

Site Intelligence Report

Residential Assisted Living Feasibility Analysis

PROPERTY

6 NORTHRIDGE LN, ROCKWALL, TX, 75087

GENERATED

June 30, 2026

Report ID: RAL-2026-8754E7

PREPARED FOR

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OVERALL MARKET SCORE

8.5 / 10

Composite average across available weighted dimensions

DEMOGRAPHICS

8.4/10

SUPPLY

8.2/10

WEALTH

9/10

REGULATORY

9/10

REFERRAL

8.1/10

Key Findings

- **2,384** residents age 75+ in ZIP 75087 (5.4% of residents), with county 75+ growth of **+33.1%** over five years.
- Private-pay capacity: senior median income **\$82,527**, median home value **\$415,500** — income alone covers ~**121%** of annual AL cost.
- **24** licensed AL facilities within 10 miles (**14** small ≤ 16-bed homes, 833 total beds) — from the Texas state license roster.
- Referral network within 10 miles: **181** hospital beds, **1,035** nursing beds, **0** hospice + **973** home-health Medicare patients/yr, across **52** named partners.

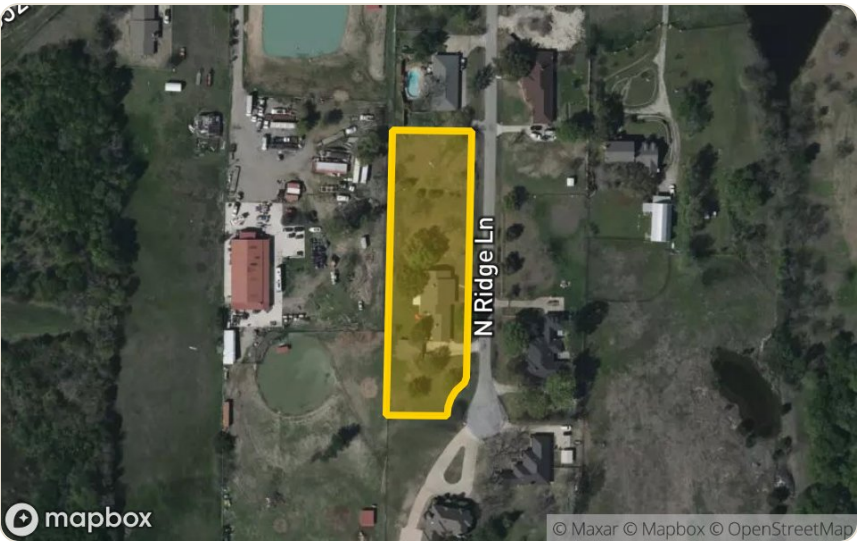
1. Site & Parcel Detail

Primary market area: a **10-mile radius** around the subject property; secondary area extends to **25 miles**. All demand, supply and referral figures in this report are measured on real distance from this address.

Subject address	6 NORTHRIDGE LN, ROCKWALL, TX, 75087
Market ZIP	75087 · Rockwall County, Texas
Coordinates	32.9671, -96.4194
Planned configuration	10-bed residential assisted living

PARCEL RECORD — COUNTY ASSESSOR VIA REGRID	
Parcel / APN	20284
Owner of record	PATEL REAL ESTATE DEVELOPER, LLC
Lot size	1.34 acres · 58,286 sq ft
Building	3,439 sq ft living area · 1-story · built 1983
Assessed value	\$649,286 (MARKET)
Site address	6 NORTHRIDGE LN
Flood zone (FEMA NFHL)	Zone X — area of minimal flood hazard (outside the high-risk flood area)

Parcel boundary & aerial — county GIS via Regrid



Parcel outline from county GIS (Regrid) · satellite imagery © Mapbox © Maxar

Parcel, boundary & zoning via Regrid (county assessor & GIS). Zoning informs RAL regulatory viability; assessed & last-sale values inform the acquisition basis.

2. Demographics & Acuity

8.4 / 10

Demographics dimension = 75+ density (37.5%) + 5-yr senior growth (31.25%) + in-migration (18.75%) + dementia acuity (12.5%). Sources: Census ACS, CMS.

The 75+ population is the primary RAL demographic; adult children 45–64 are the secondary decision-maker and payer cohort. Chronic-condition prevalence (acuity) drives both demand depth and the rate a home can command.

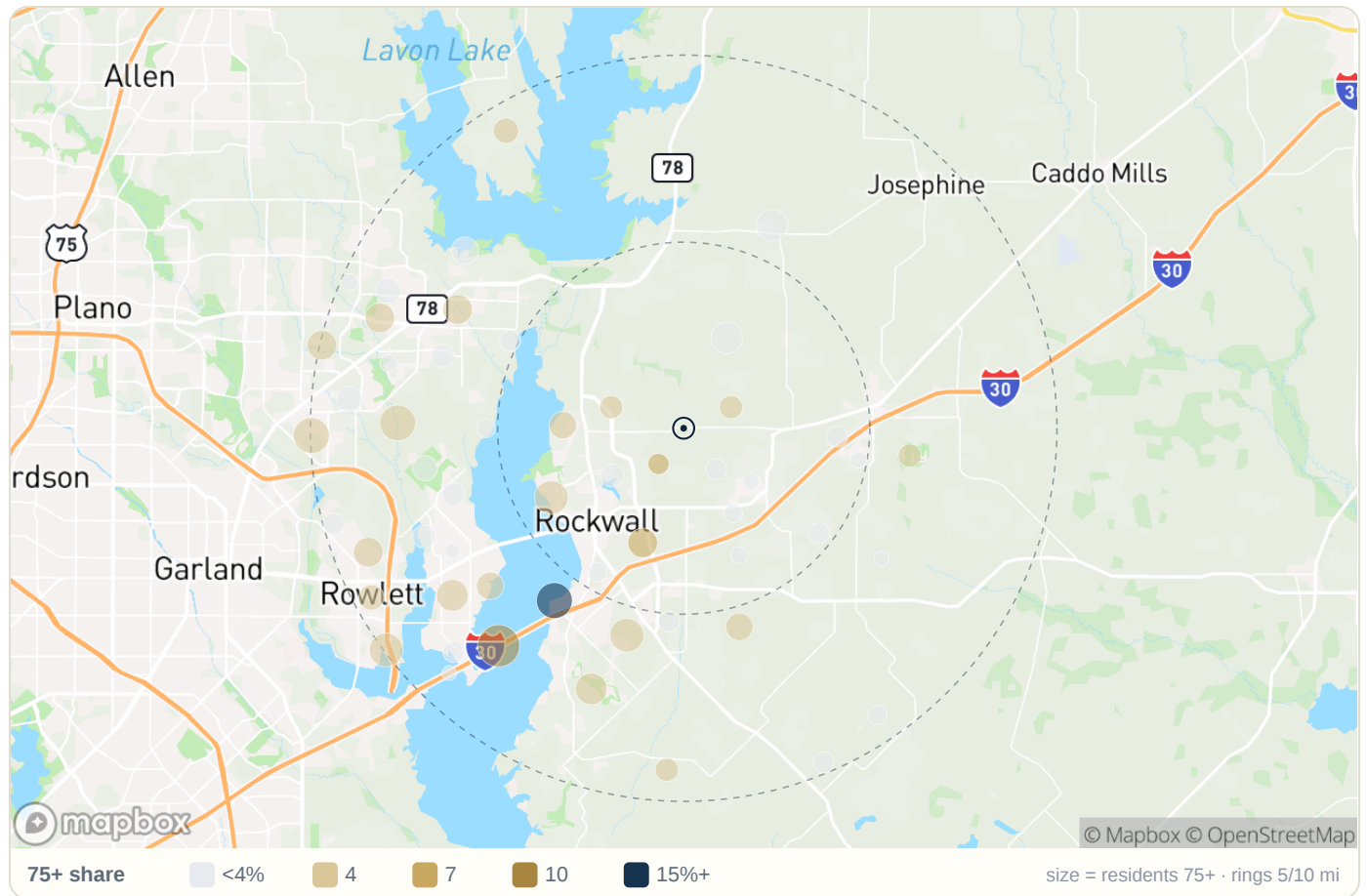
INDICATOR	VALUE	BASIS
Population age 75+	2,384	ZIP 75087
Share of residents 75+	5.4%	ZIP
Senior growth (5-yr)	+33.1%	Rockwall County County
Senior in-migration	9.59%/yr moving in	County, ACS
Dementia prevalence (65+ Medicare)	8%	County, CMS
Area median household income	\$127,981	County, ACS
State demand rank	#14 of 1,989 Texas ZIPs	ranked vs all Texas ZIPs

ZIP 75087 carries a 8.4/10 demand rating, with the senior base growing and net senior in-migration of 9.59%/yr supporting a residential AL home.

Health & acuity – top Medicare chronic conditions in Rockwall County County (beneficiaries 65+)

High Cholesterol 70%	Hypertension 67%	Arthritis 38%	Cataract 26%	Diabetes 23%	Hypothyroidism 23%
Ischemic Heart Disease 21%	Anemia 20%	Depression 19%	Chronic Kidney Disease 18%	Obesity 17%	
Atrial Fibrillation 15%	BPH 15%	Glaucoma 14%	COPD 11%	Disability 11%	Heart Failure 11%
Osteoporosis 11%					

Senior-density map — 75+ by census tract (~10 mi radius)



Basemap © Mapbox © OpenStreetMap

How to read this map: each dot is a census tract within ~10 miles of the property. **Dot size** = the number of residents age 75+ in that tract; **color** = their share of that tract's population (darker = higher); **position** shows where seniors cluster. The dashed rings mark 5 and 10 miles from the site. Larger, darker dots near the center mean dense, high-share senior demand close to the property.

3. Wealth & Private-Pay Capacity

Wealth dimension = senior household income + home-equity capacity weighed against the local annual AL cost; higher coverage = stronger private-pay demand. Sources: Census ACS, CareScout.

Can the local 65+ population privately pay for assisted living? This dimension weighs senior household income and home equity against the local annual cost of care — higher coverage means stronger private-pay demand and less reliance on Medicaid.

INDICATOR	VALUE	BASIS
Senior median income (65+ households)	\$82,527	County, ACS
Median home value	\$415,500	County, ACS
Local AL cost / yr	\$67,992	CareScout median × 12
Income covers of annual AL cost	121%	senior income ÷ AL cost/yr

Income typically covers part of the AL cost; the rest is bridged by home equity and savings. Higher coverage = stronger private-pay demand and less Medicaid reliance.

4. Competitive Landscape LIVE LICENSE ROSTER

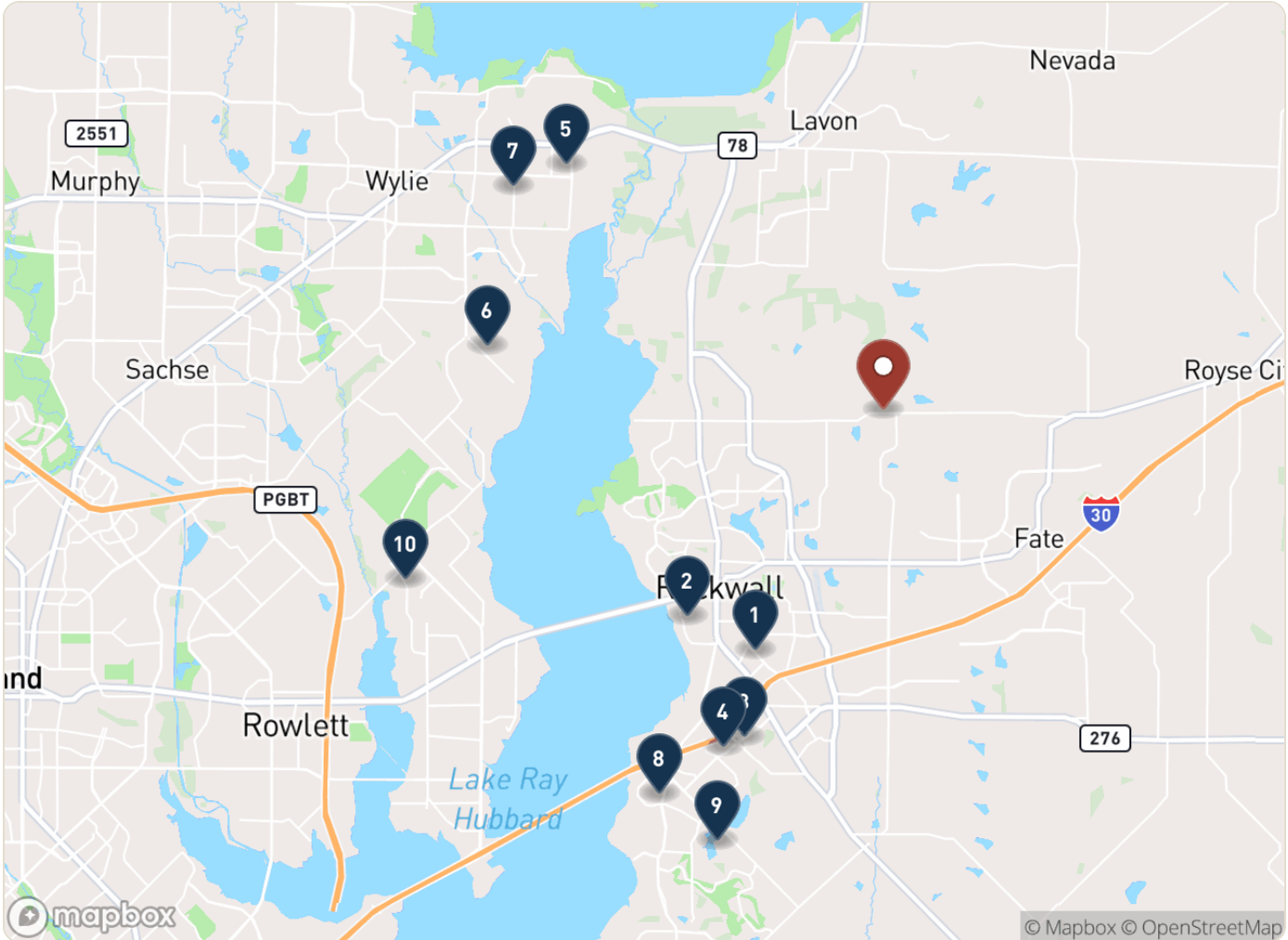
Licensed assisted-living facilities within 10 miles, direct from the **Texas state license roster** — from 6–16 bed residential homes (the true RAL competitive set national datasets miss) up through larger communities.

Licensed AL facilities (10 mi)	24
Small homes (≤ 16 beds)	14
Total licensed beds	833 · avg 35 beds

Nearest licensed facilities (10 mi)

FACILITY	CITY	BEDS	DISTANCE	STATUS
1 VILLAGE GREEN ALZHEIMER'S CARE HOME LLC	ROCKWALL	28	3.9 mi	LICENSED
2 HERITAGE HOUSE OF ROCKWALL	ROCKWALL	6	4.1 mi	LICENSED
3 ROCK RIDGE ASSISTED LIVING AND MEMORY CARE	ROCKWALL	85	5.1 mi	LICENSED
4 COLONIAL OAKS AT ROCKWALL	ROCKWALL	50	5.3 mi	LICENSED
5 JOYFUL ASSISTED LIVING HOME,LLC	WYLIE	5	5.7 mi	LICENSED
6 MERCY HOME ASSISTED LIVING	WYLIE	6	5.7 mi	LICENSED
7 JOYFUL ASSISTED LIVING HOME, LLC	WYLIE	6	6.2 mi	LICENSED
8 BROOKDALE SUMMER RIDGE	ROCKWALL	140	6.3 mi	LICENSED
9 LAKESHORE ASSISTED LIVING AND MEMORY CARE	ROCKWALL	86	6.6 mi	LICENSED
10 BEEHIVE HOMES OF ROWLETT	ROWLETT	26	7.2 mi	LICENSED
THE OAKS AT LIBERTY GROVE	ROWLETT	84	7.2 mi	LICENSED
MALAIKA COMFORT CARE, LLC	WYLIE	5	8.3 mi	LICENSED
NEW HAVEN ASSISTED LIVING OF WYLIE LLC	WYLIE	16	8.4 mi	LICENSED
NEW HAVEN ASSISTED LIVING OF WYLIE, LLC	WYLIE	16	8.4 mi	LICENSED
IRIS MEMORY CARE OF ROWLETT	ROWLETT	48	9.4 mi	LICENSED
ARIEL POINTE SENIOR LIVING	SACHSE	97	9.5 mi	LICENSED
AVILACARE SENIOR LIVING AND MEMORY CARE BUILDING A	HEATH	16	9.5 mi	LICENSED
AVILACARE SENIOR LIVING AND MEMORY CARE BUILDING B	HEATH	16	9.5 mi	LICENSED
FAITH ASSISTED LIVING HOME LLC	ROWLETT	6	9.6 mi	LICENSED
MUSTANG CREEK ESTATES SACHSE HOUSE A	SACHSE	16	9.8 mi	LICENSED

MUSTANG CREEK ESTATES SACHSE HOUSES E AND F	SACHSE	30	9.8 mi	LICENSED
MUSTANG CREEK ESTATES SACHSE HOUSE D	SACHSE	15	9.8 mi	LICENSED
MUSTANG CREEK ESTATES SACHSE HOUSE C	SACHSE	14	9.8 mi	LICENSED
MUSTANG CREEK ESTATES SACHSE HOUSE B	SACHSE	16	9.8 mi	LICENSED



Competitive landscape — numbered navy markers (1–10) match the nearest facilities listed above; red marker = the subject property (© Mapbox).

Competition by home size (25 mi)

HOME SIZE	FACILITIES	LICENSED BEDS
Small (≤ 16 beds)	151	1,371
Mid (17–49 beds)	32	1,081
Big-box (50+ beds)	85	8,329

Small homes (≤ 16 beds) are your direct residential-AL competitive set; big-box communities serve a different buyer.

5. Supply vs. Demand

8.2 / 10

Supply score (occupancy-derived): $\text{beds needed} = \text{seniors } 75+ \times \text{use-rate } (41/1k) \div 90\% \text{ occupancy } (\approx 46/1k \text{ balanced line})$; $R = \text{available} \div \text{needed}$; $\text{supply score} = 10 \times (1.5 - R)$. Sources: AARP LTSS, CDC NPALS.

Demographics (§2) weighed against existing assisted-living supply (§4) using an occupancy-derived model: how many AL / memory-care beds this market needs to run at a healthy 90% occupancy, versus how many exist.

SIGNAL	READING	BASIS
Seniors 75+ (local)	2,384	ZIP, Census ACS
Use-rate (demand propensity)	41 residents / 1,000 seniors 75+	CDC NPALS (national)
Target occupancy	90%	industry benchmark
AL/MC beds needed (balanced)	109 beds · $\approx 46/1k$	$\text{use-rate} \div \text{occupancy}$
AL beds available (modeled)	74 beds · 30.9/1k	Texas AL supply rate
Saturation ratio R	0.68 · Underserved	$\text{available} \div \text{needed}$
Supply score	8.2 / 10	$10 \times (1.5 - R)$, capped 0–10

SUPPLY CONFIDENCE: HIGH State AL supply benchmark, corroborated by our Texas licensed roster with per-home bed counts.

This market needs about 109 AL/MC beds to serve 2,384 seniors 75+ at 90% occupancy; the Texas supply rate implies roughly 74 beds available — a saturation ratio R of 0.68 (Underserved), scoring 8.2/10 on supply. Demand rates 8.4/10, for a Market Opportunity of 7.4/10 (Strong).

The bed counts differ by design: the **licensed roster** (§4) is the actual census of beds within 10 miles, while the **available beds** figure here is a modeled estimate used only to score saturation — not a literal count of nearby beds. Available beds apply the **Texas AL supply rate** to this market's seniors (all-licensed-AL universe, per the same-universe rule). Your **local licensed roster** (§4) refines this home-by-home, and a parcel-level beds-needed read sharpens it further as license data loads. Current-year snapshot — inputs re-baselined annually.

6. Rate & Revenue Benchmarking

Rate context from [CareScout Cost of Care](#) (state medians) blended with local pricing signals.

CARE TIER	EST. MONTHLY RATE
Standard care (private room)	\$5,213 – \$6,119
Enhanced care (high-acuity / ADL support)	\$6,346 – \$7,479
Memory care	\$6,745 – \$8,520

Staffing wage reference – Texas (BLS median)

DIRECT-CARE ROLE	MEDIAN HOURLY
Caregiver / home health aide	\$11.65 /hr
Certified nursing assistant (CNA)	\$18.03 /hr

BLS Occupational Employment & Wage Statistics (state medians). Staffing is the largest RAL operating cost – it feeds the §7 pro-forma.

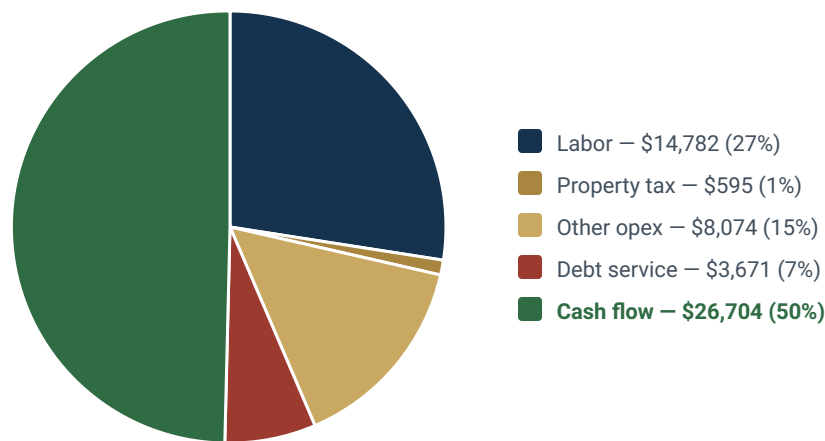
7. Pro-forma

Quick directional cash-flow model built from your bed count, the local rate, BLS wages and the parcel value — not a financial projection. Activates when a planned bed count is provided.

Quick pro-forma — 10 beds, occupancy modeled at 95% — local AL supply is 31 beds/1k seniors 75+ vs the ~46/1k balanced line, so this market is under-supplied, and a stabilized home should fill above the 90% baseline (use-rate 41 ÷ 31 supply, capped 70–95%)

LINE	MONTHLY
Gross revenue (10 beds × \$5,666 × 95% occ)	\$53,827
Labor (25 caregiver hrs/day @ \$11.65 + manager \$4,000 + 15% burden)	-\$14,782
Property tax (est. 1.1%/yr of value)	-\$595
Other operating costs (15% of revenue)	-\$8,074
Net operating income (NOI)	\$30,376
Debt service — P&I (\$649,286 market value · 80% loan @ 7% / 25yr)	-\$3,671
Cash flow after debt	\$26,704

Revenue allocation (monthly) — the green slice is take-home cash flow



Directional model, not a financial projection. Labor uses the local BLS caregiver wage on a 24/7 staffing rule (~2.5 hrs/bed/day) with a bed-scaled manager; real-estate carry is PITI at 20% down / 7% / 25-yr on the market value (\$649,286) plus property tax; other operating costs use a 15%-of-revenue rule of thumb. NOI margin ~56%, cash-flow margin ~50%. A well-run RAL targets a ~30% operating margin (≈ \$16,148/mo here).

Regulatory score = zoning-for-RAL (50%) + small-home licensing pathway (50%), with a zoning-confidence tier; low-confidence zoning drops out and the pathway carries the score. Licensure cost, timing, staffing and fire rules below are shown for reference and are not scored.

Zoning-for-RAL verdict Low confidence

Zoning for this parcel could not be confidently classified. Confirm the permitted use directly with Texas county / municipal planning before relying on it.

Zoning not scored · Small-home pathway 9.0/10

Caregiver labor pool

The Dallas-Fort Worth-Arlington, TX metro employs about **58,580** home-health & personal-care aides plus ~23,420 nursing assistants — the local hiring pool for a RAL. Concentration index (location quotient) **0.52**: a below-average caregiver concentration — expect more competition to recruit and retain staff.

Home-health & personal-care aides (SOC 31-1120), metro-level. Source: BLS OEWS May 2025.

For a 10-bed residential home, Texas's current small-home pathway is **Assisted Living Facility Type A - Small (16 or fewer beds) or Assisted Living Facility Type B - Small (16 or fewer beds)** (4–16 beds). The applicable tier depends on residents' care acuity — Lower-acuity TX ALF tier; residents can evacuate without physical assistance and follow directions in emergency; no routine nighttime atten... Confirm the exact tier with the state licensing agency before acting.

LICENSE PATHWAY	BED RANGE
Assisted Living Facility Type A - Large (17+ beds)	17+ beds
Assisted Living Facility Type A - Small (16 or fewer beds)	4–16 beds
Assisted Living Facility Type B - Large (17+ beds)	17+ beds
Assisted Living Facility Type B - Small (16 or fewer beds)	4–16 beds

Operating requirements — Assisted Living Facility Type A - Small (16 or fewer beds)

Small-home cap	16 beds
Daytime staffing	26 TAC 553 requires staff sufficient to meet resident needs; no fixed statewide numeric ratio codified.
Overnight staffing	Type A does not require routine attendance during sleeping hours; staff must be sufficient and on call/available. No fixed numeric night ratio.
Manager / administrator	Manager must complete an HHSC-approved 24-hour assisted living manager training course (Ch. 247 / 26 TAC 553).
Fire / sprinkler	Fire/Life Safety Code requirements apply per 26 TAC 553 Subchapter D; sprinkler requirements vary by facility type/size/construction.

License fees	Initial \$300 base + \$15 per bed, capped at \$2,250, for a 3-year license (26 TAC 553.47). · renewal \$300 + \$15 per bed, max \$2,250, per 3-year renewal; +\$15/bed for approved capacity increase.
Time to license	After passing Life Safety Code survey and a health survey (with 1-3 residents admitted), HHSC issues the license within 45 days.

Medicaid & payment

Waiver / program	STAR+PLUS HCBS waiver (managed care) covers assisted-living/residential-care services for NF-level members; waiver does not pay room and board.
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Issuing agency: Texas Health and Human Services Commission (HHSC), Long-Term Care Regulatory · 512-438-3161 · <https://www.hhs.texas.gov/providers/long-term-care-providers/assisted-living-facilities-alf>

Regulatory rules change — verify current Texas requirements with the licensing agency before committing capital. The Regulatory score above blends the state small-home licensing pathway with the parcel zoning verdict.

9. Referral Source Map

8.1 / 10

Referral score = capacity-weighted hospital & SNF beds + hospice & home-health Medicare patient volume within 25 miles, per senior 75+. Source: CMS.

Referral density within 10 miles is one of the strongest predictors of fill-rate. Counts and the named directory below are your turnkey outreach list.

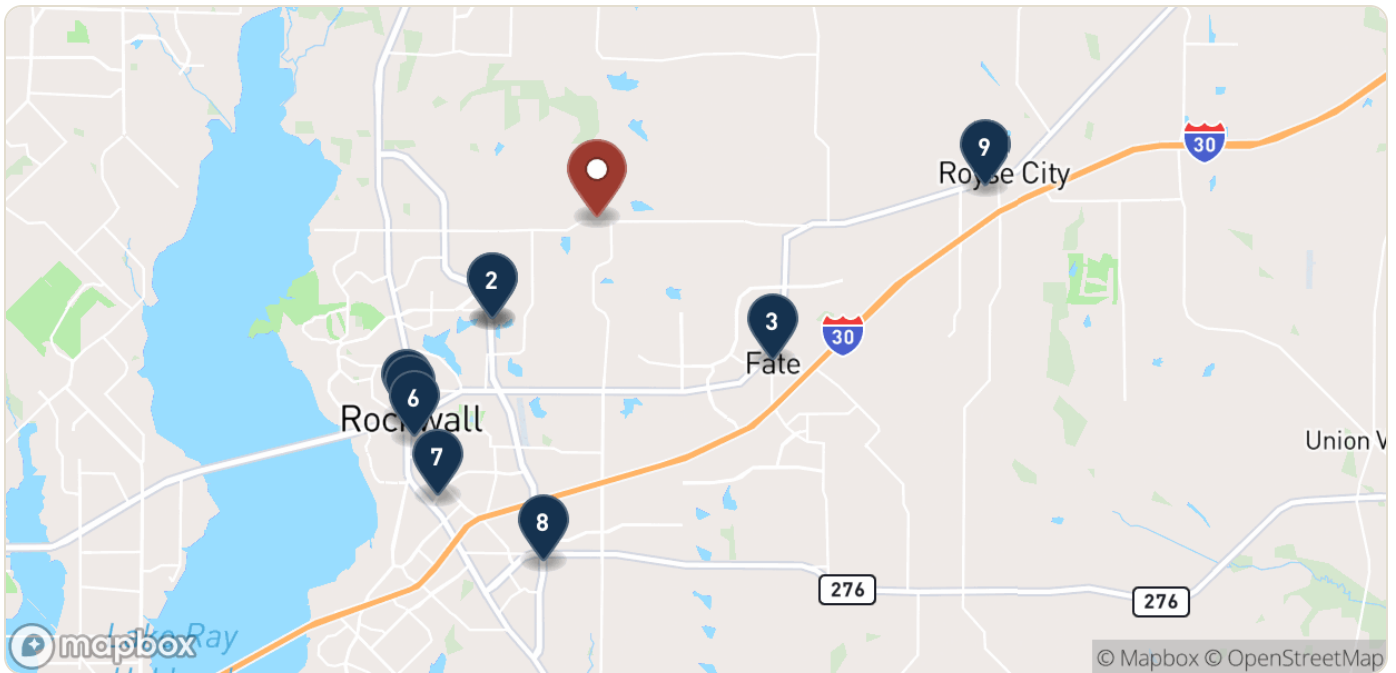
REFERRAL SOURCE TYPE	WITHIN 10 MI
Hospitals	2
Skilled-nursing facilities	6
Hospice agencies	1
Home-health agencies	19
Geriatric care managers	6
Placement agencies	1
Elder-law attorneys	8
Senior centers	8

Referral capacity within reach

CAPACITY	10 MI	25 MI
Hospital beds	181	8,006
Nursing (SNF) beds	1,035	10,139
Hospice patients / yr	0	16,687
Home-health patients / yr	973	24,107

Capacity is weighted by size, not raw counts — a 600-bed hospital outweighs a 25-bed one; hospice & home-health are measured by Medicare patient volume.

Note: a hospice agency operates within 10 miles, but its Medicare hospice patient-volume is not reported in this radius (common for newer or smaller agencies), so the 10-mi hospice figure reads 0; wider-radius volume appears under 25 mi.



Referral network — numbered navy markers (1–9) match the nearest partners in the directory below; red marker = the subject property (© Mapbox).

Recommended RAL partners — named directory

PARTNER	TYPE	DISTANCE	PHONE
1 ALVERA REHAB ASSOCIATES INC	Home health	1.8 mi	9727725086
2 GREEN HILLS HOSPICE LLC	Hospice	1.8 mi	(972) 913-4165
3 City of Fate Community Center	Senior center	2.9 mi	(972) 771-4601
4 Law Office of John B. Henry, III, PLLC	Elder-law attorney	3.5 mi	(469) 305-7583
5 The Center At Rockwall City Place	Senior center	3.5 mi	(972) 771-7740
6 Rockwall Nursing Care Center	Skilled nursing	3.6 mi	9727715000
7 Jordan Houser & Flournoy, LLP	Elder-law attorney	4 mi	(972) 772-2600
8 Highland Meadows	Skilled nursing	4.4 mi	9727227408
9 Royse City Senior Center	Senior center	4.9 mi	(972) 524-4848
10 BEACON HARBOR HEALTHCARE AND REHABILITATION	Skilled nursing	6.1 mi	9724124000
ROWLETT HEALTH AND REHABILITATION CENTER	Skilled nursing	6.3 mi	9724754700
BROADMOOR MEDICAL LODGE	Skilled nursing	6.4 mi	9727728700
CORDIAL CARE HOME HEALTH SERVICES INC	Home health	6.5 mi	9726036676
TEXAS PRIME HEALTHCARE INC	Home health	6.5 mi	9726356666
Community Park Center	Senior center	7 mi	(972) 516-6340

Wylie Oaks Healthcare and Rehabilitation	Skilled nursing	7.2 mi	9723038100
AMY HOME HEALTH SERVICES INC	Home health	7.5 mi	9727844248
AMERICAN FAMILY HEALTH SERVICES INC	Home health	7.5 mi	9724293902
TRENDY CARE HOME HEALTH SERVICES INC	Home health	7.5 mi	2142217727
BERITER HEALTH CARE SYSTEM LLC	Home health	7.5 mi	4699516050
HEALTH QUEST HOME HEALTH INC	Home health	7.5 mi	9034086654
E CARE HOME HEALTH SERVICES INC	Home health	7.5 mi	2144841644
TOP HEALTH CARE INC	Home health	7.5 mi	7136677235
AMAKA ALINTAH & VITALIS NWAKIBU	Home health	7.5 mi	2146633175
MEDLINK NETWORK LLC	Home health	7.5 mi	9725729783
STN HOME HEALTH SERVICES LLC	Home health	7.5 mi	2146775488
VEBA HOME HEALTH SERVICES INC	Home health	7.5 mi	2147169794
ALBERT HOME HEALTH AGENCY INC	Home health	7.5 mi	9724290057
AEGIS HOME HEALTH INC	Home health	7.6 mi	2147710771
SUNRISE HOME HEALTH SERVICES OF AMERICA INC	Home health	7.6 mi	9722781414
CHILEX HOME CARE SERVICES INC	Home health	7.6 mi	9727722940
TEXAS HEALTH PRESBYTERIAN HOSPITAL ROCKWALL	Hospital	7.6 mi	(469) 698-1000
HSNT Wylie Children's Medical Clinic	Health center	7.7 mi	
BAYLOR SCOTT AND WHITE MEDICAL CENTER LAKE POINTE	Hospital	8.8 mi	(972) 412-2273
CHESTHER HOME HEALTH SERVICES INC	Home health	8.8 mi	4692982764
Sachse Senior Center	Senior center	9.6 mi	(972) 495-6282
Carver Senior Center	Senior center	12.8 mi	(972) 205-3305
Legacy Aging Advisors	Placement agency	16.9 mi	(972) 913-2100
The Johnson Firm, P.C.	Elder-law attorney	16.9 mi	(972) 497-1010
Goodbar Senior Center	Senior center	17 mi	(972) 329-8705
+ 12 more within 10 miles			

10. Summary & Recommendations

This property scores an overall **8.5/10** — a weighted blend of Demographics (8.4), Supply (8.2), Wealth (9), Referral (8.1) and Regulatory (9, weighted at half). ZIP 75087 holds 2,384 residents age 75+ growing +33.1% over five years; on an occupancy-derived basis the market needs ~109 AL/MC beds (R 0.68, Underserved, supply confidence High). Median AL pricing is \$5,666/mo against senior median income of \$82,527. The 10-mile competitive set holds 24 licensed AL facilities (14 small $\leq$ 16-bed) from the Texas roster. The 10-mile referral network spans 52 named medical and advisory partners. Parcel/AVM and the Regulatory dimension score are added at render time and deepen sections 1 and 7.

Recommended next steps

1. Build referral relationships with the highest-volume hospitals and SNFs in the section-8 directory 90 days before opening.
2. Study the section-3 competitive set — position your care model and rates against the nearest small homes.
3. Confirm parcel zoning and small-home RAL licensing requirements with Texas and the local planning department.
4. Pressure-test the 10-bed section-6 pro-forma with your real cost basis (rent/mortgage, staffing at the section-5 wage reference, renovation).

Risk factors to monitor

- ! Pricing and pro-forma figures use market medians — confirm achievable rates with local competitor research.
- ! Supply uses the Texas AL rate applied to local seniors (confidence: High); a local cluster of new homes (\$4) could tighten the market faster than the state figure shows.
- ! Regulatory specifics (staffing, sprinkler, fees) vary by state and change — verify before committing capital.



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The full playbook

Site selection, licensing, staffing, lease-up and rate-setting, the steps these scores point toward.

Vetted partners

Lenders, insurers, eMAR, licensing help, staffing and placement, the people who get RAL homes open.

A room of operators

Deal-share, referrals and momentum from people building exactly what you are evaluating.

Ready to act on this market?

Book a call with our team and we will walk through this report and your next step.

Book a Call with Our Team →

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