



**FORT WORTH, TX**



**FOREST HILL, TX**

**BID DEADLINE APRIL 30**

# TWO OPERATING ASSISTED LIVING FACILITIES OFFERING HIGH UPSIDE POTENTIAL

## DETAILS

**2601 TANDY AVE., FORT WORTH, TX**

Situated in Fort Worth, Texas, Tandy Village presents itself as a compelling prospect for investors and operators within the senior housing sector. To accommodate the growth in the Dallas and Fort Worth area, expansion opportunities exist through improving services like memory care, upgrading resident amenities and maximizing bed count within existing spaces.

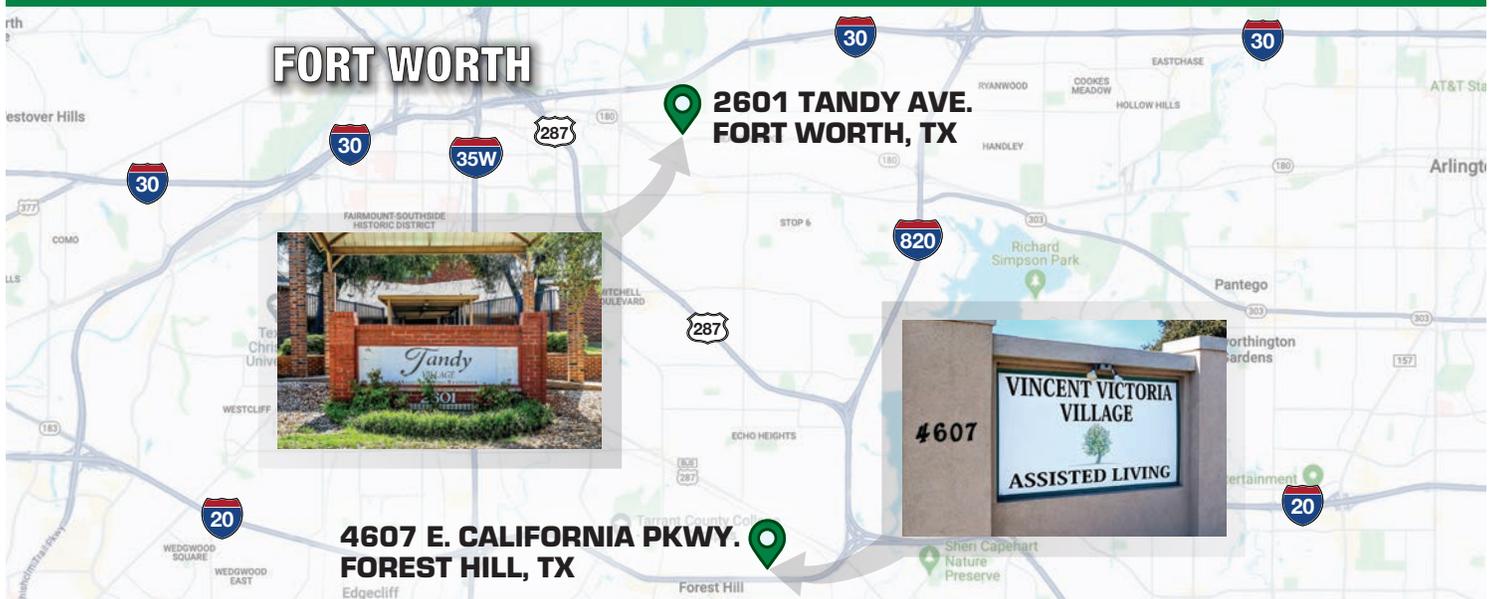
Pre-pandemic occupancy levels of 88% underscore the offering's historical performance and future promise. Recent renovations, include a new roof layer, upgraded flooring and expanded walk-in freezer, signifying a dedication to modernizing the property. This fully operational, turnkey facility awaits an opportunistic owner operator or investor to unlock its potential.

**4607 E. CALIFORNIA PKWY., FOREST HILL, TX**

Vincent Victory Village is a well-located turnkey assisted living facility in the south suburbs of Fort Worth, providing easy access to downtown and the surrounding communities via I-20/I-820. This well-maintained building features two interior courtyards, administrative offices, welcome lobby and reception desk, commercial kitchen, dining room and a laundry room with washers and dryers. With a current occupancy rate of over 90%, this property offers investors the opportunity for significant long-term growth in a thriving market.

Adding to its appeal, the site is zoned to allow multifamily development enhancing its investment option.

## CAN BE SOLD TOGETHER OR INDIVIDUALLY



## HIGHLIGHTS

### 📍 2601 TANDY AVE., FORT WORTH, TX

- Fully staffed turnkey facility licensed for 160 beds
- 40 semi-private & 40 private units
- Densely-populated area just 4 miles east of downtown Ft. Worth
- Upside potential (expanded services, increase bed count, aesthetic updates)
- Amenities include: resident lounge, dining area, commercial kitchen, offices, game room & chapel

<b>TOTAL UNITS</b>	80 Units
<b>LICENSED CAPACITY</b>	160 Beds
<b>BUILDING SIZE</b>	69,454± SF
<b>PARCEL SIZE</b>	3.6± AC (Entire City Block)
<b>PARKING</b>	76 Spaces
<b>YEAR BUILT</b>	1982, Renovated 2015
<b>ZONING</b>	CF (Community Facilities)
<b>TAX ID#</b>	4983629
<b>TAXES (2023)</b>	\$86,540

### 📍 4607 E. CALIFORNIA PKWY., FOREST HILL, TX

- Fully staffed facility with 90% occupancy
- 15 semi-private rooms & 65 private rooms
- Prime I-20/I-820 location
- Less than 10 miles southeast of downtown Ft. Worth
- Amenities include: fully gated perimeter, two interior courtyards, administrative offices, commercial kitchen, dining & activity areas

<b>TOTAL UNITS</b>	61 Units
<b>LICENSED CAPACITY</b>	80 Beds
<b>BUILDING SIZE</b>	27,832± SF
<b>PARCEL SIZE</b>	2.02± AC
<b>PARKING</b>	31 Spaces
<b>YEAR BUILT</b>	1971, Renovated in 2015
<b>ZONING</b>	MF (Multifamily)
<b>TAX ID#</b>	3798011
<b>TAXES (2023)</b>	\$43,987



## LOCAL INFORMATION

Set in Fort Worth, Texas, these properties benefit from the city's status as the nation's thirteenth largest city and its rapid growth between 2010 and 2020. Situated in the larger Tarrant County, this region has drawn in major regional and national employers including Fortune 500 companies like AMR Corporation - American Airlines (24,700), Bank of America (20,000), Texas Health Resources Inc. (19,230), Baylor Scott & White All Saints Medical Center — Fort Worth (17,097), AT&T (15,800), Lockheed Martin Aeronautics Co. (14,126) and JPMorgan Chase & Co. (13,500). With these employment opportunities, it has driven the city's population to nearly one million, with an anticipated annual growth rate of 1.2% until 2027.

### POPULATION GROWTH

Year	2018	2019	2020	2021	2022
Pop. Count	895,008	909,585	918,915	935,508	956,709

Source: US Census Bureau Population and Housing Unit Estimates



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## SENIOR HOUSING SECTOR INFO

The senior housing market is primed for significant growth over the next decade, driven by the aging “baby boomer” generation born between 1946 and 1964. With the population of Americans aged 75 and older increasing from 18.5 million in 2010 to 24.4 million in 2023 - a 31.4% growth rate or 2.1% annually - and a similar trend observed in the 85 and older demographic, rising from 5.5 million to 6.9 million during the same period, at a growth rate of 24.4%, the impact of this demographic shift, aptly dubbed “The Silver Tsunami,” is undeniable. This wave of aging Americans is set to drive demand for assisted living across the United States, with Sun Belt markets experiencing the most growth.

In the aftermath of the COVID-19 pandemic, construction of new senior housing facilities declined significantly, causing demand to far exceed supply. These factors, together with the turnkey delivery of this asset, combine to create a compelling offering for an opportunistic owner, operator or investor.

## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com).

### ON-SITE INSPECTIONS

March 28, April 4 & 11  
By Appointment Only

### MANAGED BID DEADLINE

April 30 by 5:00 p.m. (CT)

### BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

## CONTACT

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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.



### 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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date