



OFFERING MEMORANDUM

HARMONY ASSISTED LIVING
& Memory Care

ASSISTED LIVING AND MEMORY CARE FACILITY | 32 BEDS

MAROON CREEK
COMMERCIAL REAL ESTATE

DISCLAIMER & LIMITING CONDITIONS

Legal Disclaimer

Maroon Creek Commercial Real Estate, LLC has been retained as the exclusive listing Broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Maroon Creek Commercial Real Estate, LLC or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Maroon Creek Commercial Real Estate, LLC or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.

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CONTACT INFORMATION

BONNIE PFRENGER

Managing Broker/Owner

bpfrenger@marooncreekcre.com

C:281-743-5720

Maroon Creek

Commercial Real Estate, LLC

The Woodlands, TX 77375

PROPERTY OVERVIEW



EXECUTIVE SUMMARY

Maroon Creek Commercial Real Estate, LLC is pleased to present the Harmony Assisted Living and Memory Care Facility. This property is centrally located in the heart of the City of Conroe, TX on a quiet residential thoroughfare. It is a well-established AL & MC facility offering an exceptional investment opportunity. This unique property combines modern amenities, a serene environment, and a strong reputation for delivering compassionate care to its residents. Located just south of Highway 105 in Conroe, it offers easy access to healthcare facilities and other essential services.

Harmony AL & MC is a 32-bed fully licensed facility offering 16 AL and 16 MC beds. It is a purpose-built facility designed to be an extension of home for its residents. The facility offers 24-hour care by expertly trained staff members at a ratio of 1 staff per 5 residents. The facility offers private bedrooms, family-style dining, both indoor and outdoor activities, weekly doctor visits, and more. This turn-key investment features strong revenue and cash flow, and historically high occupancy.

The property consists of two buildings totaling just over 19,081 sf on 3.43 acres. Each building consists of 16 private rooms, a large commercial kitchen, spacious indoor and outdoor gathering spaces, and staff offices. The assisted living building was built in 2016 with the memory care building being added in 2018. As an additional amenity for ownership and/or staff, each building has a spacious upstairs apartment with bedrooms, living room, full kitchen, and bath.

HIGHLIGHTS & SERVICES

- AL established in 2018 & MC established in 2021
- 1:5 ratio of caregivers to residents
- 24-hour specialized care staff
- Medication monitoring and administration
- Nutritionists developed home-style meals prepared in house daily.
- Meaningful indoor and outdoor activities
- Daily laundry service and housekeeping
- Physical and occupational therapy provided in house by HH
- Weekly physician visits
- Bi-monthly podiatry service
- Monthly hairdresser visits
- Mobile Dental service
- All-inclusive pricing for Memory Care

**Do Not Disturb Tenant or Visit Property Without an Appointment.
Contact Broker for Details.**



32 BEDS



PRICE: \$9,000,000



BUILDING SIZE: ± 19,500 SF

PROPERTY INFORMATION

BUILDING	
ADDRESS	194 & 196 Camelot St. Conroe 77304
COUNTY	Montgomery
PROPERTY NAME	Harmony Assisted Living & Memory Care
YEAR BUILT	2018 & 2021
TOTAL BUILDING SIZE	± 19,081 SF
SITE SIZE	± 3.43 Acres
NO. OF BUILDINGS	2
NO. OF BEDS	32
NO. OF ASSISTED LIVING	16
NO. OF MEMORY CARE	16

FINANCIAL	
OCCUPANCY ASSISTED LIVING	87.5%
OCCUPANCY MEMORY CARE	87.5%
SALE PRICE	Call for Pricing



FLOOR PLAN- Assisted Living

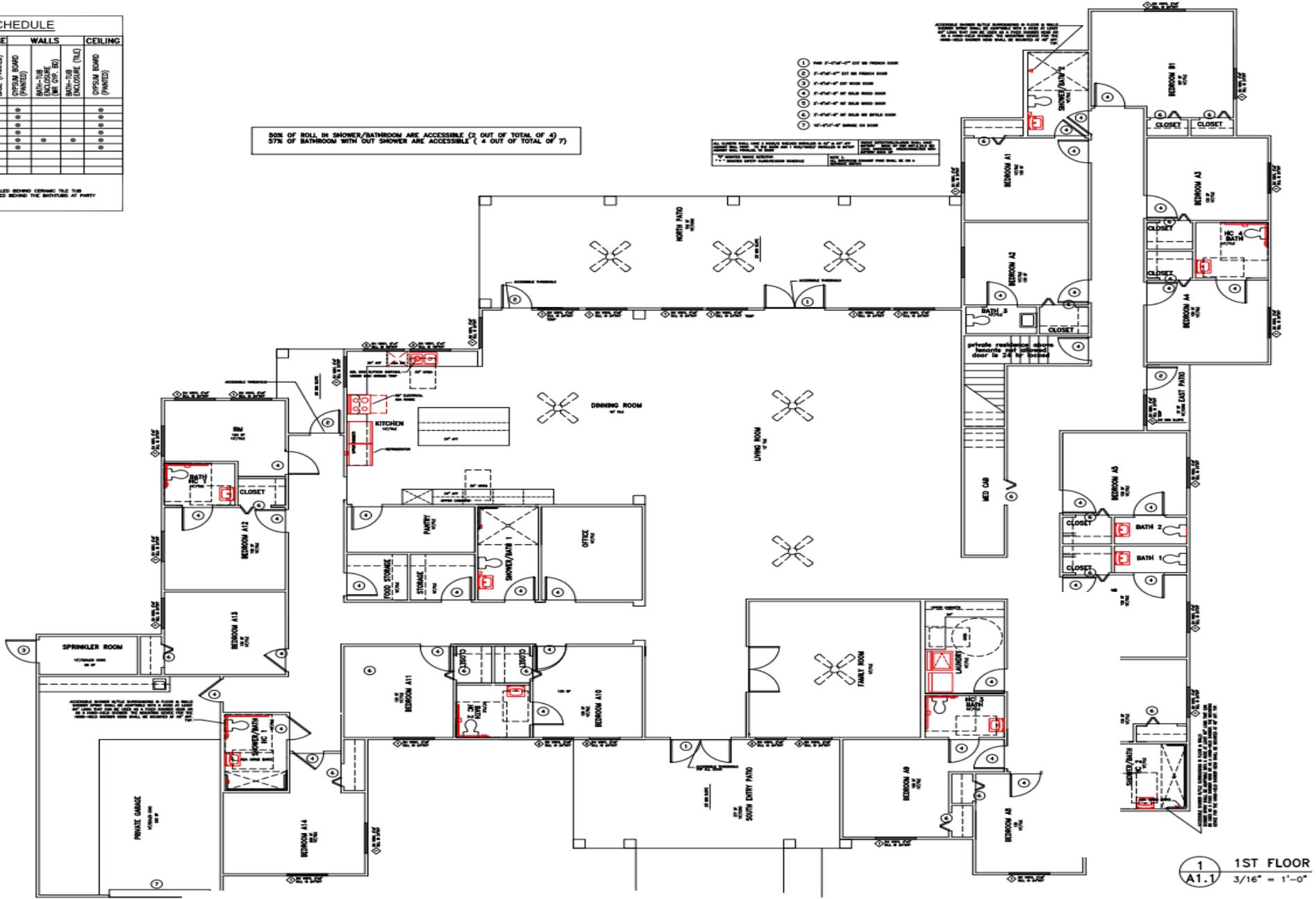
SCHEDULE		
BASE	WALLS	CEILING
2 1/2" WOOD BASE (PAINTED)	COREX BOARD (PAINTED)	COREX BOARD (PAINTED)
	WALL-TIE ENCLASURE (NR OPT. ED)	
	BATH-TIE ENCLASURE (TL)	
	COREX BOARD (PAINTED)	

IF INSTALLED BEHIND CERAMIC TILE TUB
 INSTALLED BEHIND THE BATHTUBS AT PARTY

BOX OF ROLL IN SHOWER/BATHROOM ARE ACCESSIBLE (2 OUT OF TOTAL OF 4)
 57% OF BATHROOM WITH OUT SHOWER ARE ACCESSIBLE (4 OUT OF TOTAL OF 7)

SEE PLAN FOR ACCESSIBILITY AND COMPLIANCE WITH ADA AND OTHER APPLICABLE CODES AND REGULATIONS.
 * ACCESSIBLE ROUTE SHOWN
 * ACCESSIBLE SHOWER/BATHROOM SHOWN

- 1 1'-0" x 1'-0" CEILING LIGHT
- 2 1'-0" x 1'-0" CEILING LIGHT
- 3 1'-0" x 1'-0" CEILING LIGHT
- 4 1'-0" x 1'-0" CEILING LIGHT
- 5 1'-0" x 1'-0" CEILING LIGHT
- 6 1'-0" x 1'-0" CEILING LIGHT
- 7 1'-0" x 1'-0" CEILING LIGHT



1 1ST FLOOR
 A1.1 3/16" = 1'-0"

PROPERTY PHOTOS – Assisted Living



PROPERTY PHOTOS- Assisted Living



PROPERTY PHOTOS- Assisted Living



PROPERTY PHOTOS – Memory Care



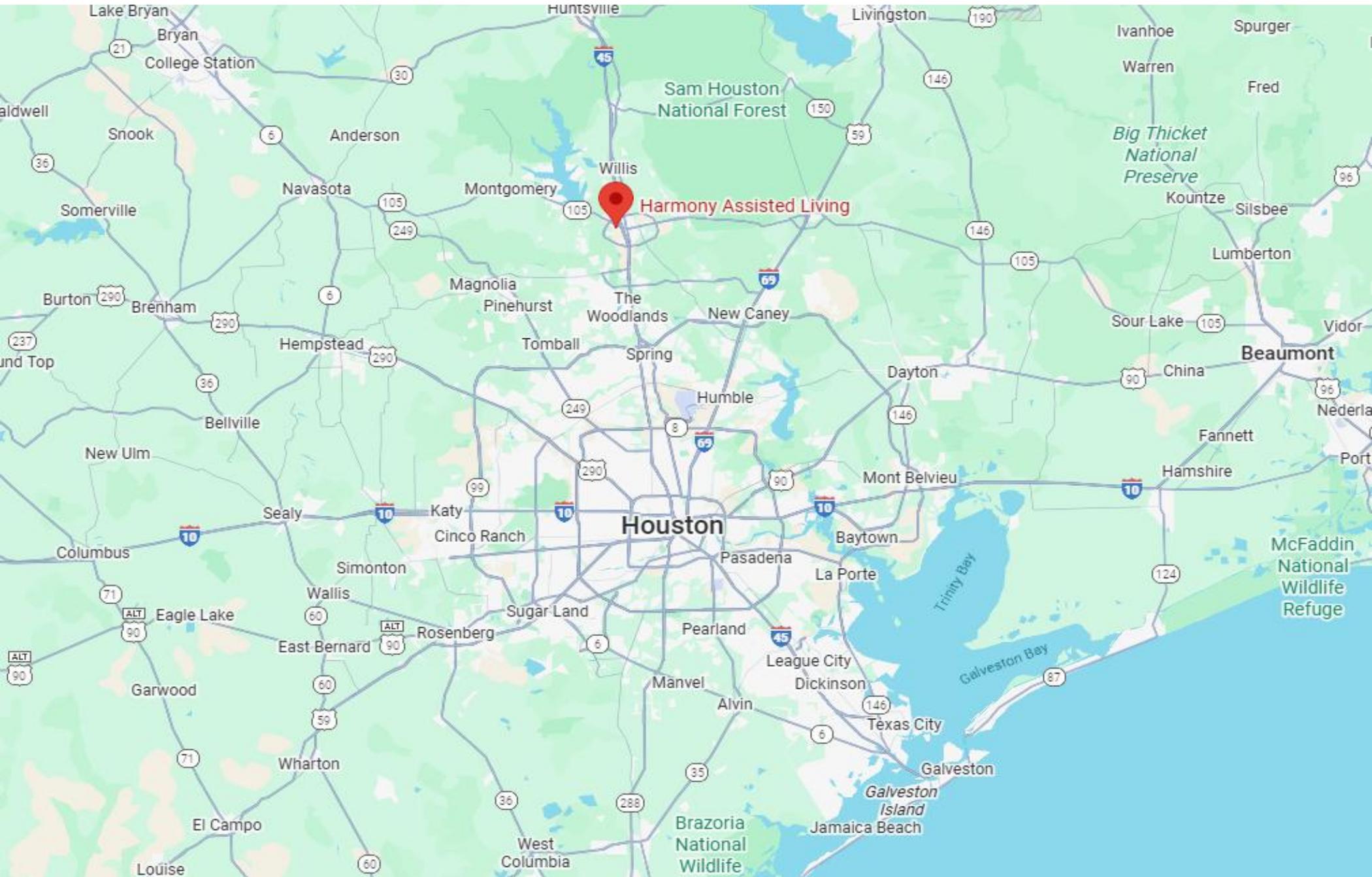
PROPERTY PHOTOS – Memory Care



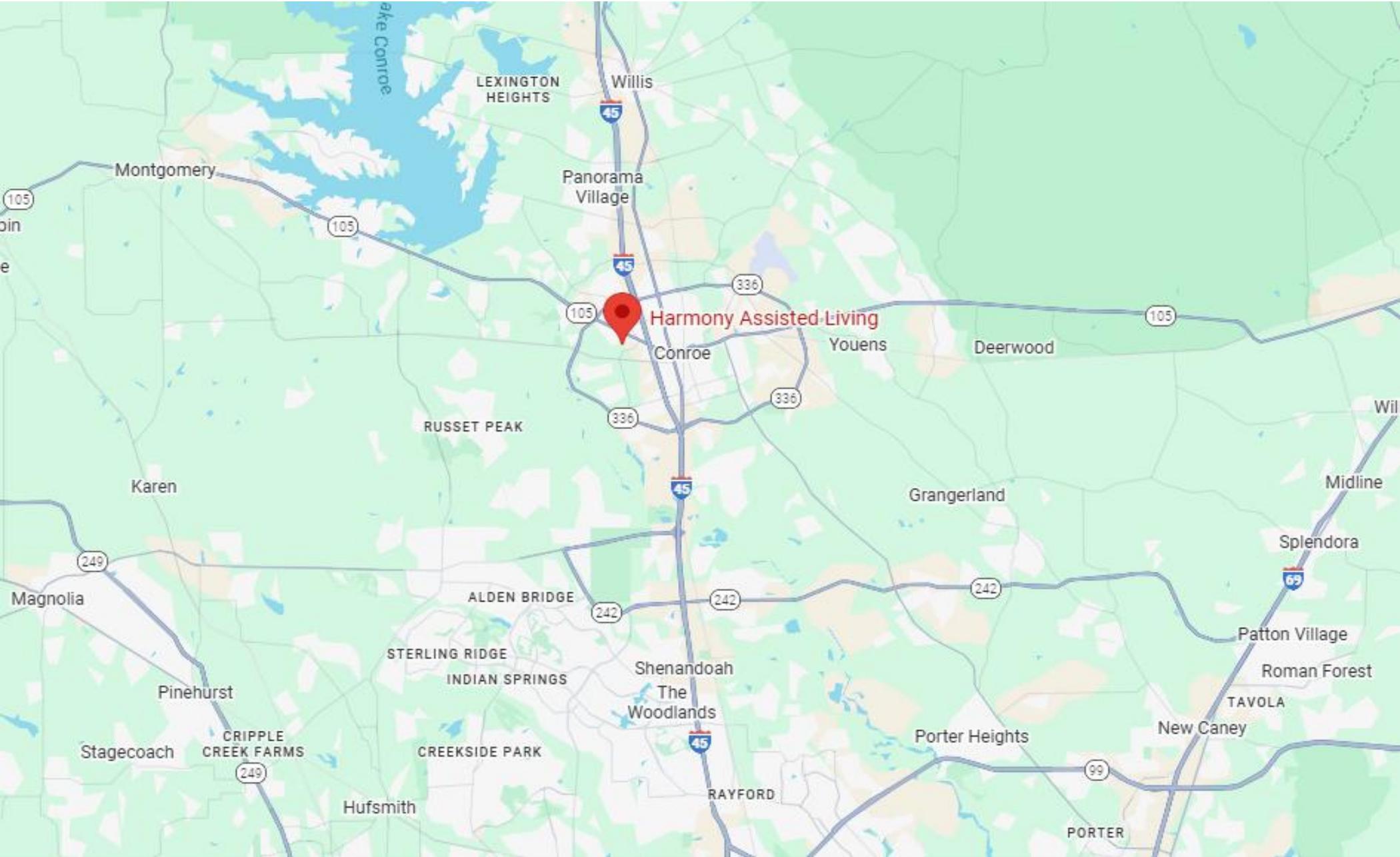
PROPERTY PHOTOS – Memory Care



OVERVIEW MAP



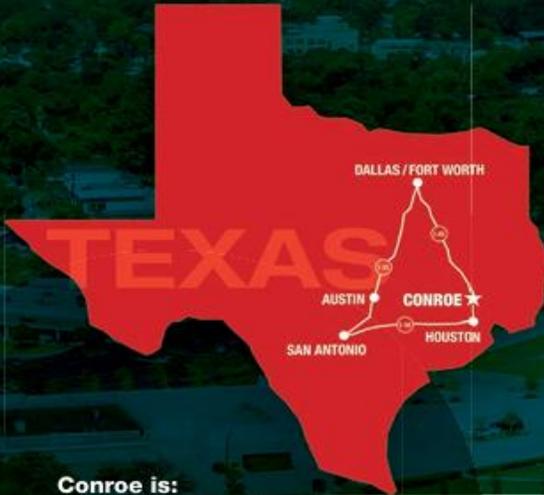
CONROE OVERVIEW MAP



CONROE AT A GLANCE

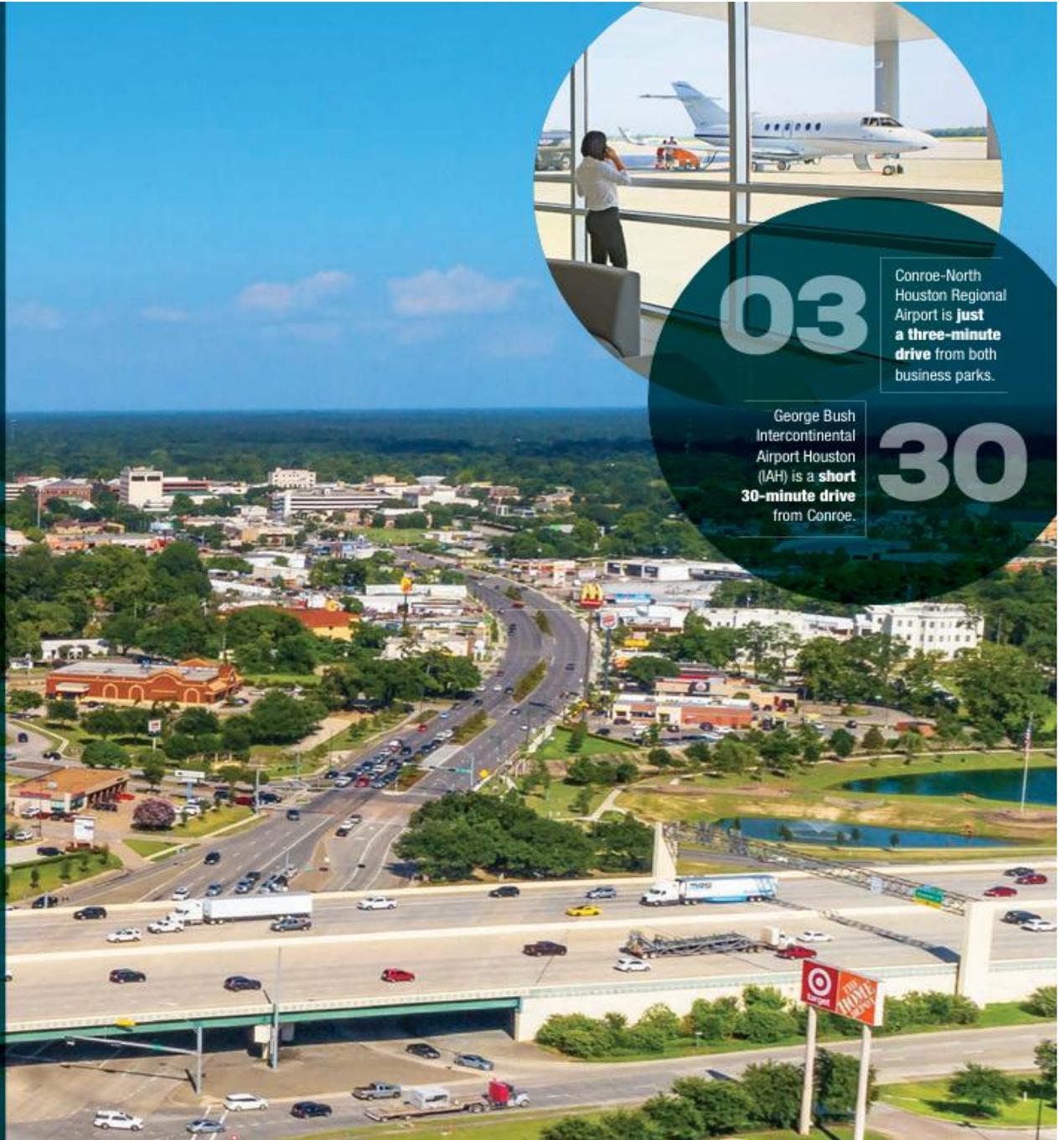
What do you get when innovation, opportunity, and excitement converge with location, infrastructure, and workforce?
Conroe, Texas.

Located 40 miles north of Houston along I-45, Conroe's modern, business-friendly atmosphere attracts a wide variety of industries ranging from tourism and dining to distribution, manufacturing, and professional services. Residents are attracted to new and affordable homes, award-winning educational institutions, beautiful Lake Conroe, easily accessible walking trails, Conroe's charming downtown, and how easy it is to get around. Combined with the proximity to Houston's amenities and gulf coast beaches, it's no wonder that in **Conroe, Texas, More is Made Here.**



Conroe is:

- < 1 Hour from **Houston**
- < 3 Hours from **Austin**
- < 3 Hours from **Dallas/Fort Worth**
- < 4 Hours from **San Antonio**



03

Conroe-North Houston Regional Airport is **just a three-minute drive** from both business parks.

George Bush Intercontinental Airport Houston (IAH) is a **short 30-minute drive** from Conroe.

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Target Industries and Major Employers

The Conroe Economic Development Council welcomes all businesses to join our fast-growing community. Our convenient location, available commercial property near Houston, infrastructure assets, workforce, and incentives can be leveraged by nearly any industry.

We have identified several target industries that would do exceptionally well in Conroe due to our current business ecosystem. These industries may be particularly poised to benefit from our local and state incentives, deep underground wells, and surface water from Lake Conroe. In addition, the economic development sales tax provides funds for major infrastructure improvements to serve the business community.

Advanced Manufacturing



Energy Services



Distribution and Logistics



Life Sciences

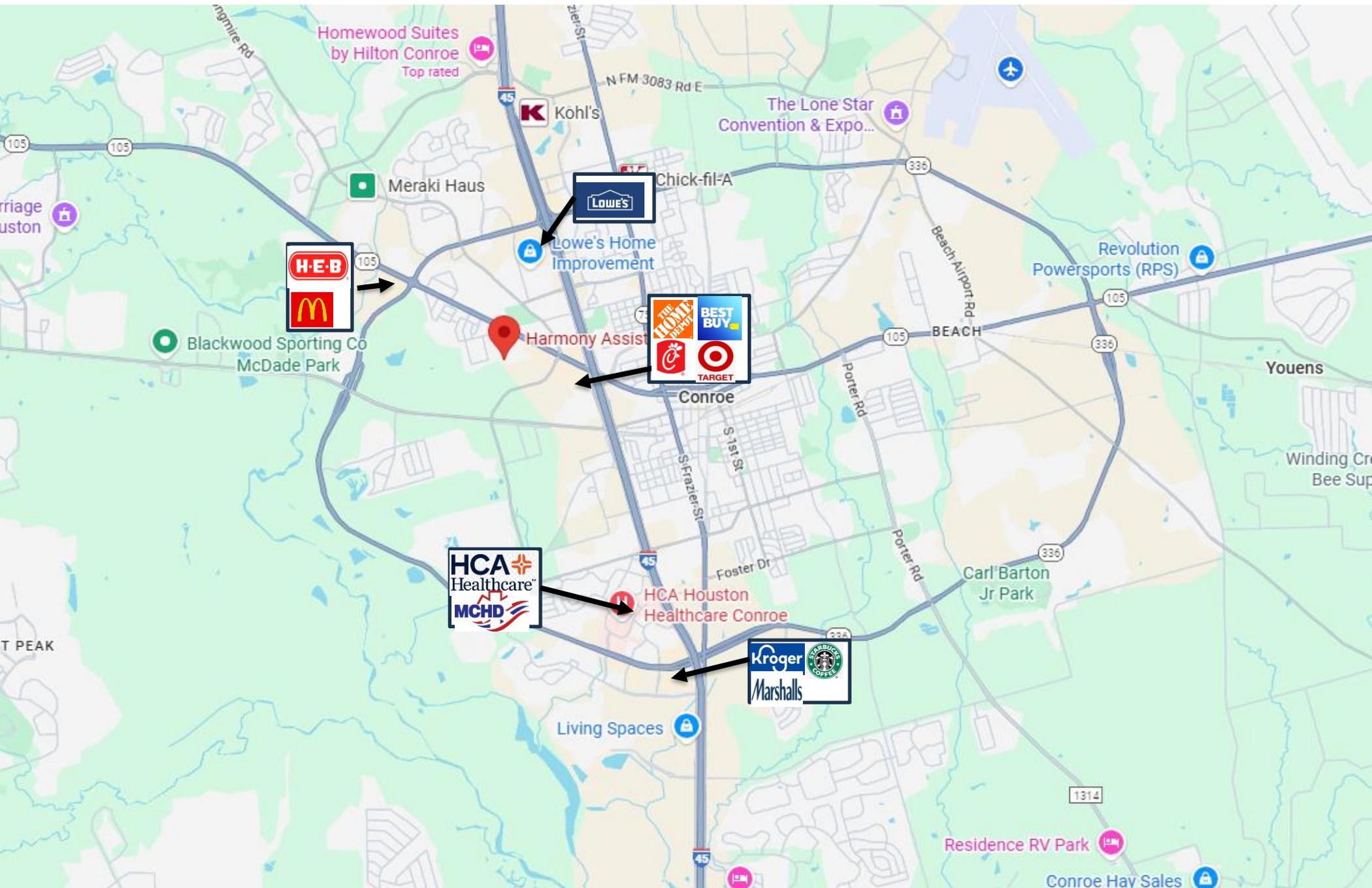


Professional and Business Services



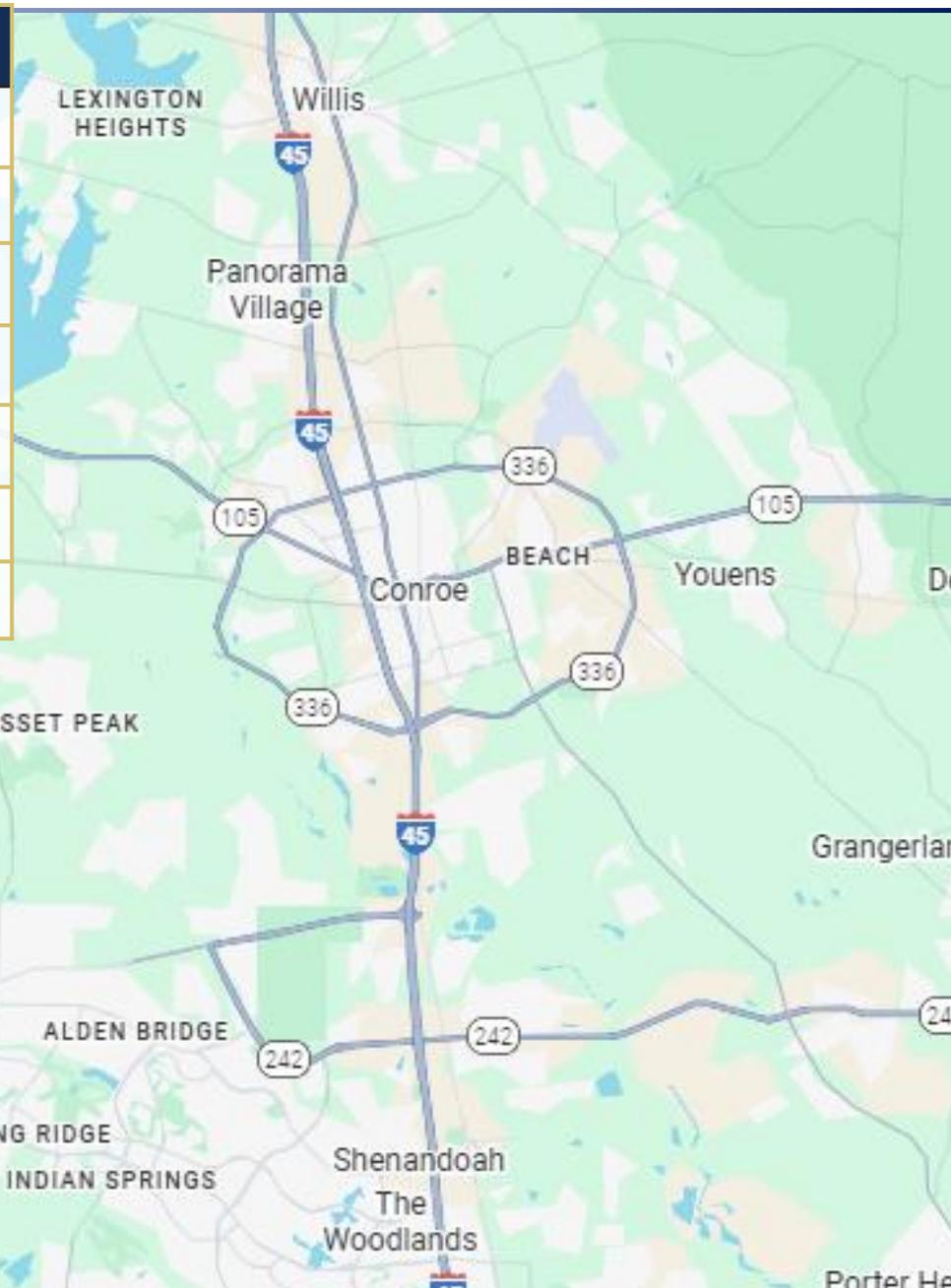
CONROE, TEXAS
More Is Made Here

RETAIL MAP



DEMOGRAPHIC OVERVIEW- CONROE

TOTAL POPULATION	115,513
POPULATION 50+ YEARS	35,431
POPULATION 65+ YEARS	16,999
TOTAL MALE POPULATION (%)	49.97%
TOTAL FEMALE POPULATION (%)	50.03%
TOTAL HOUSEHOLDS	43,664
MEDIAN HOUSEHOLD INCOME	\$77,984



Conroe EDC 2025

FOR MORE INFORMATION:

Bonnie Pfrenger

Managing Broker

C: 281-743-5720

bpfrenger@marooncreekcre.com

MAROON CREEK
COMMERCIAL REAL ESTATE



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.

Bonnie Pfrenger	712349	bpfrenger@marooncreekcre.com	(281)743-5720
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bonnie Pfrenger	712349	bpfrenger@marooncreekcre.com	(281)743-5720
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A			
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

IABS 1-1