

6-Bed Assisted Living Facility For Sale

5807 Old Lodge Dr, Houston, TX 77066



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THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE; HOWEVER, REMAX COMMERCIAL REAL ESTATE ADVISORS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS REMAX COMMERCIAL REAL ESTATE ADVISORS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED. ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE SUBJECT PROPERTY.

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SECTION 1

THE ASSET

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EXECUTIVE SUMMARY



PROPERTY INFO

Asking Price:	\$520,000
Price/Bed:	\$86,667
Price/SF:	\$216/SF
Building Size:	± 2,407 SF
Lot Size:	± 10,763 SF
Year Built	1970
Beds (Licensed For):	6
License:	Type B Assisted Living
County:	Harris



INVESTMENT SUMMARY

This offering presents the opportunity to acquire a fully licensed 6-bed Type B assisted living facility through an asset sale transaction. The property is currently vacant, allowing a new operator to immediately implement their own operational model, staffing structure, and resident intake strategy without disruption to existing residents.

The facility is turnkey and includes all furniture, fixtures, and equipment (FF&E) necessary for continued assisted living operations. The property features ADA-compliant improvements, a fire sprinkler system, and recent updates throughout the facility, significantly reducing upfront capital expenditure requirements for a buyer.

Designed for operational efficiency and resident care, the property is positioned for an owner-operator or regional healthcare group seeking immediate entry or expansion within the assisted living sector. The vacant status provides flexibility for licensing transition, operational repositioning, or occupancy ramp-up.



PROPERTY

PROPERTY DESCRIPTION

This offering presents a turnkey opportunity to acquire a fully licensed 6-bed Type B assisted living facility in Harris County, Texas. Offered as an asset sale, the property is currently vacant and ready for immediate occupancy, allowing a new operator to quickly implement their own operational model and resident intake strategy.

The ±2,407 SF facility has been recently updated and includes ADA-compliant improvements, a fire sprinkler system, and all furniture, fixtures, and equipment (FF&E) necessary for continued operations. The efficient single-story floor plan features multiple resident bedrooms, centralized common areas, dining space, full kitchen, and dedicated laundry facilities designed to support assisted living operations and caregiver efficiency.

With licensing already in place and minimal immediate capital improvements required, the property offers a strong opportunity for owner-operators, healthcare groups, or investors seeking a smaller-format assisted living facility with immediate operational potential.

PROPERTY HIGHLIGHTS

- **Fully Licensed 6-Bed Type B Assisted Living Facility:** Licensed and operationally configured for assisted living use, allowing a buyer to streamline the transition and accelerate occupancy ramp-up.
- **Turnkey Asset Sale with FF&E Included:** The sale includes furniture, fixtures, and equipment necessary for continued operations, minimizing upfront startup and capital improvement costs.
- **Vacant Facility Ready for Immediate Occupancy:** Delivered vacant, providing operational flexibility for a new owner to implement their own staffing model, resident intake process, and business plan without disruption.
- **Recently Updated with ADA & Life Safety Improvements:** The property features recent interior updates, ADA-compliant improvements, and a fire sprinkler system designed to support resident care and operational compliance.
- **Strong Opportunity for Owner-Operators & Healthcare Groups:** Ideal for first-time assisted living operators, regional healthcare providers, or investors seeking a smaller-format senior housing opportunity with immediate operational potential.

















SECTION 2

THE AREA

- AREA
- REGIONAL MAP

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39,311
PEOPLE IN 77066



\$87,138
MEDIAN HHI

AREA

AREA DESCRIPTION

5807 Old Lodge Dr is located in Northwest Houston within the established residential community surrounding the FM 1960 corridor and Kuykendahl Road area. The property benefits from convenient access to major transportation routes including Interstate 45, Beltway 8, and SH 249, providing connectivity to Houston's major employment centers, medical facilities, and surrounding suburban communities. The area is characterized by stable residential neighborhoods, retail amenities, and growing healthcare demand driven by Houston's expanding senior population.

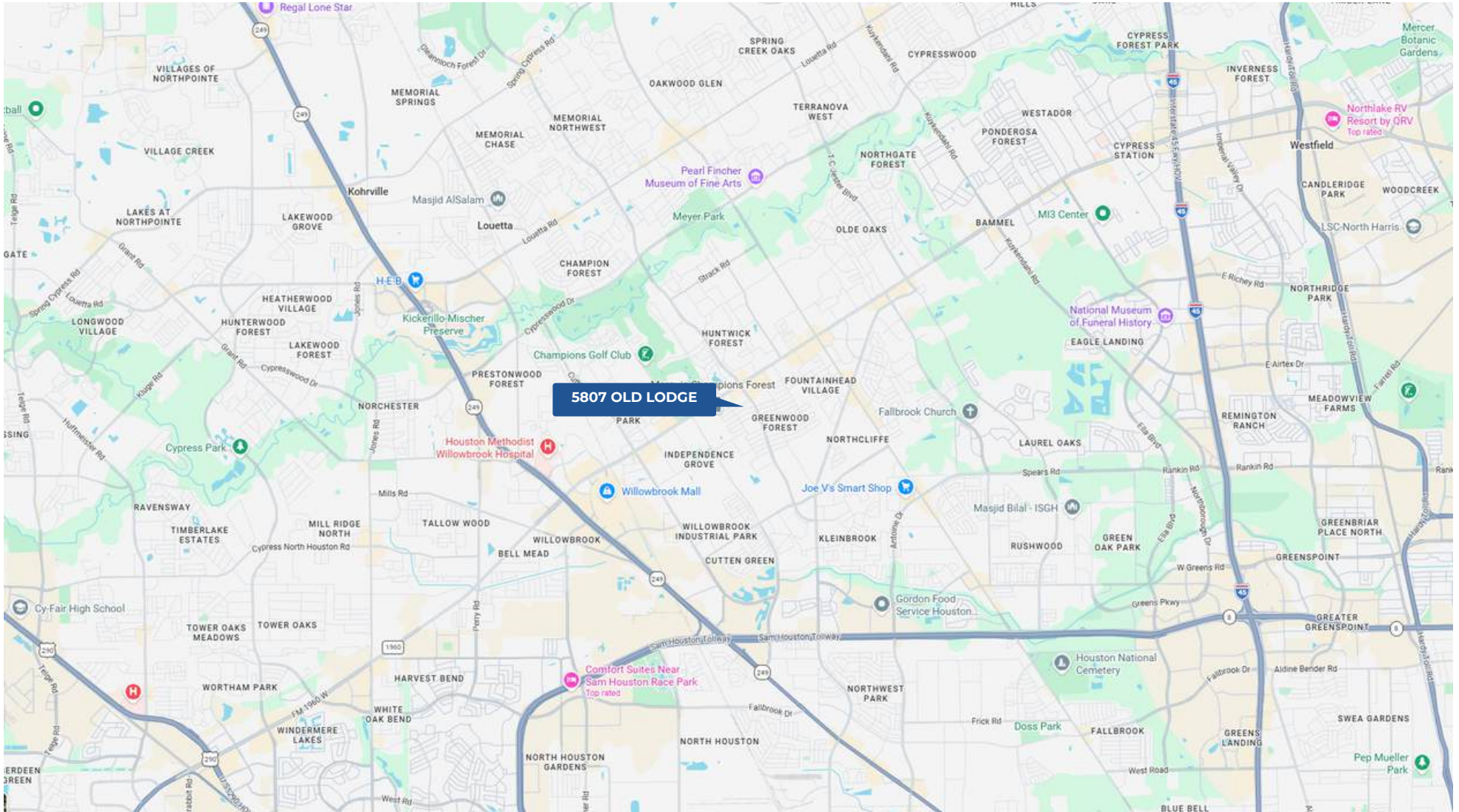
The surrounding trade area features a strong concentration of healthcare providers, pharmacies, hospitals, and medical services that support assisted living and senior care operations. Residents benefit from proximity to grocery stores, restaurants, retail centers, and essential daily services along FM 1960 and nearby commercial corridors. The area's established residential character creates an ideal environment for smaller-format residential assisted living facilities seeking a community-oriented setting.

Northwest Houston continues to experience long-term population growth and increasing demand for senior housing and healthcare-related services. The property's location within a densely populated residential area positions the facility to serve families seeking accessible and personalized assisted living options in a convenient Houston location. The combination of strong surrounding demographics, accessibility, and nearby healthcare infrastructure enhances the property's long-term operational appeal.

AREA HIGHLIGHTS

- **Strategic Northwest Houston Location:** Positioned within the established Northwest Houston submarket, the property benefits from strong surrounding residential density and convenient access to major employment and healthcare corridors throughout the Greater Houston area.
- **Strong Healthcare Infrastructure Nearby:** The surrounding area is supported by numerous hospitals, medical offices, urgent care centers, pharmacies, and healthcare providers, creating a favorable environment for assisted living and senior care operations.
- **Established Residential Community Setting:** Surrounded by mature residential neighborhoods, the property offers a community-oriented environment ideal for smaller-format assisted living facilities seeking a comfortable and accessible residential setting.
- **Nearby Retail & Daily Convenience Amenities:** Residents and caregivers benefit from close proximity to grocery stores, restaurants, retail centers, banks, pharmacies, and essential daily services located throughout the FM 1960 commercial corridor.

REGIONAL MAP



6-Bed Assisted Living Facility For Sale

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CHARLES PATAWARAN, CCIM **PRESIDENT & JANITOR**

Charles Patawaran, CCIM is the CEO of ReMax Commercial Real Estate Advisors and also serves as the President of Gatsby Advisors Group, where he combines M&A expertise with direct capital market access to lead high-performing commercial real estate transactions. Known for his hands-on approach, Charles specializes in healthcare and hospitality assets, including assisted living, medical offices, and hotels. With a background in business acquisitions, SBA financing, and investment sales, he delivers strategic, results-driven solutions aligned with investor goals. His strong lender relationships and track record in complex negotiations ensure deals are sourced, financed, and closed with precision.



STEVE SCHEMMELE **SALES DIRECTOR | HEALTHCARE ADVISOR**

Steve Schemmel, Broker Associate, is a multi-faceted dealmaker with hands on experience across several core commercial sectors. His background of investment sales cover Assisted Living Facilities, Multifamily Assets, Industrial Properties, and Business Acquisitions. Known for aggressive deal sourcing, creative financing strategies, and an investor first mindset, Steve has also helped several international clients successfully leverage E-2 and EB-5 investor visas, guiding them through business acquisitions and commercial real estate investments.





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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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