



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



- **Lot Size:** 5 +/- Acres
- **Building Size:** 53,000 +/- SqFt
- **Zoning:** Special Use Permit
- **Year Built:** 1969, 1985, 1995
- **Parking:** 100 +/-
- **Bedrooms:** 100 +/-
- **Location:** Centrally located near UNT, TWU, Downtown Denton, and major thoroughfares.

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ROB RAYNER, REALTOR®
607 S LOCUST ST. STE 101
DENTON, TX 76201
940-382-1541 OFFICE



POTENTIAL USES:

- 1. Multifamily Housing**
 - VA Support Housing
 - Senior living apartments (independent)
 - Mental Health Rehabilitation
 - Low-income housing conversion
 - Student housing or co-living
- 2. Short-Term Lodging**
 - Boutique hotel or hostel
 - Extended-stay suites
 - Corporate or relocation housing
- 3. Educational Facilities**
 - Charter or private school campus
 - Childcare center or daycare
 - Vocational or trade training center
- 4. Community-Oriented Uses**
 - Nonprofit organization HQ
 - Community resource center
 - Transitional housing or rehabilitation (non-medical)
- 5. Religious or Cultural Uses**
 - Church campus
 - Cultural center or museum
 - Language or adult education school



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Sales Price
\$3,400,000



Prime Redevelopment Opportunity in the Heart of Denton - 53,000 SF Facility on 5 Acres. Welcome to 2229 N Carroll Blvd - an exceptional and rare opportunity to acquire a 53,000 square footage facility situated on approximately 5 acres of land in one of Denton's most accessible and desirable locations. Formerly operated as a nursing home, this expansive property offers 101 private bedrooms, multiple large dining areas, and over 20 administrative or flex-use offices. The existing infrastructure presents a versatile canvas with endless potential for adaptive reuse or redevelopment. The structure's layout and square footage allow for seamless conversion or reconfiguration to suit a wide variety of uses, including but not limited to: Multifamily housing or student housing, Boutique hotel or short-term rental suites, Wellness or retreat center, Corporate or government training facility, Co-living space, shelter, or community resource center. The property's generous acreage provides room for ample parking, green spaces, or future expansion, while the building's interior structure allows flexibility for remodeling and redesign to meet your project's needs. With proximity to downtown Denton, major roadways, and UNT or TWU campuses, this location combines convenience, scale, and vision all in one investment. Whether you're a developer, institution, or visionary entrepreneur, 2229 N Carroll Blvd is a blank slate with boundless opportunity. Bring your ideas and unlock the full potential of this Denton landmark.

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THIS PROPERTY IS CURRENTLY A
VACANT SKILLED NURSING FACILITY.
THE PREVIOUS OPERATOR HAS
MOVED TO A NEW FACILITY.

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"

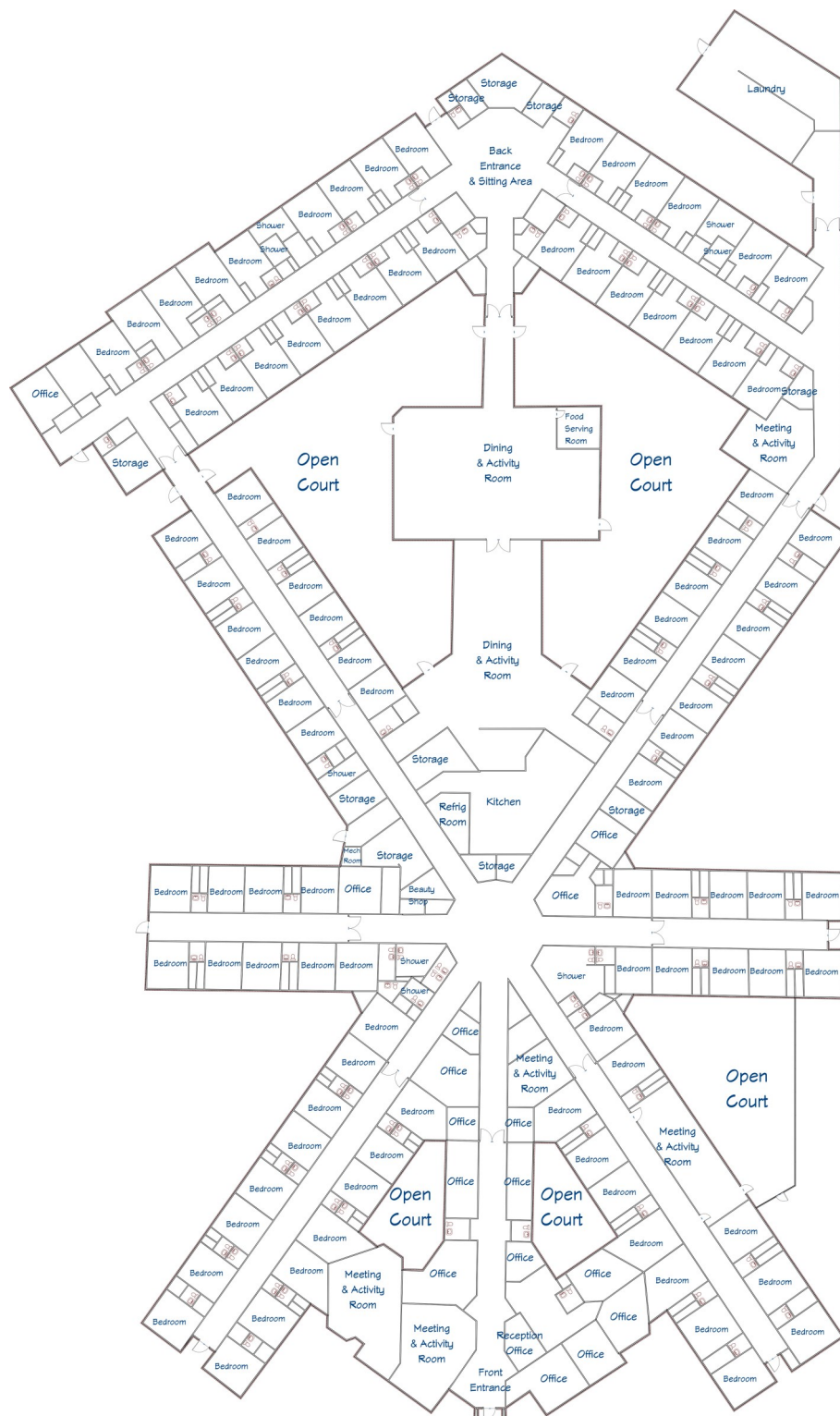
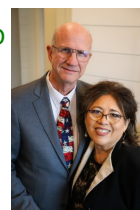
LARGE LAUNDRY ROOM

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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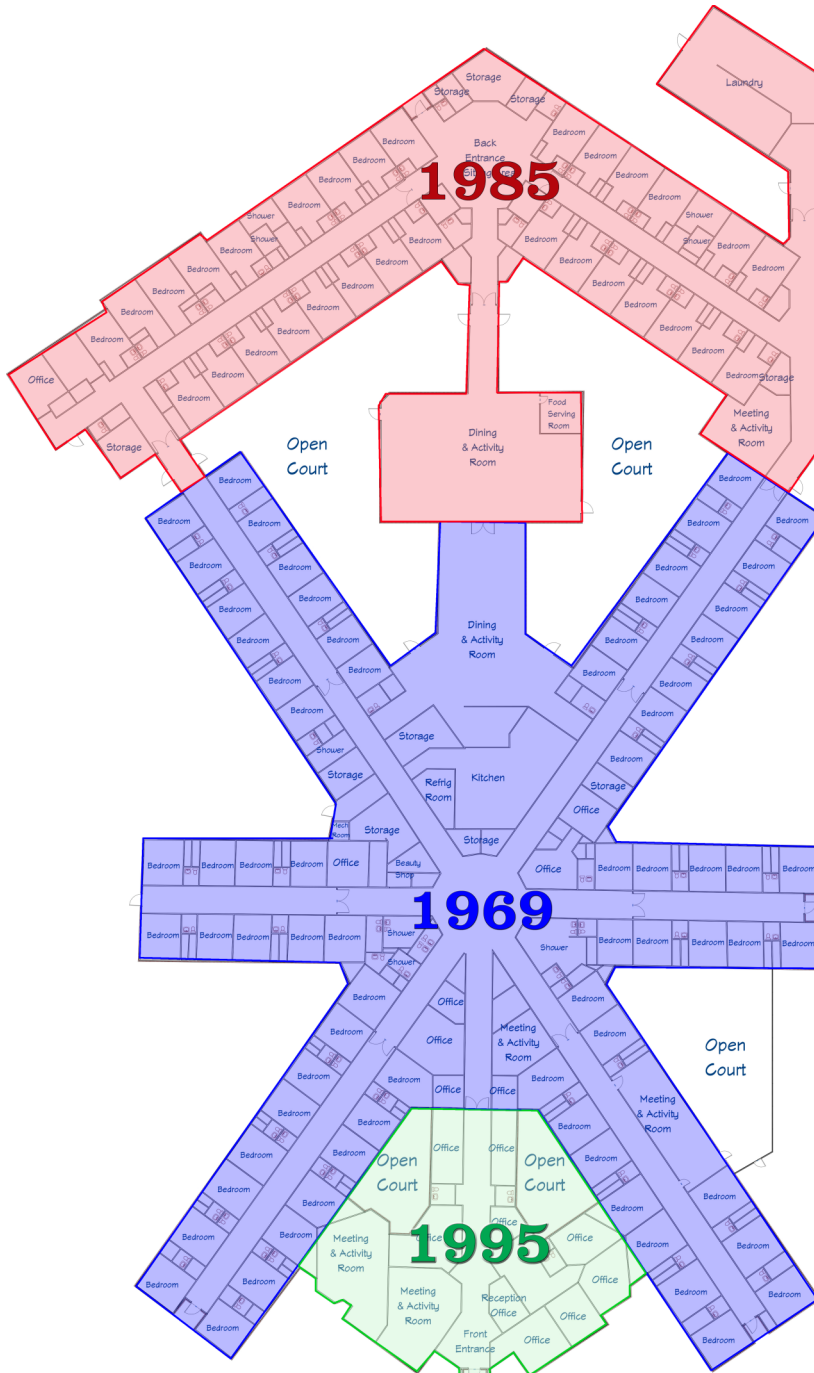




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Construction History



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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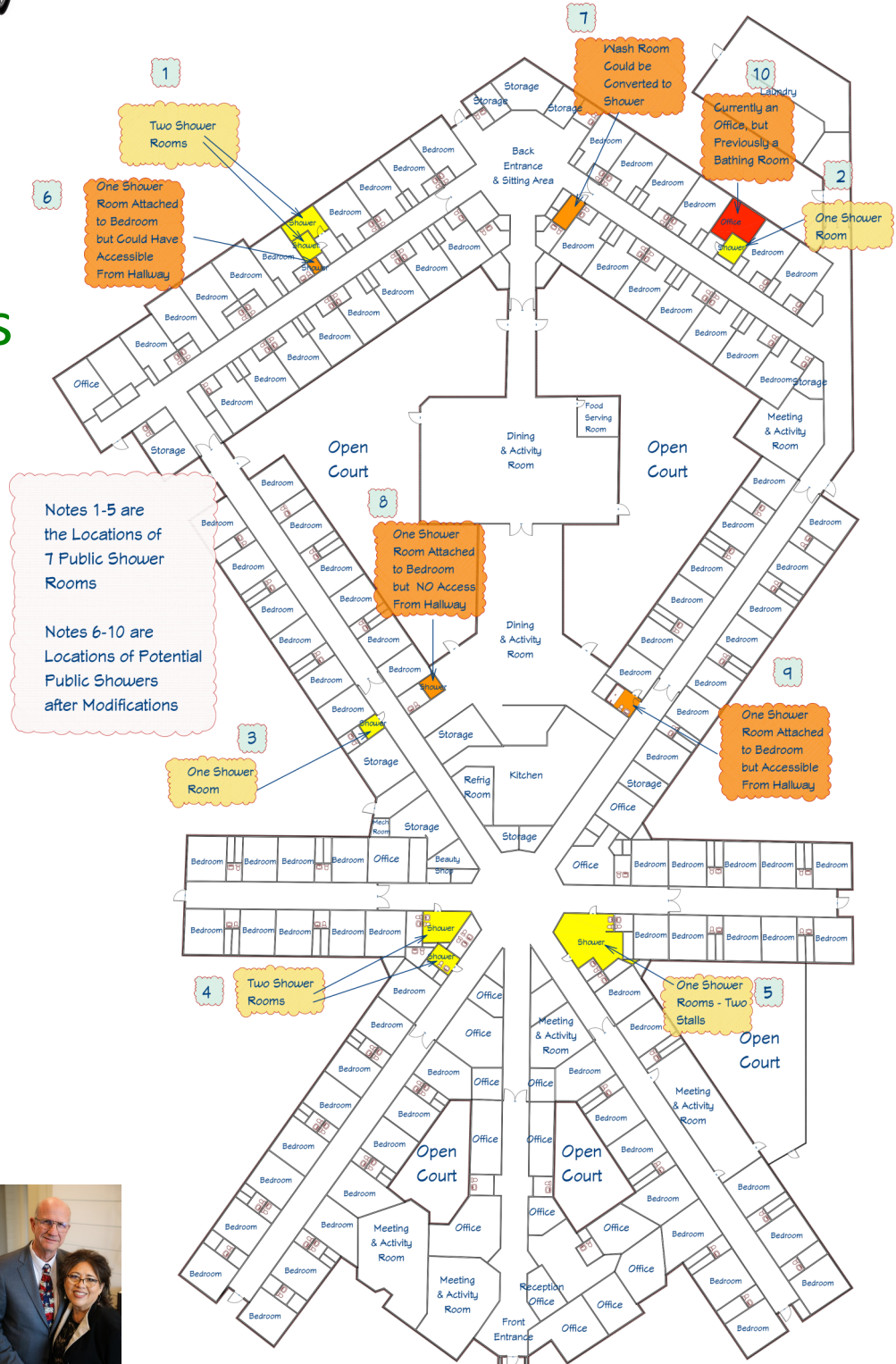




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Current Locations Of Showers



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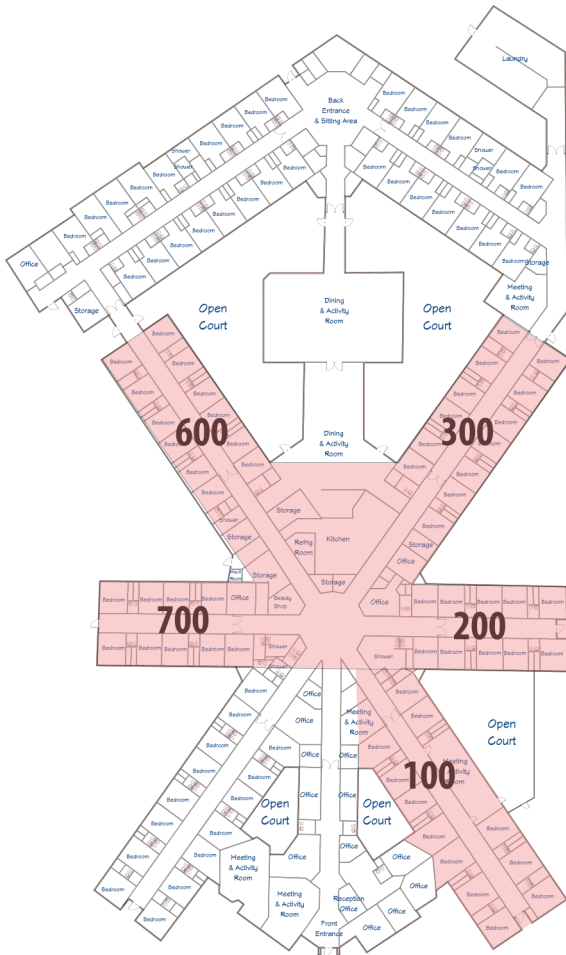




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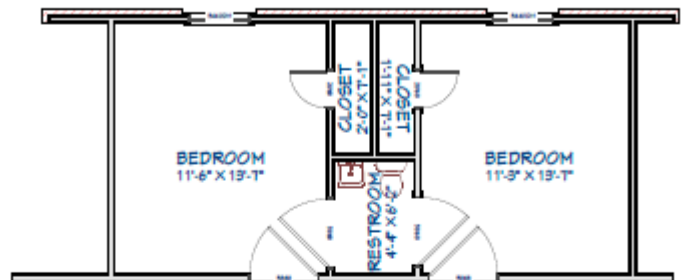
2229 N CARROLL BLVD

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!

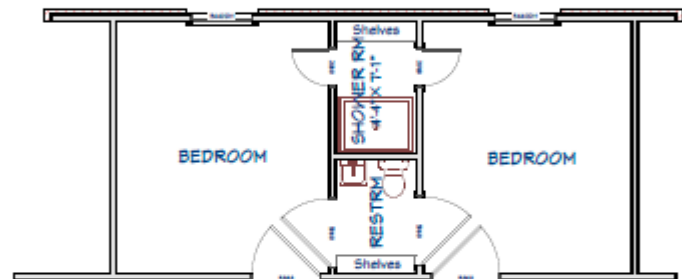


Typical Layout on Halls 100, 200, 300, 600, & 700

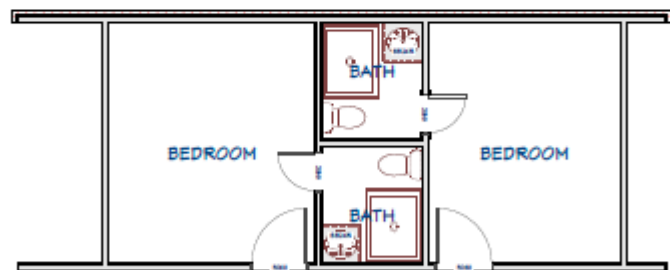
Current Layout



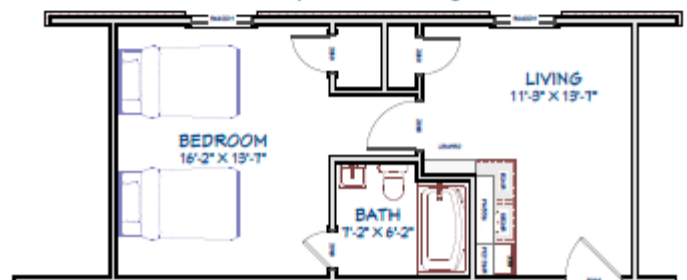
Option #1 Design



Option #2 Design



Option #3 Design



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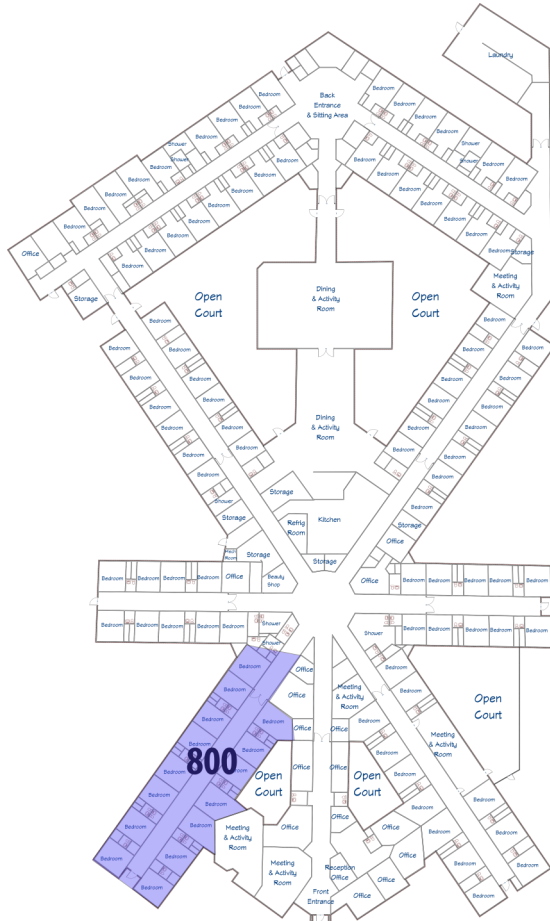




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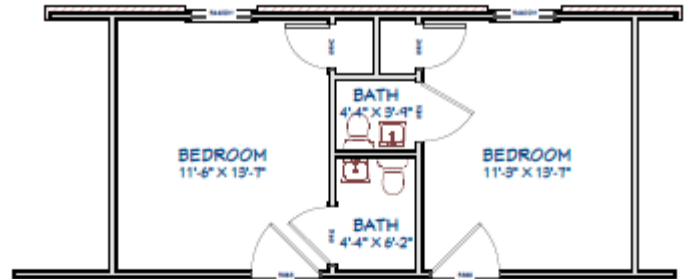
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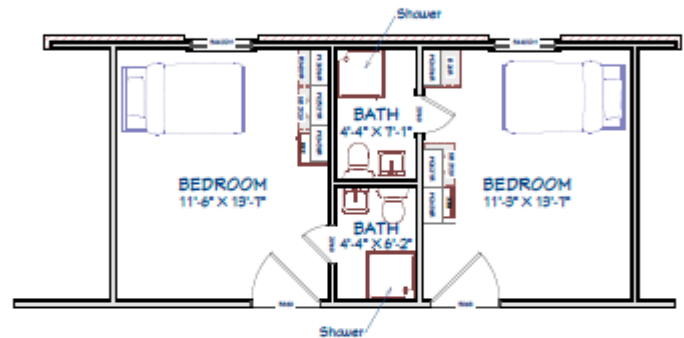


Typical Layout on Hall 800

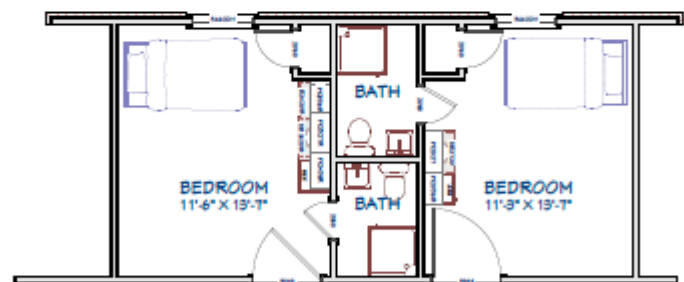
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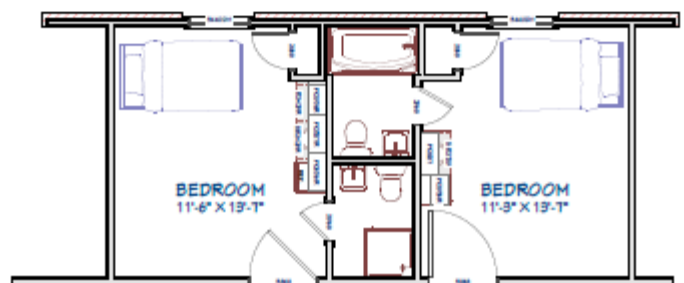
Option #1 Design



Option #2 Design



Option #3 Design



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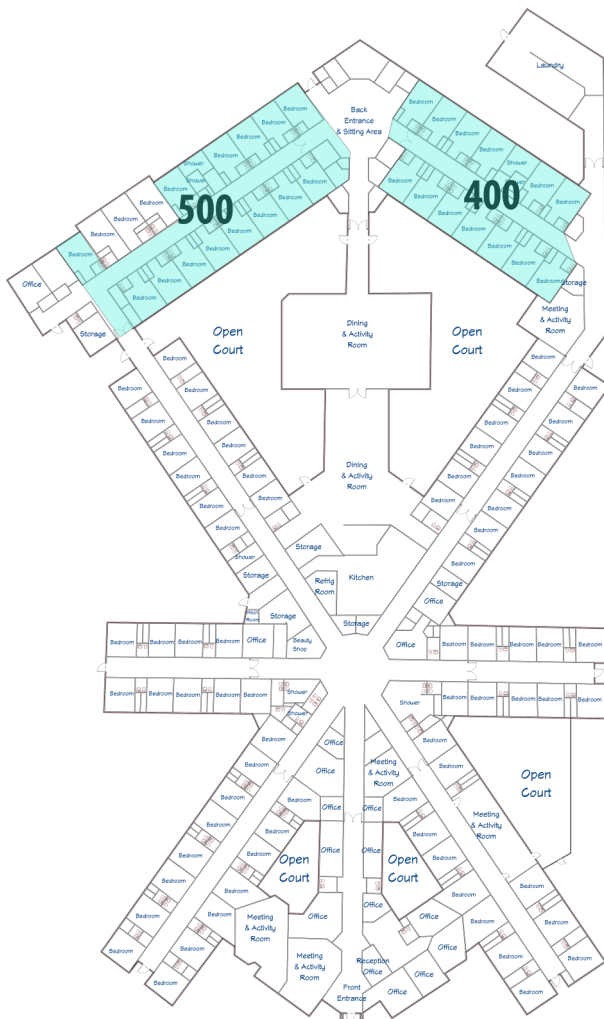




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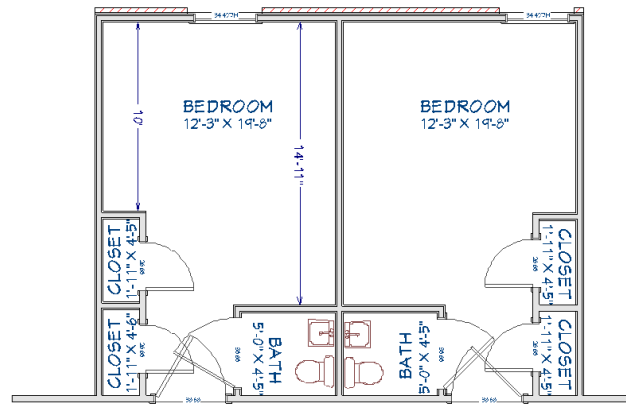
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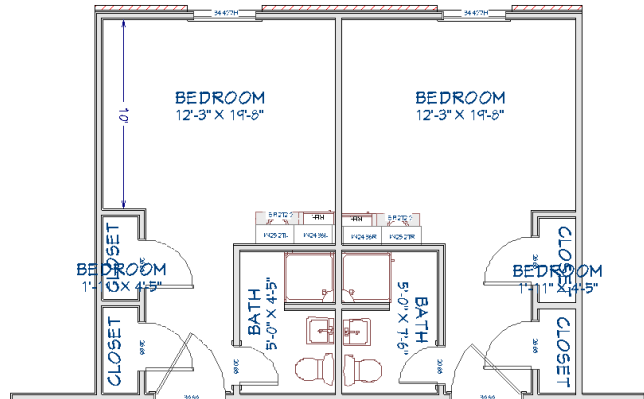


Typical Layout on Halls 400 & 500

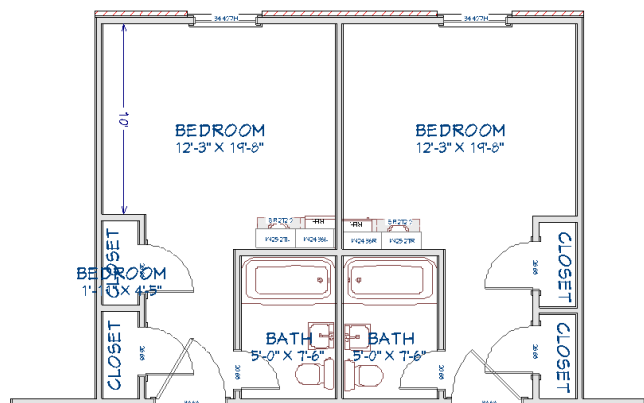
Current Layout



Option #1 Design



Option #2 Design



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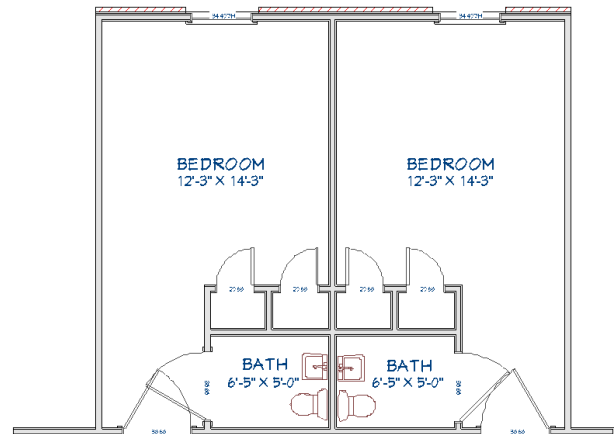
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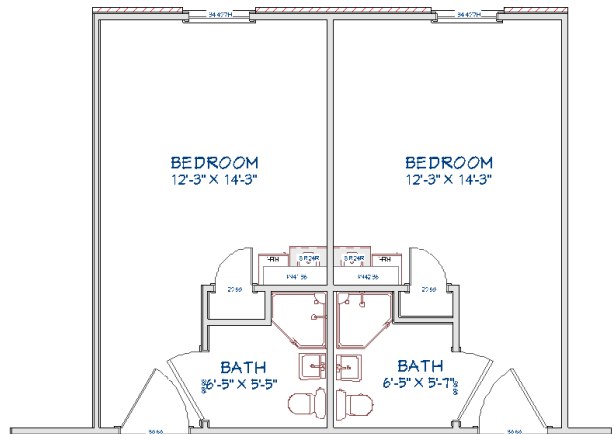


Layout on 513, 515, & 517

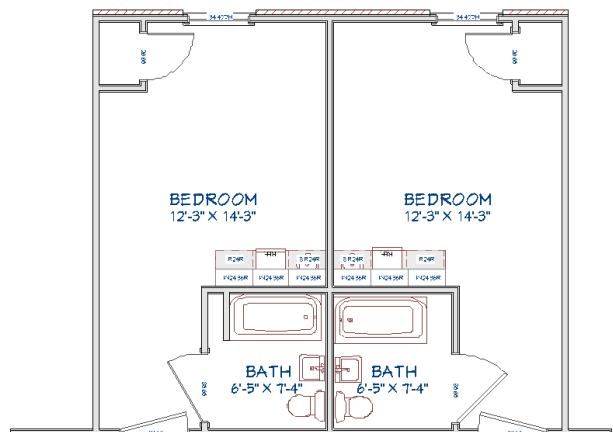
Current Layout



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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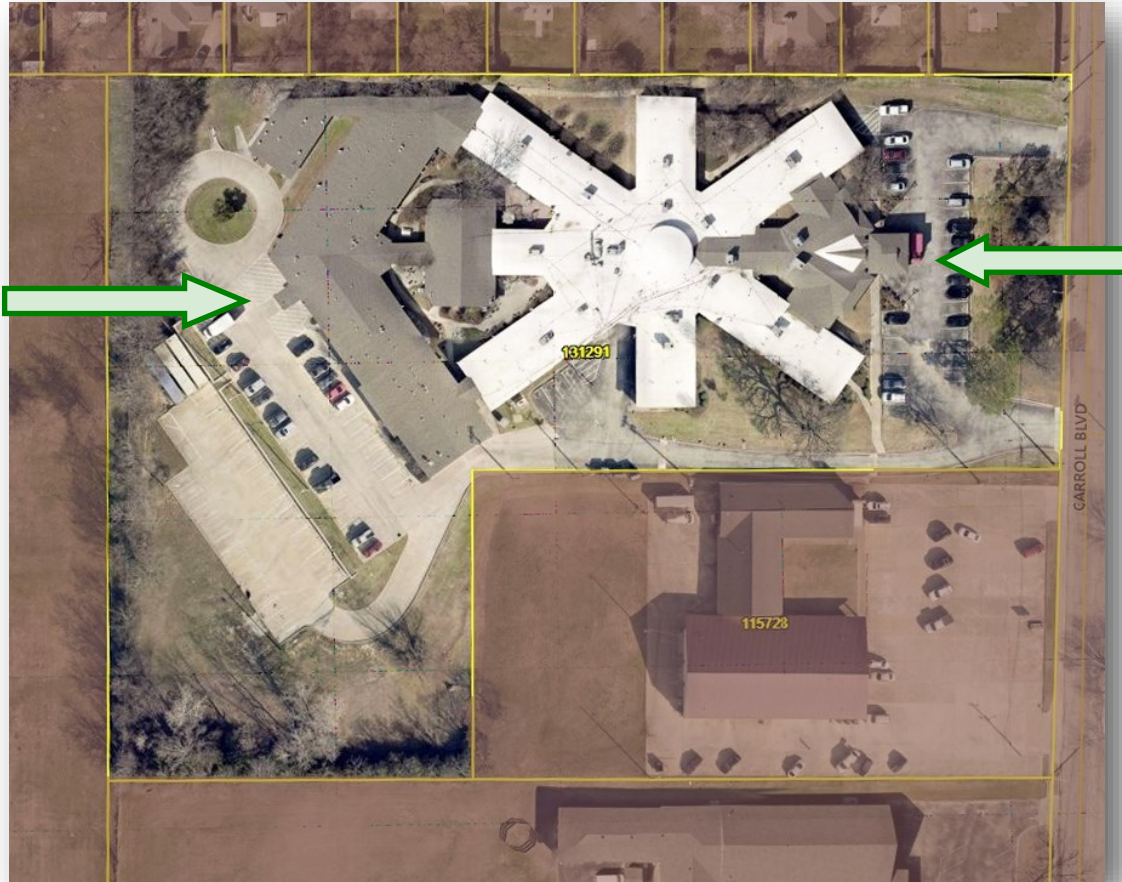


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Skyview Layout

Back Entrance & Parking



Front Entrance & Parking

5 +/- Acres

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20 0 20 40
GRAPHIC SCALE IN FEET
PLEASE REFER TO BAR SCALE. DRAWINGS MAY HAVE BEEN REDUCED OR ENLARGED

JOE C. VAUGHN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5926
JUNE 1, 2022
FIRM REGISTRATION NO. 10129300

PROPERTY DESCRIPTION

The Lot Let One of GENOVA NURSING CENTER ADDITION, on addition to the City of Genoa, Benton County, Texas, according to the Plat thereof recorded as Book 10 Page 67, of the Records maintained by said County, Texas.

FLOOD NOTE

THE FOLLOWING PROPERTY IS LOCATED IN AN UNINCORPORATED TOWN, AND DOES NOT HAVE A FLOOD INSURANCE RATE OR FLOOD HAZARD MAP. THE PROPERTY IS LOCATED ON COMMUNITY PALMS LOTS 14, 15 AND 16 OF THE PALM COURT SUBDIVISION AS PLATTED ON COMMUNITY PALMS LOTS 14, 15 AND 16 OF THE PALM COURT SUBDIVISION, SUBJECT FLOOD INSURANCE RATE OF THE PALM COURT SUBDIVISION, BENTON COUNTY TEXAS, WHICH WAS RECORDED AT BOOK 10 PAGE 68 OF THE RECORDS MAINTAINED BY SAID COUNTY, TEXAS, ON APRIL 18, 2011.

GENERAL NOTES

ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATES SYSTEM, AND SLS NORTH CENTRAL ZONE (1920), DERIVED FROM GPS OBSERVATION AND DERIVED FROM AN ON-THE-GROUND SURVEY CONDUCTED ON MAY 18, 2022.

ALL MONUMENTS SHOWN AS FOUND HEREIN WERE CONTROLLING MONUMENTS USED IN THE FINAL BOUNDARY RESOLUTION AS SHOWN.

THIS SURVEY MAY OR MAY NOT COMPLY WITH CITY AND/OR COUNTY PLATING REGULATIONS.

[illegible]

SURVEYOR'S CERTIFICATION

LEGEND

—	PROPERTY LINE
- - -	EASEMENT LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	WIRE FENCE
—	PERMEABLE FENCE
—	OVERHEAD UTILITIES
—	UNDERGROUND UTILITIES
—	MARKED TULS SET
—	IRON ROD FOUND
—	ELECTRIC METER
—	WATER
—	CONCRETE

NOTE: LEGEND IS TYPICAL. NOT ALL ITEMS IN LEGEND APPEAR IN DRAWING.

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Exterior Photos



Total Parking Spaces—100

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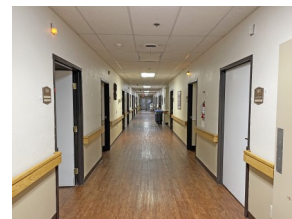
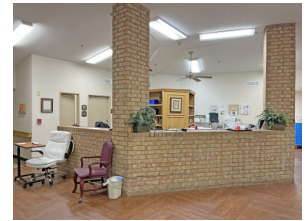




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Interior Photos



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