

**RESIDENTIAL  
FACILITY  
FOR SALE  
OR LEASE**

18,700 SF  
ON  
3.00 ACRES

32 UNITS

LICENSED  
FOR  
32 BEDS



**TRANSWESTERN**

REAL ESTATE  
SERVICES

## 501 FM 3237 | Farm to Market 3237 & Ranch Road

Wimberley TX 78676

This investment provides an opportunity to purchase a high-quality residential facility in the vibrant community of Wimberly, Texas. The property, which consists of two buildings, each with 16 rooms, was operated by the current owners as a Class B assisted living / memory care facility until 2025. Nestled in an attractive wooded, three-acre lot, the property has plenty of outdoor space for residents to enjoy. There are bathrooms with showers in each room. Four rooms in one building are oversized with separate living areas. Each building also has a kitchen, dining room, laundry room, activity room, and a private dining room. There is a high-end nursing home across the parking lot which can provide cross referrals and continuity of care.



### HIGHLIGHTS

- 18,700 SF on 3.00 Acres | 2 Buildings
- 16 Units per Building | Totaling 32 Units
- Zoning: "C1" - Community Low Impact
- 24 Parking Spaces
- Year Built 2020
- Located in a high-growth community between Austin and San Antonio
- Wooded, relatively secluded lot
- All units have restroom with showers
- High quality construction. Well-maintained by operating owners.
- Commercial quality kitchens in each building
- Attractive demographics
- Median home value is \$492K
- Median age is 56.4 years
- AL license expires in December of 2026.

#### For More Information:

**Jim Sager**  
817.259.3542  
[Jim.Sager@transwestern.com](mailto:Jim.Sager@transwestern.com)

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**Please contact Broker for pricing.**

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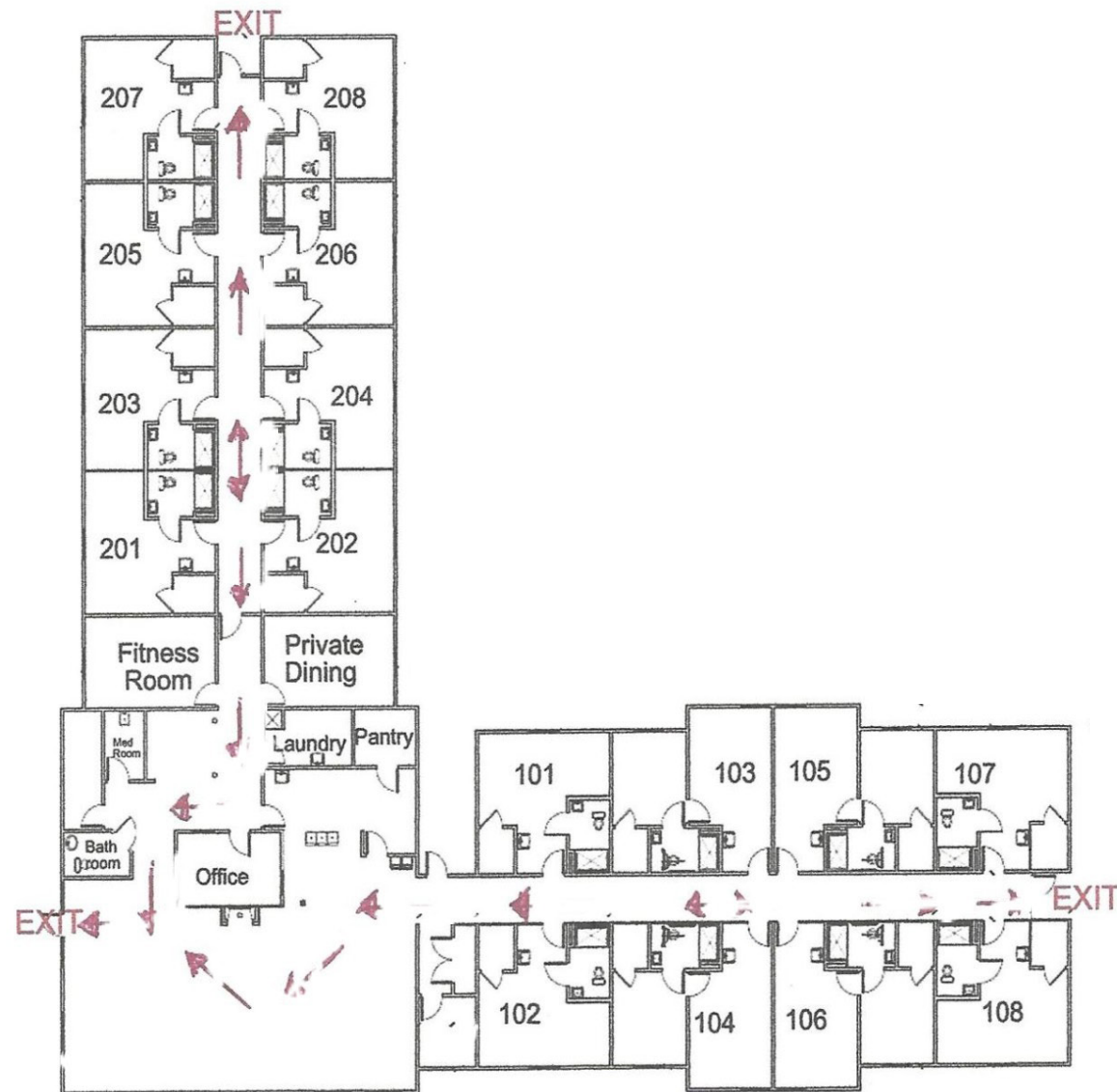
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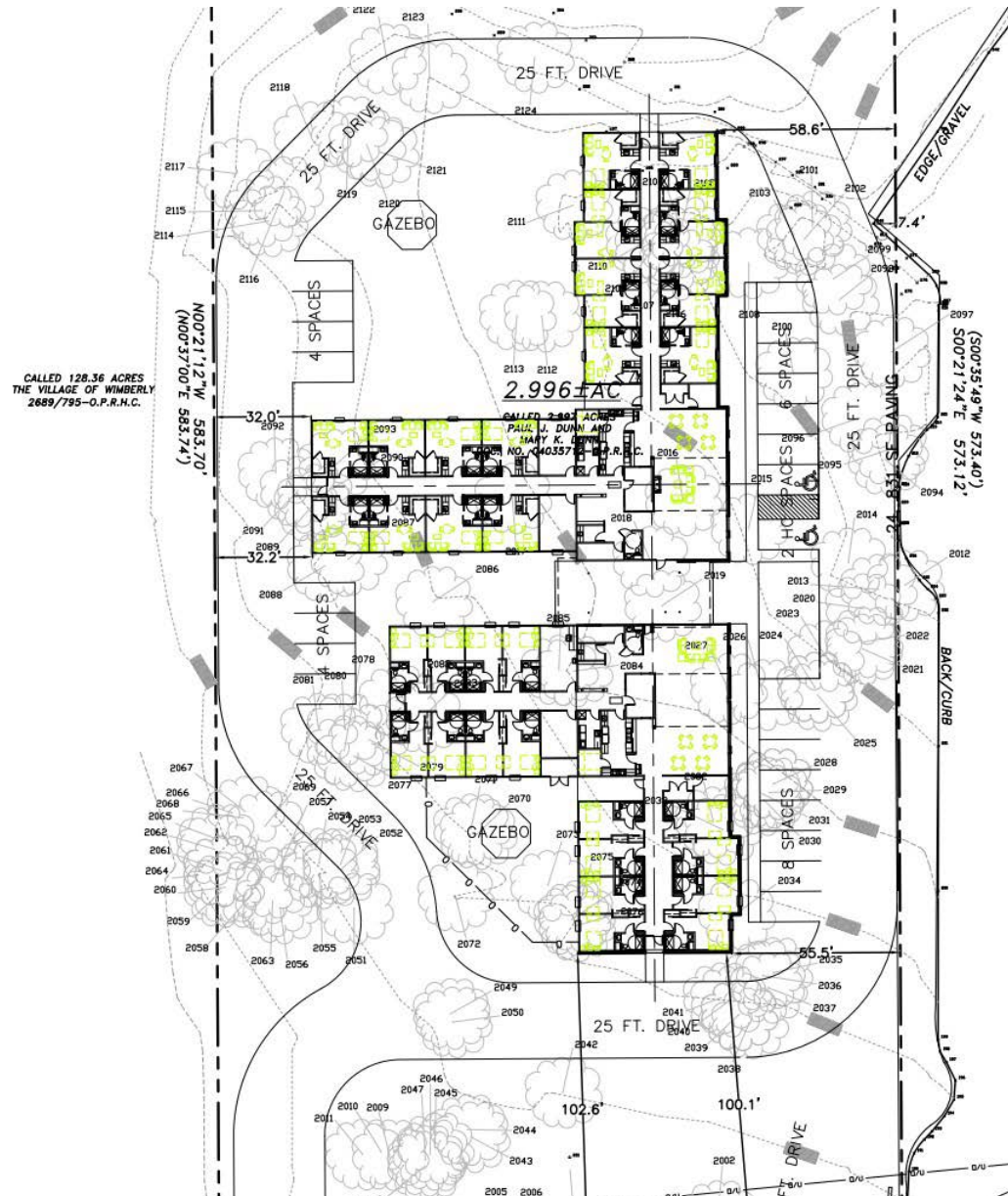
## FLOOR PLAN



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## SITE PLAN



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AERIAL





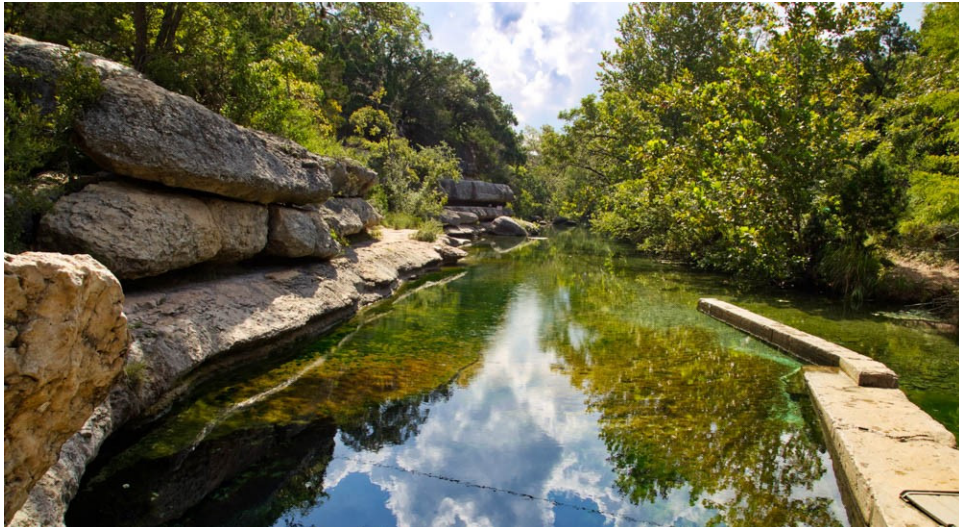
# CITY OF WIMBERLEY



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Nestled in the scenic Texas Hill Country, Wimberley combines natural beauty, cultural attractions, and small-town hospitality to create a unique destination for both residents and visitors. Outdoor enthusiasts enjoy swimming at the iconic Blue Hole, exploring Jacob's Well Natural Area, hiking Old Baldy, and experiencing the Wimberley Zipline. The town also offers a thriving arts community, boutique shopping, fine dining, and one of the state's largest open-air markets. With its central location between Austin and San Antonio, Wimberley continues to attract those seeking recreation, relaxation, and a vibrant community environment — making it one of the most desirable markets in the region. Wimberley is located in Hays County (population 300,000) approximately 20 minutes from San Marcos which is home to Texas State University.



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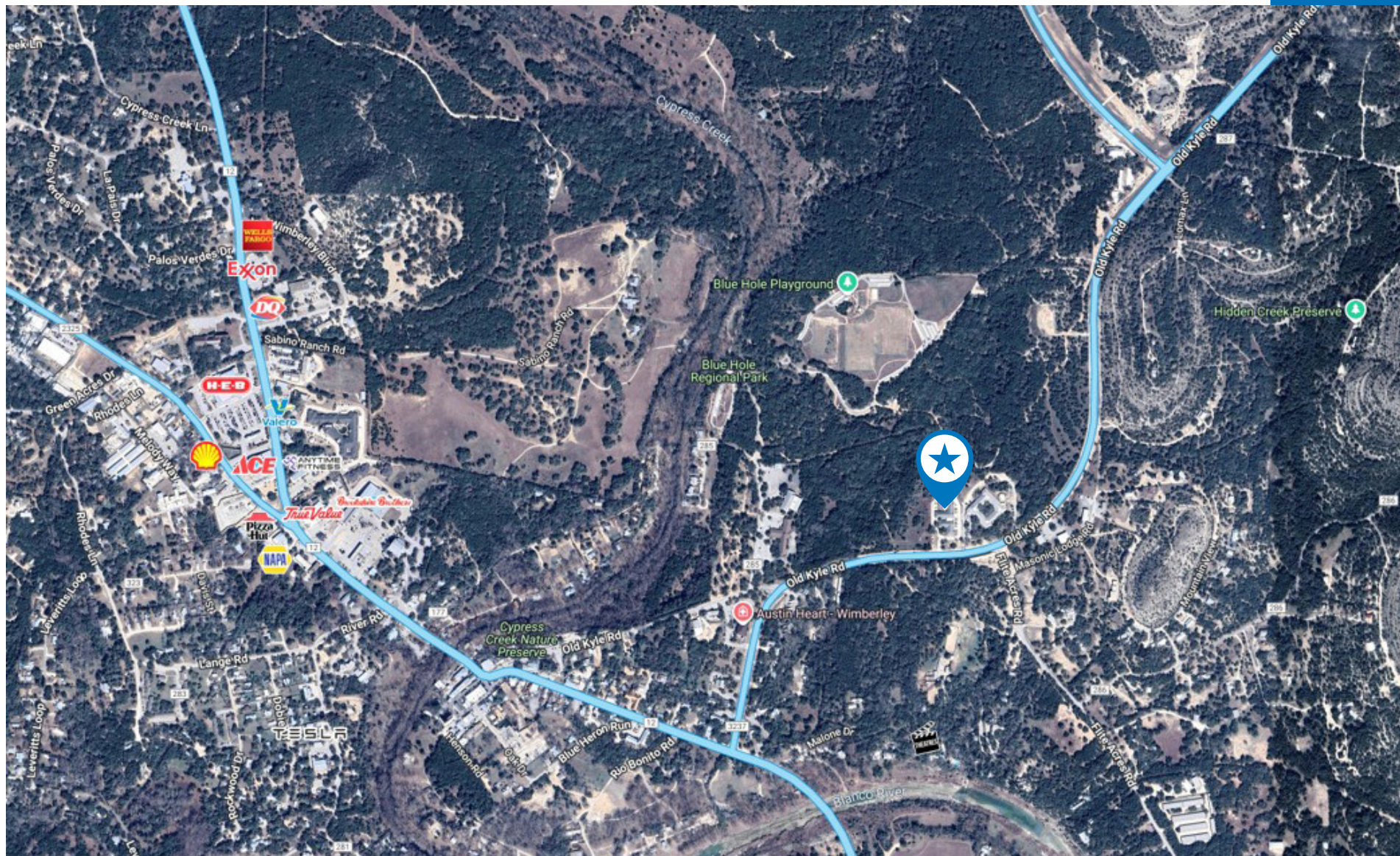
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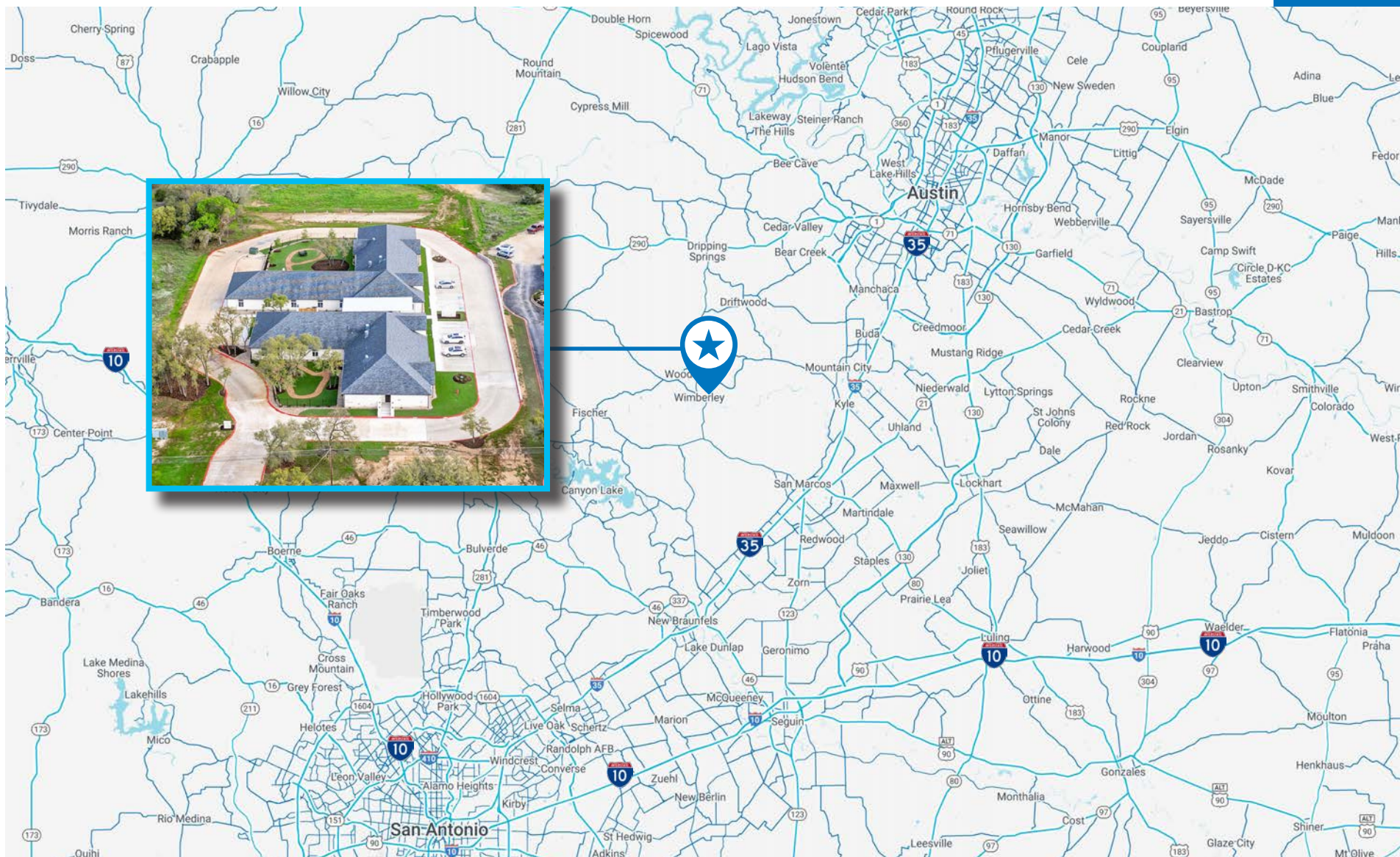
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## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - 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 coincidental 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.

|                                                                    |               |                                   |                       |
|--------------------------------------------------------------------|---------------|-----------------------------------|-----------------------|
| <b>James Douglas Sager</b>                                         | <b>469231</b> | <b>jim.sager@transwestern.com</b> | <b>(817) 877-4433</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                             | Phone                 |
| 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                              |                       |

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
IABS 1-0