

# MONTGOMERY TX FOR SALE

ASSISTED LIVING FACILITY  
32 LICENSED BEDS

Presented By:

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**ASSISTED LIVING PROPERTIES - TX**

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*For Sale*

Assisted Living  
Facility





## THE OFFERING

We are pleased to offer for sale two licensed assisted living facilities, each with a capacity of 16 beds, situated on a picturesque 5.36-acre property in the fast-growing Montgomery County. These facilities have been recently updated and are ready for new owners. Designed to provide a comfortable and supportive living environment, each facility offers ample capacity and modern amenities. The expansive and beautifully landscaped grounds provide plenty of outdoor space for residents to enjoy. Located in a rapidly expanding area, this property presents significant growth opportunities for investors and owners looking to expand their portfolio in the senior care industry. Don't miss this exceptional opportunity to own two thriving assisted living facilities.

# OVERVIEW

- ✓ **5.36** AC Land
- ✓ Approx. **17,000** SF of Building SF  
10,064 + 6,908 (buyer to verify)
- ✓ Two **16** Bed Facilities, 1 **Purpose-Built**;  
Licensed for **32** Beds
- ✓ Additional slab foundation -  
Room for **Expansion**
- ✓ **Updated** in 2024
- ✓ Located in the **Fast Growing**  
County of **Montgomery** Tx.



# LAYOUT/FLOORPLAN



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## House 1

Built in 1967

Updated in 2024

Type B - Assisted Living

16 licensed beds

11 Units (4 private, 7 semi private)

Private unit: 168 SF

Semi-Private unit: 240 SF

# LAYOUT/FLOORPLAN

## House 2

Built in 2007 | Updated in 2024

Type B - Assisted Living

16 licensed beds

13 Units (10 private, 3 semi private)

Private unit: 366 SF

Semi-Private unit: 394 SF



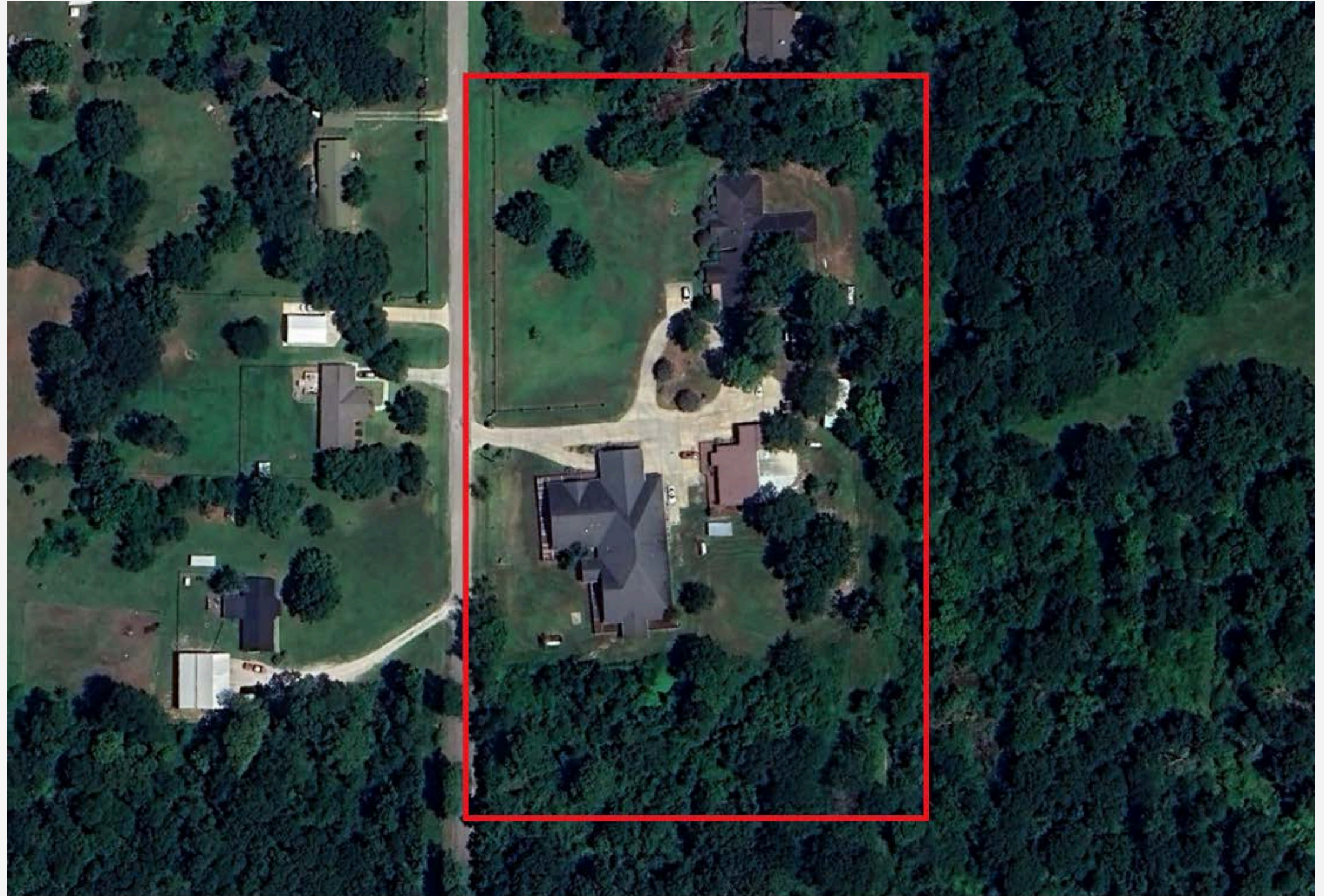
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# PROPERTY DETAILS

**PROPERTY NAME:** A Village Home  
**PROPERTY ADDRESS:** 23164 Landrum Village Dr. Montgomery TX 77316  
**COUNTY:** Montgomery County  
**APN:** 6793-00-04500  
**LOT SIZE:** 5.36 Acres  
**ZONING:** N/A  
**NUMBER OF STORIES/BUILDINGS:** One (1) / Two (2)  
**YEAR BUILT:** 1967, 2007  
**YEAR RENOVATED:** 2024  
**BUILDING SIZE:** 10,064 SF & 6,908 SF = 16,972 Gross  
**CARE/LICENSE TYPE:** Assisted Living - Type B  
**LICENSED BEDS:** 32 Beds  
**OPERATING CAPACITY:** 32 Beds  
**NUMBER OF UNITS:** 24 Units  
**UNIT/BED MIX:** 14 Private Units 10 Semi-private Units  
**EXTERIOR:** Panel Siding / Brick  
**ROOF:** Flat - Shingles  
**FIRE PROTECTION:** 100% Fire Sprinkled  
**EMERGENCY CALL SYSTEM:** 24/7 Monitoring

# INVESTMENT

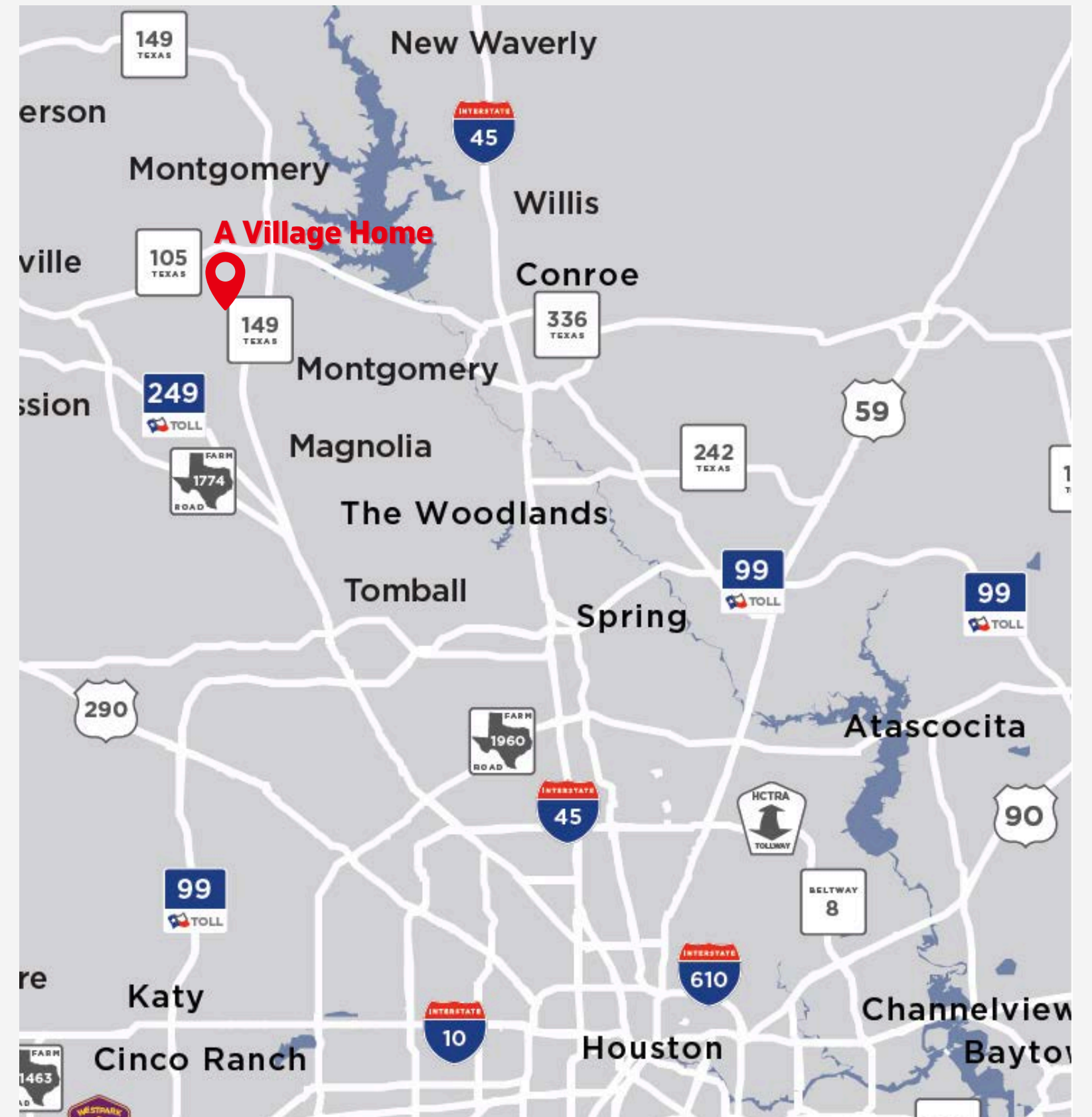
- ✓ Sale Price \$2,800,000
- ✓ Price Per SF - Building \$165
- ✓ Price Per SF - Land \$12
- ✓ Price Per Unit \$116,667
- ✓ Price Per Bed \$87,500





## 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: \$117,318  
Average Household Income 5 Mile: 137,966  
Median Home Value: \$349,967

### STATISTICS:

5 mile Population: 51,267  
63% Population Growth from 2020 to 2023 in 5 mile radius

# LOCATION



- ✓ 5 Miles - Montgomery
- ✓ 20 Miles - Tomball
- ✓ 55 Miles - Houston TX
- ✓ 20 Miles - Conroe
- ✓ 30 Miles - The Woodlands
- ✓ 16 Miles - Magnolia
- ✓ 52 Miles - IAH - Airport



# 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



# OFFERING MEMORANDUM

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MONTGOMERY TX 77316

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