



# WILLOW FORK

ALZHEIMER'S SPECIAL CARE CENTER



FIRELANE NO PARKING

**OFFERING MEMORANDUM | DECEMBER 2025 | 42 UNITS**

HOUSTON MSA

**BWE** INVESTMENT SALES



INVESTMENT SALES

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## TRANSACTION GUIDELINES



### PRICING

The property is currently VACANT AND NOT OPERATING. The seller is accepting offers.



### PROPERTY TOURS

The Property is available for pre-arranged tours. Please contact Charles Bissell to arrange your tour.



### OPERATIONS

On December 1, 2025, the Property ceased operating as a memory care focused assisted living center. The seller has another property in the market and elected to consolidate operations at the other property. Buyers will have the ability to examine a variety of potential uses.



### FINANCING

The Property is offered free and clear of in-place debt.



### OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent delivered to Charles Bissell, spelling out the significant terms and conditions of Purchaser's offers including, but not limited to:

- Pricing
- Due diligence and closing time frames
- Potential sources of debt and equity
- Earnest money deposit amount
- Buyer's proposed use



### CONFIDENTIALITY

BWEIS is exclusively representing ownership and all communications relating to this offering should be made through BWEIS. No unauthorized attempts should be made to tour the property or contact a member of ownership or management.



# WILLOW FORK

ALZHEIMER'S SPECIAL CARE CENTER

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# WILLOW FORK

ALZHEIMER'S SPECIAL CARE CENTER





# WILLOW FORK

## ALZHEIMER'S SPECIAL CARE CENTER

Willow Fork is a 42 unit assisted living facility designed to facilitate the housing and care of persons with Alzheimer's disease and other forms of memory impairment and dementia. Constructed in 2014, the property has 42 units was previously licensed for 50 beds. The units are configured in 4 wings connecting to a central core where the dining room and other common amenities are present. Located in growing Fort Bend County, the 2.708 acre site fronts to Westheimer Parkway, just a short distance from the intersection of Westheimer Parkway and Cinco Ranch Road. As a result, the site has excellent visibility and is easy to access. The surrounding properties are a mix of residential and other community support uses. There is another seniors housing community - Atria Cinco Ranch - immediately to the northeast. A large Target anchored shopping center is situated a block to the southeast.

As of December 1, 2025, the building is no longer operating as a memory care focused assisted living facility. The seller consolidated operations at another property they own in the Katy market. The operating license is no longer in place. Buyers may seek to use the building for a variety of purposes, including:

Assisted living • Medical offices • Sleep center • Rehab center • MHMR facility • Etc.

Buyers will need to conduct due diligence into zoning and deed restrictions to determine the legality of any alternative use.. Broker and seller make no warranty that any alternative use will be permitted.



42 UNITS



HIGH VISIBILITY SITE



PMA 75+ POPULATION GROWING AT 5.64% ANNUALLY



\$121,121 MEDIAN HH INCOME

Cinco Ranch Junior High &

TRADER JOE'S CYCLEBAR PREMIUM INDOOR CYCLING  
 Bar Louie CAVA The Rouxpour RESTAURANT & BAR  
 WOB WORLD OF BEER BAR & KITCHEN NOTHING BUT CAKES

TARGET  
 HomeGoods  
 OfficeMax  
 Chick-fil-A SONIC  
 WHATABURGER

Redeemer Community Church

COMMERCIAL CENTER BLVD



WESTHEIMER PARKWAY

WILLOW FORK  
ALZHEIMER'S SPECIAL CARE CENTER

La Fina Mexican Restaurant  
 Sola Salon Studios  
 Mathnasium of Cinco Ranch



CINCO VILLAGE CENTER BOULEVARD

**WILLOW FORK**  
ALZHEIMER'S SPECIAL CARE CENTER

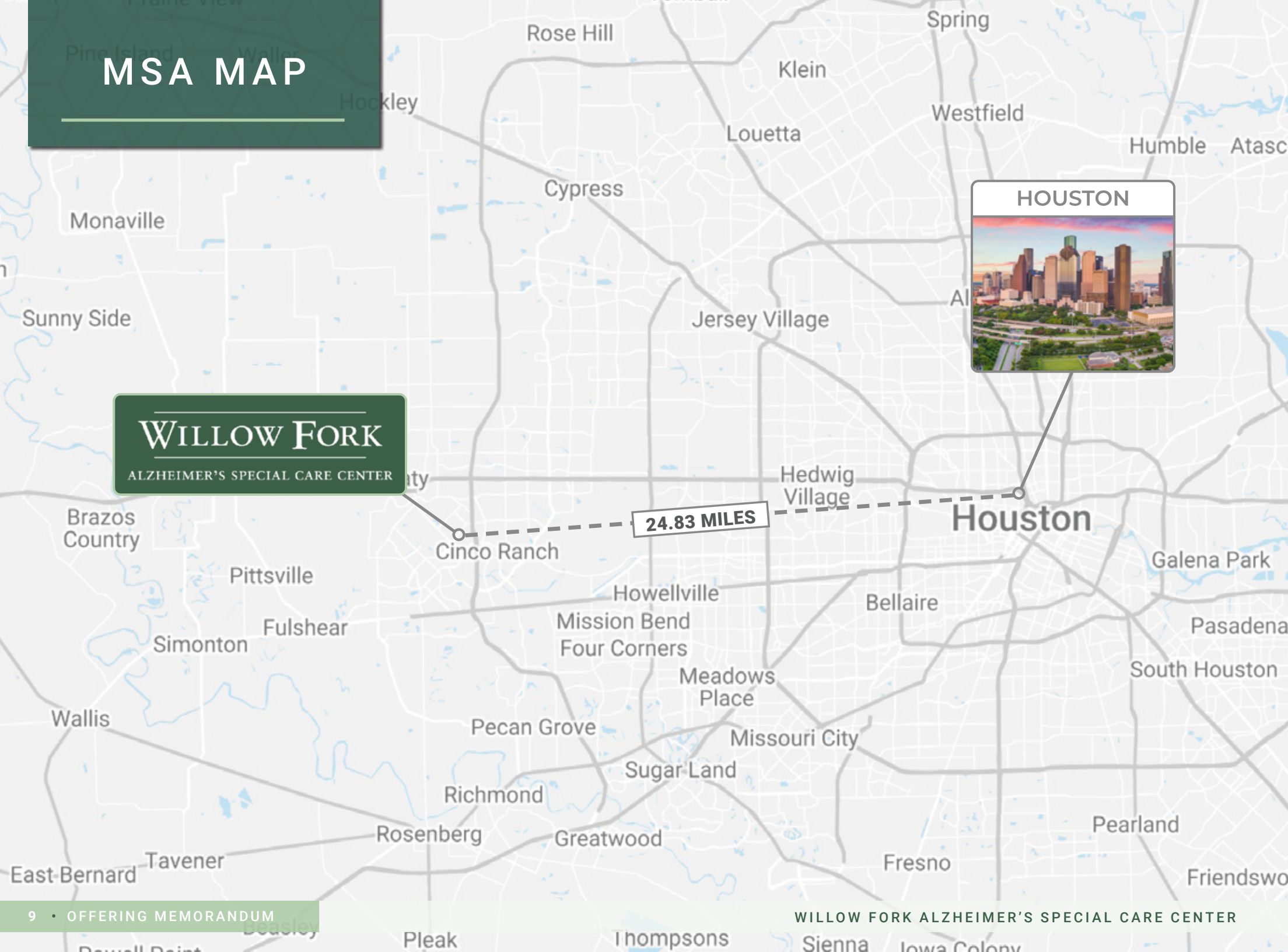
WESTHEIMER PARKWAY



## PROPERTY INFORMATION

<b>Property Name</b>	Willow Fork Alzheimer's Special Care Center
<b>Address</b>	24024 Westheimer Parkway, Katy, TX 77494
<b>Year Built</b>	2014
<b>Units</b>	42
<b>Buildings</b>	1 main plus 1 detached storage building
<b>Stories</b>	1
<b>Gross Building Area</b>	27,782 per appraisal district
<b>Foundation</b>	Poured in place, reinforced concrete
<b>Frame</b>	Wood framing
<b>Exterior</b>	Brick and stone veneer
<b>Roof</b>	Composition shingle - pitched
<b>Common Area Finishes</b>	Carpeting, sheet rock, paint, wallpaper, lighting fixtures, etc.
<b>Living Unit Finishes</b>	Carpeting and tile, painted sheet rock walls and ceilings
<b>Fire Protection</b>	Fire sprinkler system and fire alarm system
<b>Emergency Generator</b>	Yes

# MSA MAP



## WILLOW FORK

ALZHEIMER'S SPECIAL CARE CENTER

24.83 MILES

HOUSTON

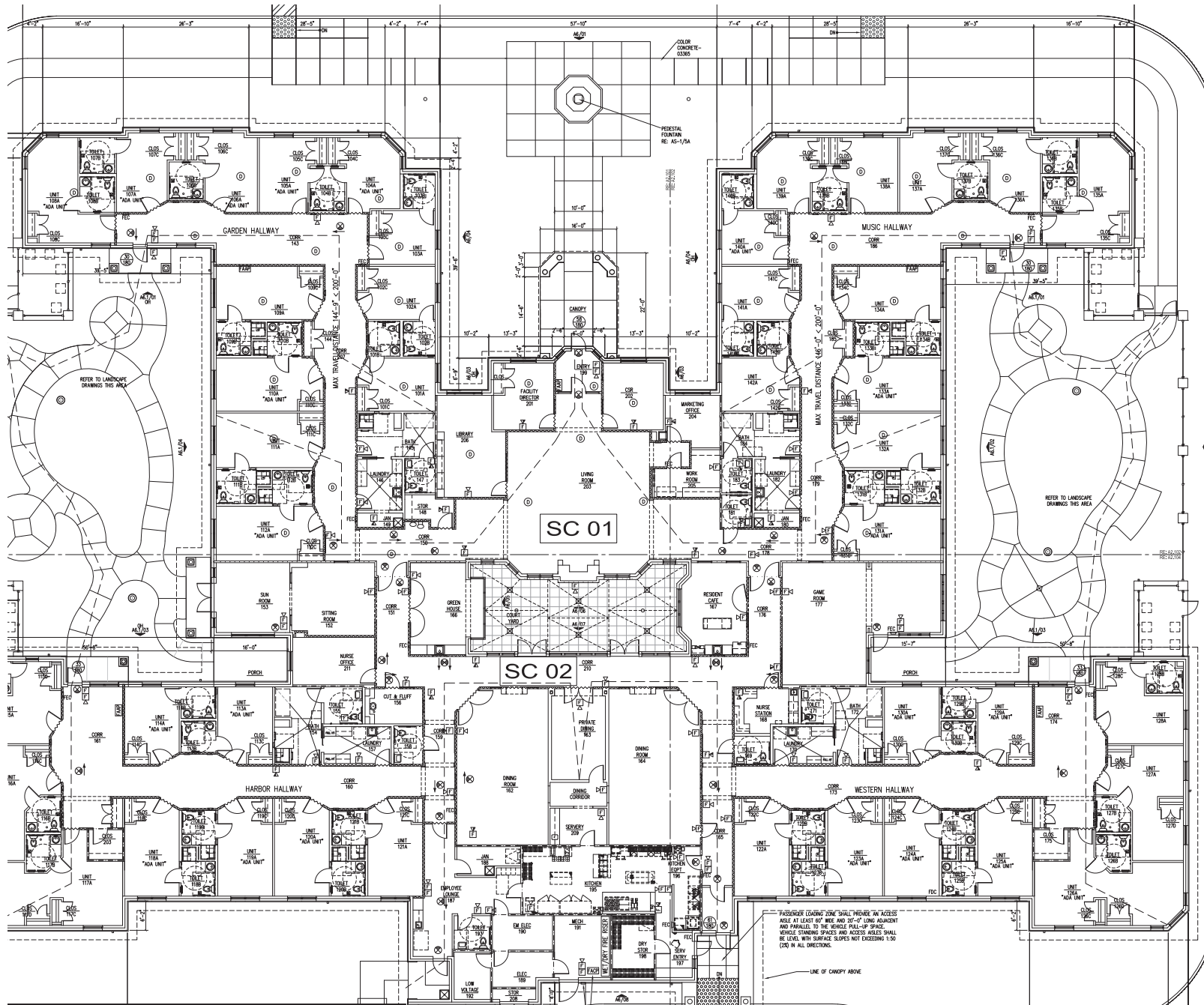


Houston

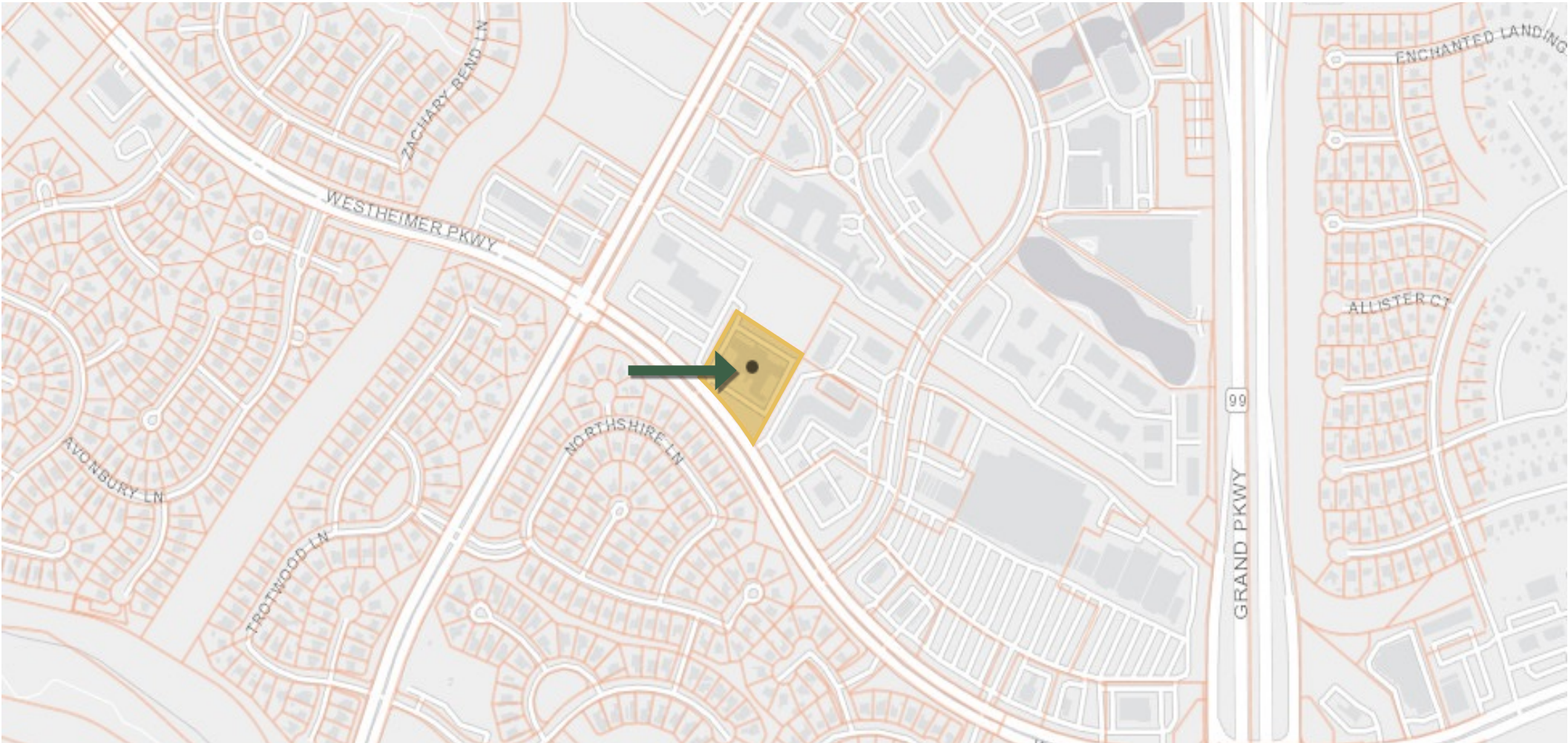
# COMMUNITY SITE PLAN



# FLOOR PLAN



# ZONING



**Site Zoning**

None - site is within the Houston ETJ

**Permitted Uses**

The site is not within the Corporate Limits of the City of Katy, but does lie within the Houston ETJ. Houston has no zoning but does have regulations relating to parking, etc. There may be deed restrictions that control uses of the site. Buyers should retain legal counsel if a change in use is being considered.

# FLOOR PLANS



Studio - Private Room; Shared Bath



Studio - Private Room; Private Bath



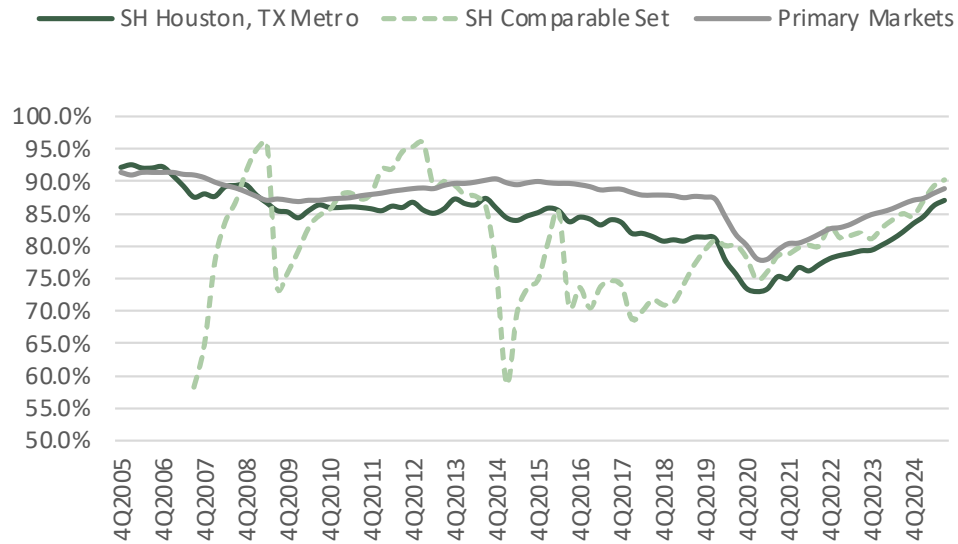
Studio Deluxe - Private Room; Shared Bath



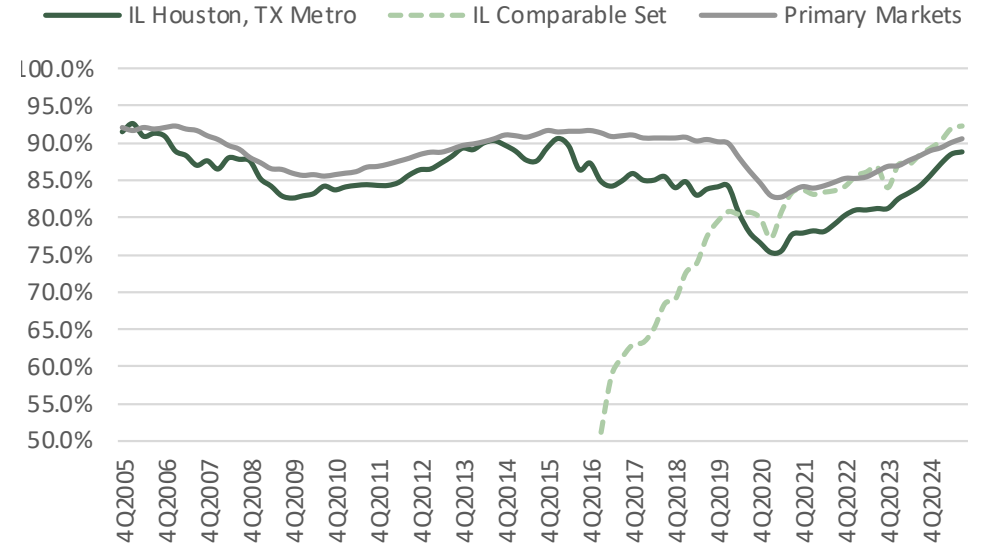
Studio - Companion Room; Shared Bath

# SENIORS HOUSING MARKET TRENDS

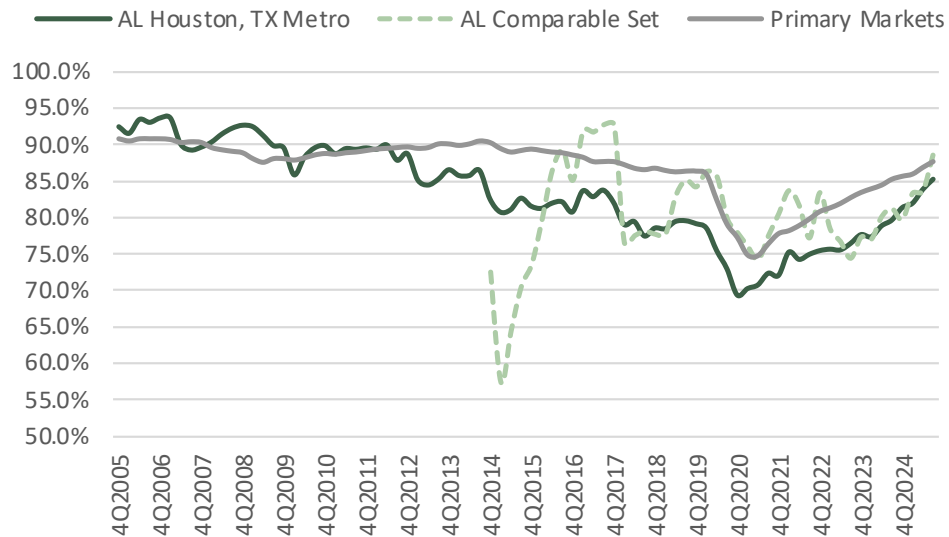
## Occupancy Trends - All Seniors Housing in Market Area



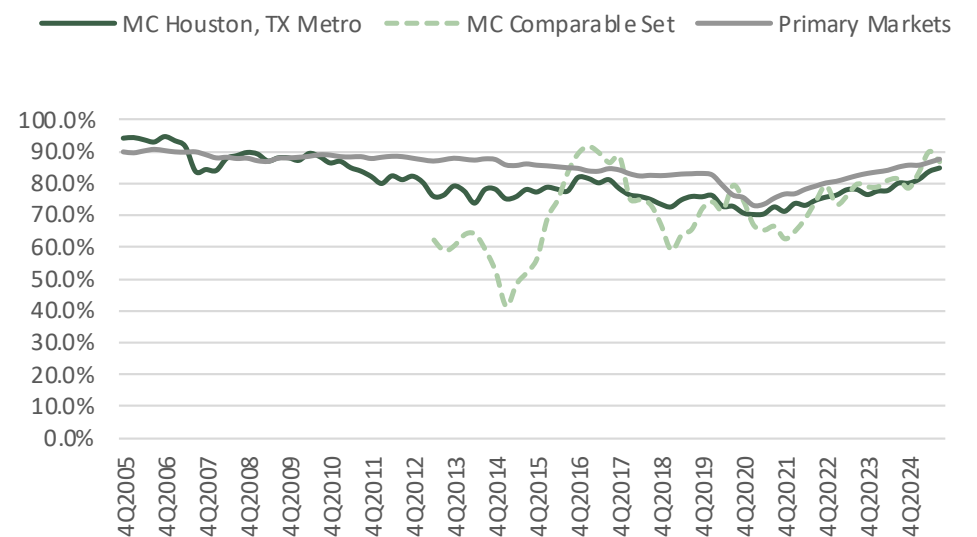
## Occupancy Trends - Memory Care in Market Area



## Rental Rate Trends, All Seniors Housing in Market Area



## Rental Rate Trends, Memory Care in Market Area

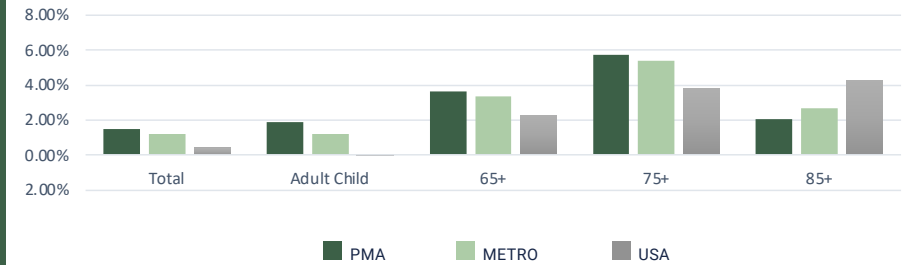


\*Source: Source: NIC MAP® Data Service

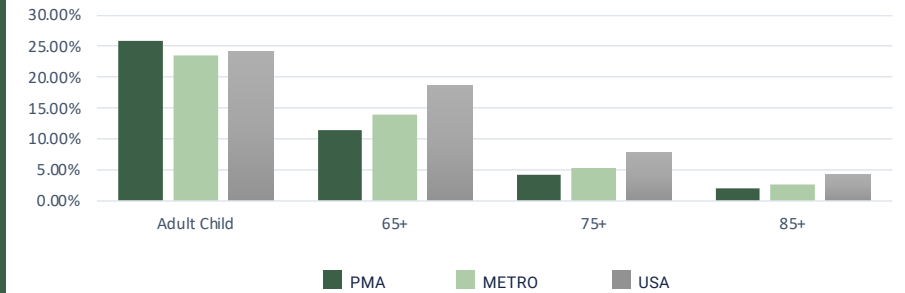
# PRIMARY MARKET AREA DEMOGRAPHICS

Item	PMA	METRO	USA
<b>Total Population</b>			
2025 Population	294,632	7,703,067	339,887,819
Forecasted 2030 Population	317,238	8,171,199	347,149,422
Forecasted Annual Growth, 2025-2030	1.49%	1.19%	0.42%
<b>Adult Child (45-64) Population</b>			
2025 Population 45-64	76,142	1,810,038	81,917,804
Forecasted 2030 Population 45-64	83,514	1,921,265	81,765,121
Forecasted Annual Growth, 2025-2030	1.87%	1.20%	-0.04%
2025 Age 45-64 Pop. as % of Total Pop.	25.84%	23.50%	24.10%
<b>65 Plus Population</b>			
2025 Population 65+	33,788	1,072,451	63,737,041
Forecasted 2030 Population 65+	40,378	1,264,463	71,287,511
Forecasted Annual Growth, 2025-2030	3.63%	3.35%	2.26%
2025 Age 65+ Pop. as % of Total Pop.	11.47%	13.92%	18.75%
<b>75 Plus Population</b>			
2025 Population 75+	12,476	413,007	27,363,699
Forecasted 2030 Population 75+	16,485	537,850	33,119,548
Forecasted Annual Growth, 2025-2030	5.73%	5.42%	3.89%
2025 Age 75+ Pop. as % of Total Pop.	4.23%	5.36%	8.05%
<b>85 Plus Population</b>			
2025 Population 85+	6,014	207,989	14,668,692
Forecasted 2030 Population 85+	8,426	282,936	18,607,076
Forecasted Annual Growth, 2025-2030	6.98%	6.35%	4.87%
2025 Age 85+ Pop. as % of Total Pop.	2.04%	2.70%	4.32%
<b>Income and Wealth Indicators</b>			
Median Household Income, All Ages, 2025	\$122,918	\$83,774	\$81,624
Median Net Worth, All Ages, 2025	\$397,738	\$206,480	\$228,144
Median Income Level Age 45 to 54, 2025	\$152,576	\$104,847	\$106,987
Median Income Level Age 55 to 64, 2025	\$139,779	\$94,934	\$93,364
Median Income Level Age 65 to 74, 2025	\$91,657	\$68,639	\$66,171
Median Income Level Age 75+, 2025	\$57,712	\$51,151	\$47,023
Median Housing Value, 2025	\$422,305	\$330,016	\$370,578
Owner Occupied Housing %, 2025	67.1%	61.3%	64.2%

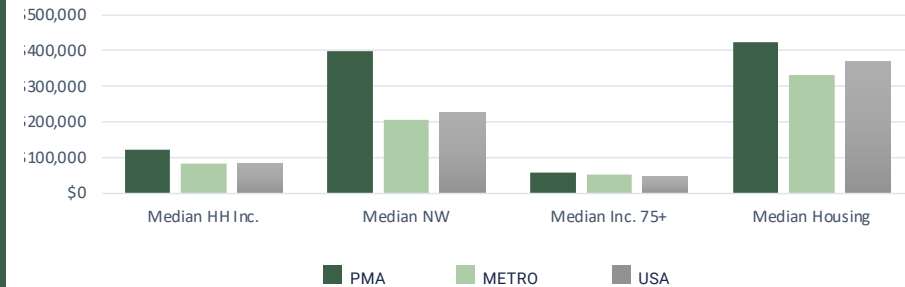
Population Change, 2024-29



Cohorts as % of Total, 2024



Income and Wealth, 2024



# AREA HOSPITALS



**Encompass Health Hospital**  
Address: Grand Reserve Dr  
Katy, TX 77494

10 MILES



**Houston Methodist West Hospital**  
Address: 18500 Katy Fwy  
Houston, TX 77094

5 MILES



**Memorial Hermann Katy Hospital**  
Address: 23900 Katy Fwy  
Katy, TX 77494

3 MILES



**Medical Plaza II**  
Address: 707 S Fry Rd  
Katy, TX 77450

1 MILE



**Houston Methodist Continuing Care Hospital**  
Address: 701 S Fry Rd  
Katy, TX 77450



**Memorial Hermann Convenient Care Center in Katy**  
Address: 22430 Grand Corner Dr  
Katy, TX 77494

# AREA HOSPITALS

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## MEMORIAL HERMANN CONVENIENT CARE CENTER IN KATY

The Memorial Hermann Convenient Care Center in Katy provides convenient access to a wide range of medical services, serving the healthcare needs of the local community. Offering urgent care, primary care, and diagnostic imaging services in a convenient location, the center ensures timely and comprehensive care for patients of all ages. With a focus on efficiency and accessibility, Memorial Hermann Convenient Care Center in Katy aims to deliver high-quality healthcare services tailored to the needs of its patients.



## MEMORIAL HERMANN KATY HOSPITAL

Memorial Hermann Katy Hospital is a leading healthcare facility located in Katy, Texas, offering a comprehensive range of medical services to the community. With state-of-the-art technology and a dedicated team of healthcare professionals, the hospital provides exceptional care across various specialties, including emergency medicine, surgery, maternity services, and cardiac care. Committed to patient-centered care and innovation, Memorial Hermann Katy Hospital continues to uphold its reputation as a trusted provider of high-quality healthcare in the Katy area.



## ENCOMPASS HEALTH HOSPITAL

Encompass Health Hospital in Katy, Texas, is a specialized facility dedicated to providing comprehensive rehabilitation services to patients recovering from illness or injury. With a focus on personalized care and evidence-based treatments, the hospital offers physical, occupational, and speech therapy programs designed to optimize patients' recovery and improve their quality of life. Equipped with modern amenities and staffed by a multidisciplinary team of healthcare professionals, Encompass Health Hospital in Katy is committed to helping patients achieve their rehabilitation goals.



## HOUSTON METHODIST WEST HOSPITAL

Houston Methodist West Hospital in Katy, Texas, is a premier healthcare institution renowned for its excellence in medical services and patient care. Offering a wide range of specialties including emergency medicine, surgeries, and advanced diagnostic imaging, the hospital ensures comprehensive healthcare solutions for the community. With a commitment to innovation and compassionate care, Houston Methodist West Hospital continues to be a trusted provider of high-quality healthcare in the Katy area.



## MEDICAL PLAZA II

Medical Plaza II in Katy, Texas, serves as a vital healthcare hub offering a variety of medical services and specialties to the local community. With a focus on convenience and accessibility, the plaza provides patients with access to primary care physicians, specialty clinics, and diagnostic services all in one location. Equipped with modern facilities and staffed by skilled healthcare professionals, Medical Plaza II is dedicated to promoting health and wellness in Katy and its surrounding areas.



## HOUSTON METHODIST CONTINUING CARE HOSPITAL

Houston Methodist Continuing Care Hospital in Katy, Texas, is a specialized facility focused on providing long-term acute care to patients with complex medical needs. As part of the renowned Houston Methodist system, the hospital offers advanced medical treatments, rehabilitation services, and compassionate care in a supportive environment. With a multidisciplinary team of healthcare professionals, Houston Methodist Continuing Care Hospital in Katy is committed to enhancing the quality of life for its patients through personalized and comprehensive care.

# AREA OVERVIEW

HOUSTON, TX MSA

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# AREA OVERVIEW

## KATY, TX

# KATY

**Katy, Texas, is a vibrant suburban city west of Houston, known for its excellent schools, family-friendly neighborhoods, and thriving community amenities.**

Katy, Texas, located just west of Houston, is a thriving community that blends small-town charm with modern amenities. Known for its excellent schools, thanks to the highly regarded Katy Independent School District, the city attracts families seeking quality education and safe neighborhoods. Katy boasts a diverse housing market, from cozy suburban homes to luxury estates, catering to a variety of lifestyles and budgets. The city's economy is strong, with a mix of industries including energy, retail, and healthcare, offering ample employment opportunities. Proximity to major highways and the Energy Corridor enhances convenience for commuters and businesses alike.

The quality of life in Katy is enriched by abundant recreational options and a vibrant community spirit. Residents enjoy numerous parks, walking trails, and community events, such as the Katy Rice Festival, which celebrate the area's rich history and culture. The city also features premier shopping and dining destinations, including Katy Mills Mall and LaCenterra at Cinco Ranch. Katy's focus on safety, community engagement, and well-maintained public spaces creates an appealing environment for individuals and families. Its blend of suburban tranquility and access to Houston's urban offerings makes Katy a highly desirable place to live.

### HOUSTON METRO AREA



**2,293,288**  
POPULATION



**33.7**  
MEDIAN AGE



**\$247,900**  
MEDIAN HOME PRICE

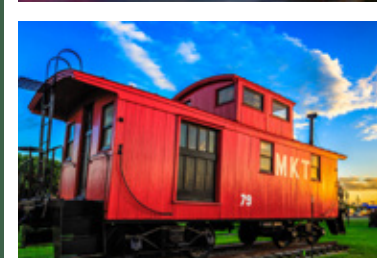


**\$56,019**  
MEDIAN INCOME



**\$1,350 /mo**  
AVERAGE 2BD  
APARTMENT RENT

Source: bestplaces.net



## CITY OVERVIEW

# HOUSTON, TX

Houston is the most populated city in Texas with more than 2.2 million residents. Located in the southeast part of Texas, Houston offers residents a diverse and exciting place to call home. Houston's economy continues to grow while primarily based in oil, healthcare, biomedical research, and aerospace. Houston thrives as a destination for many well-developed companies to call home, including more than 20 Fortune 500 Companies. Sysco, Phillips 66, and Hewlett Packard Enterprise to name a few. Other major organizations bring economic growth to Houston, including NASA Johnson Space Center and Houston Methodist which is the number one hospital in Texas.

Situated near the Texas Gulf Coast, Houston brings residents many activities and attractions unique to the area, including professional sports teams, diverse cuisine, shops, zoos, and museums. The city is also home to numerous colleges and universities like University of Houston and Rice University.



**7.1M+**

HOUSTON-WOODLANDS-SUGAR  
LAND MSA POPULATION



**3.5m+**

CITY LABOR  
FORCE



**\$537B**

HOUSTON  
MSA GDP



**24**

FORTUNE 500  
COMPANIES



**54M**

ANNUAL  
VISITORS

# DISCLAIMER

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This Offering Memorandum contains select information pertaining to the business and affairs of **Willow Fork Alzheimer's Special Care Center** located at **24024 Westheimer Parkway, Katy, TX**. The Offering Memorandum is intended to provide a brief summary of the Property and does not contain all of the information a prospective purchaser may require. BWE Investment Sales has not verified the information contained in the Offering Memorandum. Seller and BWE Investment Sales, their respective officers, directors, members, managers, employees, agents and advisors make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto.

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INVESTMENT SALES