

# Tomball Senior Village at Medical Complex Drive

An Upscale Affordable Senior Living Development

City of Tomball , Texas



# Tomball Senior Village

*An Upscale Affordable Senior Living Development*

[Executive Summary](#)

**Texas Inter-Faith Group with Super Urban Realty (“TIF/SuperUrban”)** are proposing to secure an award of housing tax credits from TDHCA to acquire and develop 3.61 acres of land along Medical Complex Drive in Tomball where the TIF Group would own, operate and provide resident services for an active adult senior living community with upscale apartment homes.

The proposed development would include the following components:

**Senior Living (3.61 acres)** – 50 to 60 units of Age Restricted 55+ Active Adult Housing (Elderly Development)

**TIF/SuperUrban** serving as Development Partners, will engage a “best in class” design team to develop architectural and design guidelines for the proposed development to insure that exterior facades in addition to interior amenities and unit finishes meet and exceed the expectations of local stakeholders, investment partners and future residents.

**TIF/SuperUrban** will leverage development experience and industry relationships to plan, finance and build an affordable senior living community utilizing best practices and a commitment to quality based on a sustainable economic model. The result will be an award worthy development that furthers the goal of creating high quality affordable housing options for the elderly residents of Tomball with convenient proximity to immediate family and access to points of interest in Tomball.

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Development Location



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**SITE DATA**  
 TOTAL SITE AREA - 3.57 ACRES  
 55 UNITS  
 15.4 UNITS PER ACRE

**UNIT TABULATION**

TYPE	# UNITS	UNIT S.F.	TOTAL SQ. FT.
A1 - ONE BEDROOM, ONE BATH	17 (31%)	700	11,900
B1 - TWO BEDROOM, TWO BATH	38 (69%)	909	34,542
<b>TOTAL</b>	<b>55 (100%)</b>		<b>46,442</b>

**BUILDING TABULATION**

TYPE	# BLDGS.	UNITS/BLDG.	UNIT TYPES	BLDG. S.F.	TOTAL SQ. FT.
A	1	55	A-1, B-1	46,442	46,442
CLUB				2,909	2,909
<b>TOTAL</b>	<b>1</b>	<b>55</b>			<b>49,351</b>

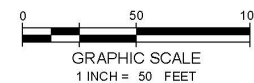
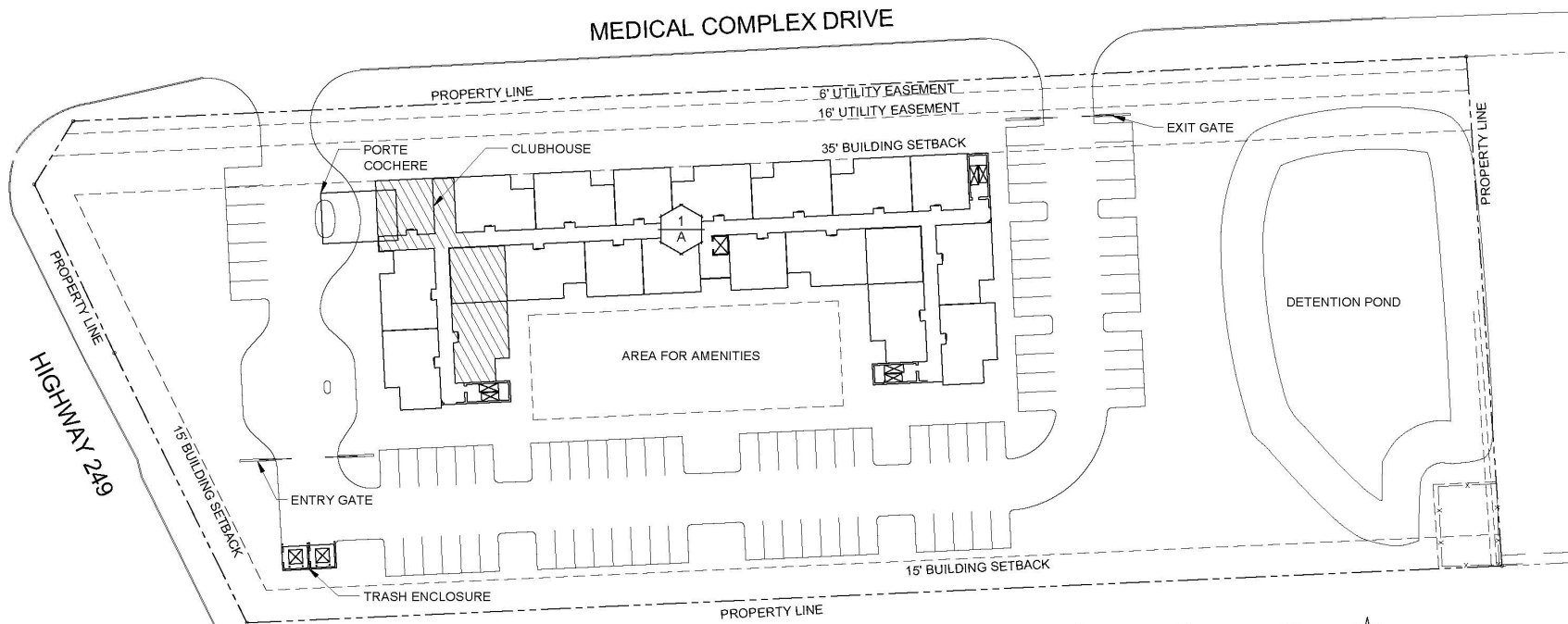
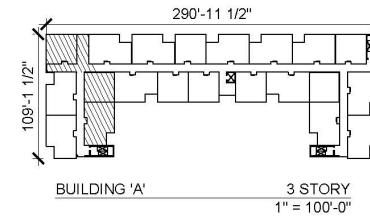
**PARKING TABULATION**

PARKING REQUIRED	
1.5 PER UNIT	
UNITS	55
<b>TOTAL</b>	<b>82.5</b>

PARKING PROVIDED	
<b>TOTAL</b>	<b>85</b>

PARKING RATIO: 1.545

**BUILDING KEY**



**SITE PLAN**  
 SCALE 1" = 50' - 0"



**TOMBALL SENIOR VILLAGE**  
**TOMBALL, TEXAS**

DATE: 01.19.21  
**A1.0**  
 SITE PLAN  
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# Tomball Senior Village

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Development Overview

- Development Name:** TBD
- Proposed Land Use:** Senior Housing - Active Adult
- Development Size:** 3.61 Acres  
50 to 60 Units
- Exterior Finish:** Brick, Siding  
and Stucco
- Construction Type:** Wood Framed  
Surface Parking
- Total Development Cost:** \$11M to \$12M



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ARCHITECTURAL ILLUSTRATIONS, INC.

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Development Program

## PROPERTY AMENITIES

- Gated Community
- Fitness Center
- Business Center
- Pool and Amenities
- Resident Gardens
- Covered Porch/Patio
- Controlled Building Access
- On-site Maintenance

## UNIT FEATURES

- 1 and 2 Bedrooms
- 9 ft Ceilings
- Premium Counter Tops
- Wood Plank Flooring (Vinyl)
- Black Appliances
- Energy Efficient Appliances
- Energy Efficient Lighting Pantries
- Walk-in Closets
- Washer & Dryer Connections



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Sample Design Language  
And Exterior Finish



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## INNOVATIVE and EXCEPTIONAL

Building Design & Amenities:

“Scaled” Community-Friendly Buildings

High Quality Building Materials

Masonry: Brick, Stucco & Siding

Metal Roofing & Timber Accents

Common Area Porches & Patio

Energy Efficient Lighting

Energy Efficient Appliances

Enhanced Landscape Plans

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Common Area  
Amenities

## Community Rooms



## Business Centers



## Resort Style Pools



## Fitness Centers



## Libraries



## Covered Porches



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# Tomball Senior Village

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Unit Layouts  
1 Bedroom



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# Tomball Senior Village

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Unit Layouts  
2 Bedroom Units



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