

PLANO TX

**ASSISTED LIVING - MEMORY CARE FACILITY
51 LICENSED BEDS**

CONFIDENTIAL

OFFERING MEMORANDUM

Presented By:

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ASSISTED LIVING PROPERTIES - TX

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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

- ✔ **1.98 AC 20,755 SF**
Built in 2000 renovated 2016/22
31 units with up to **56** beds
- ✔ A **Purpose-Built** Assisted Living Facility
Converted to **Memory Care** in 2022/23
and licensed for 51 Beds at the moment
- ✔ Located in the **affluent** and **flourishing** city
of **Plano** Tx. Right off Georgebush Turnpike.
- ✔ Building features an **‘X’** layout with Multiple
floorplans ranging from a single bed **290sf**
to double occupancy **464sf**
- ✔ Real Estate, Business, Assets, License, employees,
residents all to **convey** with the sale.



Two Bedroom 2A Approx. 464sf



Two Bedroom 2B Approx. 464sf



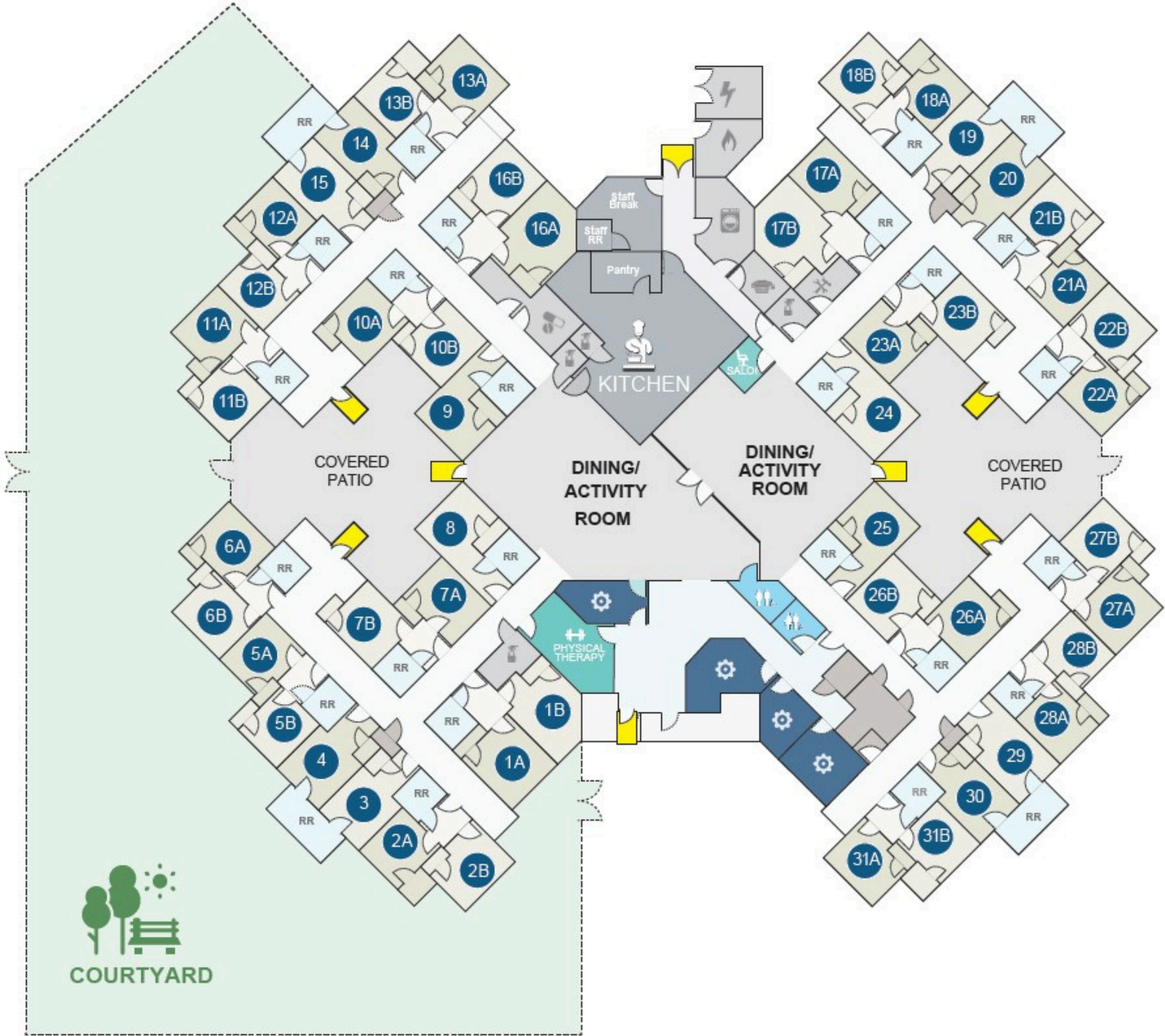
Private Studio Approx. 290sf

Semi-Private Studio Approx. 350sf



One Bedroom Approx. 373sf

LAYOUT/FLOORPLAN





THE OFFERING

Introducing Silvermark Memory Care, a premier 51-bed, 31 Unit, Type B fully assisted living facility nestled in the vibrant heart of Plano, TX. Boasting a purpose-built design, Silvermark offers a meticulously crafted environment tailored to the needs of its residents. With a mix of private and semi-private suites, Silvermark ensures comfort and privacy for every individual. As an all-inclusive sale, the business assets and resident roster are seamlessly integrated, presenting an unparalleled opportunity for prospective investors. With its strategic location and comprehensive offerings, Silvermark Memory Care presents a compelling investment with significant upside potential.

PROPERTY DETAILS

PROPERTY NAME:	Silvermark Memory Care
PROPERTY ADDRESS:	5521 Village Creek Drive Plano, TX 75093
COUNTY:	Collin County
APN:	R-3266-001-0020-1
LOT SIZE:	1.98 Acres
ZONING:	Commercial
NUMBER OF STORIES/BUILDINGS:	One (1)
YEAR BUILT:	2000
YEAR RENOVATED:	2016/2022
BUILDING SIZE:	20,755 Square Feet
CARE/LICENSE TYPE:	Memory Care/Type B
LICENSED BEDS:	51 Beds
OPERATING CAPACITY:	51 Beds
NUMBER OF UNITS:	31 Units
UNIT/BED MIX:	19 Semi-private Units 12 Studio Units
EXTERIOR:	Panel Siding
ROOF:	Flat - Shingles
FIRE PROTECTION:	100% Fire Sprinkled
EMERGENCY CALL SYSTEM:	24/7 Monitoring

INVESTMENT

- ✓ Sale Price \$3,700,000
- ✓ Price Per SF Building \$178
- ✓ Price Per SF Land \$42.90
- ✓ Price Per Unit \$119,355
- ✓ Price Per Bed \$72,549
- ✓ Financials available upon request



LOCATION/DEMOGRAPHICS

Plano, Texas, located 19 miles north of downtown Dallas, is the fourth largest city in the Dallas-Fort Worth region with over 287,000 residents. Plano is home to over 13,000 businesses and 67 Forbes Global 2000 companies, which includes many globally-recognized brands.

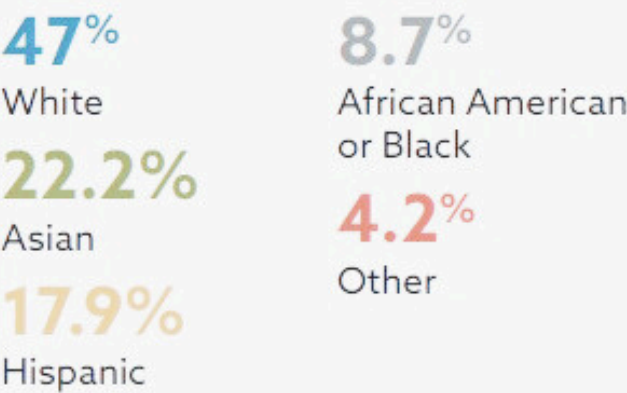
FINANCIAL DATA

Median Household Income: \$95,002
Per Capita Income: \$49,792
Median Home Value: \$387,200

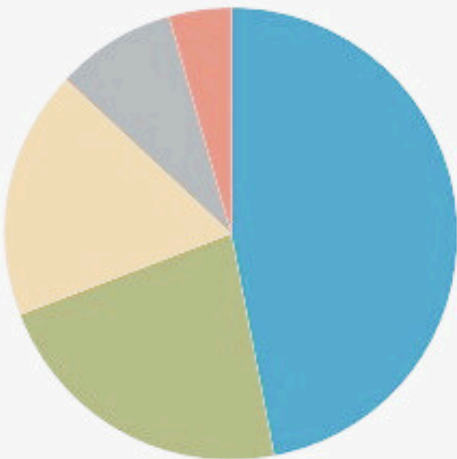
STATISTICS:

Plano Population: 287,037
Fortune 1000 Headquarters: 2

Population By Race



Source: American Community Survey



Population & Population Growth

	2000	2010	2022	Growth 2010-2020
Plano	222,030	259,841	287,037	9.5%
Collin County	491,675	782,341	1,109,462	28.5%
Dallas-Fort Worth	5,161,544	6,520,941	7,759,615	15.6%

Source: U.S. Census Bureau



COMPETITORS

1

Prestonwood Court
7001 W. Plano Parkeay
Type B - 132 Beds

2

Brookdale Collin Oaks
4045 W 15th
Type B - 116 Beds

3

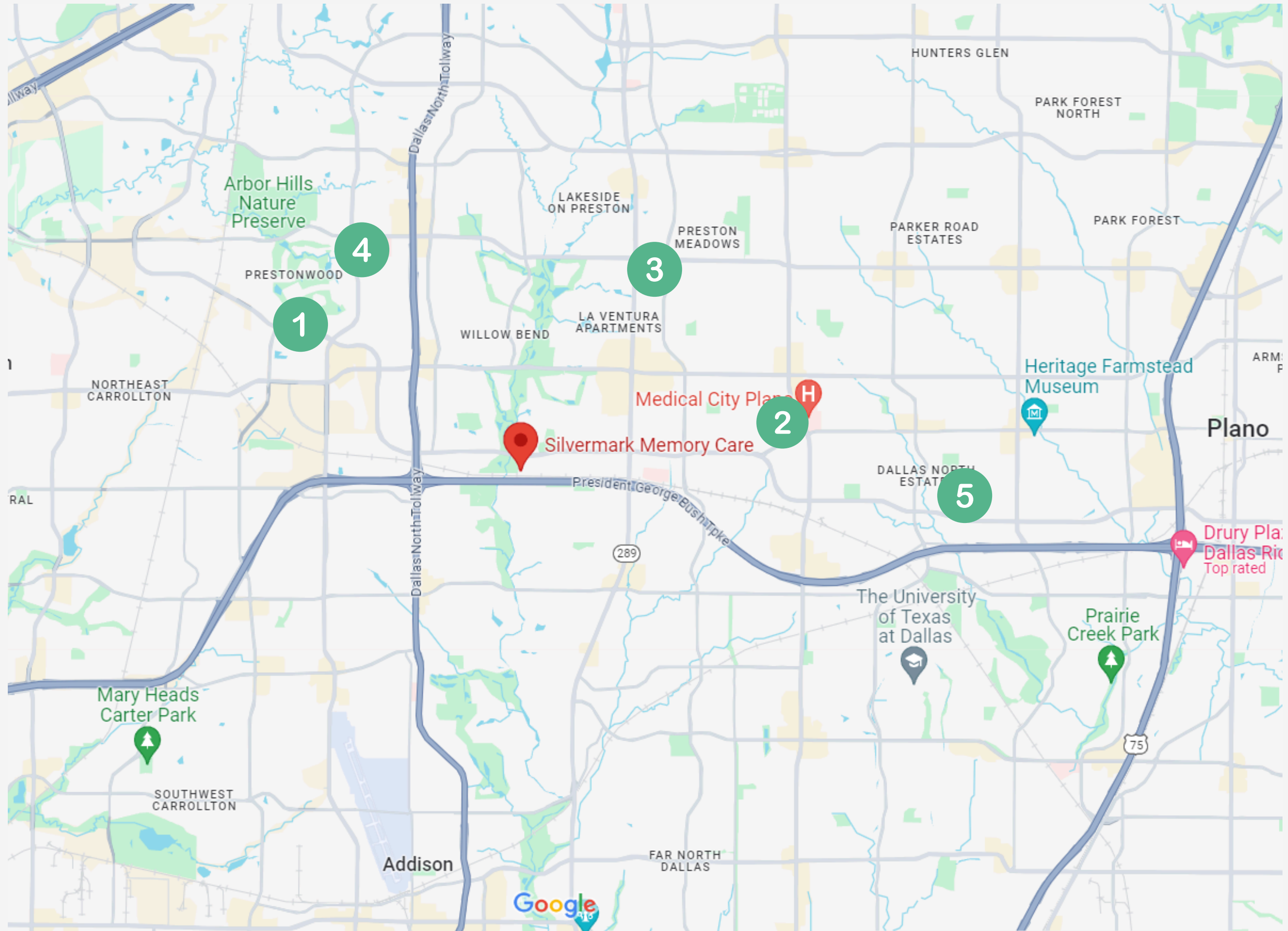
Sunrise Senior Living
4800 W. Parker Rd
Type B - 123 Beds

4

Wyndham Court of Plano
3000 Midway Rd
Type B - 88 Beds

5

Arbor Hills Memory Care
2625 W. Plano Parkway
Type B - 69 Beds



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