

RESIDENTIAL
FACILITY



812 W MORPHY

Fort Worth, TX 76104



IDEAL FOR:

Assisted Living, Memory Care,
Rehab, Mental Health or
Dormitory Housing

- Currently operating as Assisted Living
- Licensed for 42 beds
- Zoned Mixed-Use

Leasing Information:

Jim Sager
817.259.3542
jim.sager@transwestern.com

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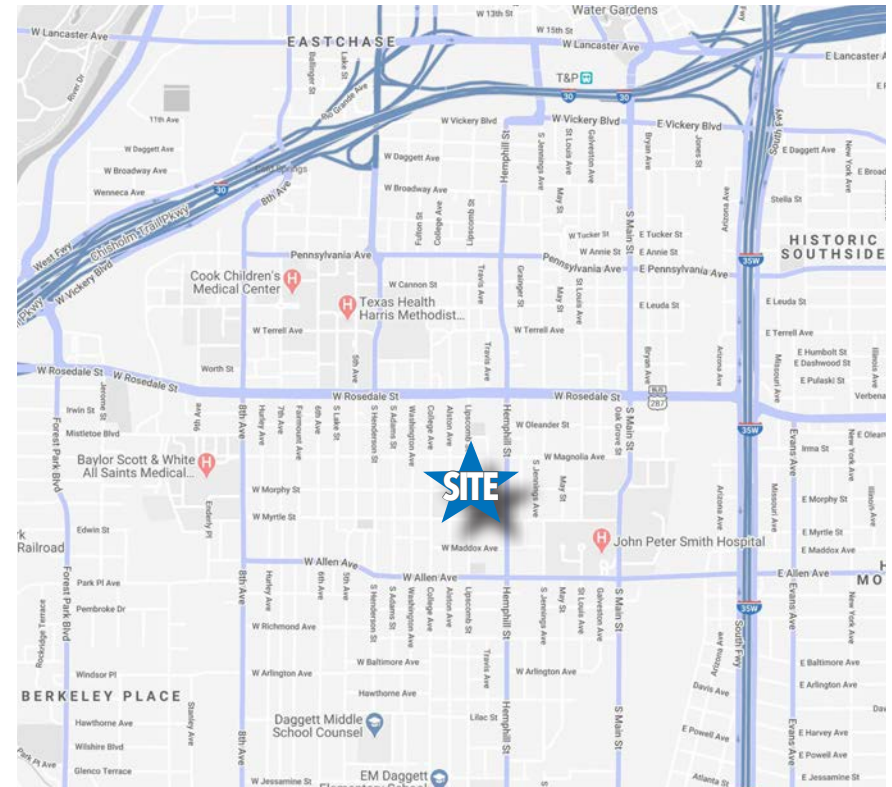
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ATTRACTIVE LOCATION:

- Located in Fort Worth's thriving Near Southside Medical District
- Legal Description: Martin & Moodie Subdivision Block B Lot 5R
- Near all major hospitals, downtown and restaurants
- Easy access to major freeways
- Zoning: Mixed-Use (NS-T4)

BUILDING FEATURES:

- 21,282 SF located on 0.53 acres
- Attractive building and landscaping
- Built in 2013
- Licensed for 42 beds
- Currently at 50% occupancy
- Well-maintained by facility staff
- Convertible to Mental Health, Rehab, or other Medical uses



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INVESTMENT OVERVIEW

This offering provides a rare opportunity for acquire a residential living or treatment facility in the heart of Fort Worth’s Near Southside medical district. The Property is owned by Sterling Management Company of New Mexico and is currently operating as an assisted-living and memory care facility under their GoodLife Senior Living and Memory Care brand which has twelve facilities located Texas and New Mexico. The Good-life facilities have an excellent reputation for quality with regard to both the facility and level of care. The Morphy facility is licensed for 42 beds. As of April, 2020 the facility has 24 residents in assisted-living and in memory care. The residents are supported by an experienced staff of approximately 22 professionals including caregivers, management, nurses and maintenance supervisor.

The building was originally constructed as a gymnasium and was completely renovated and remodeled in 2013. The two-story facility includes:

First Floor

- 15 Smaller rooms
- Living room
- Lobby
- Multipurpose room
- Office
- Aroma Therapy room
- Kitchen
- Living room
- Salon
- Multipurpose room

Second Floor

- 12 Large rooms
- 3 Small rooms
- Dining area
- Living room
- Multipurpose room

The property is licensed as “B small” and is obviously ideal for assisted living and/or memory care but could also be converted for use as a mental health facility, rehab facility, or dormitory style housing.



2019 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	11,678	105,011	287,368
Households	4,682	37,286	96,726
Average HH Income	\$60,645	\$74,996	\$71,199
2024 Est. Population	14,320	115,688	306,855

TRAFFIC COUNTS	
Hemphill Street	19,000 VPD
W Rosedale Street	23,110 VPD
W Magnolia & Lipscomb Street	7,930 VPD

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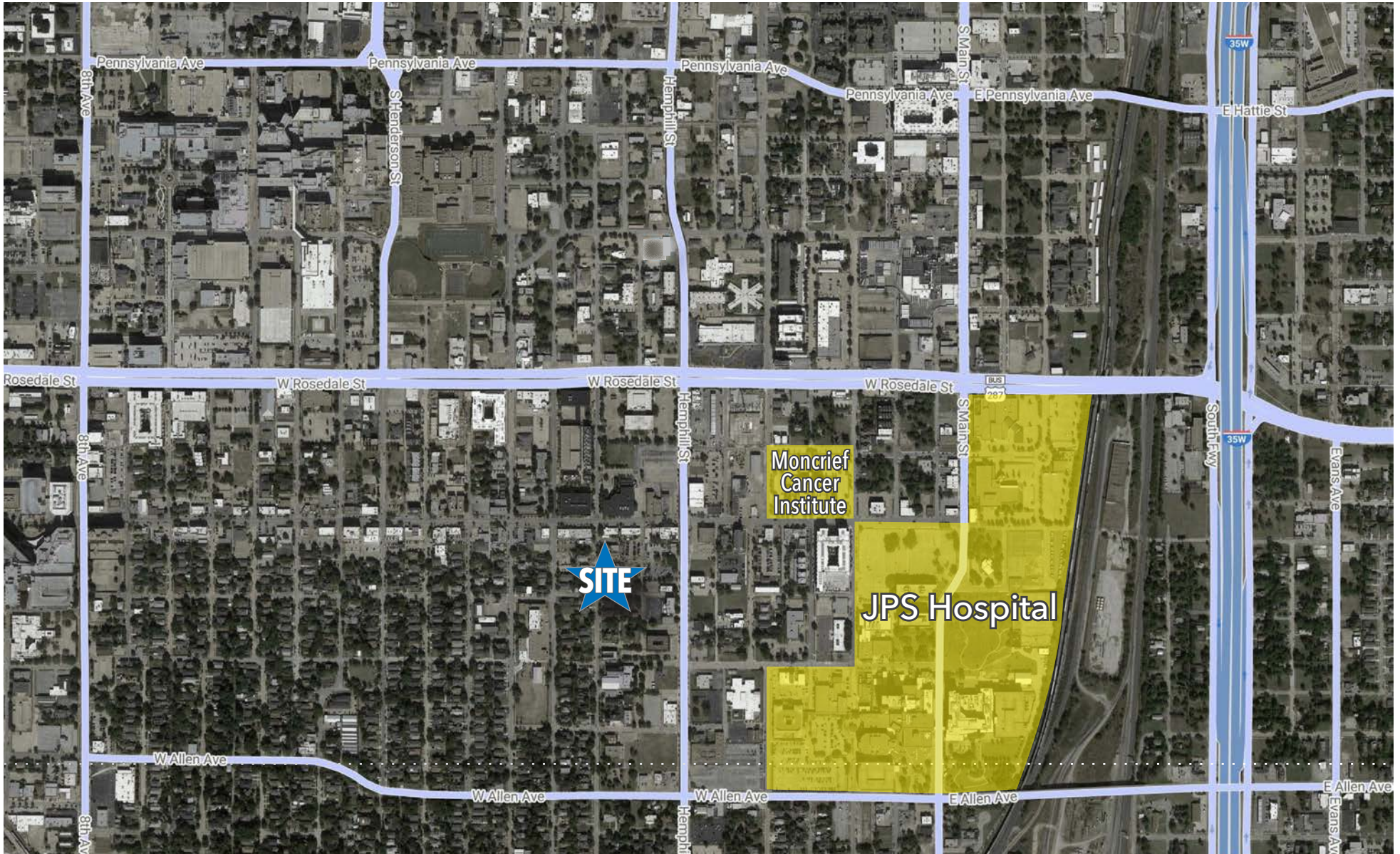
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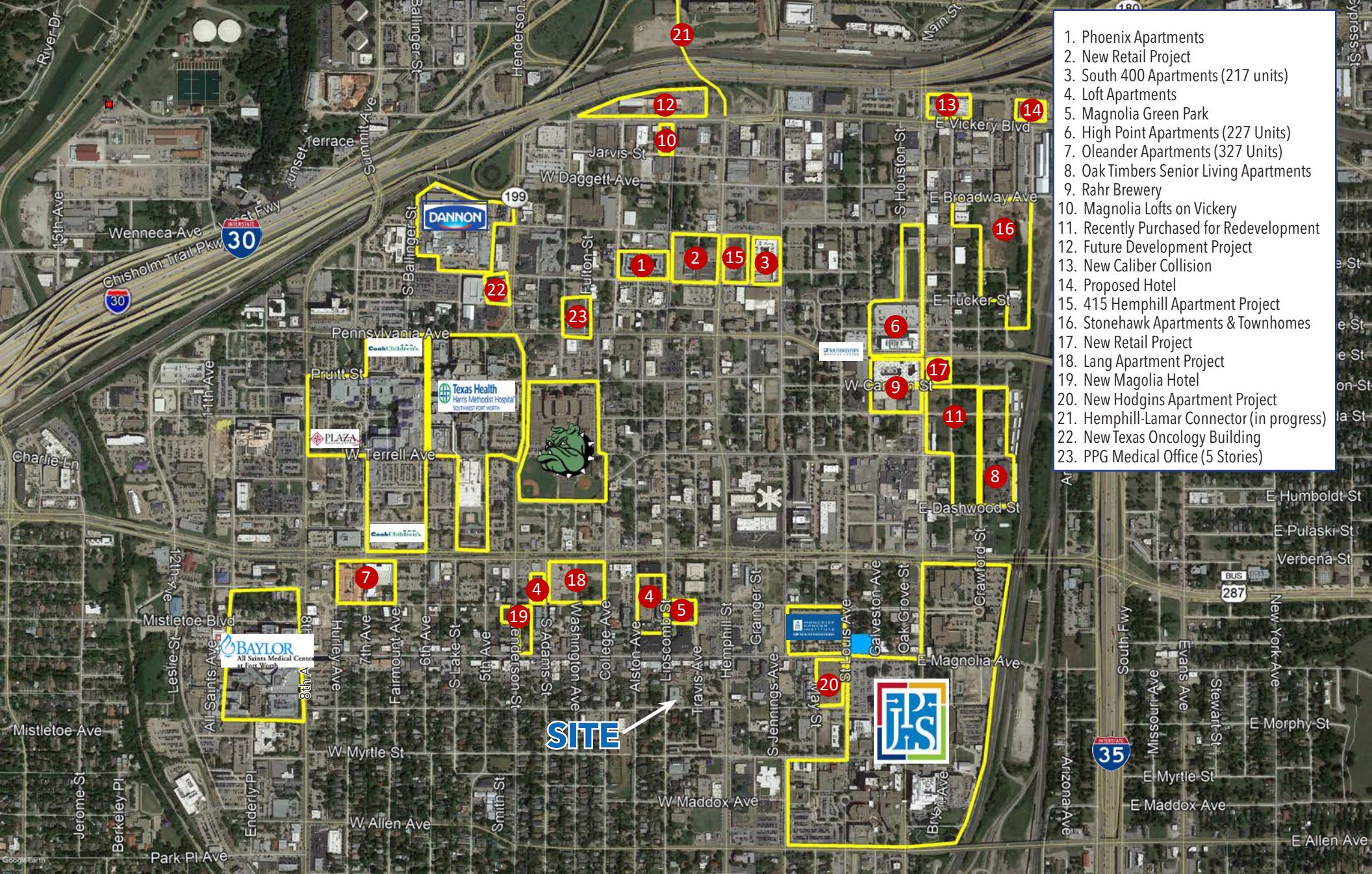
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TRANSWESTERN

REAL ESTATE
SERVICES





1. Phoenix Apartments
2. New Retail Project
3. South 400 Apartments (217 units)
4. Loft Apartments
5. Magnolia Green Park
6. High Point Apartments (227 Units)
7. Oleander Apartments (327 Units)
8. Oak Timbers Senior Living Apartments
9. Rahr Brewery
10. Magnolia Lofts on Vickery
11. Recently Purchased for Redevelopment
12. Future Development Project
13. New Caliber Collision
14. Proposed Hotel
15. 415 Hemphill Apartment Project
16. Stonehawk Apartments & Townhomes
17. New Retail Project
18. Lang Apartment Project
19. New Magolia Hotel
20. New Hodgins Apartment Project
21. Hemphill-Lamar Connector (in progress)
22. New Texas Oncology Building
23. PPG Medical Office (5 Stories)

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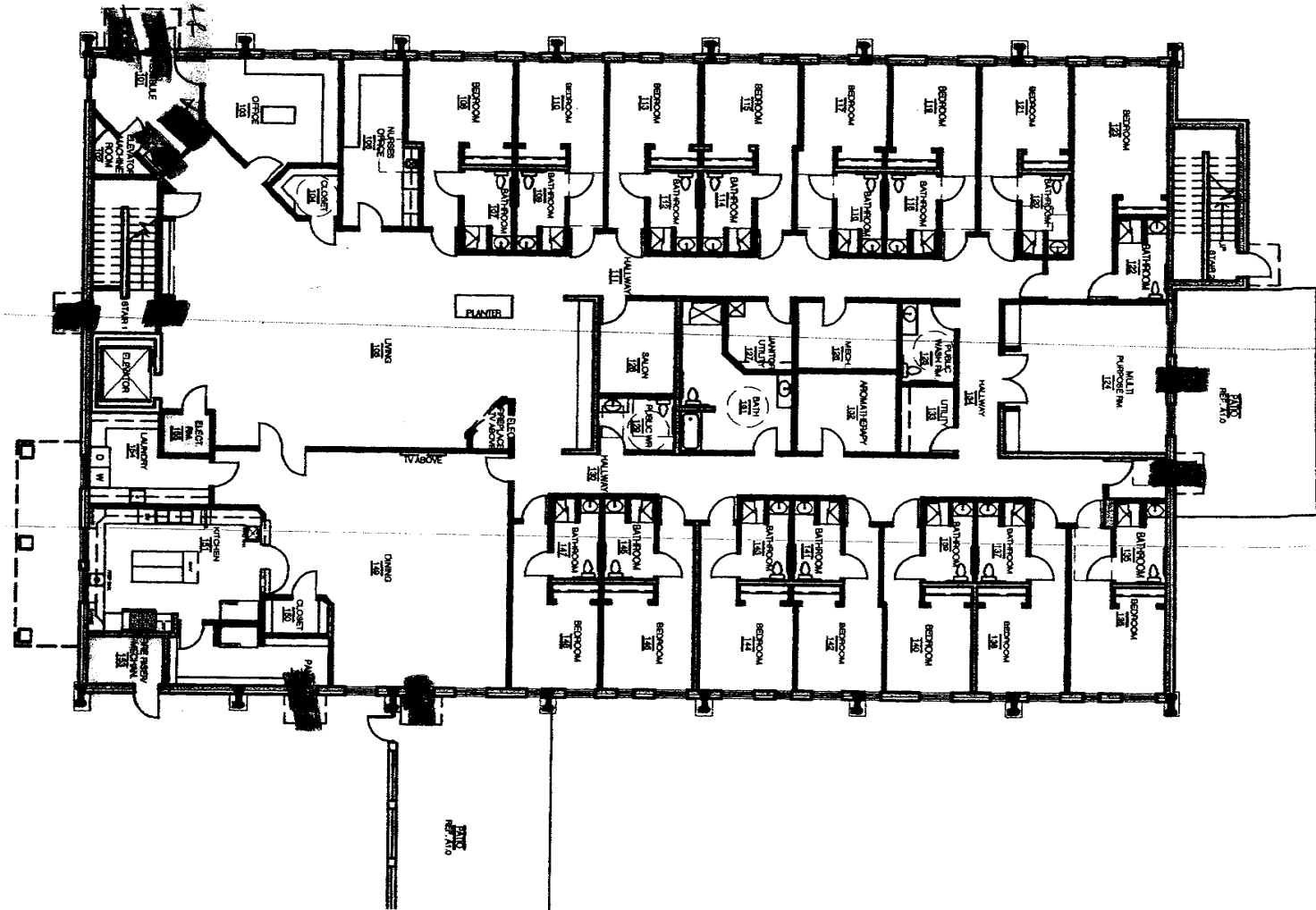
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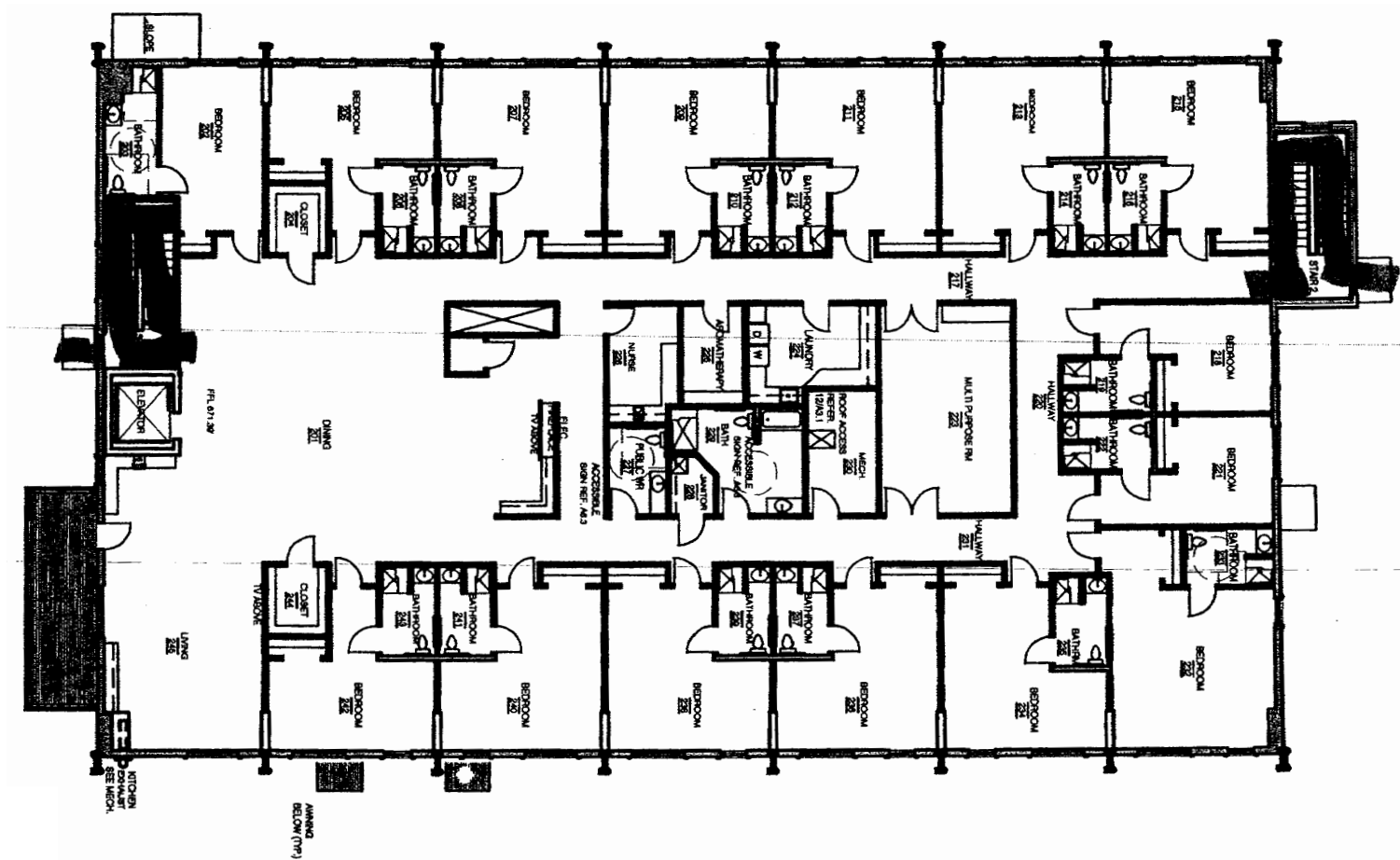
GROUND FLOOR PLAN



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SECOND FLOOR PLAN

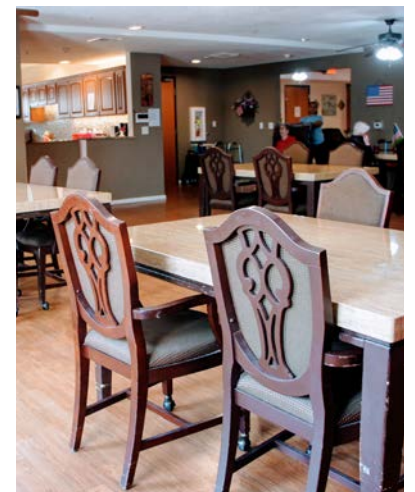


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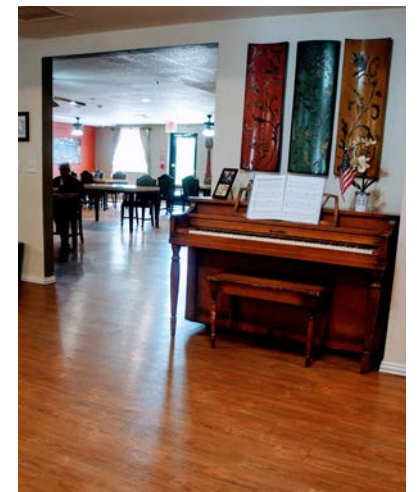
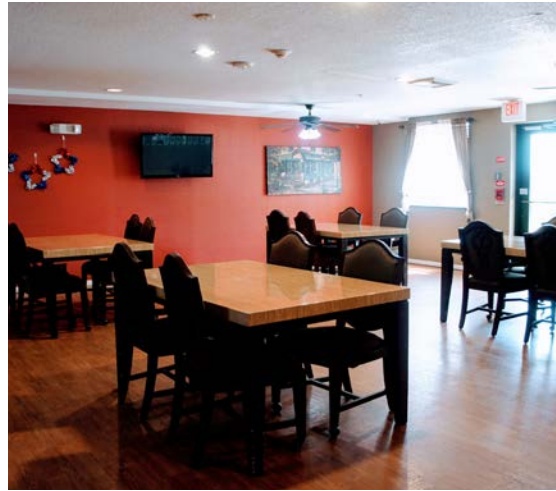
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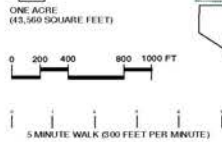
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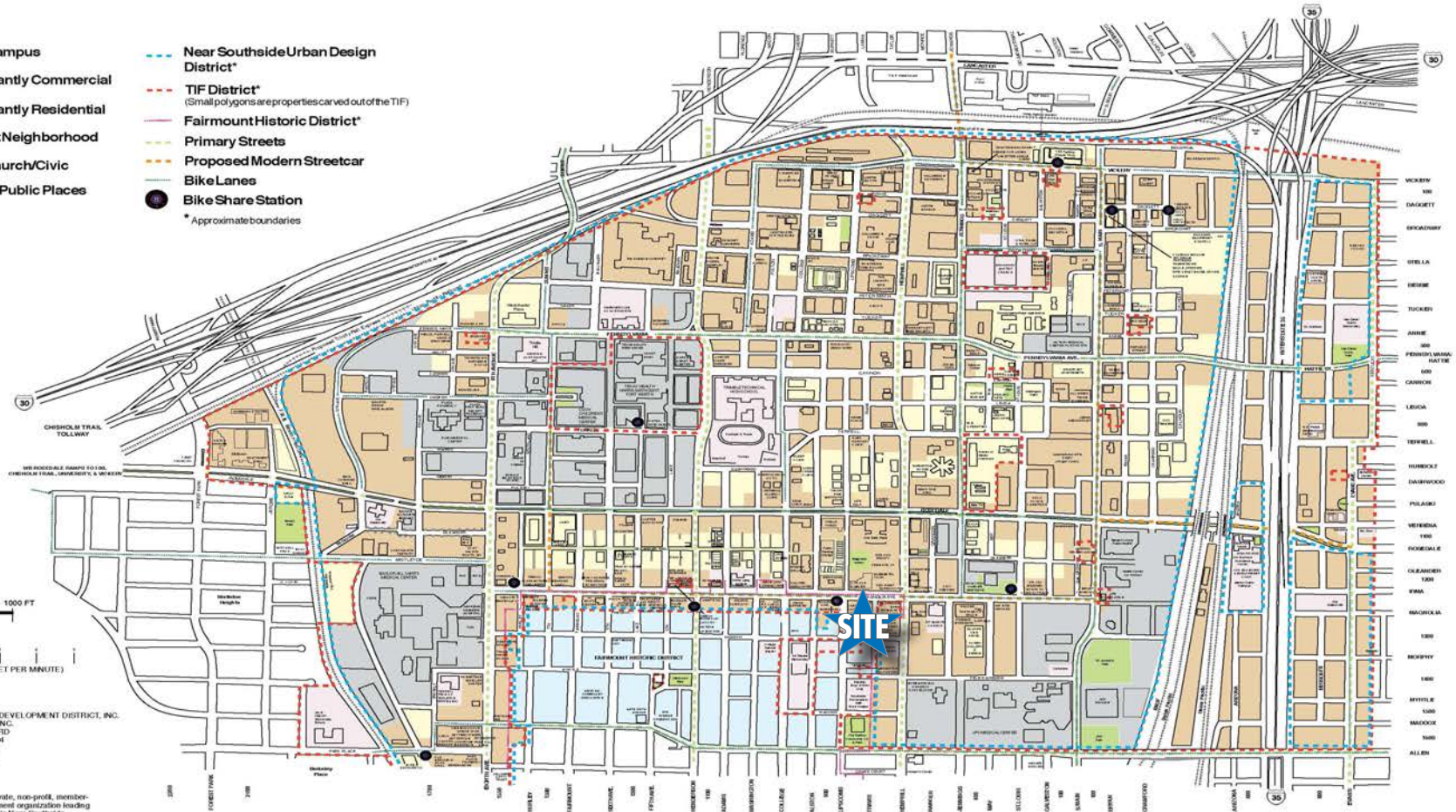
NEAR SOUTHSIDE REDEVELOPMENT PLAN

- Medical Campus
- Predominantly Commercial
- Predominantly Residential
- Fairmount Neighborhood
- School/Church/Civic
- Parks and Public Places
- Near Southside Urban Design District*
- TIF District*
(Small polygons are properties carved out of the TIF)
- Fairmount Historic District*
- Primary Streets
- Proposed Modern Streetcar
- Bike Lanes
- Bike Share Station
- * Approximate boundaries



FEBRUARY 2015
 FORT WORTH SOUTHSIDE DEVELOPMENT DISTRICT, INC.
 aka FORT WORTH SOUTH, INC.
 1500 MISTLE TOE BOULEVARD
 FORT WORTH, TEXAS 76104
 Telephone: (817) 925-1343
 www.forthworthsouth.org

Fort Worth South, Inc. is a private, non-profit, member-based community redevelopment organization leading the revitalization of Fort Worth's Near Southside.



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Financial information to be provided with a signed confidentiality agreement

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