

HEALTH CARE FOR SALE

TIDEWAY ASSISTED LIVING FACILITY: GALVESTON, TX

6444 CENTRAL CITY BOULEVARD, GALVESTON, TX 77551



GALVESTON BEACH

BEACHFRONT
HOTELS

Walmart

PAD
SITE

REPURPOSE
OPPORTUNITY

6444 Central City Blvd

Tideway: pool therapy

ALF

FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

6444 CENTRAL CITY BOULEVARD

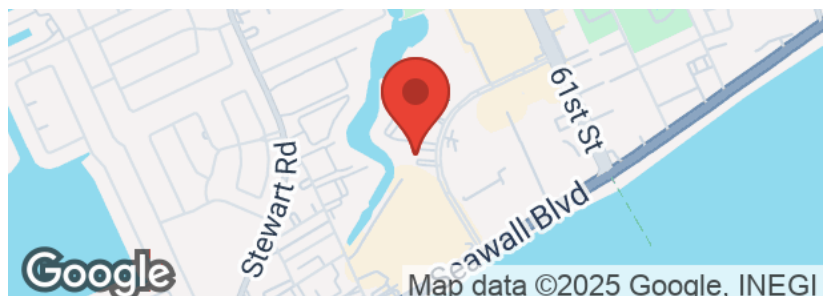


OFFERING SUMMARY

PRICE:	\$7,250,000
BUILDING SF:	28,961
PRICE / SF:	\$250.34
OCCUPANCY:	VARIABLE
LOT SIZE:	3.5 ACRES
BUILDING CLASS:	28,961 SF
YEAR BUILT:	2003
RENOVATED:	2023
ACCESS:	GATED

PROPERTY OVERVIEW

Tideway Assisted Living Facility in Galveston, TX, is a +/-28,961 SF facility with room for expansion located on 3.5 acres next to Galveston Beach. The existing business is a fully-operational licensed 32 beds facility with additional beds possible via repurpose opportunity the dormant therapy & aquatic wing. Existing quad style living quarters, activity & great rooms with high ceilings throughout, professional staff offices, commercial kitchen, rear yard with walking trail, water views, and community garden make this a peaceful retirement facility. The remaining +/- 1.5 acre Pad Site is a perfect land development opportunity for a 'Continuum of Care' expansion project such as independent living, assisted living, memory care, and skilled nursing allowing for residents to transition to different levels of care. Alternative pad site uses include retail, restaurant, condominium, multi-family units and/or other.



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

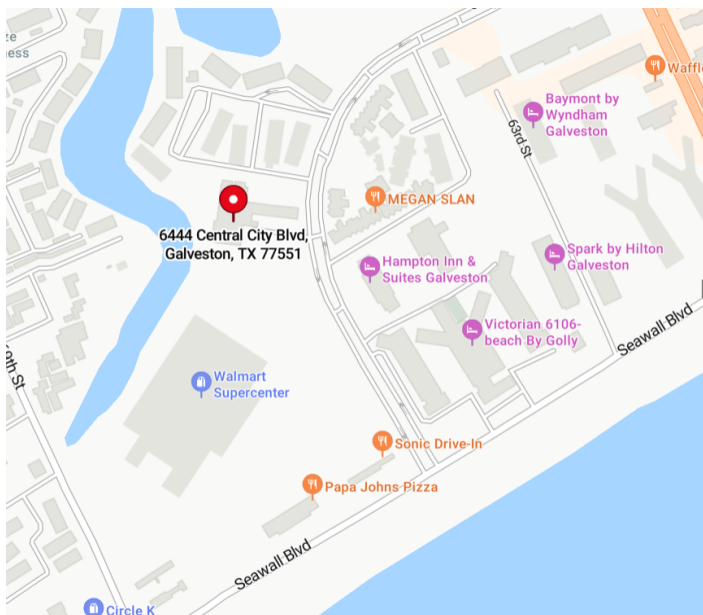
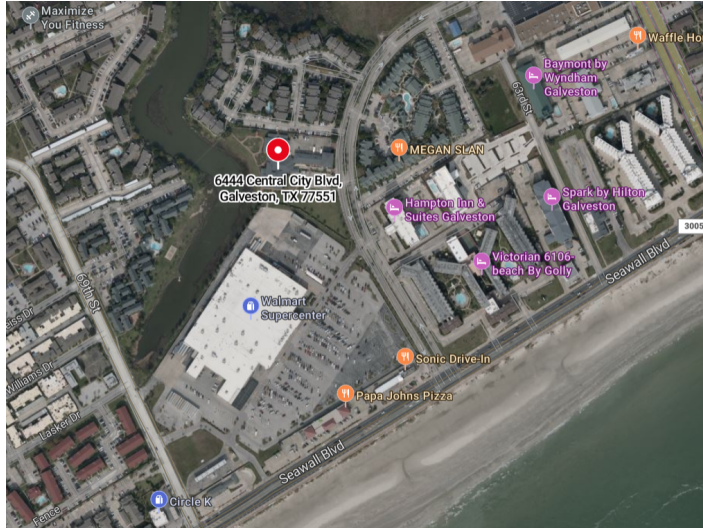


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

LOCATION & HIGHLIGHTS

6444 CENTRAL CITY BOULEVARD



LOCATION INFORMATION

Building Name: Tideway ALF
Street Address: 6444 Central City Boulevard
City, State, Zip: Galveston, TX 77551
County: Galveston
Market: Near West End
Sub-market: Golf Crest
Signal Intersection: 61st Street, Seawall Blvd.

LOCATION OVERVIEW

Galveston is a coastal resort city and port off the Southeast Texas coast on Galveston Island. Primary beach for Houston, TX. Short distance from the beach and local attractions such as The Seawall, The Strand, Moody Gardens & Schlitterbahn Waterpark, Pleasure Pier. University of Texas Medical Branch (UTMB) at Galveston. Much of Galveston's economy is centered in the tourism, health care, shipping, and financial industries. The 84-acre (34 ha) University of Texas Medical Branch campus with an enrollment of more than 2,500 students is a major economic force of the city.

PROPERTY HIGHLIGHTS

- +/-28,961 SF facility with room for expansion located on 3.5 acres next to Galveston Beach.
- Fully-operational licensed 32 beds facility with additional beds possibility.
- Peaceful & well-maintained Assisted Living Facility built in 2003.
- Continuum of Care options include independent living, assisted living, memory care, and skilled nursing.
- Moody Neuro at TideWay is a long-term supported living facility for survivors of brain

KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

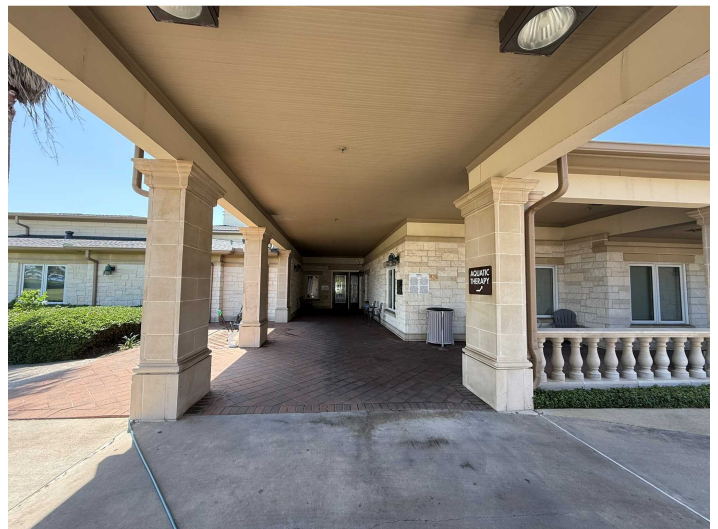


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

PROPERTY PHOTOS

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor

O: (713) 461-9393

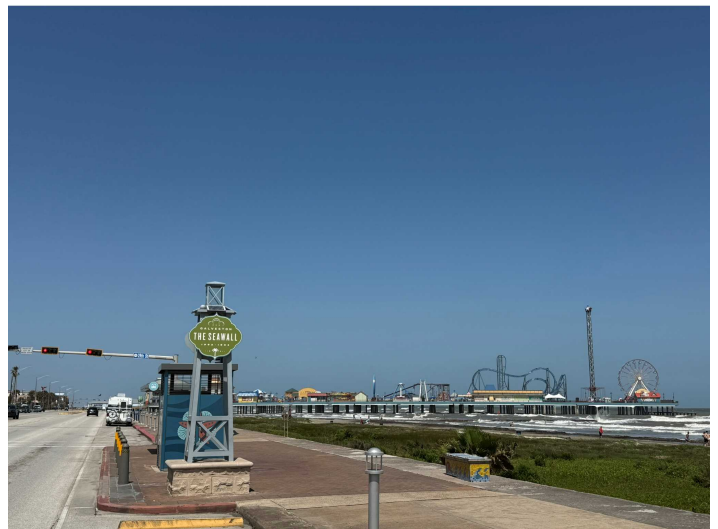
C: (281) 508-0800

tlarson@kw.com

0695022, Texas

PROPERTY PHOTOS

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

PROPERTY PHOTOS

6444 CENTRAL CITY BOULEVARD



GALVESTON BEACH




KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

6444 CENTRAL CITY BOULEVARD




Each Office Independently Owned and Operated


TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

BUSINESS MAP

6444 CENTRAL CITY BOULEVARD




 Quality Inn & Suites
Galveston - Beachfront


 Waffle House

 McDonald's

 La Quinta Inn & Suites by Wyndham Galveston West Seawall


 Spark by Hilton Galveston

 Hampton Inn & Suites Galveston

 Golden Corral Buffet & Grill

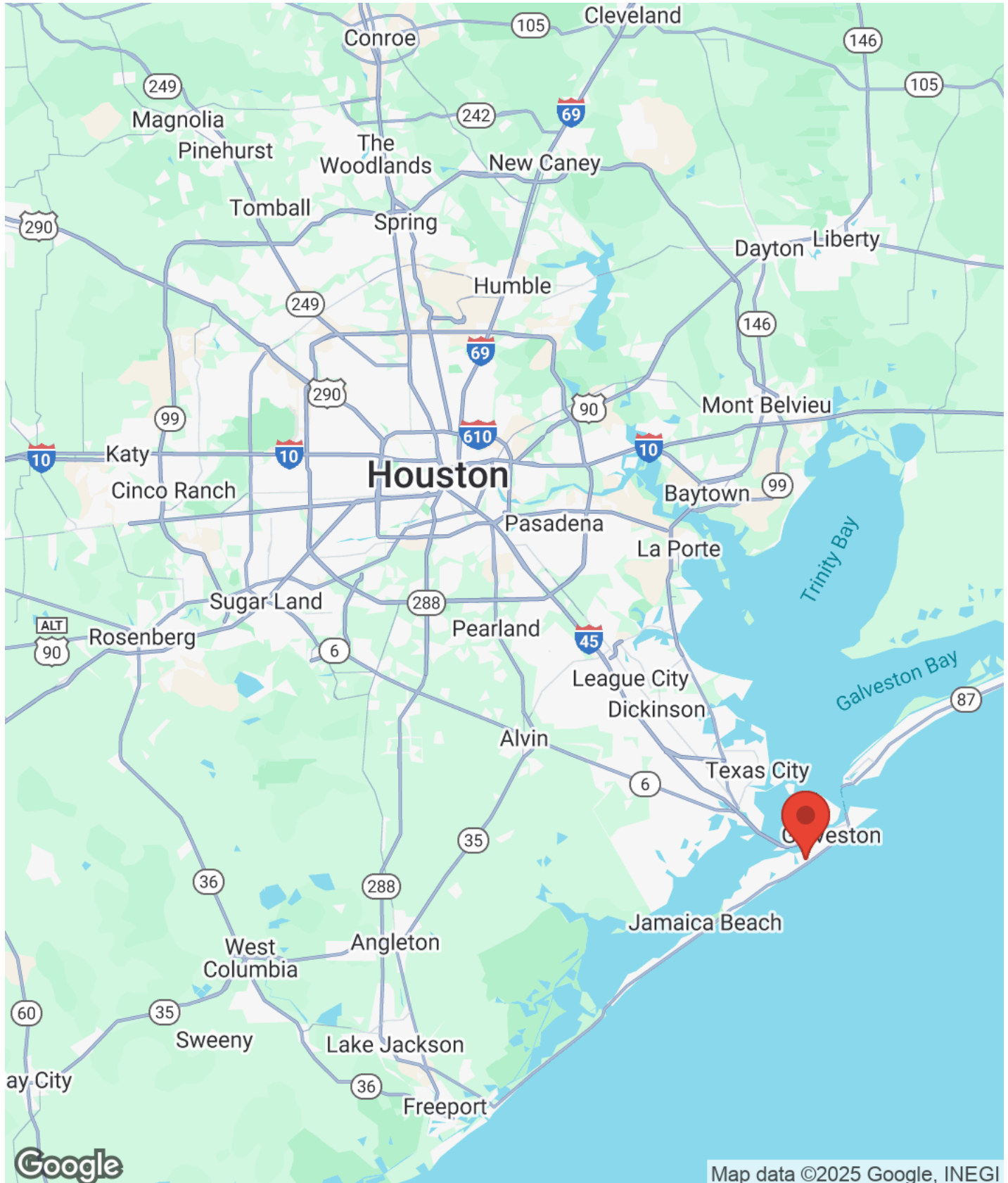
 Walmart Supercenter

 Sonic Drive-In

 Papa John's Pizza

REGIONAL MAP

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

AERIAL MAP

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057

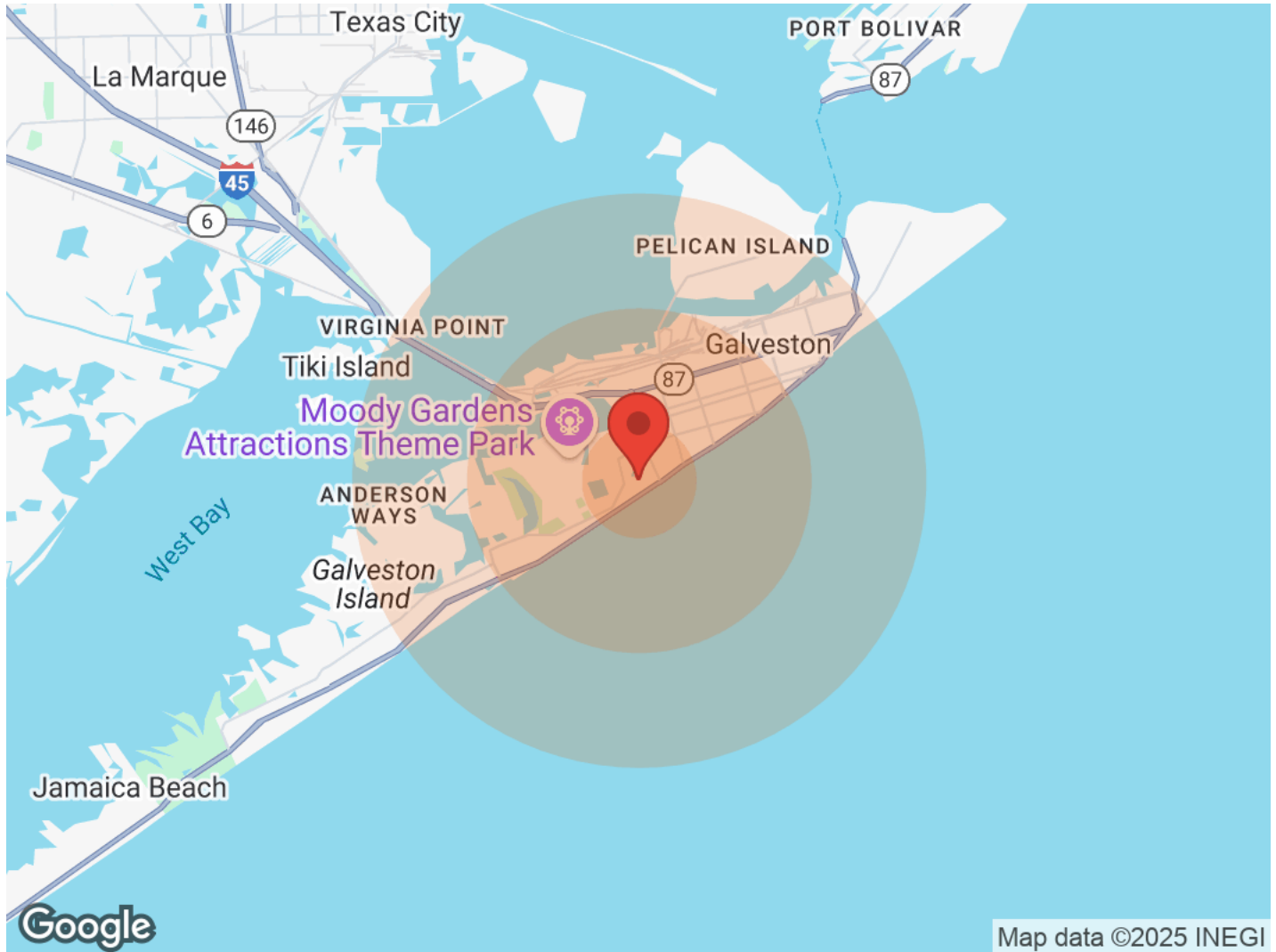


Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

DEMOGRAPHICS

6444 CENTRAL CITY BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	3,878	13,699	17,411
Female	4,442	15,233	18,820
Total Population	8,320	28,932	36,231

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,671	6,007	7,155
Ages 15-24	1,026	3,706	4,353
Ages 25-54	3,263	11,804	15,176
Ages 55-64	970	3,441	4,435
Ages 65+	1,390	3,974	5,112

Race	1 Mile	3 Miles	5 Miles
White	6,125	18,547	23,584
Black	732	5,189	6,291
Am In/AK Nat	7	22	28
Hawaiian	N/A	N/A	N/A
Hispanic	3,112	11,355	13,105
Multi-Racial	2,422	9,478	11,168

Income	1 Mile	3 Miles	5 Miles
Median	\$39,872	\$36,892	\$36,892
< \$15,000	592	2,376	3,180
\$15,000-\$24,999	407	1,616	2,098
\$25,000-\$34,999	458	1,767	2,156
\$35,000-\$49,999	591	1,736	2,150
\$50,000-\$74,999	550	1,691	2,073
\$75,000-\$99,999	378	1,141	1,506
\$100,000-\$149,999	317	789	1,115
\$150,000-\$199,999	156	327	375
> \$200,000	131	228	369

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,793	17,898	23,295
Occupied	3,912	12,181	15,637
Owner Occupied	1,984	5,726	7,186
Renter Occupied	1,928	6,455	8,451
Vacant	1,881	5,717	7,658

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

DISCLAIMER

6444 CENTRAL CITY BOULEVARD



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

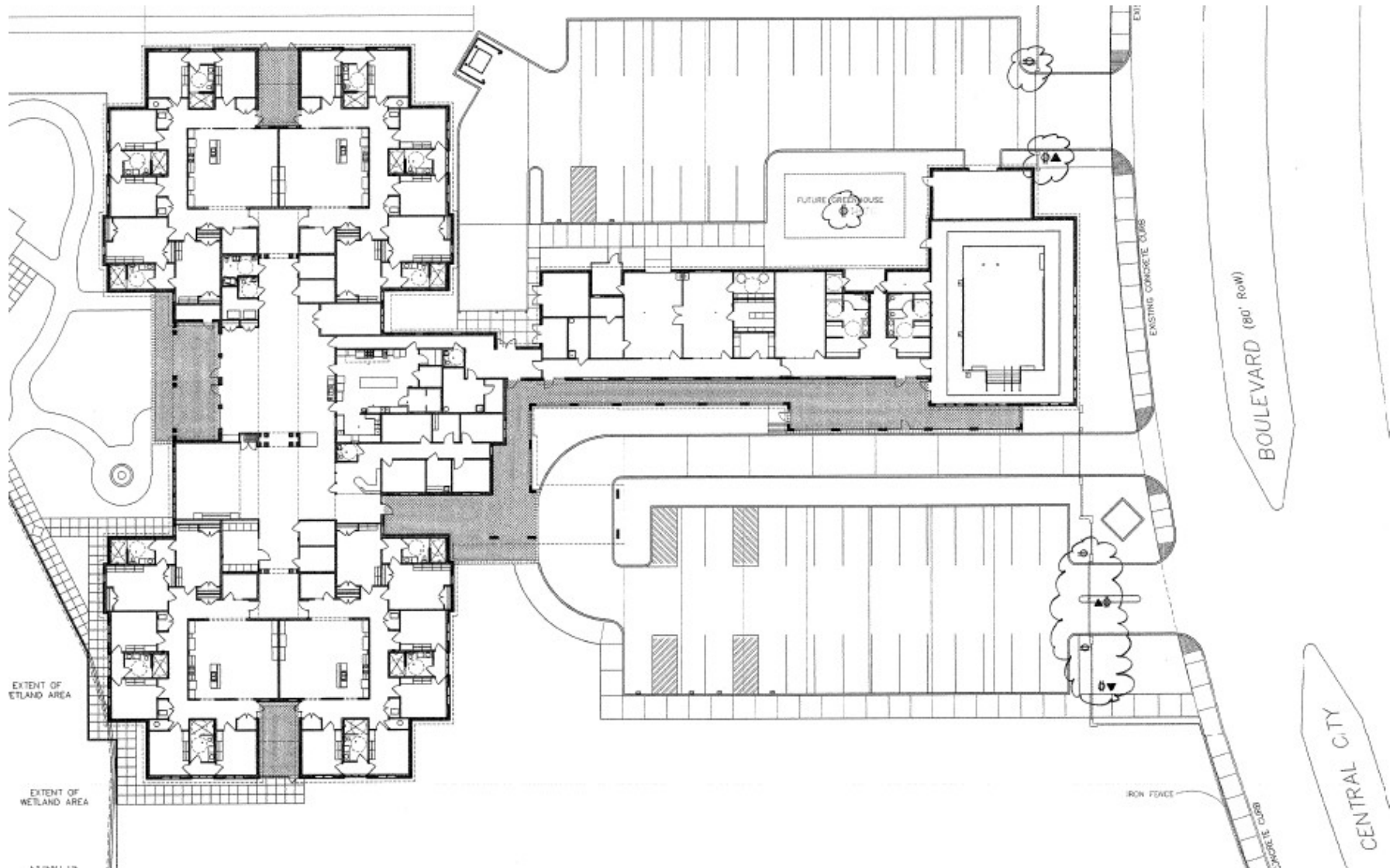
tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

FLOOR PLAN

6444 CENTRAL CITY BOULEVARD



KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

SURVEY

6444 CENTRAL CITY BOULEVARD



LEGAL DESCRIPTION:

Being UNIT 6, 3.628 ACRES as shown on a plot of Moseley Addition of record in Volume 18, Page 472 of the Galveston County Map Records and being more particularly described by metes and bounds as follows:

BEGINNING at the most Northeast corner of said Unit 6, said point also being at the Southeast corner of Central City Unit 7, according to the map thereof recorded in Volume 17, Page 73 of the Map Records of Galveston County, Texas, said point also being in the Westerly line of Central City Boulevard;

THENCE in a Southerly direction, along the Westerly line of said Central City Boulevard and along a curve to the left having a radius of 790 feet, on an arc distance of 449.90 feet, (called 449.83 feet), a chord bearing of S 08°24'02" E, a chord distance of 443.85 feet (called 443.78 feet) to a point for corner being the Northeast corner of Moseley Addition;

THENCE South 58°17'49" West, along the Northerly line of said Moseley Addition, a distance of 31.65 feet;

THENCE North 55°03'07" West, continuing along said Northerly line, a distance of 246.73 feet;

THENCE North 76°19'49" West, a distance of 225.75 feet to point for corner in the Westerly line of said Unit 6 and also being in the Easterly line of Central City Unit 5, according to the map thereof recorded in Volume 15, Page 198 of the Map Records of Galveston County, Texas;

THENCE in a Northerly direction, along the common line between said Units 5 and 6, and along a curve to the left having a radius of 240 feet, on an arc distance of 186.32 feet, a chord bearing of N 19°12'24" W, a chord distance of 181.67 feet to a point of tangency;

THENCE North 47°26'54" West, continuing along the common line between said Units 5 and 6, a distance of 55.32 feet to a point of curve;

THENCE continuing along the common line between said Units 5 and 6 and along said curve to the left having a radius of 375 feet, on an arc distance of 67.32 feet, a chord bearing N 48°35'37" W, a chord distance of 67.23 feet to a point for corner at the most westerly corner of Unit 6 and also being a common corner of said Unit 7;

THENCE North 44°32'58" East, along the common line between said Units 6 and 7, a distance of 80.40 feet;

THENCE South 83°30'51" East, continuing along the common line between said Units 6 and 7, a distance of 479.54 feet to the PLACE OF BEGINNING and containing 3.628 acres of land, more or less.

LOT SUMMARY

Lot 1	1.179 ACRE	51,511 Sq. Ft.
Lot 2	2.449 ACRE	106,527 Sq. Ft.
TOTAL	3.628 ACRE	158,038 Sq. Ft.

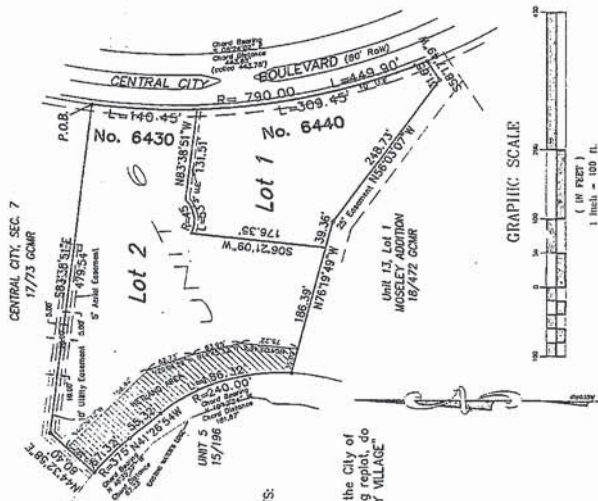
NOTE: This property does lie within the 100 year flood plain as determined by the U. S. Department of Housing and Urban Development and shown on FEMA Map: Community No. 485469; Panel No. 0024; Suffix D; Dated August 15, 1983, Zone A14, BFE 11.

TIDEWAY VILLAGE

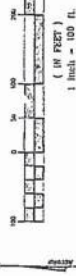
A 2 LOT SUBDIVISION
A REPLAT OF CENTRAL CITY UNIT 6
CITY AND COUNTY OF GALVESTON, TEXAS

HALL, JOHNSON & BOUSE, Surveyors
P.O. Box 877 Galveston, Texas 77553
PH. (409) 740-1517 FAX (409) 740-0377

March 30, 2001 SCALE: 1" = 100' G2545-4



GRAPHIC SCALE



TIDEWAY VILLAGE

A 2 LOT SUBDIVISION
A REPLAT OF CENTRAL CITY UNIT 6
CITY OF GALVESTON, GALVESTON COUNTY, TEXAS
OWNER: TRANSITION LEARNING CENTER AT GALVESTON
SURVEYOR: SIDNEY BOUSE

THE STATE OF TEXAS }
COUNTY OF GALVESTON }
KNOW ALL MEN BY THESE PRESENTS:

That I, BRENT E. MASEL, M.D., President and Medical Director of TRANSITION LEARNING CENTER AT GALVESTON, a corporation organized and existing under the laws of the State of Texas, do hereby make replat of said property and designate said replat as "TIDEWAY VILLAGE" according to the lots, lines and easements shown thereon.

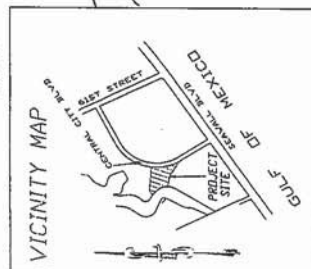
BRENT E. MASEL, M.D.
PRESIDENT AND MEDICAL DIRECTOR
TRANSITION LEARNING CENTER AT GALVESTON

THE STATE OF TEXAS }
COUNTY OF GALVESTON }

This instrument was acknowledged before me on April 1, 2001, by BRENT E. MASEL, M.D.



Catherine Key Strenzel
Notary Public - State of Texas



This REPLAT in the City of Galveston, Galveston County, Texas, as set forth on this plot, has been approved by the Galveston Planning Commission on this the 12 day of May, 2001.

Secretary
Galveston Planning Commission

Chairman
Galveston Planning Commission

THE STATE OF TEXAS :
COUNTY OF GALVESTON :

I, Patricia Ritchie, County Clerk, Galveston County, Texas, do hereby certify that the within instrument was filed for record in my office on May 3, 2001, at 2:10:00 o'clock, P. M., and duly recorded on 2280 Galveston County Map Records.

Witness my hand and seal of office, at Galveston County, Texas, the day and date last above written.

PATRICIA RITCHIE, County Clerk
Galveston County, Texas

This is to certify that I, Sidney Bouse, a Registered Professional Land Surveyor of the State of Texas, have plotted the above replat from an actual survey on the ground and that all corners are properly marked and that this plot correctly represents that survey made by me.

SIDNEY BOUSE
Registered Professional
Land Surveyor No. 5287

NOTE: This property is subject to the City of Galveston Zoning Ordinances and to any restrictions of record.

FEB 7 2002

KELLER WILLIAMS HOUSTON MEMORIAL
1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON
Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

IABS- LISTING AGENT

6444 CENTRAL CITY BOULEVARD



2-10-2025



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.



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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
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

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

TIM LARSON

Commercial Realtor
O: (713) 461-9393
C: (281) 508-0800
tlarson@kw.com
0695022, Texas