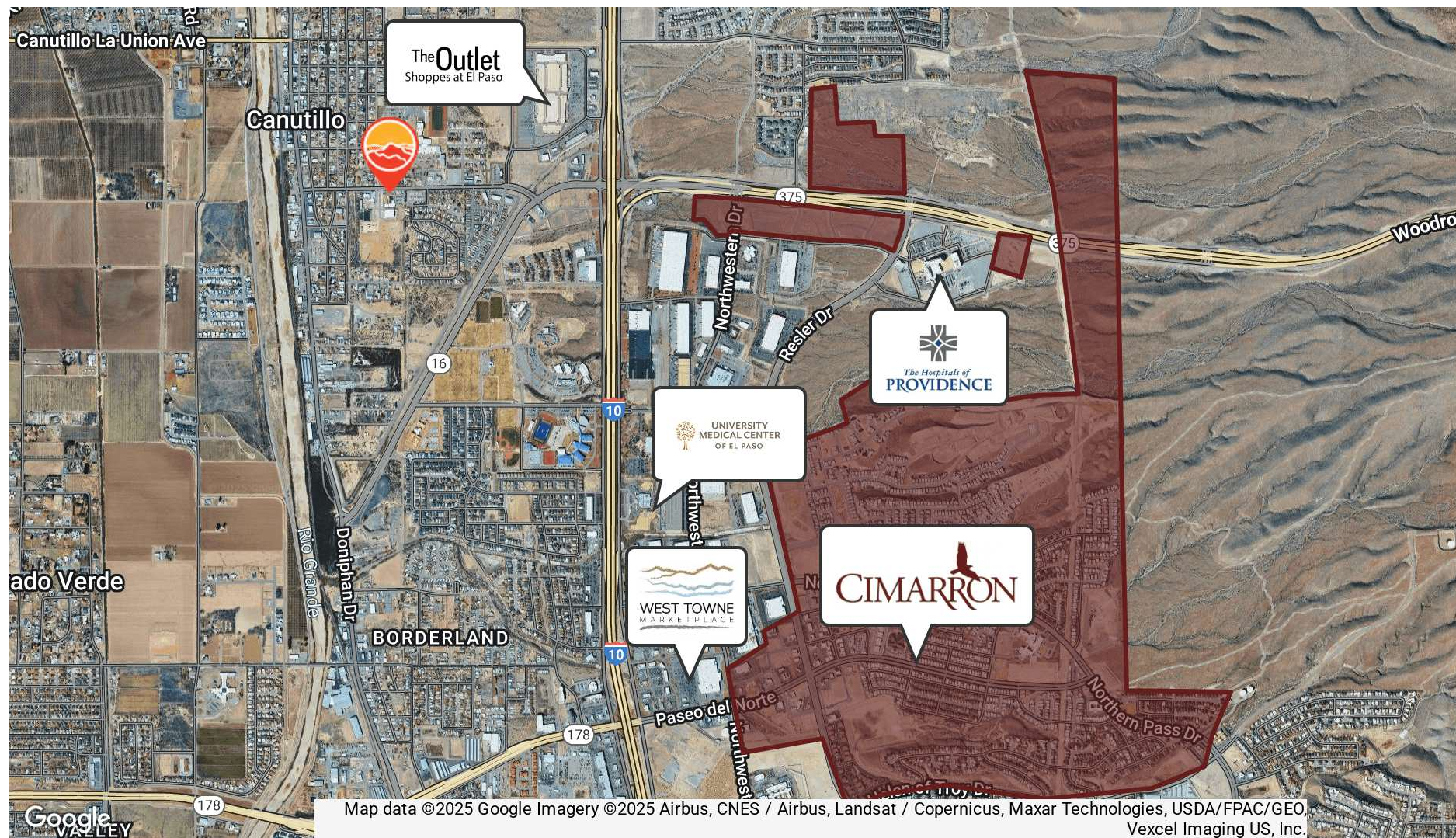
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SURROUNDING AREA



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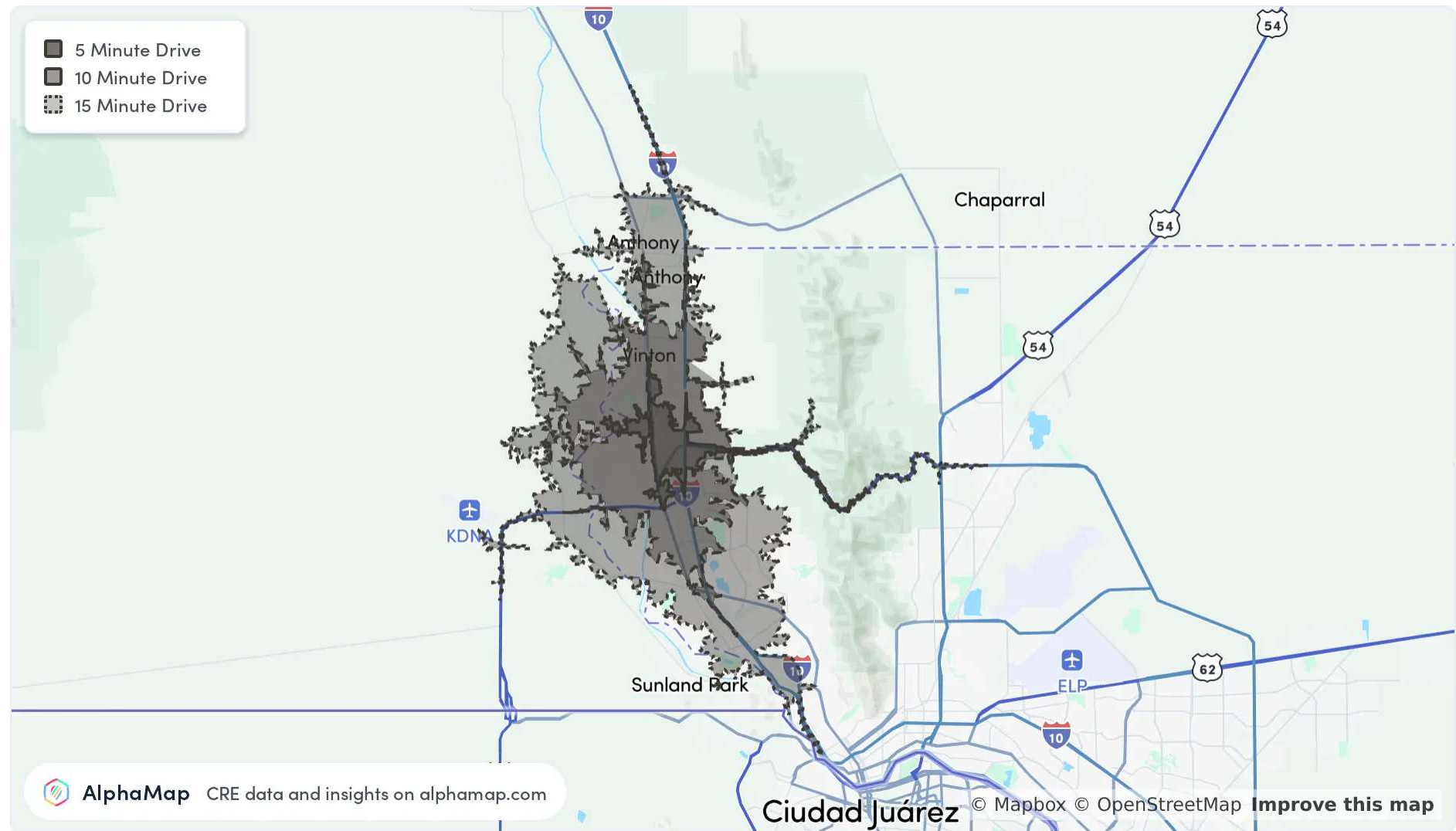
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AREA ANALYTICS



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AREA ANALYTICS

POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,532	50,410	130,576
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,833	17,431	47,493
Persons per HH	3	2.9	2.7
Average HH Income	\$92,991	\$99,496	\$94,363
Average House Value	\$245,805	\$267,456	\$267,468
Per Capita Income	\$30,997	\$34,308	\$34,949

Map and demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sonny Brown Associates, LLC	9010301	will@sonnybrown.com	(915)584-5511
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Will C. Brown, Broker, SIOR	042911	will@sonnybrown.com	(915)584-5511
Designated Broker of Firm	License No.	Email	Phone
Adin A. Brown, Broker, SIOR	0346104	adin@sonnybrown.com	(915)584-5511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael McBroom	648650	michael@sonnybrown.com	(915)584-5511
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov