

## Active Senior Housing Developments in Collierville, Tennessee as of 12/31/23 [5]

Development Name & Location	Housing Type	Units	Estimated Occupancy Rates	Year Construction Started	Year Estimated Complete	Estimated Occupancy When Open
Sycamore Ridge (Cartwright Place Business Center)	Congregate Care	141	[2]	2021	2024	150
NHC (Baptist Memorial Hospital and Medical Campus Planned Development Area C) [8]	Assisted Living/Memory Care/Behavioral Health	90 [3]	[1][3]	TBD	2025	108
The Farms at Bailey Station - Phase 2 of Independent Living Building (Ballard Property PD) [8]	Independent Living	90 [6]	[2]	TBD	TBD	96
Springhouse Village (Villages of Porter Farms PD) [8]	Independent Living	42	[4]	TBD	TBD	63
Beehive Phase 2 (N. Sanders Creek Subdivision) [8]	Assisted Living	16	[7]	TBD	TBD	20
The Farms at Bailey Station (Ballard Property PD) Future Phase [8]	Assisted Living/Memory Care	35	[1]	TBD	TBD	35
The Parke at Houston Levee PD Area 6 [8]	Assisted Living	120	[1]	TBD	TBD	120
<b>TOTAL UNITS =</b>		<b>534</b>		<b>TOTAL POPULATION =</b>		<b>592</b>

**Notes:**

- [1] Assumption of 1 person per unit/bed.
- [2] Developer of Collierville Retirement Residence estimates 1.09929 people per unit with 97% occupancy rate. This same rate was extrapolated to other projects with similar uses.
- [3] A Preliminary Site Plan was approved 1/23/23 but a Final Site Plan has not yet been approved. Unit mix is 60 assisted living units and 30 memory care units. There are 10 behavioral health units proposed and behavioral health is categorized as a medical/hospital use rather than a dwelling unit/residence. Developer estimates 90 people living in the development (60 assisted living beds and 30 memory care beds). There are 18 behavioral health beds which equates to 108 total beds for the development.
- [4] Developer estimates 1.5 persons per unit for Independent Living.
- [5] These are projects that are under active construction and have not been completed, projects that have not started yet but have had formal approval by the Town (Preliminary Site Plan, Final Site Plan, or Preliminary Subdivision Plat), or projects that are formally pending through the approval process. Building permits have not been issued for those identified as "TBD".
- [6] This total does not include the Independent Living Garden Homes section, which is comprised of several detached dwellings on one lot. 39 of the 63 units have been completed/started to date. 24 units are remaining and are expected to be completed in 2024-2025.
- [7] Developer estimates 19 or 20 residents within first year for Phase 2.
- [8] Although a "Preliminary Development Plan," as defined by §151.313, has been approved for this property, a Development Agreement has not yet been approved for this property.

## Existing Senior Housing Developments in Collierville, Tennessee as of 12/31/23 [1]

Development Name & Location (sorted by year completed)	Housing Type	Year Completed	Units
Collierville Nursing and Rehabilitation – 490 West Poplar Avenue	Nursing Home & Rehabilitation	1970	114
The Arbors at Schilling Gardens (Americare)(Schilling Farms PD)	Assisted Living/Memory Care	2009	39
Hearthside (Wolf River Ranch PD) – 601 Wolf River Blvd	Assisted Living	2013	67
The Lankford (Villages of Porter Farms PD) – 1633 E Winchester Blvd	Assisted Living & Memory Care	2019	99
StoryPoint (Byhalia Commons PD) – 691 S Byhalia Rd	Independent Living	2021	164
The Farms at Bailey Station (Ballard Property PD) Phase 14 - 10001 Crooked Creek Rd	Assisted Living/Memory Care	2022	84
The Farms at Bailey Station (Ballard Property PD) Phase 11 – 10001 Crooked Creek Rd	Skilled Nursing & Rehabilitation	2022	60
The Farms at Bailey Station Phase 13 - Phase 1 of Independent Living Building (Ballard Property PD) – 3300 S Houston Levee Rd	Independent Living	2022	145
The Farms at Bailey Station (Ballard Property PD) – Holly Maiden Dr	Independent Living (Garden Homes)	TBD [2]	39 [2]
Beehive Phase 1 (N. Sanders Creek Subdivision)	Assisted Living	2022	21
<b>TOTAL UNITS =</b>			<b>832</b>

**Notes:**

[1] The facilities listed are completed senior housing uses such as Assisted Living, Congregate Care, Independent Living, and Nursing Homes. This summary does not include age-restricted single-family dwellings on individual fee simple lots. Of the age-restricted single-family dwellings (one house per lot) in Town approved to date, there will be 175 total at build-out, which is comprised of 64 units in Shea Downs (Porter Farms), 52 units in The Crossing (Porter Farms PD), and 59 units at The Villages at Strathmore PD.

[2] In the Independent Living Garden Homes section of The Farms at Bailey Station, which contains several detached dwellings on one lot, 39 of the 63 units have been completed/started to date. The number of units shown (36) is the remaining number of units currently occupied. 24 units are remaining and are expected to be completed in 2024-2025.

Source: Collierville Planning Division - Revised 2/1/24