

MONTGOMERY TX FOR SALE

ASSISTED LIVING FACILITY
16 LICENSED BEDS - 14.7 ACRES

Presented By:

TASHA BASON

ASSISTED LIVING PROPERTIES - TX

TASHA@WILLOWCREEKCOMMERCIAL.COM

832-303-0465





CONFIDENTIALITY

The confidentiality of the information contained in this offering memorandum regarding the real estate property and operating business is paramount. Recipients of such information are expected to maintain its confidentiality and refrain from disclosing any details to third parties without prior written consent from the disclosing party. This includes all financial data, business strategies, projections, and any other proprietary information disclosed within the memorandum. Exceptions to this confidentiality obligation may apply in instances where information becomes publicly known through no fault of the recipient, is received from a third party without restriction on disclosure, is independently developed by the recipient, or is required to be disclosed by law. Any materials containing or reflecting such confidential information should be promptly returned or destroyed upon request or termination of discussions.

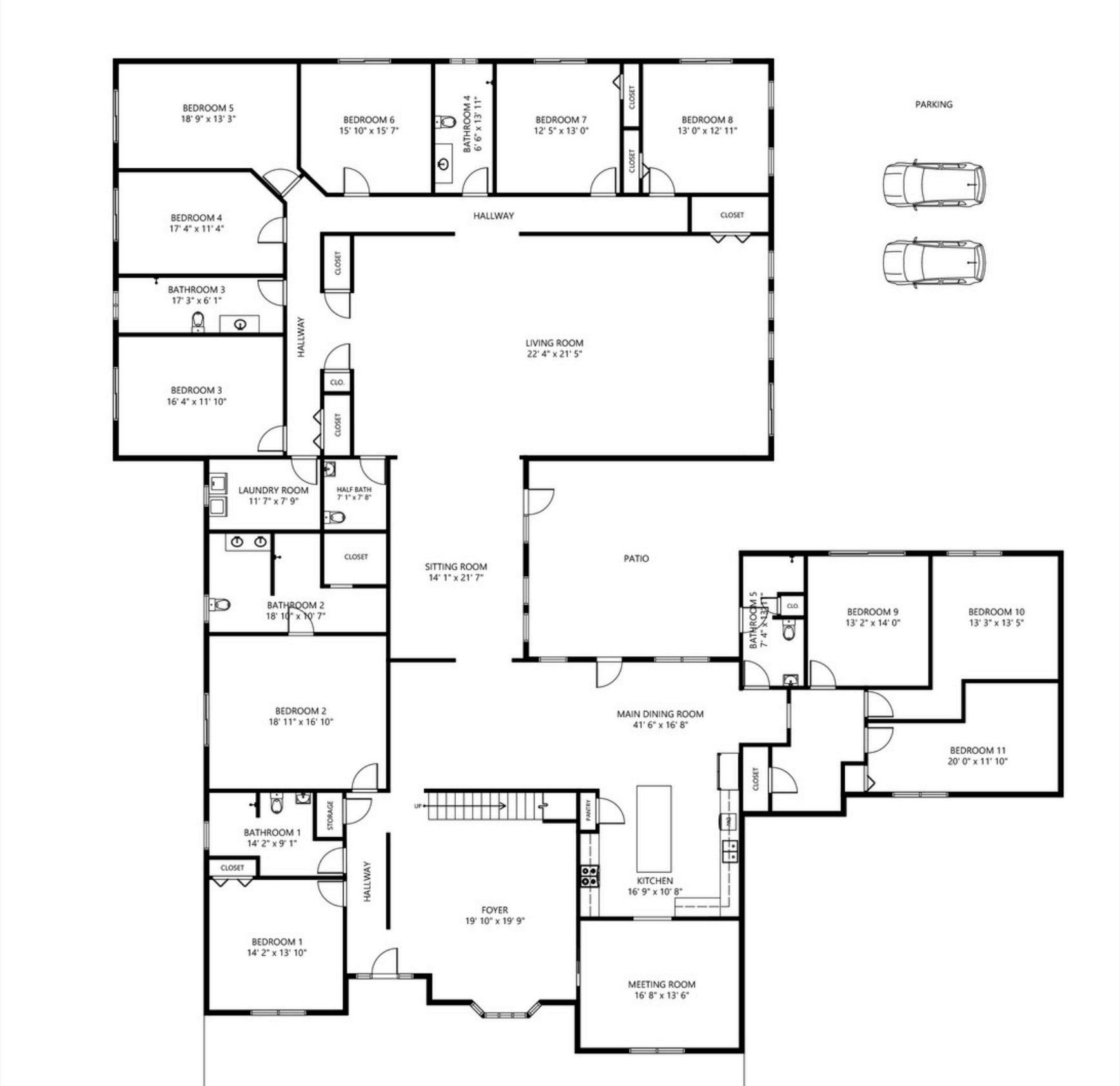
OVERVIEW

- ✓ **14.7** AC Beautiful mostly untouched Land(divisible)
- ✓ Approx. **6,000** SF of Building (buyer to verify)
- ✓ **16** Bed **Type B** Assisted Living Facility
- ✓ FM 2854 Frontage w/Plenty of Land for **Expansion**
- ✓ Stabilized and **Profitable**
- ✓ Located in the **Fast Growing** County of **Montgomery** Tx.
- ✓ Approx. **2,000** SF of 2nd floor for **live in** care taker





LAYOUT/FLOORPLAN



Not to Scale - Buyer to verify room sizes and dimensions



THE OFFERING

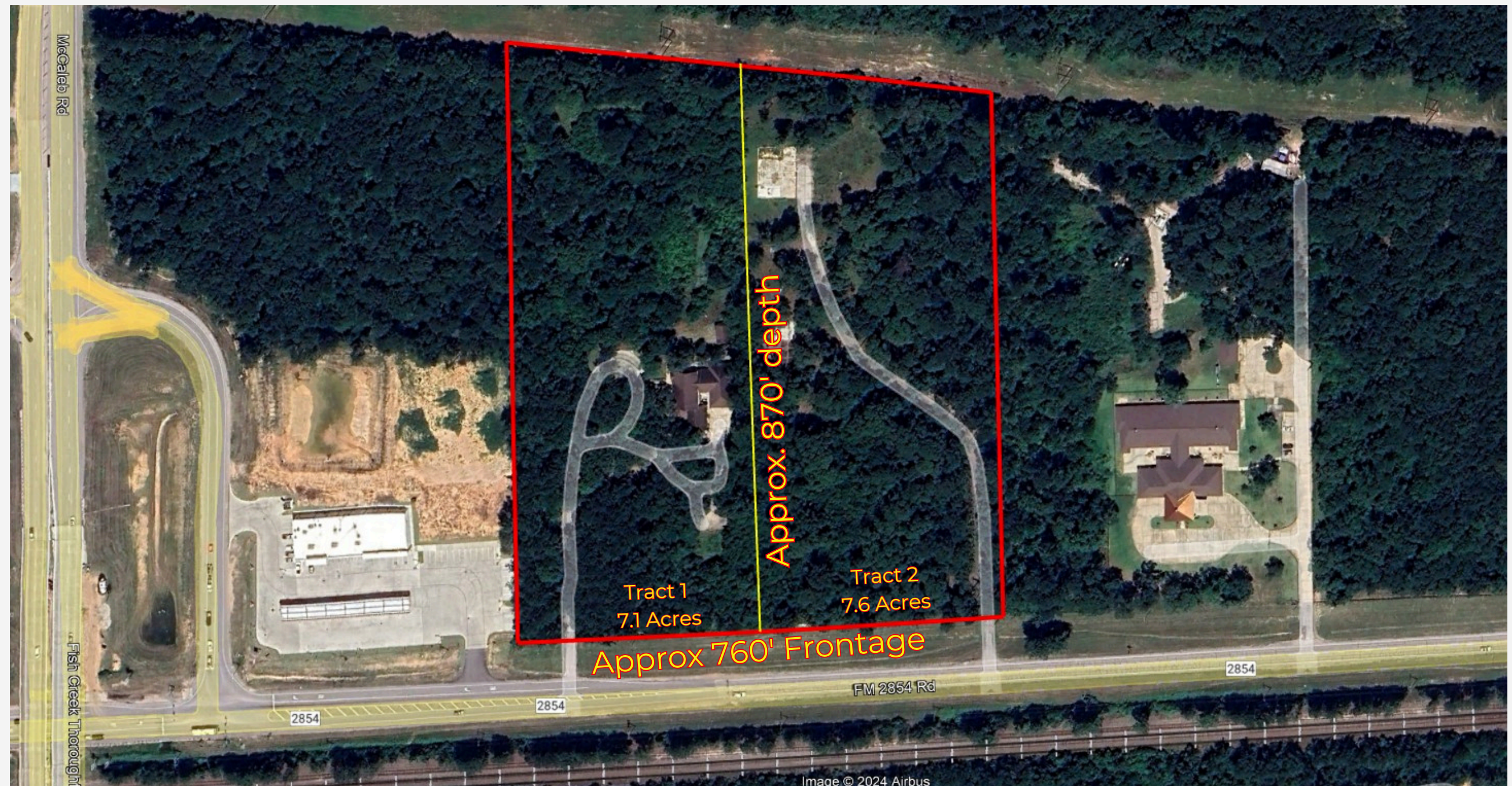
Seize the chance to own over 14+ acres of prime real estate located just outside of Conroe, Texas, off FM 2854. This hidden gem boasts incredible potential and is situated in one of the fastest-growing regions in Texas. Currently home to a profitable 6,000 sq. ft. assisted living facility with 16 beds, this property offers immediate income and substantial room for expansion. The expansive land is ideal for a variety of uses, including multifamily housing, residential developments, or other commercial ventures, with all essential utilities already on-site.

PROPERTY DETAILS

PROPERTY NAME:	Genesis Senior Care
PROPERTY ADDRESS:	14522 FM 2854 Montgomery TX 77316
COUNTY:	Montgomery County
APN:	142617 & 142620
LOT SIZE:	14.7 Acres (7.15 + 7.63)
ZONING:	N/A
NUMBER OF STORIES/BUILDINGS:	Two (2)/ One (1)
YEAR BUILT:	1970, 1990
YEAR RENOVATED:	2019
BUILDING SIZE:	6,047 SF Per MCAD
CARE/LICENSE TYPE:	Assisted Living - Type B
LICENSED BEDS:	16 Beds
OPERATING CAPACITY:	16 Beds
NUMBER OF UNITS:	11 Units + 4 upstairs
UNIT/BED MIX:	6 Private Units 5 Semi-private Units
EXTERIOR:	Brick
ROOF:	Flat - Shingles
FIRE PROTECTION:	100% Fire Sprinkled
EMERGENCY CALL SYSTEM:	24/7 Monitoring

THE LAND

- ✓ Over **750'** of frontage on FM 2854
- ✓ **Dual** access points from FM 2854
- ✓ **Convenient access** to Loop 336, 105, and I-45 North or South
- ✓ **Not** in Flood Plain
- ✓ City **Water** and **Electric** with Septic



Surrounded by beautiful, mature trees, the property offers a serene and picturesque setting, perfect for creating a desirable living environment. The proximity to Conroe provides easy access to shopping, dining, medical facilities, and entertainment options. With all utilities on-site, this property is ready for your next big project, whether it's enhancing the existing facility or embarking on a new development.

This is a rare find in a high-growth area, presenting an unmatched opportunity for savvy investors and developers. Whether you aim to expand the current assisted living facility or embark on a new development project, this land offers the perfect foundation for success.

THE LAND CONT.

- ✓ Two tracts with a Combined **14.7** Acres
- ✓ 7.1 Acre Tract with **16 Bed** ALF
- ✓ 7.6 Acre Tract with **5000 SF** pad with utilities
- ✓ **Organic** driveways to showcase the beautiful large trees
- ✓ *Potential for Sewer Permit with **50-100k gallon** per day capacity



LOCATION/DEMOGRAPHICS

Montgomery County, Texas, encompasses a diverse demographic landscape. The county has experienced steady population growth, reflecting its appeal to residents seeking a blend of suburban living and rural charm. Montgomery County is home to a mix of demographics, including families, young professionals, and retirees attracted to its quality of life, employment opportunities, and amenities. The county's population is characterized by its diversity, with residents hailing from various ethnic and cultural backgrounds. Additionally, Montgomery County boasts a strong educational infrastructure, with access to top-rated schools and institutions. Overall, Montgomery County offers a dynamic and vibrant community, making it an attractive destination for individuals and families alike.

FINANCIAL DATA

Median Household Income 5 Mile: \$111,318

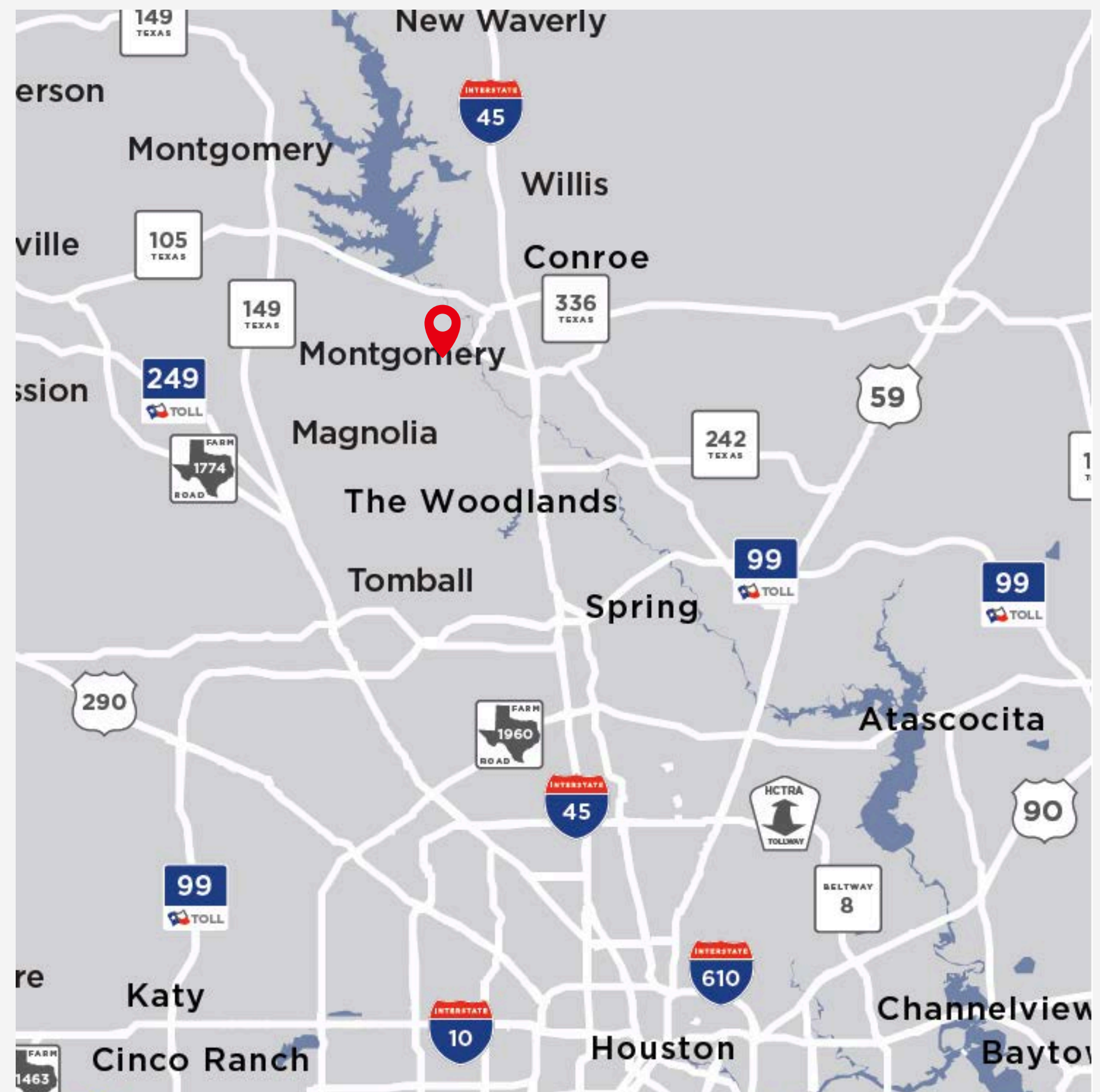
Population 5 Mile: 85,902

Median Home Value: \$347,967

STATISTICS:

5 mile Population: 84,700

63% Population Growth from 2020 to 2023 in 5 mile radius



LOCATION



- ✓ 5 Miles - Conroe
- ✓ 13 Miles - Montgomery
- ✓ 18 Miles - The Woodlands
- ✓ 21 Miles - Tomball
- ✓ 40 Miles - IAH - Airport
- ✓ 47 Miles - Houston TX
- ✓ 9 Miles - Nearest Hospital



Montgomery County, Texas

#8 FASTEST
GROWING
TEXAS COUNTY

620,443 CURRENT POPULATION
200%+ GROWTH PAST 25 YEARS

United States
Census
Bureau



HOUSEHOLD

2.86
AVERAGE SIZE



POPULATION

1 MILLION
PROJECTED
IN 25 YEARS



INCOME

\$117,318
AVERAGE PER
HOUSEHOLD



FOR SALE

14522 FM 2854
MONTGOMERY TX 77316

Tasha Bason
832-303-0465

Tasha@willowcreekcommercial.com

