



Retreat / Recovery Center For Sale

257 FM 927 (Lake Whitney) | Morgan, TX

Lake Whitney

Boat Ramp

Morgan Lakeside Park



Over 20,000 sf of versatile buildings on 7.89 acre campus occupying 2 corners of a high visibility intersection within easy walking distance of beautiful Lake Whitney

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7.89 Acre Retreat or Recovery Center Campus

- Operated as Brazos Recovery Center for 13 years but was initially built as a fishing retreat
- 1/3 mile straight walkable distance to Lake Whitney boat ramp and park.
- 12 total buildings - 4 of which were built 2016
- Lake Whitney, officially known as the Getaway Capital of Texas, covers 35 square miles along the Brazos River, and offers 225 miles of shoreline used for boating, fishing, and camping.
- Located on highly visible corners of two local arterials FM 56 and FM 927 between rapidly growing DFW and Waco metro areas
- Approximately 9 million people live within 2 hours of this site, ideal for day and weekend visits yet quiet enough for a lake retreat or further use as a recovery center site.

Offered at \$1,699,999



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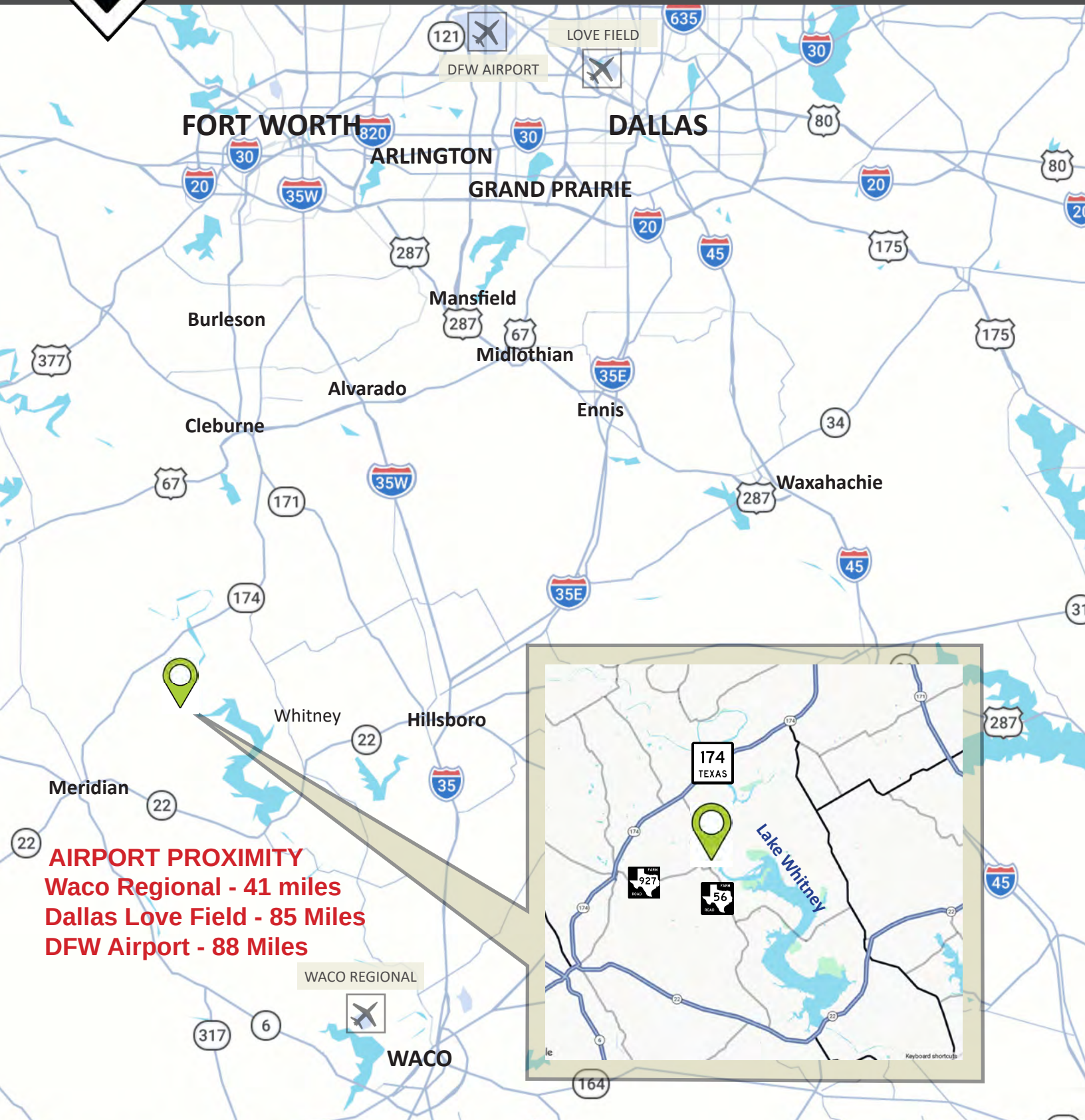
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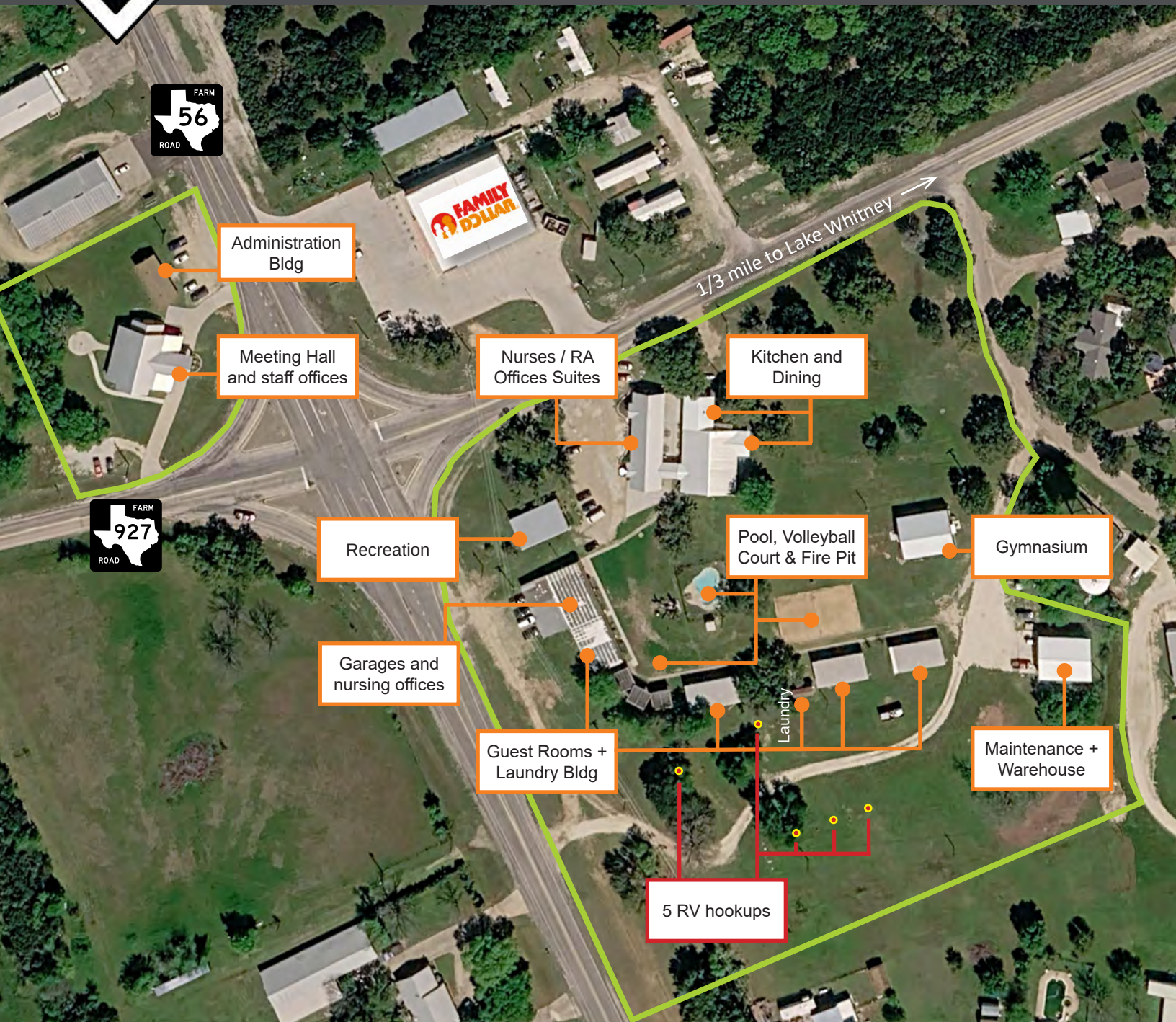
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Versatile 7.89 Acre Campus with over 20,000 sf in 12 total structures - many multipurpose buildings of various ages. Gymnasium, maintenance warehouse and main meeting hall with staff offices and nurses building were added about 2016, the pool added in 2007, and RV hookups were added in 2010, and the 8 residence units are mostly older ranging from the 1950s to the 1970s. It regularly housed 30 or more and at peak, it housed approximately 40 people.

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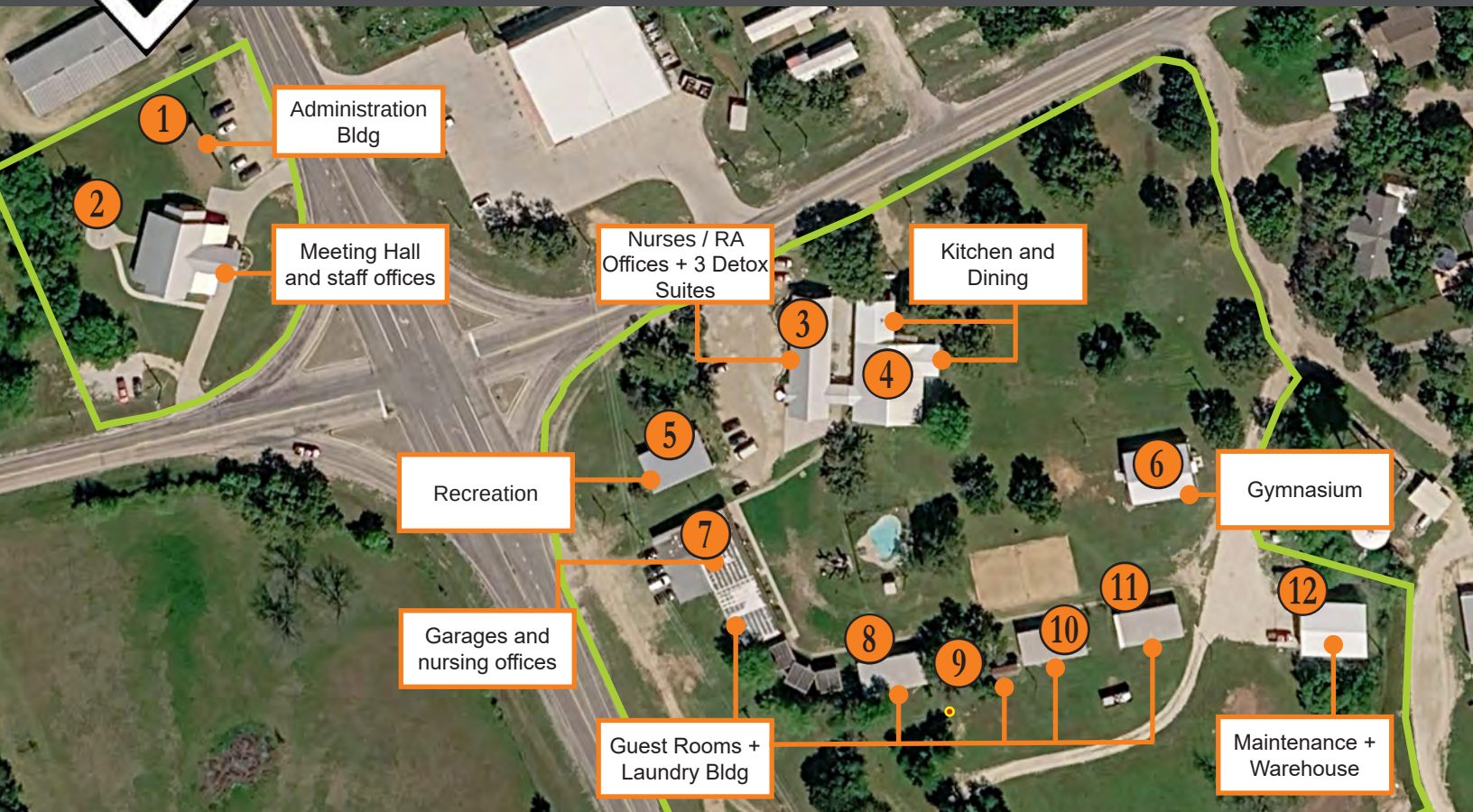
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1	1,000 sf - admin and accounting offices	7	3131 sf - brick & metal bldg with 1414 sf attached metal garage with multiple doors. Two Guest cabins with exterior doors.
2	3384 sf - built 2016 - large meeting hall plus 7 offices / 2 restrooms, kitchen area, large entry area	8	838 sf - Two Guest cabins with individual entrances in one older building - same design as buildings 10 and 11.
3	1880 sf - built 2016 4 Separate Entrances - last used for Nurses / RA Offices + 3 Detox Suites	9	175 sf - Laundry Room - shed building with capacity for 3 washers and 3 dryers
4	3586 sf - Main Kitchen and Dining Hall - building connected to 3 by breezeway.	10	838 sf - Two Guest cabins with individual entrances - same as buildings 8 and 11
5	1500 sf - Metal building used as Recreation building - used for board games and the like	11	838 sf - Two Guest cabins with individual entrances - same as buildings 8 and 10
6	2000 sf - Built in 2016 Gymnasium - Metal building with stone veneer insulated with central HVAC with exposed ventilation, mostly open area for workout equipment	12	2000 sf - Built in 2016. Fully insulated metal building on slab with 14 x 12 overhead door, 140 sf office, restroom and 540 sf of mezzanine space

Pool and spa were constructed approximately 2007 and appear to be well maintained. Fenced with pool equipment shed. There is a shaded pavilion area between buildings 7 and 8. 5 RV hookups added 2010. There is a volleyball court in front of cabin 10.

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Numbers correspond to aerials and descriptions on previous pages



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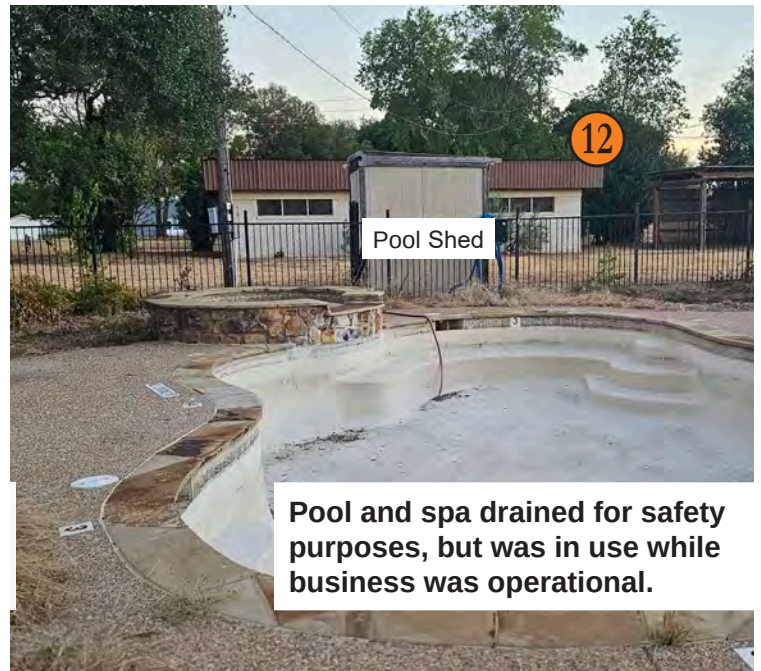
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Pool photo taken when operational.



Older cabins are solid construction and comparable with the Lake Whitney market



Pool and spa drained for safety purposes, but was in use while business was operational.

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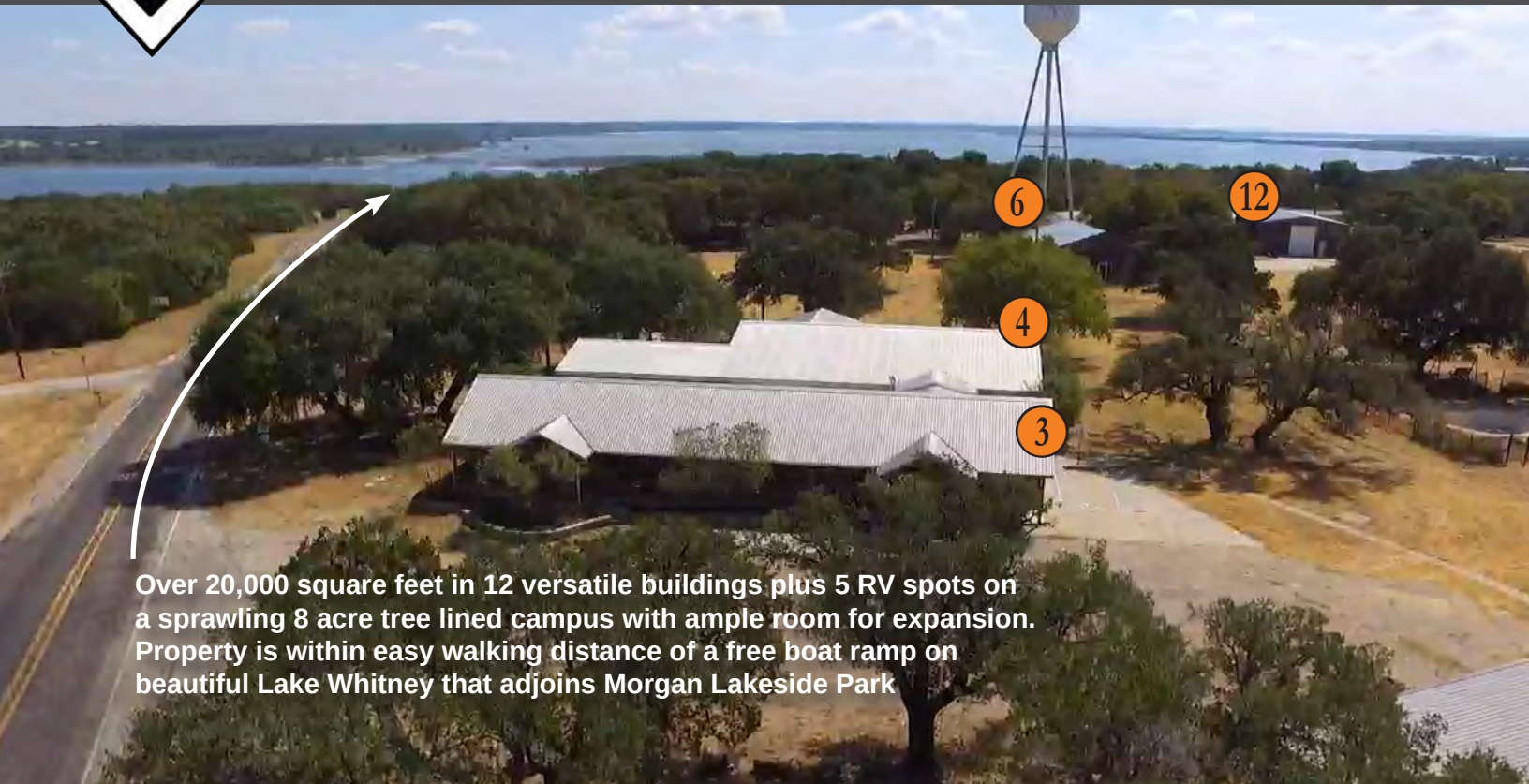
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Over 20,000 square feet in 12 versatile buildings plus 5 RV spots on a sprawling 8 acre tree lined campus with ample room for expansion. Property is within easy walking distance of a free boat ramp on beautiful Lake Whitney that adjoins Morgan Lakeside Park



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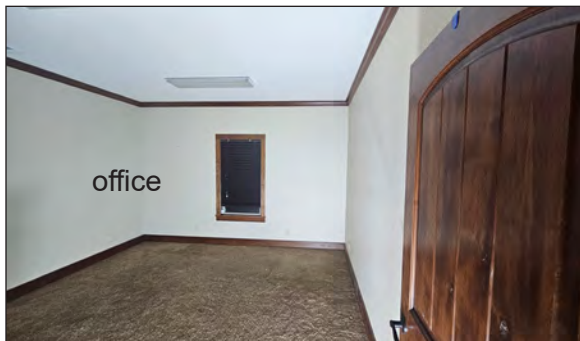
3384 sf - built 2016 - large meeting hall plus 7 offices / 2 restrooms, kitchen area, large entry area



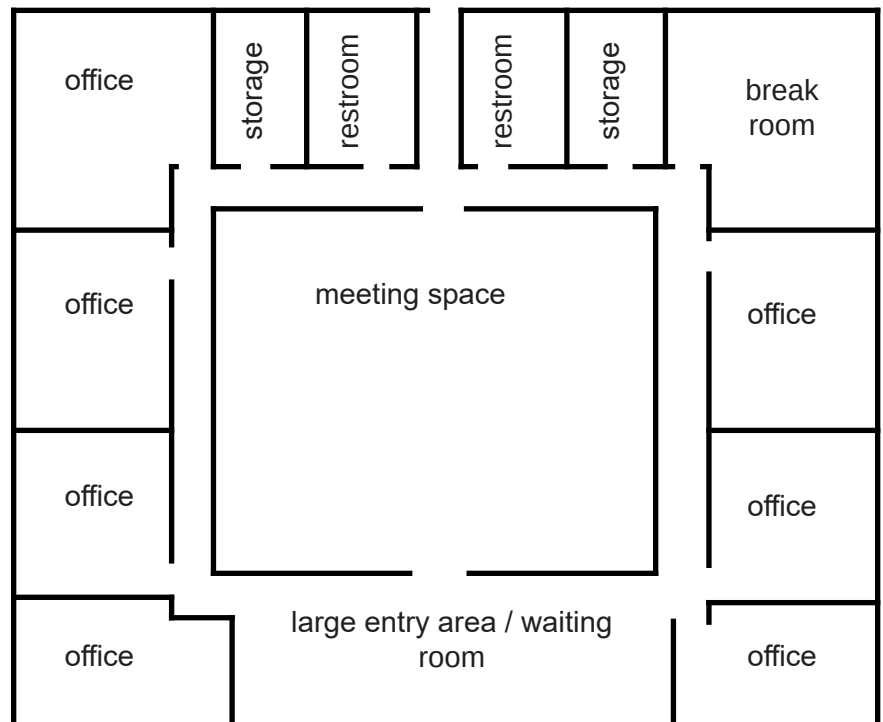
meeting space



break room



office



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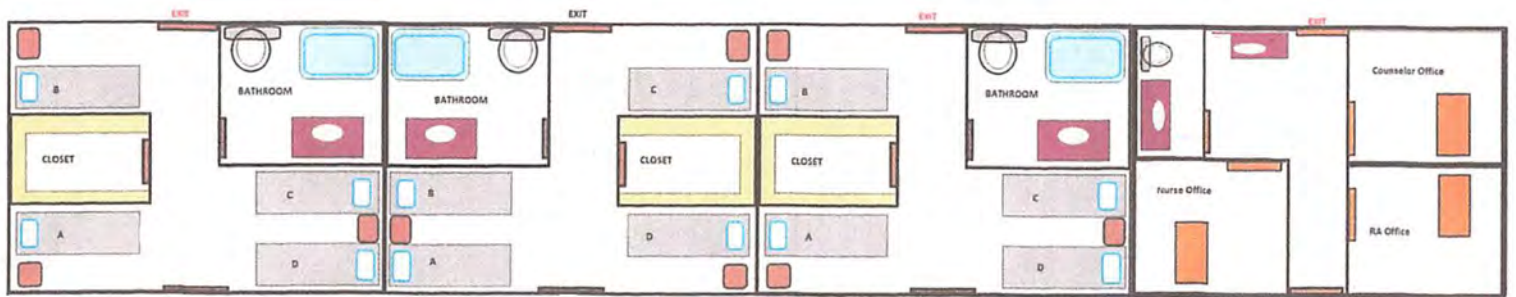
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4 units with separate entrances, drive up building, one suite with 3 offices and a half bath, the other 3 suites had 4 beds each full restrooms.

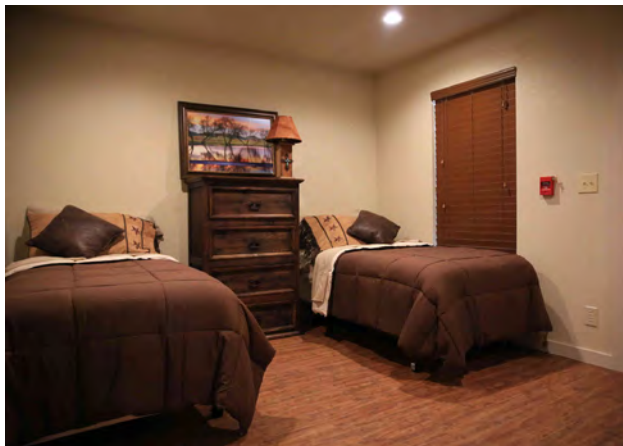


Photo taken when operational



As it appears today

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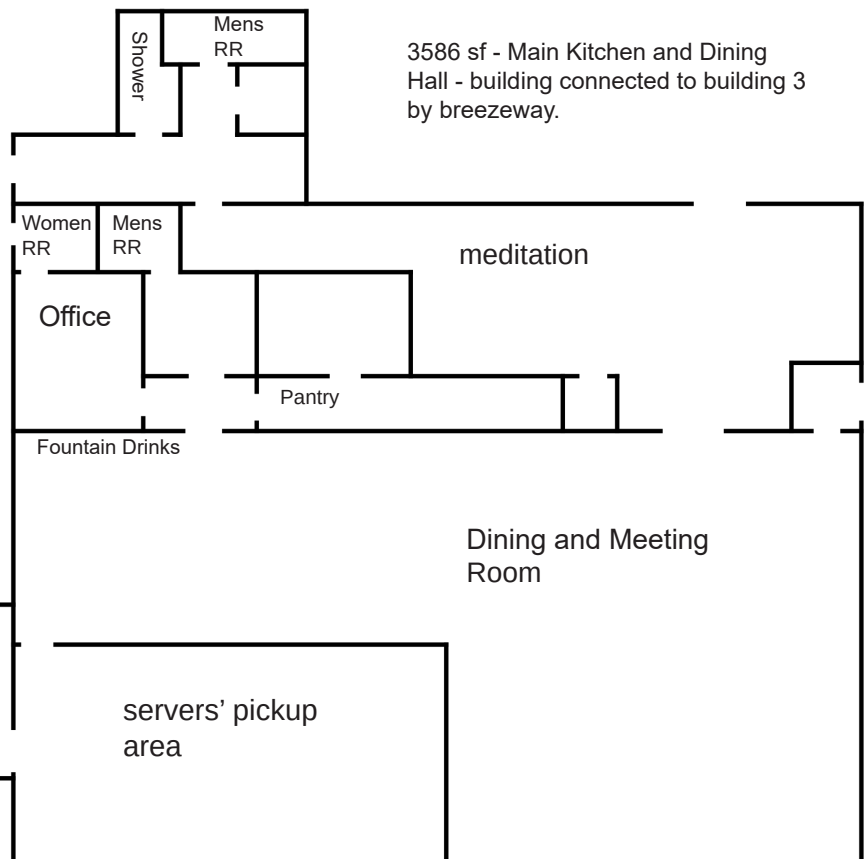


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commercial kitchen with
vent hood and gas lines



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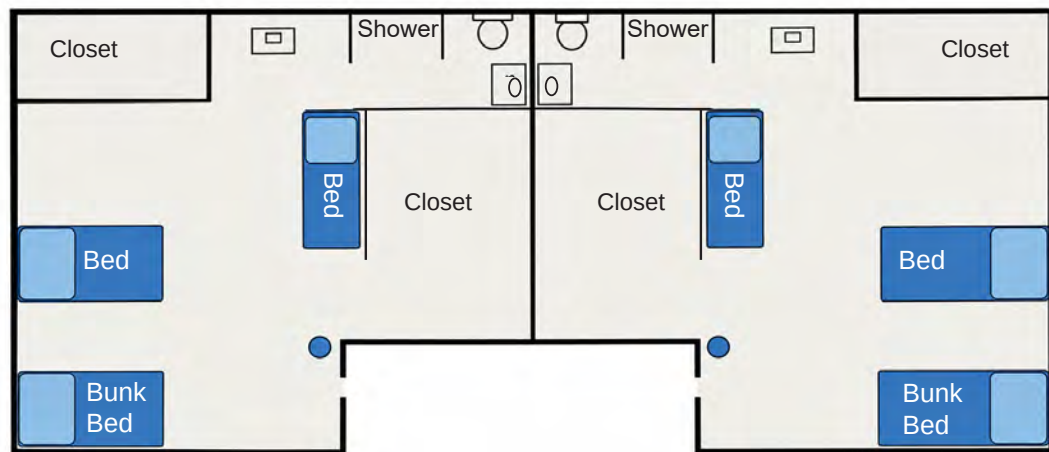
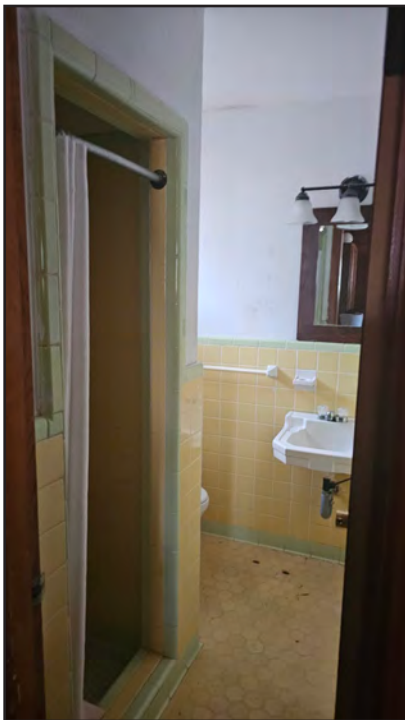
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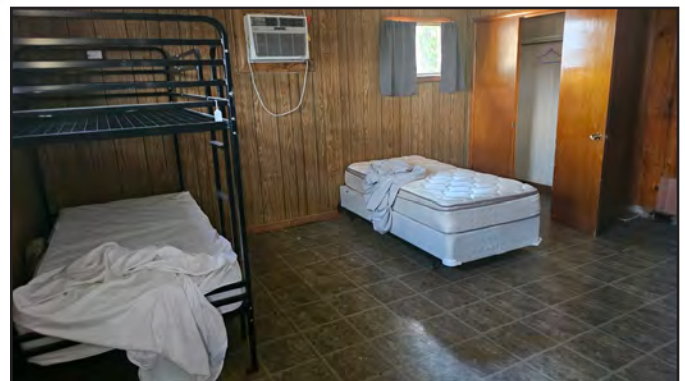
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Buildings



are all the same floor plan and were furnished with 4 beds including the one bunk bed and one bathroom



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Gym and shop building are both 40' x 50' metal buildings constructed in 2016.

The 2,000 sf gym features stone veneer and has a wide open floor plan central HVAC with exposed ventilation pipes, rubber floor and windows on one side and mirrors on the opposite side.

The 2,000 sf maintenance hop building on slab is fully insulated with spray foam. It features a 140 sf office area, one half bath and roughly 540 sf of mezzanine area. Oversized 14' x 12' roll up door. Multiple 220v outlets.

All floor plans are approximations and not all building plans are included in this offering.

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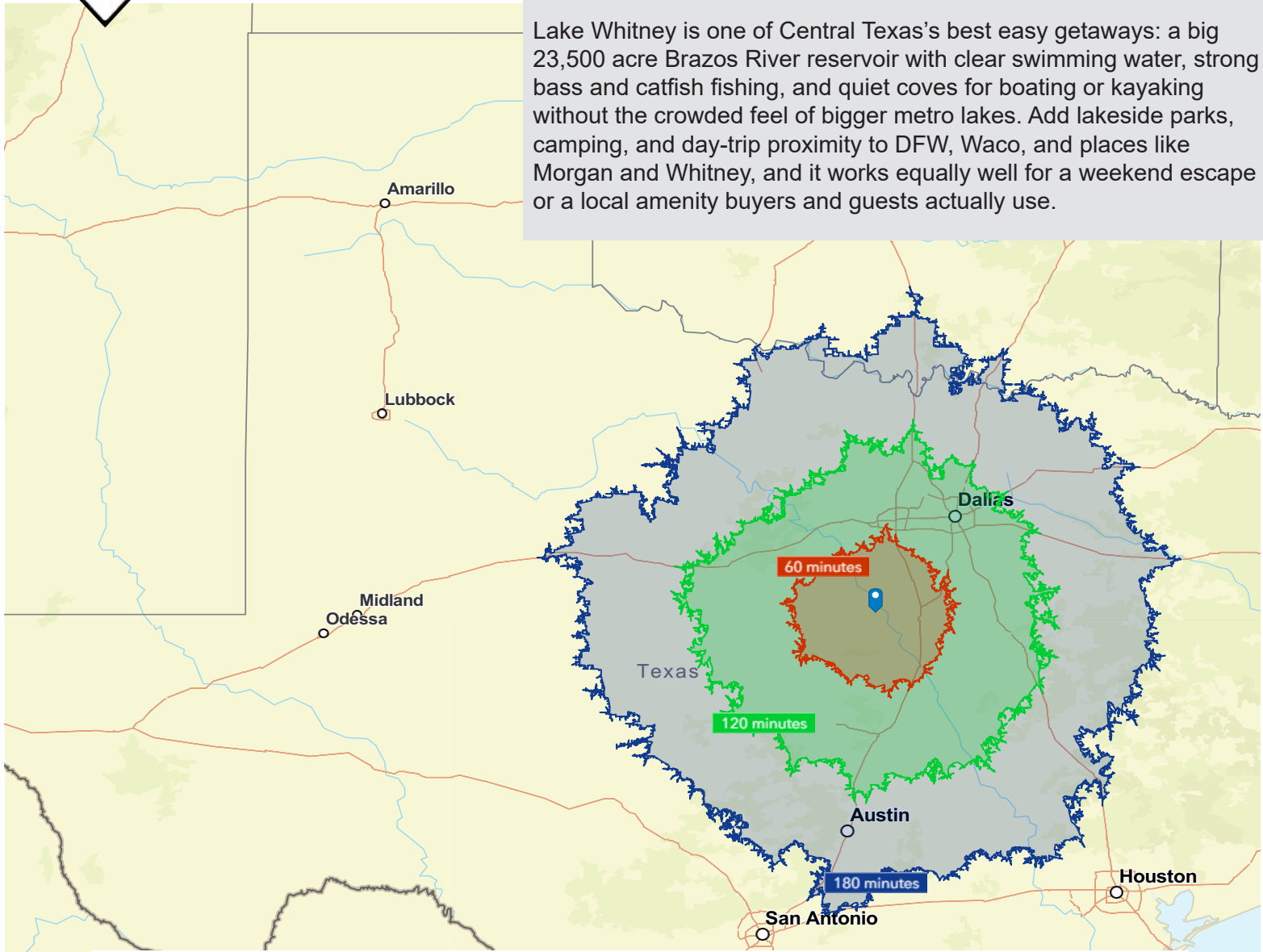
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Lake Whitney is one of Central Texas's best easy getaways: a big 23,500 acre Brazos River reservoir with clear swimming water, strong bass and catfish fishing, and quiet coves for boating or kayaking without the crowded feel of bigger metro lakes. Add lakeside parks, camping, and day-trip proximity to DFW, Waco, and places like Morgan and Whitney, and it works equally well for a weekend escape or a local amenity buyers and guests actually use.



9 million people live within 2 hours of the property making it a great destination for short term rentals or a quiet rehab center reasonably close to family. Away from the urban sprawl, yet close enough for a quick trip. **Over 45% of Texans live within 3 hours of the site and growing fast.**

Drive Time	2026 Total Population	2026 Total Households	2026-2031 Growth
60 minutes	676,529	254,268	1.48%
120 minutes	8,985,745	3,386,241	1.26%
180 minutes	14,425,264	5,474,050	1.54%

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Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelor's Degree in Industrial Engineering from Texas Tech University.



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11-03-2025



Information About Brokerage Services

Texas law requires all real estate license holders 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see sec??on 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by sec??on 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days

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.

Landmark USA Commercial, LLC

0507303

Name of Sponsoring Broker (Licensed Individual or Business Entity)

License No.

Email

Phone

Name of Designated Broker of Licensed Business Entity, if applicable

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable

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Name of Sales Agent/Associate

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

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