

2 Georgetown projects add to region's options for senior living

By [Shonda Novak](#)

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Developers plan to break ground this summer on a 120-bed assisted living and memory care facility next to Sun City in Georgetown, adding to the growing options for seniors living in Central Texas.

The 95,000-square-foot Legacy at Georgetown will be on 41/2 acres at the entrance to Sun City, one of the largest communities in the country for people 55 and older, and next to a Scott & White medical clinic. It is expected to open in spring 2012.

Less than three miles away, the Wesleyan at Estrella — which has 124 independent living units and a lengthy waiting list — is about to open a second building that will have 40 assisted living units and 20 memory care units for people with Alzheimer's and other forms of dementia, said Mandy Hastings, director of marketing.

The Georgetown projects are among the growing number of centers that are being built or expanded to meet the need for a range of options for senior living and care. In many cases, the complexes offer a so-called continuum of care, allowing residents to move to different parts of the complex as their needs and health status change.

The projects include a \$100 million expansion of Westminster Manor in Austin, whose first phase will include 64 independent living apartments, 22 assisted living apartments and 85 skilled nursing suites.

"We are on schedule and on budget," Executive Director Brian Robbins said Wednesday. He said completion of the first phase is about eight months away.

The developers of the Legacy at Georgetown are PinPoint Commercial, a Houston-based firm that develops senior living facilities, medical office buildings, hospitals and industrial properties across the southeastern United States, and Outer Marker Properties, an Atlanta-based development firm.

PinPoint will develop the project, and Outer Marker will market and operate it.

"We have been scouting several markets for quite some time and honestly believe this is one of the best locations we have ever discovered," said Charles Turner, principal with PinPoint. "Our ability to meet the needs of Sun City residents and other surrounding communities, as well as partner with local medical providers, offers us an unprecedented opportunity. It's just a fantastic site."

The site, at 4909 Williams Drive, is occupied by an ERA Colonial Real Estate office that will move to a new facility to be built nearby.

Turner said construction of the Legacy will start pending final approvals and reviews by the city and Texas Commission on Environmental Quality. Financing is in place, he said, while declining to disclose the project's cost.

The Legacy will have 80 assisted living units and 40 for memory care. There will be flat, all-inclusive rates that will be disclosed when the building gets closer to completion, Turner said.

The project will include walking trails along two enclosed courtyards and "technology stations" where residents can communicate with family and friends using computers with webcams .

FTC Architects in Georgetown is designing the project.

Turner said the demographics in the Georgetown area are ideal for the Legacy project.

About 10,000 people, with an average age in the mid-70s, live in Sun City.

Turner said Georgetown also has another key demographic, the "adult child population" of people 45 to 64. PinPoint pays close attention to that group because they typically have aging parents whom they want living nearby.

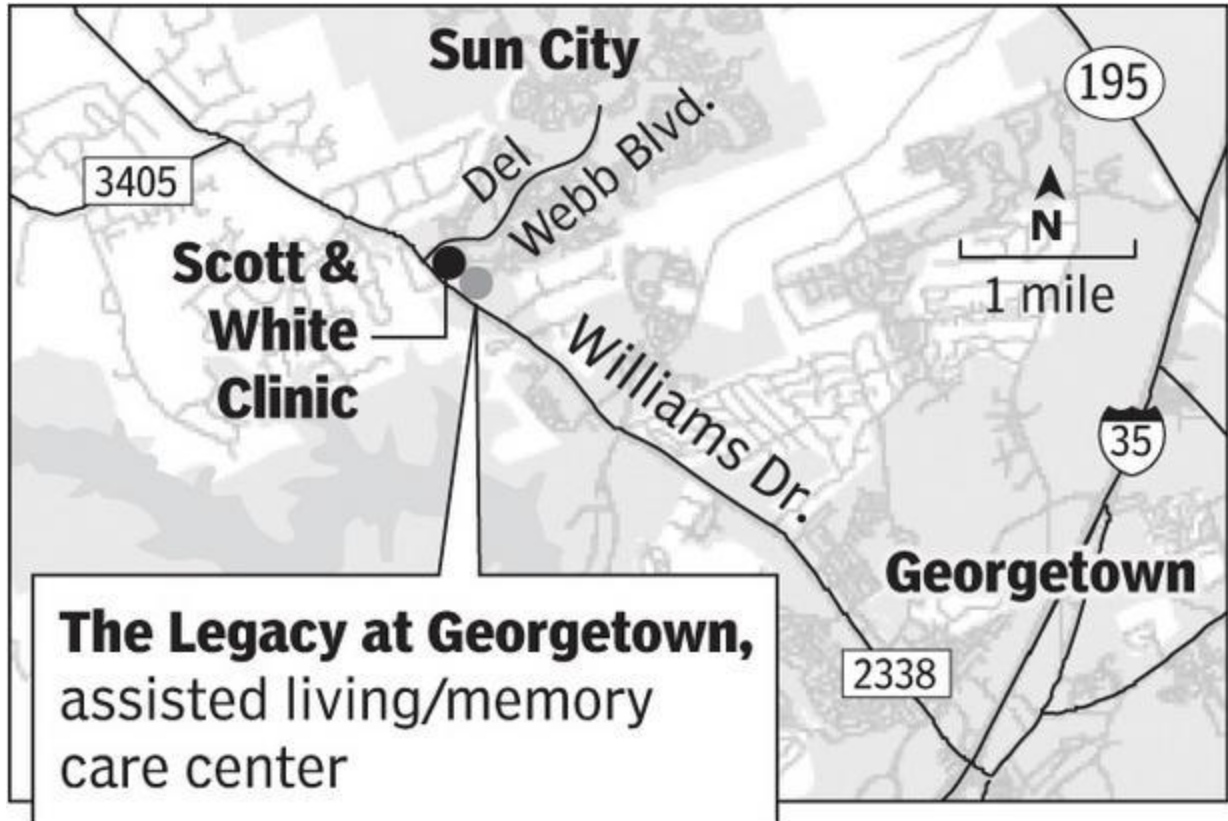
Currently, some 40 million people in the U.S. are 65 and older — a number that's expected to more than double, to 89 million, by 2050, according to a recent article in Population Bulletin.

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Other new senior care facilities in Central Texas

GreenRidge at Buckner Villas, 11110 Tom Adams Drive, Austin: Expansion on the longtime senior living campus includes assisted and independent living apartments, plus memory care and long-term skilled care facilities.

University Village Memory Care, 4701 Campus Village Drive, Round Rock: A late summer opening is planned for the 50-unit center for people with Alzheimer's and dementia. Amenities include an on-site barber and beauty shop and pet therapy.



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Courtesy of JB Goodwin