

CENTURY 21[®]

Judge Fite Company



3200 DONNA ROAD
DENTON, TX 76207



\$1,225,000



3,459 sqft



10 beds



4 baths

DESCRIPTION

Licensed Type B Assisted Living Facility, 10 Bedrooms, 11 Licensed Beds Rare opportunity to acquire a fully HHSC licensed Type B Assisted Living Facility with a 23 plus year history in good standing with HHSC. This well-maintained and welcoming residence offers 10 private bedrooms and is licensed for 11 beds, providing a stable, proven operating platform. The facility is fully occupied and operating successfully. The property sits on approximately 2.75 wooded acres, offering a unique setting and potential for future expansion, subject to regulatory approval. Operations are well established with long-term compliance and a strong operational footprint. All information, tours, and financials are provided by appointment only, subject to execution of a Non-Disclosure Agreement. This facility may be acquired individually or in connection with a broader portfolio of 10+ residential assisted living homes, including properties currently licensed or previously licensed as ALF Type A or Type B (8–16 beds). Portfolio assets feature ADA-compliant renovations, accessible bathrooms, spacious common areas, and installed fire sprinkler and alarm systems, supporting life-safety and licensing requirements. Ideal for established operators seeking expansion or investors entering the growing senior care market. Additional details, financials, and off-market operational offerings available upon request. Contact listing agent for full confidential information. DO NOT ENTER PROPERTY OR DISTURB OPERATIONS.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21169972

YEAR BUILT: 1971

COUNTY: Denton

TRACT OR SUBDIVISION: Donna Del Estates

LIST DATE: 02/05/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 3,459

TOTAL BEDS: 10

FULL BATHS: 2

HALF BATHS: 2

ACRES: 2.79

LOT SIZE (SQFT): 121,358

INTERIOR FEATURES

FIREPLACE:

- WoodBurning

FLOOR COVERINGS:

- Carpet
- Linoleum
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricRange
- Disposal
- GasWaterHeater
- Microwave

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Ranch
- Traditional
- Detached

PARKING:

- AdditionalParking
- Concrete
- Driveway
- Lighted
- OffStreet
- ParkingLot

ROOF TYPE:

- Composition

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

UTILITIES:

- SewerAvailable
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
- HighSpeedInternet
- KitchenIsland
- CableTv

SECURITY FEATURES:

- CarbonMonoxideDetectors
- FireAlarm
- FireSprinklerSystem
- SmokeDetectors

COMMUNITY:

- Curbs
-

LISTED BY: Aaron Morrow 

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BROKERED BY: Coldwell Banker Apex, REALTORS