

Active Senior Housing Developments in Collierville, Tennessee

Development Name & Location	Housing Type	Units	Estimated Occupancy Rates	Year Construction Started	Year Estimated Complete	Estimated Occupancy When Open
Springhouse Village (Villages of Porter Farms PD)	Assisted Living & Memory Care	99	[4]	2017	Completed 2019	109
StoryPoint (Byhalia Commons PD)	Independent Living	164	[2]	2019	2020	175
Beehive Phase 1 (N. Sanders Creek Subdivision)	Assisted Living	21	[3]	2020	2020	20
The Farms at Bailey Station (Ballard Property PD)	Assisted Living	123	[1]	2020	2021	123
Collierville Retirement Residence (Cartwright Place Business Center)	Congregate Care	142	[2]	2020	2021	125
The Farms at Bailey Station (Ballard Property PD)	Skilled Nursing	60	[1]	2020	2021	60
The Farms at Bailey Station (Ballard Property PD)	Independent Living (Garden Homes)	63	[2]	2015	2022	67
The Farms at Bailey Station Phase 1 (Ballard Property PD)	Independent Living	177	[2]	2020	2022	189
Heritage Oaks Senior Living (Harris Street & Sycamore Road)	Independent Living	100	[1]	[5]	[5]	100
Beehive Phase 2 (N. Sanders Creek Subdivision)	Assisted Living	16	[3]	TBD	TBD	16
The Farms at Bailey Station Phase 2 (Ballard Property PD)	Independent Living	89	[2]	TBD	TBD	95
Springhouse Village (Villages of Porter Farms PD)	Independent Living	42	[4]	[6]	[6]	63
TOTAL=		1,096			TOTAL=	1,142

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] Developer estimates 19 or 20 residents within first year for Phase 1. The same rate was extrapolated for Phase 2.

[4] Developer estimates 1.1 persons per unit for Assisted Living & Memory Care and 1.5 persons per unit for Independent Living.

[5] Project not yet approved. Submitted 1/21/20 for rezoning. The rezoning, a Planned Development Outline Plan, and Site Plan must be approved by the BMA before building permits can be issued.

[6] Project has been approved but has become inactive.