

COLLEYVILLE, TX

SILVER RIDGE

OFFERING SUMMARY

RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

SILVER RIDGE ASSISTED LIVING

Silver Ridge is an assisted living facility located in Colleyville, TX. The property’s three buildings occupy two tracts located on the north and south sides of Timberline Dr, immediately west of Colleyville’s City Park.

The property features private and semi-private units for its residents. Silver Ridge is currently configured to house 16 assisted living beds and 40 memory care beds for a total of 56 beds in addition to 4 independent living units. The facility was classified by the Texas Department of Aging and Disability Services as a “Type B, Large, Assisted Living Facility with Alzheimer’s certification.”

LOCATION

Tract A (Building 1):
5314 Bransford Rd
Colleyville, TX 76034

Tract B (Buildings 2 & 3):
412 Timberline Dr
Colleyville, TX 76034

COUNTY

Tarrant

SUBMARKET

Colleyville / Mid-Cities

LAND AREA

Tract A:	44,867 SF (1.03 AC)
Tract B:	38,735 SF (0.89 AC)
Total:	83,602 SF (1.92 AC)

OWNERSHIP

Currently vacant

USES

Assisted living / Memory care / Rehabilitation

GLA

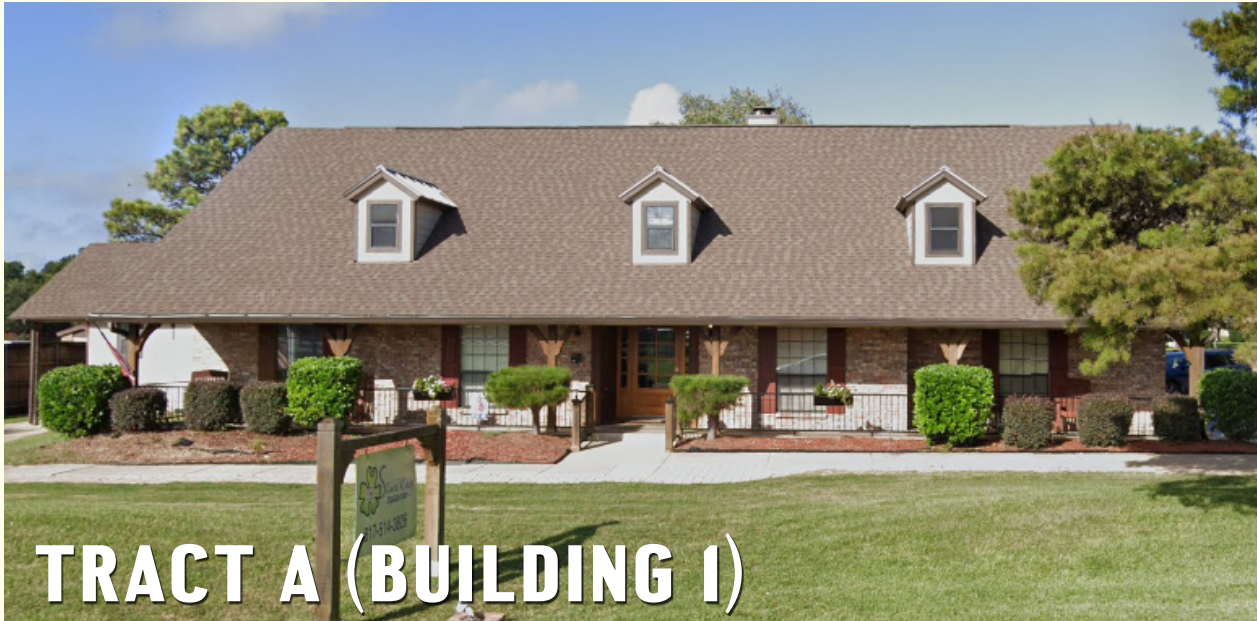
Individual buildings:	See page 5
Total:	20,319 SF

TOTAL BEDS/UNITS

Individual buildings:	See page 5
Total:	56 beds & 4 independent living units

PRICING

Call for details



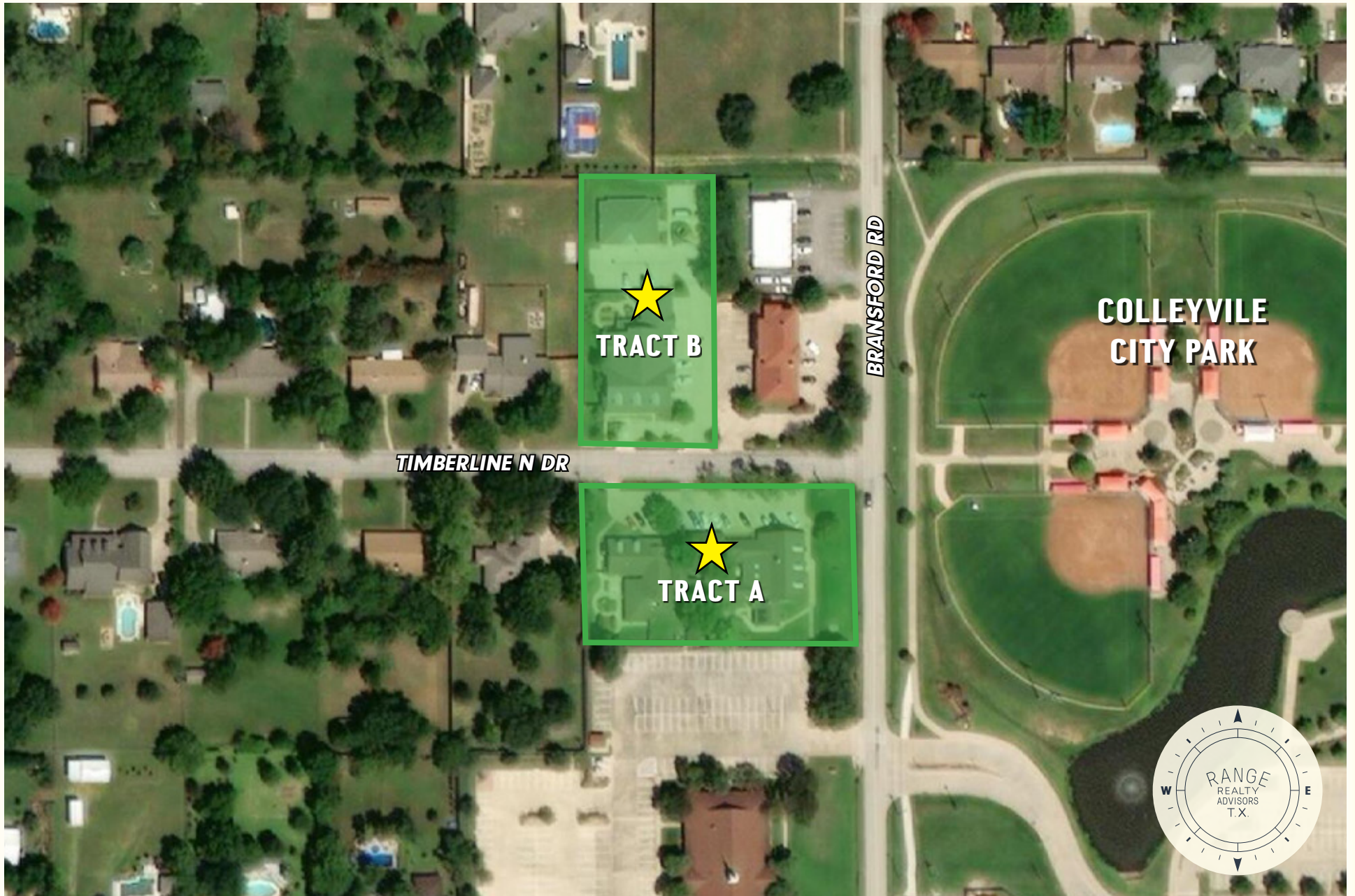
Tract A

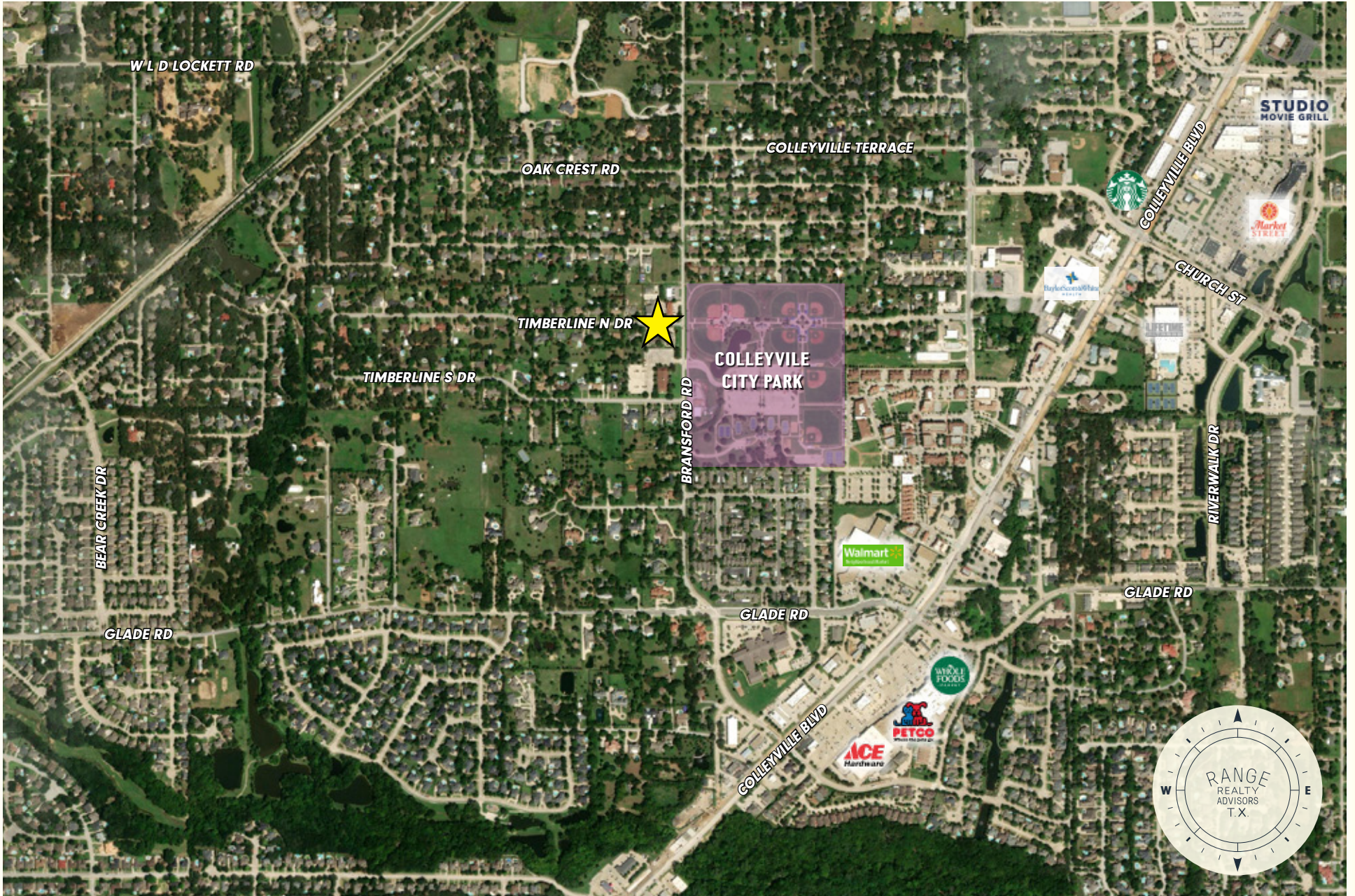
<u>GLA</u>	
Building 1 (built 1986):	11,110 SF
<u>Units/Beds</u>	
Building 1:	19 units/29 beds
<u>Land Area:</u>	44,867 SF (1.03 AC)
<u>Parking:</u>	35 spaces

Tract B

<u>GLA</u>	
Building 2 (built 2013):	7,009 SF
Building 3 (built 2013):	2,200 SF
<u>Units/Beds</u>	
Building 2:	17 units/27 beds
Building 3:	4 units
<u>Land Area:</u>	38,735 SF (0.89 AC)
<u>Parking:</u>	24 spaces









BUILDING 1



BUILDING 1 DINING AREA



BUILDING 1



BUILDING 1

GRAND BROOK MEMORY CARE



250 Heritage Ave
Grapevine, TX 76051

Average lease rate:
\$6,510/mo

DANCING RIVER



3735 Ira E Woods Ave
Grapevine, TX 76051

Average lease rate:
\$4,384/mo

ATRIA GRAPEVINE



3975 William D Tate Ave
Grapevine, TX 76051

Average lease rate:
\$4,717/mo

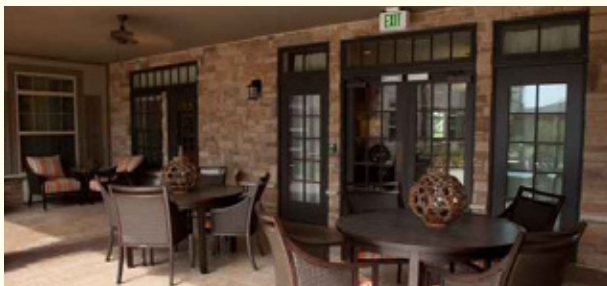
ELLERY ARBOR MEMORY CARE



8100 Precinct Line Rd
Colleyville, TX 76034

Average lease rate:
\$5,000/mo

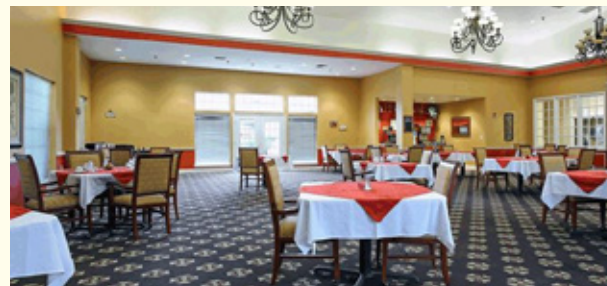
LEGACY AT BEAR CREEK



200 Keller Smithfield Rd
Keller, TX 76248

Average lease rate:
\$5,133/mo

ELMCROFT OF BEDFORD



250 Heritage Ave
Bedford, TX 76021

Average lease rate:
\$4,900/mo

MARKET TOTAL AVERAGE LEASE RATE: \$5,107/MO

INVESTMENT MERITS

THRIVING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- DFW has added more than 1 million residents over the past 8 years. In 2018 alone, the metroplex added 132,000 residents, the largest population gain in the country for that year.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, FedEx, JP Morgan Chase, Charles Schwab, and TD Ameritrade.
- DFW recorded a \$613.4 billion GDP in 2019, making it the 10th largest metropolitan area economy in the world

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas
- No corporate income tax in Texas
- Low corporate franchise tax

PREMIER ASSISTED LIVING SITE

- Approximately 15.9% of Colleyville's citizens are aged 65+
- Colleyville's residents have a median age of 48
- Population of 262,854 within a 5-mile radius

QUALITY OF LIFE IN COLLEYVILLE

- Colleyville is well-recognized as one of the metroplex's most prestigious suburbs.
- The area surrounding the property has a median household income of over \$170,000.
- The city features 11 award-winning parks and greenbelts.
- Owner-occupied housing unit rate of 96.3%
- Median owner-occupied home value of \$488,900
- Estimated population growth of 18.2% from 2010 (22,805 residents) to 2018 (26,945 residents)
- 65.6% of the city's population over the age of 25 holds a bachelor's degree or higher

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets.

To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Acquisitions and Dispositions
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

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