



TRANSWESTERN

REAL ESTATE  
SERVICES



FOR SALE | ABODE TREATMENT FACILITY  
**701 SOUTH CHERRY LN**

WHITE SETTLEMENT, TX 76108

**Broker Contact:**

**Jim Sager**

817.259.3542

[jim.sager@transwestern.com](mailto:jim.sager@transwestern.com)

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## EXECUTIVE SUMMARY

The property is currently being operated as an inpatient residential treatment facility licensed for 200 beds. ABODE Treatment Center provides services primarily to men coming out of the criminal justice system. The owner of the business also owns the real estate in a separate entity and collects rent from ABODE, the operating company. The owner is looking to retire and is exploring options to sell the real estate and/or the business. No price has been established. Additional financial information is available to prospective buyers upon execution of a confidentiality agreement.



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ABODE treatment, inc, is an inpatient therapeutic community that provides physical, mental, spiritual and emotional supportive services to men dealing with substance abuse. Established 1994, ABODE has been providing chemical dependency treatment and transitional services to men who have been involved in the criminal justice system. Licensed by the Texas Department of State Health Services and the Texas Department of Criminal Justice, ABODE offers both residential inpatient and outpatient/aftercare treatment services. Clients receive personalized group and individual counseling facilitated by licensed professionals. There are two programs offered at this facility each of which last 30 to 90 days. In the intensive residential treatment program, clients attend more than 20 hours of counseling activity per week. In the transitional residential treatment clients attend four hours of group and individual counseling daily. During this phase of treatment, clients are allowed to seek employment through ABODE's job placement assistance program. When employed, clients receive a minimum of up to six hours of counseling per week. Clients learn the basics of attaining and maintaining a chemical-free lifestyle. Residential counseling is based on the therapeutic community model, with strong emphasis on the cognitive therapeutic approach, which is considered one of the most effective therapeutic approaches for substance abuse treatment. The curriculum, based on the 12-step model of recovery, includes:

- Anger management
- Family counseling for family members and significant others
- Activities of Daily Living (ADL) training: Budgeting, Cooking, Nutrition, Personal Hygiene
- Dual Disorder Counseling

Clients who do not have a high school diploma or GED equivalent are encouraged to attend GED classes offered at ABODE residential. Under the guidance of a professional educator, clients have access to an on-site computer lab to aid them in their studies and skills development. All residential clients are tested to determine their education levels. If they are not at the eighth grade level or better, they are encouraged to participate in the GED preparation program.

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## PROPERTY OVERVIEW

- Building Size: 32,037 SF
- Land Size: 4.38 Acres
- Year Built: 1959
- Legal Description: SIMPSON, L W SURVEY Abstract 1444 Tract 1C2 1D4 & ABST 262 TR 1B1 & 1B2A
- Zoning: "CC" Commercial Corridor
- Current Use: Adult Treatment Center
- Capacity: 200 Beds



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## INVESTMENT HIGHLIGHTS

- Currently licensed as a men's transitional facility
- Large resident capacity (licensed for 200 beds)
- Excess land for expansion or outdoor programming
- Updated HVAC system (rooftop units)
- Full kitchen
- Multiple group and therapy rooms
- Well-maintained by resident staff
- Short drive to major bus routes
- Small workout room
- Industrial area with approved zoning for residential treatment



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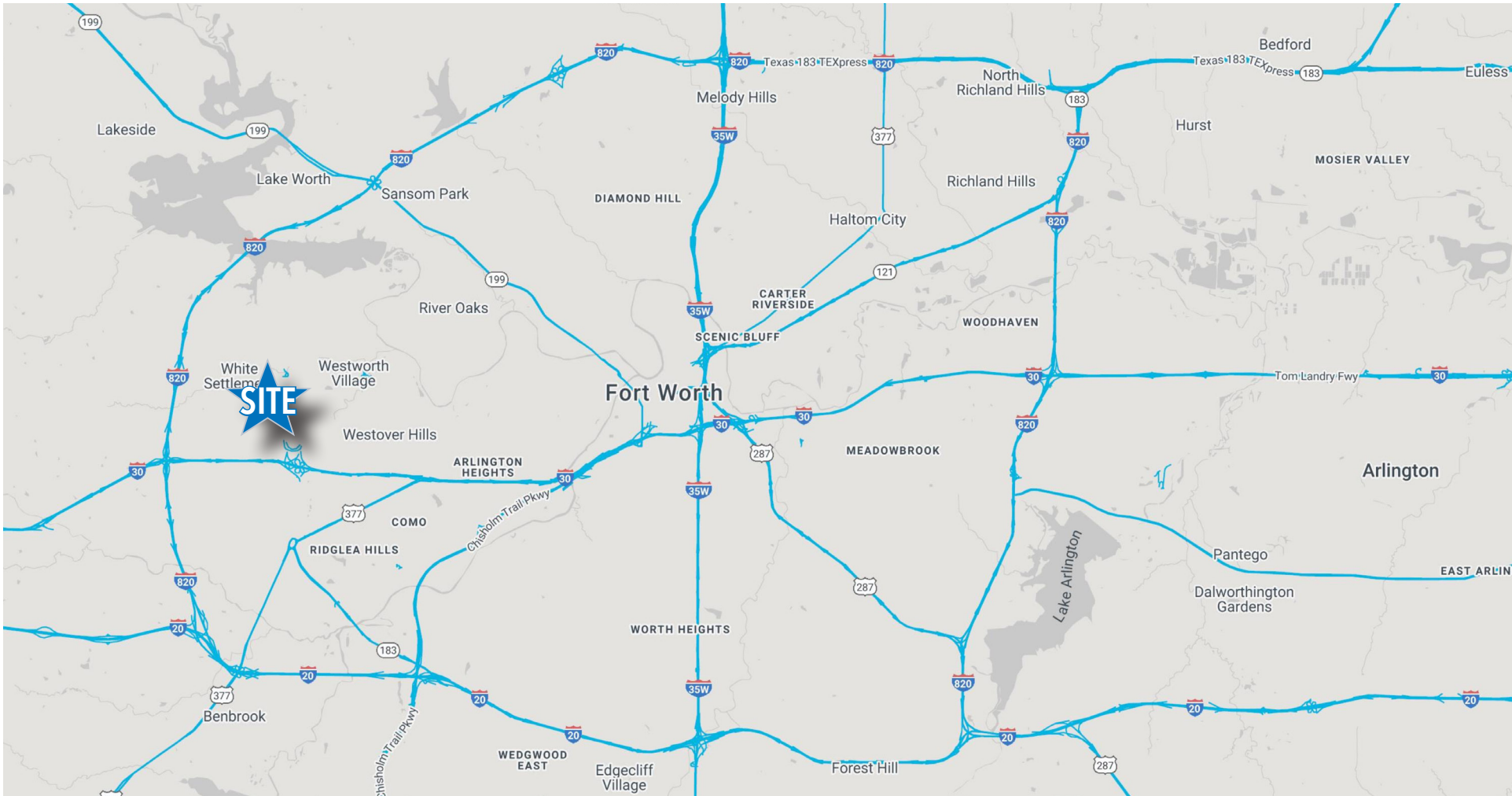
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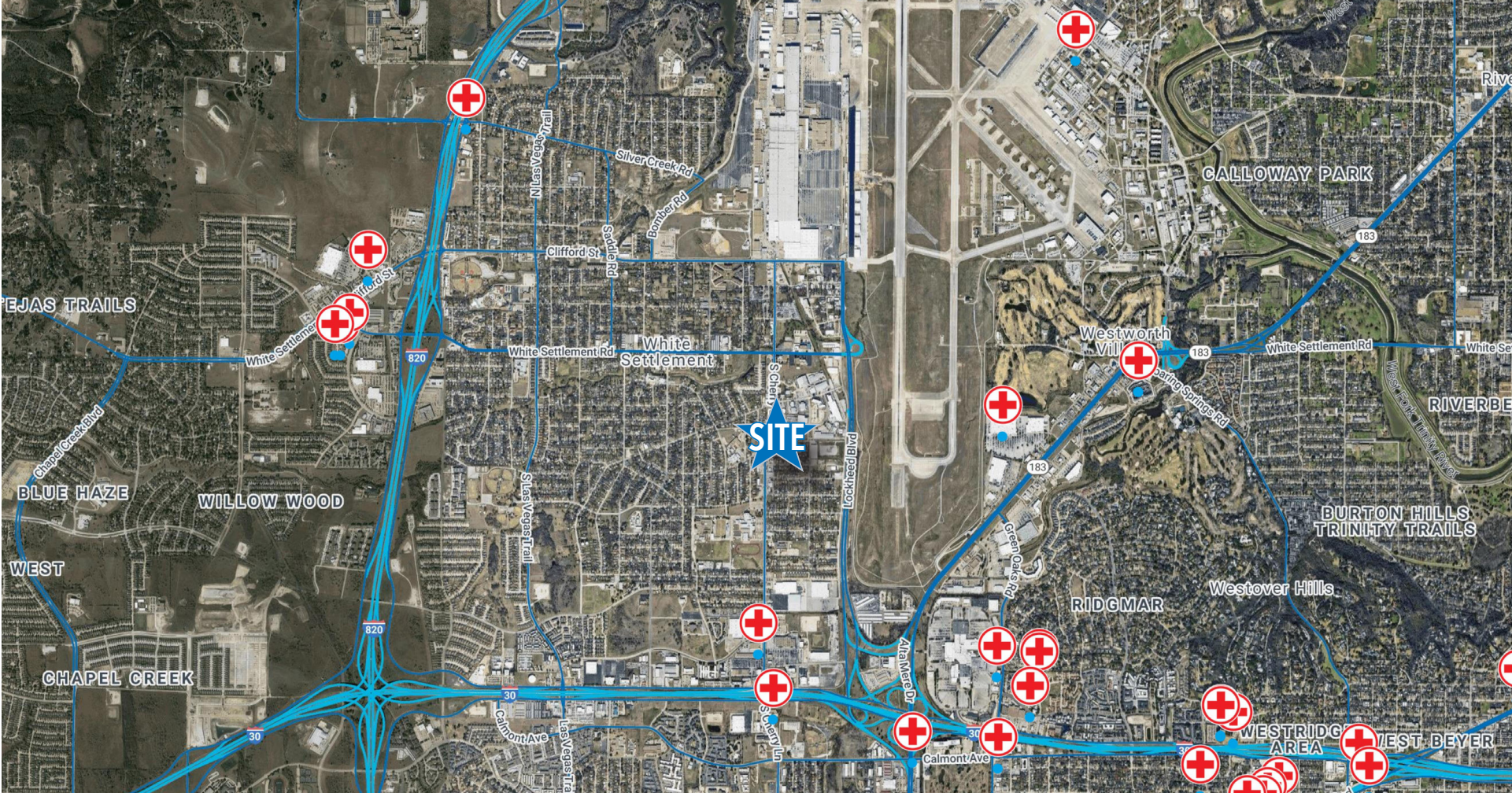
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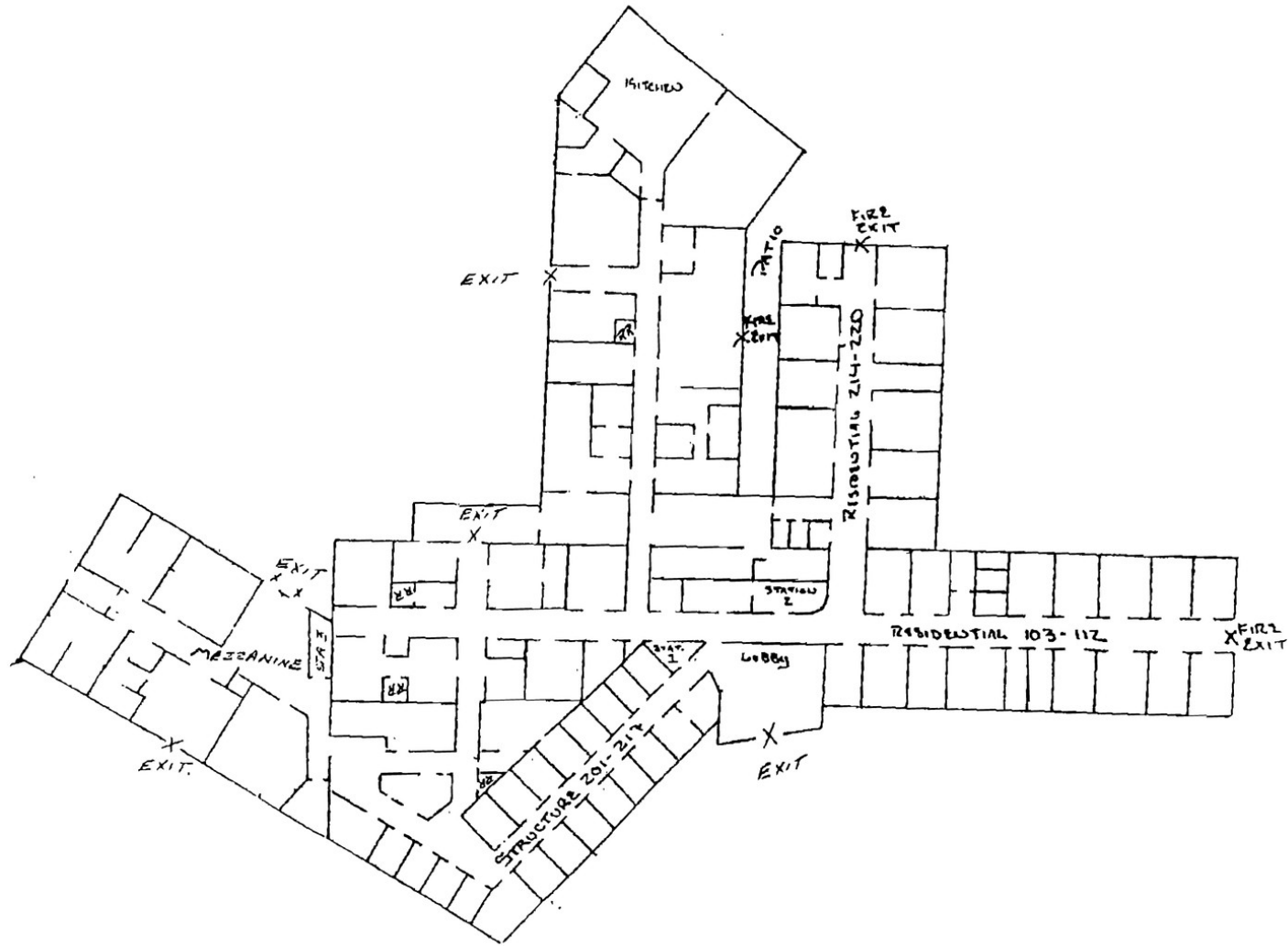
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# Business Summary

2219 W Eules Blvd, Eules, Texas, 76040  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 32.81947  
Longitude: -97.12063

| <b>Data for all businesses in area</b>                    |  | <b>5 miles</b>    |                |                  |                |
|---|--|-------------------|----------------|------------------|----------------|
| Total Businesses:   |  | 9,977             |                |                  |                |
| Total Employees:  |  | 125,303           |                |                  |                |
| Total Residential Population:                             |  | 263,128           |                |                  |                |
| Employee/Residential Population Ratio (per 100 Residents) |  | 48                |                |                  |                |
| <b>by SIC Codes</b>                                       |  | <b>Businesses</b> |                | <b>Employees</b> |                |
|   |  | <b>Number</b>     | <b>Percent</b> | <b>Number</b>    | <b>Percent</b> |
| Agriculture & Mining                                      |  | 115               | 1.2%           | 1,039            | 0.8%           |
| Construction  |  | 518               | 5.2%           | 4,945            | 3.9%           |
| Manufacturing   |  | 274               | 2.7%           | 5,054            | 4.0%           |
| Transportation  |  | 259               | 2.6%           | 10,800           | 8.6%           |
| Communication   |  | 88                | 0.9%           | 1,358            | 1.1%           |
| Utility   |  | 20                | 0.2%           | 431              | 0.3%           |
| Wholesale Trade   |  | 282               | 2.8%           | 5,659            | 4.5%           |
| <b>Retail Trade Summary</b>                               |  | 2,132             | 21.4%          | 32,081           | 25.6%          |
| Home Improvement  |  | 126               | 1.3%           | 2,204            | 1.8%           |
| General Merchandise Stores                                |  | 74                | 0.7%           | 2,936            | 2.3%           |
| Food Stores   |  | 244               | 2.4%           | 3,946            | 3.1%           |
| Auto Dealers, Gas Stations, Auto Aftermarket              |  | 202               | 2.0%           | 2,833            | 2.3%           |
| Apparel & Accessory Stores                                |  | 160               | 1.6%           | 1,363            | 1.1%           |
| Furniture & Home Furnishings                              |  | 150               | 1.5%           | 1,869            | 1.5%           |
| Eating & Drinking Places                                  |  | 657               | 6.6%           | 11,992           | 9.6%           |
| Miscellaneous Retail                                      |  | 518               | 5.2%           | 4,938            | 3.9%           |
| <b>Finance, Insurance, Real Estate Summary</b>            |  | 1,133             | 11.4%          | 9,976            | 8.0%           |
| Banks, Savings & Lending Institutions                     |  | 203               | 2.0%           | 1,506            | 1.2%           |
| Securities Brokers  |  | 174               | 1.7%           | 827              | 0.7%           |
| Insurance Carriers & Agents                               |  | 233               | 2.3%           | 3,761            | 3.0%           |
| Real Estate, Holding, Other Investment Offices            |  | 523               | 5.2%           | 3,882            | 3.1%           |
| <b>Services Summary</b>                                   |  | 4,025             | 40.3%          | 50,256           | 40.1%          |
| Hotels & Lodging  |  | 77                | 0.8%           | 1,735            | 1.4%           |
| Automotive Services                                       |  | 205               | 2.1%           | 1,442            | 1.2%           |
| Motion Pictures & Amusements                              |  | 245               | 2.5%           | 3,127            | 2.5%           |
| Health Services   |  | 808               | 8.1%           | 12,378           | 9.9%           |
| Legal Services  |  | 199               | 2.0%           | 1,035            | 0.8%           |
| Education Institutions & Libraries                        |  | 150               | 1.5%           | 5,999            | 4.8%           |
| Other Services  |  | 2,340             | 23.5%          | 24,539           | 19.6%          |
| <b>Government</b>   |  | 128               | 1.3%           | 3,073            | 2.5%           |
| <b>Unclassified Establishments</b>                        |  | 1,004             | 10.1%          | 630              | 0.5%           |
| <b>Totals</b>   |  | 9,977             | 100.0%         | 125,303          | 100.0%         |

**Source:** Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



# Business Summary

2219 W Eules Blvd, Eules, Texas, 76040  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 32.81947  
Longitude: -97.12063

| by NAICS Codes  | Businesses   |               | Employees      |               |
|---|--------------|---------------|----------------|---------------|
|   | Number       | Percent       | Number         | Percent       |
| Agriculture, Forestry, Fishing & Hunting                  | 13           | 0.1%          | 159            | 0.1%          |
| Mining  | 13           | 0.1%          | 109            | 0.1%          |
| Utilities   | 9            | 0.1%          | 197            | 0.2%          |
| Construction  | 548          | 5.5%          | 5,583          | 4.5%          |
| Manufacturing   | 310          | 3.1%          | 5,283          | 4.2%          |
| Wholesale Trade   | 274          | 2.7%          | 5,605          | 4.5%          |
| Retail Trade  | 1,390        | 13.9%         | 19,659         | 15.7%         |
| Motor Vehicle & Parts Dealers                             | 162          | 1.6%          | 2,699          | 2.2%          |
| Furniture & Home Furnishings Stores                       | 87           | 0.9%          | 624            | 0.5%          |
| Electronics & Appliance Stores                            | 57           | 0.6%          | 1,227          | 1.0%          |
| Bldg Material & Garden Equipment & Supplies Dealers       | 126          | 1.3%          | 2,199          | 1.8%          |
| Food & Beverage Stores                                    | 164          | 1.6%          | 3,566          | 2.8%          |
| Health & Personal Care Stores                             | 158          | 1.6%          | 1,242          | 1.0%          |
| Gasoline Stations   | 42           | 0.4%          | 160            | 0.1%          |
| Clothing & Clothing Accessories Stores                    | 194          | 1.9%          | 1,509          | 1.2%          |
| Sport Goods, Hobby, Book, & Music Stores                  | 62           | 0.6%          | 657            | 0.5%          |
| General Merchandise Stores                                | 74           | 0.7%          | 2,936          | 2.3%          |
| Miscellaneous Store Retailers                             | 173          | 1.7%          | 1,255          | 1.0%          |
| Nonstore Retailers  | 91           | 0.9%          | 1,586          | 1.3%          |
| Transportation & Warehousing                              | 210          | 2.1%          | 10,590         | 8.5%          |
| Information   | 205          | 2.1%          | 6,705          | 5.4%          |
| Finance & Insurance                                       | 619          | 6.2%          | 6,135          | 4.9%          |
| Central Bank/Credit Intermediation & Related Activities   | 208          | 2.1%          | 1,534          | 1.2%          |
| Securities, Commodity Contracts & Other Financial         | 179          | 1.8%          | 840            | 0.7%          |
| Insurance Carriers & Related Activities; Funds, Trusts &  | 233          | 2.3%          | 3,761          | 3.0%          |
| Real Estate, Rental & Leasing                             | 586          | 5.9%          | 3,726          | 3.0%          |
| Professional, Scientific & Tech Services                  | 1,014        | 10.2%         | 7,885          | 6.3%          |
| Legal Services  | 214          | 2.1%          | 1,104          | 0.9%          |
| Management of Companies & Enterprises                     | 26           | 0.3%          | 228            | 0.2%          |
| Administrative & Support & Waste Management & Remediation | 369          | 3.7%          | 3,905          | 3.1%          |
| Educational Services                                      | 210          | 2.1%          | 6,173          | 4.9%          |
| Health Care & Social Assistance                           | 970          | 9.7%          | 14,669         | 11.7%         |
| Arts, Entertainment & Recreation                          | 152          | 1.5%          | 3,091          | 2.5%          |
| Accommodation & Food Services                             | 776          | 7.8%          | 13,932         | 11.1%         |
| Accommodation   | 77           | 0.8%          | 1,735          | 1.4%          |
| Food Services & Drinking Places                           | 699          | 7.0%          | 12,197         | 9.7%          |
| Other Services (except Public Administration)             | 1,153        | 11.6%         | 7,959          | 6.4%          |
| Automotive Repair & Maintenance                           | 176          | 1.8%          | 1,178          | 0.9%          |
| Public Administration                                     | 129          | 1.3%          | 3,094          | 2.5%          |
| Unclassified Establishments                               | 1,003        | 10.1%         | 616            | 0.5%          |
| <b>Total</b>  | <b>9,977</b> | <b>100.0%</b> | <b>125,303</b> | <b>100.0%</b> |

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