

A photograph of the Colonial Oaks at Westchase facility. The building is a long, single-story structure with a mix of brick and light-colored siding. A prominent feature is a large, covered walkway with a wooden roof supported by white columns. The facility is surrounded by lush green trees and a well-maintained lawn. A paved walkway leads towards the building. The sky is bright blue with scattered white clouds.

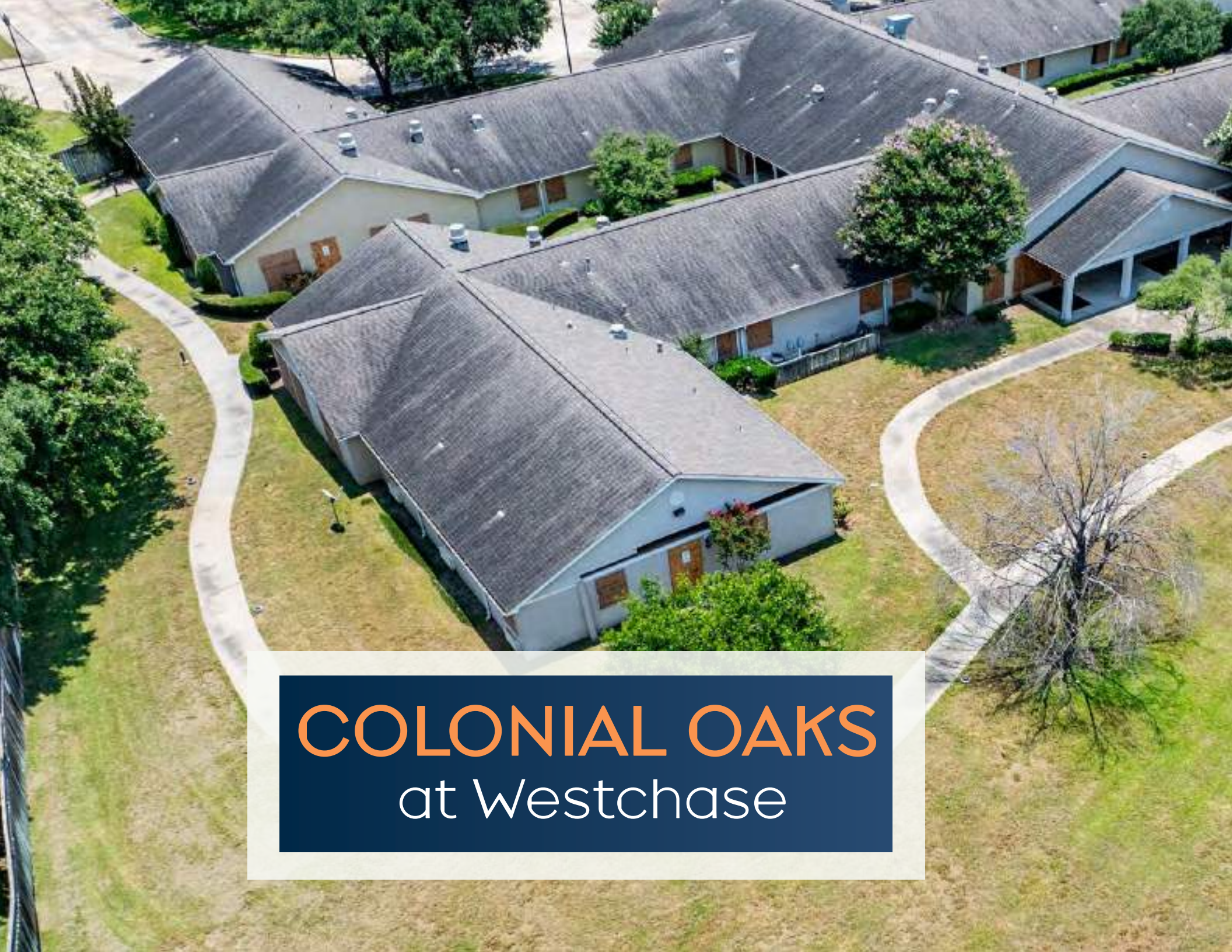
# COLONIAL OAKS

at Westchase

60-UNIT FACILITY | ASSISTED LIVING | REHAB CENTER | VETERANS CARE |  
EMERGENCY SHELTER | TRANSITIONAL HOUSING

11395 RICHMOND AVENUE, HOUSTON, TEXAS, 77082





**COLONIAL OAKS**  
at Westchase

# COLONIAL OAKS

at Westchase



**28,997**

NET RENTABLE  
SQUARE FEET

**60**

TOTAL  
UNITS

**4**

TOTAL  
ACRES

**1999**

YEAR  
BUILT



## Property overview

A 60-UNIT, FORMER ASSISTED LIVING FACILITY, LOCATED WITHIN THE WESTCHASE SUBMARKET OF HOUSTON, TEXAS

# HIGHLIGHTS



VACANT, 60-UNIT FACILITY TOTALING 28,997 SF ON 4 ACRES IN HOUSTON, TX



HIGH VISIBILITY ALONG RICHMOND AVENUE ( $\pm 26K$  VPD) AND NEAR INTERSECTION WITH SAM HOUSTON TOLLWAY ( $\pm 175K$  VPD)



AMENITY RICH SUBMARKET NEAR HCA HOUSTON HEALTHCARE WEST ( $\pm 1$  MILE), WALMART, LOWE'S, H-E-B, KOHL'S, TRADER JOE'S, NEXUS CHILDREN'S HOSPITAL HOUSTON, AND MORE



$\pm 197,159$  INDIVIDUALS WITH AN AVERAGE HOUSEHOLD INCOME OF  $\pm \$74,779$  IN A 3-MILE RADIUS AND  $\pm 494,147$  INDIVIDUALS WITH AN AHHI OF  $\pm \$77,868$  IN AN EXPANDED 5-MILE RADIUS

# AERIAL MAP



TARGET T.J. MAXX  
ULTA Michaels

PET SMART

HCA Houston Healthcare

The Royal Oaks Country Club

Walmart

Kroger

LOWE'S

Chick-fil-A

T-Mobile

H-E-B TRADER JOE'S  
KOHLS

Energy Corridor

COLONIAL OAKS  
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RICHMOND AVE. - 26,955 VPD



# A Rare *Turnkey* Opportunity

Colonial Oaks at Westchase is a fully vacant, 60-room facility on 4 acres in one of Houston's most connected submarkets. Currently undergoing comprehensive renovation — new electrical, plumbing, and room-by-room HVAC — the property is ready for a full operational relaunch across a wide range of care and community use scenarios.

With private en-suite bathrooms in every room, a commercial kitchen, large community spaces, a community farm for therapy, and flexible auxiliary wings, this is a fully realized care campus — not just a vacant building.

ADAPTIVE USE POSSIBILITIES



## Assisted Living Facility

Licensed ALF relaunch with 60–120+ residents. En-suite baths, wide hallways, and life-safety infrastructure support rapid re-licensure.



## Rehabilitation Center

Post-acute, substance recovery, or behavioral health rehab. Private rooms, communal therapy areas, and expansive outdoor grounds.



## Veterans Care Campus

Transitional veterans housing or full-service veterans care, near VA-affiliated providers and Houston's major medical corridor.



## Emergency / Crisis Shelter

Large bed count, commercial kitchen, and four-acre footprint ideal for emergency or disaster-relief shelter with Harris County or FEMA.



## Memory Care / Dementia

Single-story, secured perimeter, therapy farm, and garden walking paths purpose-built for memory care programming.



## Transitional / Sober Living

Private rooms and communal structure ideal for transitional or sober living with ample space for case management and programming.

# Built for *Care.* Ready for Operations.

- **60 Private Rooms — All En-Suite Bathrooms**

Every room has its own private bathroom with ADA fixtures, grab bars, and roll-in shower. Maximum dignity for residents.

- **Communal Showers & Shared Facilities**

Additional communal restroom and shower facilities support higher-density or group care programming models.

- **Commercial-Grade Kitchen**

Full commercial kitchen capable of 60-120+ meal service operations daily. Ready for dietary programming or food service partners.

- **Community Farm — Horticultural Therapy**

Working community farm provides horticultural therapy programming, fresh produce for residents, and purposeful outdoor activity.

- **120+ Bed Capacity**

Room configurations allow double occupancy throughout, enabling 120+ bed operations at comfortable living standards.

- **Large Community Hall**

Spacious multi-purpose room with hardwood floors and natural light — dining, group therapy, worship, or family visitation.

- **Convertible Day Program Spaces**

Multiple smaller wing areas easily become day programs — salon, daycare center, physical therapy, arts therapy, or admin offices.

- **4-Acre Campus with Grounds & Parking**

28,997 SF building on 4 acres allows outdoor recreation, therapy gardens, walking paths, and dedicated parking for staff and visitors.



SECTION

# 2

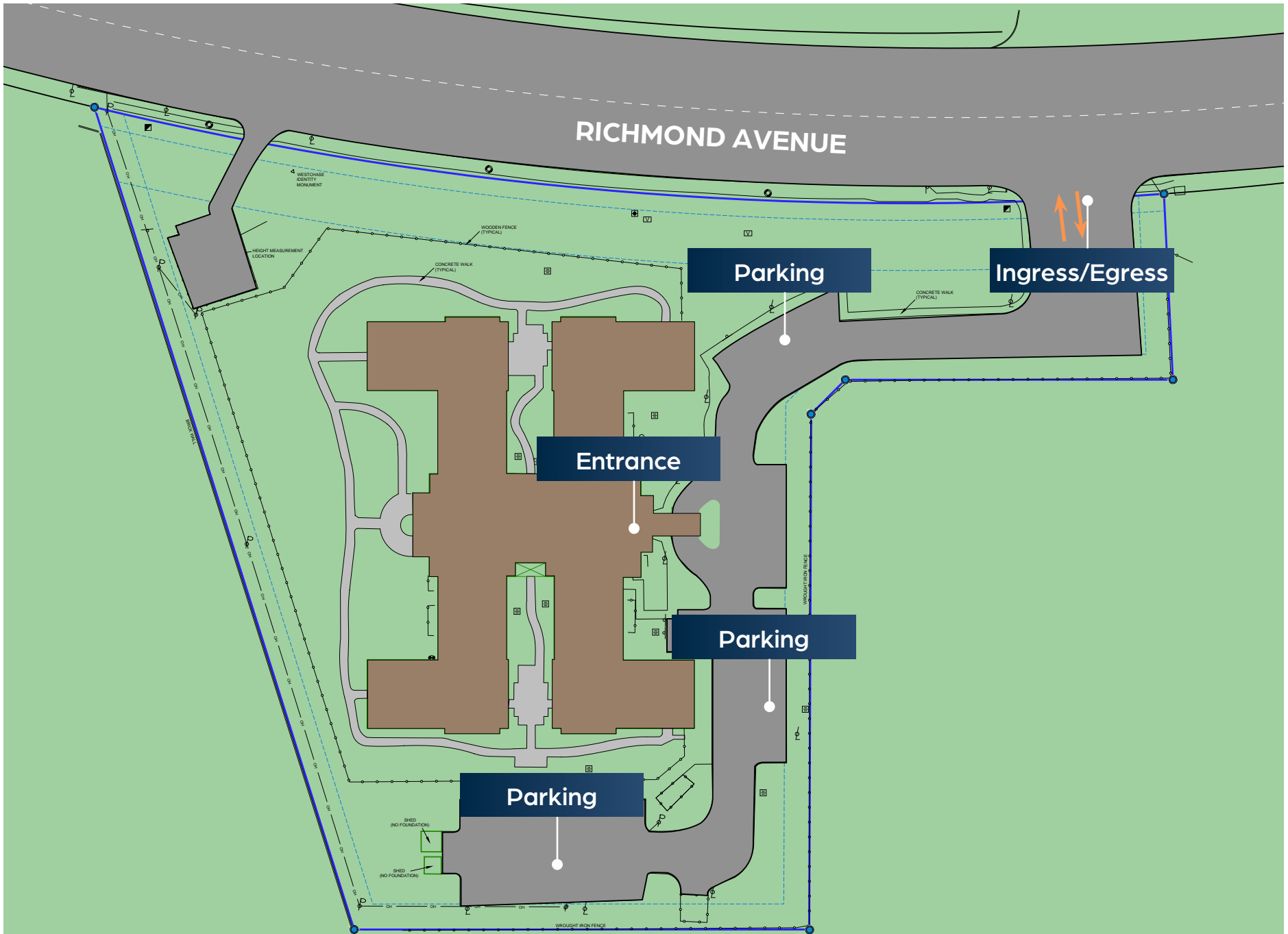
PROPERTY  
INFORMATION







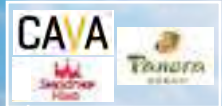
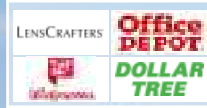
# SITE PLAN







# NEARBY RETAILERS



DOWNTOWN HOUSTON  
15 MILES AWAY

COLONIAL OAKS  
at Westchase

## LOCATION OVERVIEW

# ENERGY CORRIDOR, HOUSTON

THRIVING SUBURBAN COMMUNITY IN WEST HOUSTON, HOME TO SOME OF THE BIGGEST ENERGY GIANTS IN THE WORLD

### LOCATION AND CONNECTIVITY:

The Energy Corridor in Houston, Texas, is a dynamic and rapidly growing area located about 19 miles west of downtown Houston. Known for its concentration of energy industry giants and diverse corporate presence, the Energy Corridor is a crucial economic engine for the region and an attractive location for both living and investment.

The Energy Corridor boasts a robust employment base with several major employers, including BP America, ConocoPhillips, Shell Oil Company, and ExxonMobil. Additionally, the Energy Corridor's strategic location along the Interstate 10 (Katy Freeway) and its proximity to major transportation routes ensure convenient access for businesses and commuters. Additionally, the Energy Corridor is near several higher education institutions, including the University of Houston (20.6 mi), Rice University (18.4 mi), and Houston Community College – Alief Campus (6.0 mi).

The Energy Corridor also offers a diverse range of attractions and activities that cater to residents and visitors alike. Terry Hershey Park and George Bush Park provide expansive green spaces with hiking and biking trails, while the Houston Arboretum & Nature Center offers educational exhibits amidst serene surroundings. For entertainment, TopGolf Houston – Katy and Alamo Drafthouse Cinema – LaCenterra provide fun-filled experiences with golfing games and movie screenings complemented by food and drinks. Shopping enthusiasts can explore Memorial City Mall, CityCentre, and West Oaks Mall, each offering a blend of retail stores, dining options, and entertainment venues. Ashton Gardens at Houston Oaks provides a picturesque setting for weddings and events, while Eldridge Park offers community-oriented facilities such as playgrounds and sports fields.

Houston Energy Corridor District Master Plan





## LOCATION HIGHLIGHTS

Top Employers in the Oil & Gas Industry Include BP America, ConocoPhillips, Shell Oil Company, and ExxonMobil

Home to Three Large Shopping Centers, Several Nationally Acclaimed Retailers, and a Wide Array of Attractions

Bisected by Interstate 10 and Positioned 19 Miles West of Downtown Houston

Home to some of Houston's best Entertainment & Retail Venues and attractions

# PLACES OF INTEREST



## MAP KEY

- 1 Royal Oaks Country Club
- 2 City Centre
- 3 Energy Corridor
- 4 Memorial City Mall
- 5 HCA Houston Healthcare West
- 6 Nexus Children's Hospital Houston
- 7 West Oak Mall

**COLONIAL OAKS**  
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Royal Oaks Country Club



City Centre



Memorial City Mall



Energy Corridor

# HOUSTON, TEXAS

Houston, Texas, is a vibrant metropolis with a diverse and dynamic economy. Known as the “Energy Capital of the World,” the city is home to major energy companies like ExxonMobil, Chevron, and ConocoPhillips, and hosts the annual Offshore Technology Conference. Addiical and biotechnology sectors, drawing significant investment and providing substantial employment through institutions like MD Anderson Cancer Center. Houston’s economy is also bolstered by NASA’s Johnson Space Center, making it a key player in aerospace and aviation, while the Port of Houston supports robust manufacturing and trade activities.


The city’s economic vitality is further supported by its prestigious universities and major employers. Rice University, the University of Houston, and Texas Southern University contribute to workforce development and innovation, particularly in engineering, business, law, and public affairs. Major employers, including ExxonMobil, Texas Medical Center institutions, Chevron, and United Airlines, drive growth and stability across various sectors. Houston’s blend of industries, educational institutions, and leading employers ensures its continued prominence on both national and global economic stages.

Houston’s economy is a complex tapestry woven from a diverse array of industries, prestigious educational institutions, and major employers. The city’s leadership in the energy sector, coupled with its advancements in medical research, aerospace, manufacturing, and technology, positions it as a powerhouse of economic activity. Universities like Rice, UH, and TSU play pivotal roles in fostering innovation and developing a skilled workforce, while major employers like ExxonMobil, Texas Medical Center institutions, Chevron, and United Airlines drive growth and stability. Houston’s economic resilience and adaptability ensure its continued prominence on both national and global stages.





# AREA HIGHLIGHTS



The Texas Medical Center (TMC) in Houston is the largest medical complex in the world, with over 60 institutions dedicated to patient care, research, and education

Houston is often dubbed the "Energy Capital of the World" due to its significant role in the oil and gas industry. The city is home to numerous energy companies, including giants like ExxonMobil, Chevron, and ConocoPhillips

Houston's aerospace industry is anchored by NASA's Johnson Space Center, which has been a cornerstone of America's human spaceflight program since the 1960s

The Port of Houston is one of the busiest ports in the United States, making the city a crucial player in international trade and logistics

# AREAS OF INTEREST

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MAP KEY	
1	M-K-T
2	Univ. of Houston, Downtown
3	Texas Medical Center
4	Houston Arboretum & Nature Center
5	White Oak Music Hall
6	The Galleria
7	Ellington Space Port
8	Downtown Aquarium
9	Central Market
10	St. Joseph Medical Center
11	William P. Hobby
12	George Bush Intercontinental Airport
13	Rice University



# Connect with *Black Gold Realty*

To schedule a tour, request additional information, or discuss licensing and partnership opportunities, contact our team directly.

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at Westchase

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🗓️ Tours available by appointment

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COMMERCIAL · HEALTHCARE · INVESTMENT REAL ESTATE · HOUSTON, TEXAS

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