



# RIO CONCHO TERRACE

Retirement living, the way it should be!

## Welcome to Rio Concho Terrace Retirement Community



Thank you for your interest in the Rio Concho Terrace Retirement Community. Rio Concho Terrace is a three-story apartment building built in 1979 by community raised donations. The Terrace caters to those who wish to be freed of the hassles of cooking, cleaning, and driving.

Rio Concho Terrace provides independent senior living, with just a bit of assistance. For those who do not need a nursing home or skilled medical care, but do desire assistance with the chores of daily living. Rio Concho Terrace is a full-service community offering three meals a day, transportation service, housekeeping, laundry service, planned activities, 24-hour staff, monitored emergency call system, in-house convenience store, and so much more.

A Terrace resident, enjoys a secure environment in a private studio or a one-bedroom apartment with an emphasis on opportunities for socialization. Located on our 17-acre downtown campus overlooking the Rio Concho River, the Terrace offers easy access to historic downtown San Angelo. There you will find many churches, medical facilities, parks, shopping areas, and restaurants.



# RIO CONCHO TERRACE SERVICES & AMENITIES

## AMENITIES

### *Included in your rent*

- All utilities including basic cable
- Three meals a day in the dining room
- Medical appointment transportation
- Housekeeping, once per week
- Flat linen and towel laundry service, once per week
- Assistance with making arrangements for medical or personal care
- Certified activity director, outings, and shopping, planned activities
- Gated community with overnight security patrol
- 24-hour staff
- Emergency pendant/call system
- Fire alert system tied to the fire department
- Large lounge areas on each floor
- Wi-Fi in main lobby and lounge
- Private mail boxes
- Check cashing service
- Notary service
- Covered patio with gas grill

## SERVICES

### *Available for a nominal fee*

- In-house store with drinks, snacks, and toiletries
- Room service/meal tray delivery, \$3 each
- Personal clothing laundry service
- Beauty/barber shop
- Coin operated laundry washers/dryers
- Covered Parking, \$15 monthly
- Stamps, envelopes, shipping, fax, copies

**Personal shopping service:** Write down your order and we will curbside order your grocery list, pick it up, and deliver it to your apartment door. You are also able to sit with the Terrace Resident Liaison as she orders your curbside groceries if you prefer.  
**\$5.00 fee per order**

**Personal transportation:** Non medical/personal transportation service. Service is drop off or pick up.  
**\$5.00 one way, \$10 round trip flat fee. Must be scheduled by 5:00 p.m. the day prior.**  
Transportation to doctor appointments will continue to be free.

*Rio Concho Terrace*

*"Retirement living, the way it should be"*

325.658.2662 | 403 Rio Concho Terrace | San Angelo, TX 76903

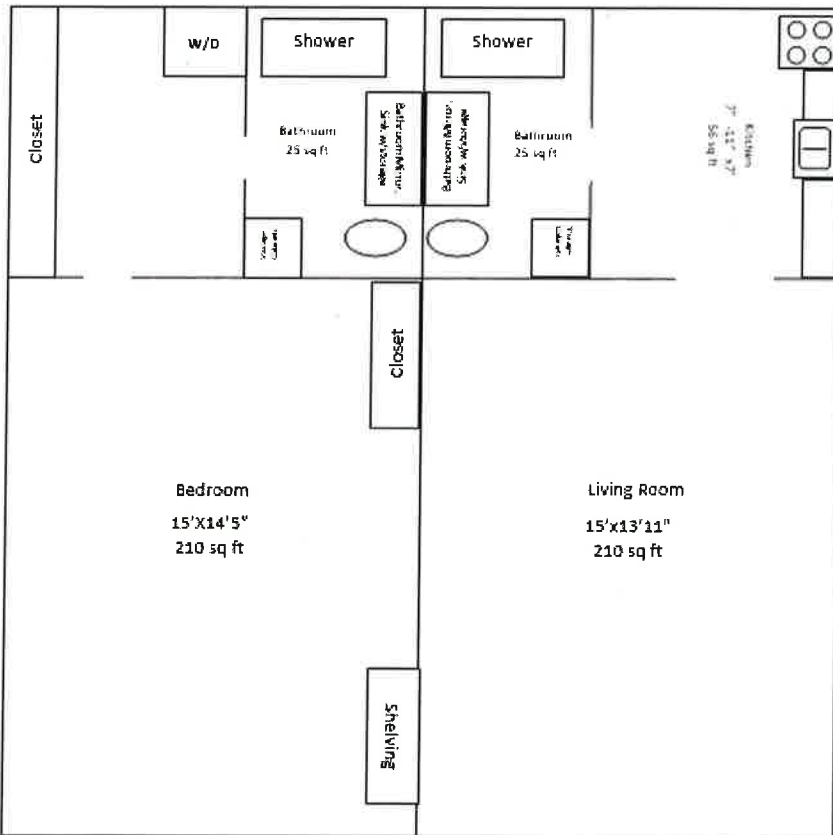


# TERRACE COTTAGE & RENTAL RATES

ED 1/1/2025

## Terrace Cottage— 590 Sq. Ft.

1 Bedroom | Living Room/Dining Room  
Kitchen | 2 Bathrooms | 2 Walk-In Showers  
2 Closets | Porch With Wheel Chair Ramp



**Base Rate**— Access to store and activities.  
No amenities. Two person max occupancy.

\$1,002 monthly rent

### Add Weekly Housekeeping & Flat Linen Laundry Service

+\$200 monthly rate

### Add Medical Appointment Transportation

+\$100 monthly rate

### 24-hour Monitored Emergency Alert Pendant

+\$100 monthly rate

**Add Food**— three meals a day served in the dining room.

one person +\$600 monthly rate  
two person + \$1,200 monthly rate

### All Amenities

one person \$2,002 monthly rent  
two person \$2,602 monthly rent

**Cottage Security Deposit is equal to first months rent.**

*Rio Concho Terrace*

*"Retirement living, the way it should be"*

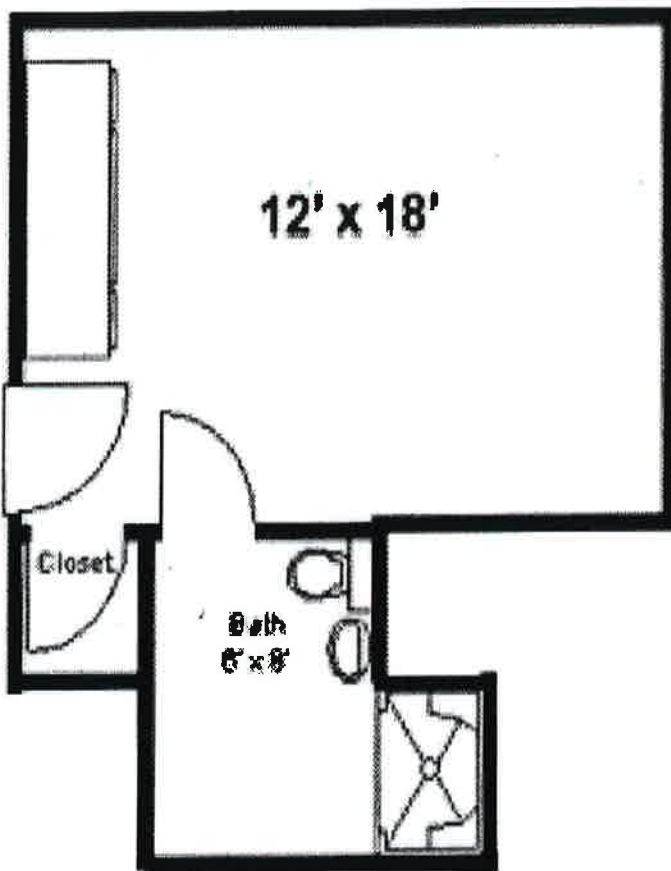
325.658.2662 | 403 Rio Concho Terrace | San Angelo, TX 76903



# STUDIO & ONE BEDROOM FLOOR PLAN

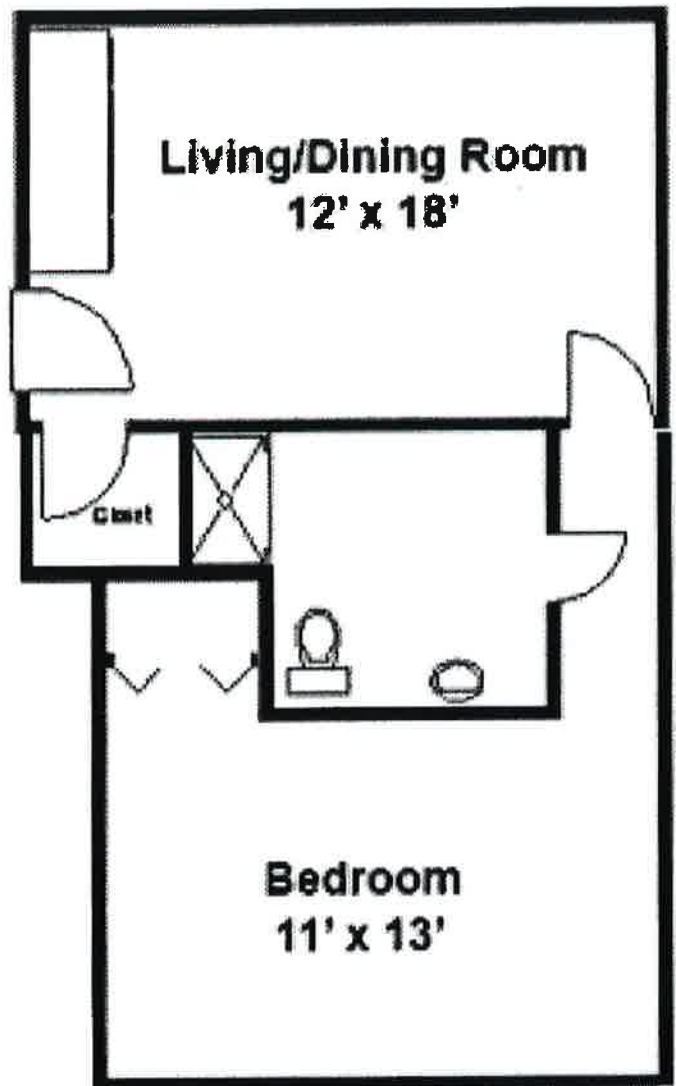
## Studio— 216 Sq. Ft.

Single room dwelling space | 1 Bathroom  
Walk-In Shower | 1 Walk-In Closet



## Small One Bedroom— 359 Sq. Ft.

1 bedroom | Living/Dining Room  
1 Bathroom | Walk-In Shower  
1 Walk-In Closet



*Rio Concho Terrace*

*"Retirement living, the way it should be"*

325.658.2662 | 403 Rio Concho Terrace | San Angelo, TX 76903



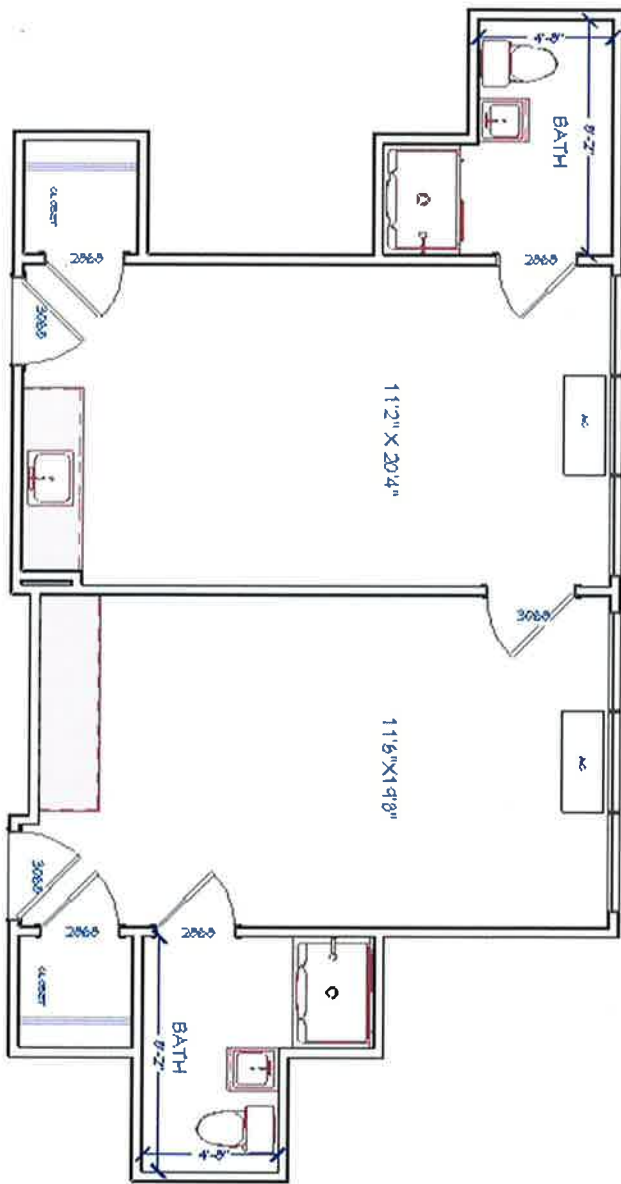
# LARGE ONE BEDROOM FLOOR PLAN

# RENTAL & RATES

ED 1/1/2025

## Large One Bedroom— 432 Sq. Ft.

1 Bedroom | Living Room/Dining Room  
Kitchenette | 2 Bathrooms | 2 Walk-In Showers



## Studio, 1 bath — 216 Sq. Ft.

one person \$1,802 monthly rent  
two person \$2,402 monthly rent

## Short Term Rental, 1bath — 216 Sq. Ft.

\*Second person additional \$20 a night

\*Check in at 12:30 p.m. | Check out 12:00 noon

One person \$2,125 monthly rent  
One person \$560 weekly rent ( 7 nights)  
One person \$95 daily rent

## Small One Bedroom, 1bath — 359 Sq. Ft.

one person \$2,226 monthly rent  
two person \$2,826 monthly rent

## Large One Bedroom, 2 bath — 432 Sq. Ft.

one person \$2,650 monthly rent  
two person \$3,250 monthly rent

## Two Bedroom, 1bath — 761 Sq. Ft.

one person \$2,968 monthly rent  
two person \$3,568 monthly rent

## Terrace Cottage, 2 bath — 590 Sq. Ft.

Base Rate, no amenities: \$1,002 monthly

one person \$2,002 monthly rent  
two person \$2,602 monthly rent

**Security Deposit: equal to first month rent**

Ask about financial assistance.  
*"Retirement living, the way it should be"*

325.658.2662 | 403 Rio Concho Terrace | San Angelo, TX 76903



# RIO CONCHO TERRACE SHORT TERM RENTAL & RATES



A short-term fully furnished apartment with fresh towels and linens is available for adults age 62 years and older who may have their own private home but

are considering moving to a retirement community and would like to check out the Rio Concho Terrace before making the move. The short-term rental apartment is also available for those who've been recently released from a skilled rehab facility, recovering from a day surgery, or visiting, and temporarily require the amenities that Rio Concho Terrace provides. You do not need to have a recent rehab or skilled nursing stay in order to qualify for a short term rental. There are daily, weekly, and monthly rates available. The rental amount must be paid before your stay. The Rio Concho Terrace does not accept insurance. The fully furnished apartment includes all the amenities the Rio Concho Terrace has to offer, just bring your toiletries and suitcase! Please contact the Rio Concho Terrace if you have further questions.

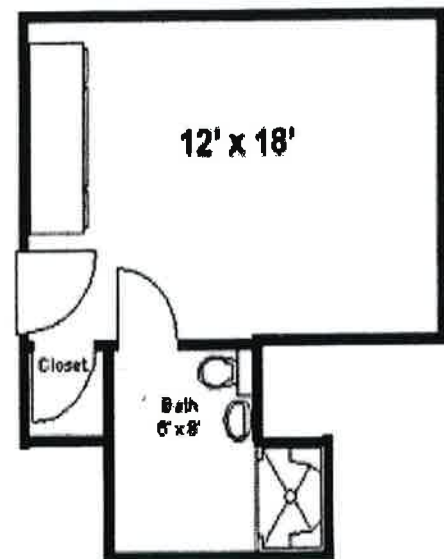
**Studio— 216 Sq. Ft.**

Fully furnished, 1 Bathroom with shower, 1 Walk-In Closet

**Single room dwelling space for one occupant. Second occupant is an additional \$20 per day.**

**\$95 daily    \$560 weekly**

**\$2,125 per month**





The Photo is courtesy of Rio Concho Terrace. © 2018



# PERSONAL CARE

The Rio Concho Terrace does not provide personal care services. However, if you or your loved one needs personal assistance bathing, dressing, and other activities of daily living, speak with the Terrace Resident Liaison so she can assist you in finding the services you need.

Personal Assistance - Assistance with performing activities of daily living that an individual would typically perform if he or she did not have a disability, and that is not otherwise required as a reasonable accommodation.

## RIO CONCHO TERRACE

403 Rio Concho Drive  
San Angelo, TX 76903  
[www.rioconcho.com](http://www.rioconcho.com)

Open: Monday – Friday  
8:00 a.m. – 5:00 p.m.  
325-658-2662

Visiting Angels  
325-716-1803  
3290 Sherwood Way  
San Angelo, TX 76901

Home Instead  
432-689-4663  
34 S Main St,  
San Angelo, TX 76903

AccentCare Personal Care  
4202 Sherwood Way Ste A,  
San Angelo, TX 76904  
325-304-7013

Arcadia Home Care  
D: 432-606-6265  
C: 325-212-0264

Comfort Keepers  
325-267-8532  
3121 Executive Dr  
San Angelo, TX 76904

Area Agency on Aging of the  
Concho Valley  
325-223-5704  
2801 W. Loop 306, Suite A  
San Angelo, Texas 76904  
[toni.roberts@cvcog.org](mailto:toni.roberts@cvcog.org)



Photo by [gettyimages.com/licenses/standard](https://www.gettyimages.com/licenses/standard) under CC BY-ND

# HOME HEALTH



The Rio Concho Terrace does not provide home health services. However, you can visit with our resident liaison and she will assist you in gaining the services you need. Home health care is a wide range of health care services that can be given in your home for an illness or injury. The patient must be homebound as required by the payer. (The VA is less strict with the homebound requirement). The patient must require skilled qualifying services. The care needed must be intermittent. The care must be a medical necessity.

Doctor's orders are needed to start care. Once your doctor refers you for home health services, the home health agency will schedule an appointment with you. Home health will talk to you about your needs and ask you some questions about your health. [www.medicare.gov](http://www.medicare.gov)

## RIO CONCHO TERRACE

403 Rio Concho Drive  
San Angelo, TX 76903  
[www.rioconcho.com](http://www.rioconcho.com)

Open: Monday – Friday  
8:00 a.m. – 5:00 p.m.  
325-658-2662

### Home Preferred Senior Care

325-703-2999

3180 Executive Drive  
Suite 109  
San Angelo, TX 76904

### Angels Care Home Health

325-655-5099

2412 College Hills Blvd  
Ste 220, San Angelo, TX  
76904

### Concho Valley Home Health

325-944-8916

430 W Beauregard Ave  
Suite B  
San Angelo, TX 76903

### Paradigm Home Care

325-655-6600

3134 Executive Dr Ste B1,  
San Angelo, TX 76904

### Area Agency on Aging of the Concho Valley

325-223-5704

2801 W. Loop 306, Suite A  
San Angelo, Texas 76904  
[toni.roberts@cvcog.org](mailto:toni.roberts@cvcog.org)

### Outreach Health Services

325-227-8908

17 S. Chadbourne Ste. 500  
San Angelo, TX 76903

# Laundry Service



Rio Concho Terrace is partnered with Holiday Cleaners to offer wash, dry, and fold service to the residents. Holiday Cleaners also washes household and linen items and is a full-service dry cleaning and laundry press. If you elect to use this amenity your laundry service will be invoiced to you on a monthly basis. The laundry service will include pick up and drop off. However, your laundry must be bagged and put outside your apartment door or dropped off at the Terrace front office.

## Pick Up



## Wash



## Dry Fold

## Deliver



## Dry Cleaning Pricing

HOUSEHOLD	BASE PRICE
KING BED SPREAD	\$24.30
KING COMFORTER	\$24.65
KING DOWN COMFORTER	\$30.40
KING/QUEEN SHAMS	\$3.75
KN/QN AFGAN	\$22.55
KN/QN PILLOW/TICK	\$17.15
LARGE SLEEPING BAG	\$18.95
MATTRESS COVER F/T	\$14.05
MATTRESS COVER K-Q	\$18.35
QUEEN BED SPREAD	\$19.95
QUEEN COMFORTER	\$24.30
SLIP COVER CHAIR	\$12.30
SLIP COVER SOFA	\$15.10
STANDARD SLEEP BAG	\$16.65
TWIN BED SPREAD	\$15.65
TWIN COMFORTER	\$19.45

\* Not listed? Call office for pricing.

\* Wash, dry, and fold \$2.50 per pound

### WOMEN'S ARTICLES BASE PRICE

BLOUSE	\$4.35
NON-STANDARD BLOUSE	\$5.50
PANTS OR JEANS	\$5.05
SKIRT	\$5.20
SUIT JACKET	\$5.80
DRESS	\$10.65
JUMP SUIT	\$11.20
SCARF/SHAWL	\$4.30
SWEATER	\$6.15
COAT	\$10.35
COAT 3/4	\$11.65
JACKET W/HOOD	\$12.65

### MEN'S ARTICLES BASE PRICE

HANGING SHIRT	\$4.40
FISHERMEN SHIRT	\$3.35
PANT OR JEANS	\$5.05
SHORTS	\$5.05
SUIT JACKET	\$5.80
SUIT PANTS	\$5.05
TIE	\$4.15
SWEATER	\$6.15
COAT	\$11.65
COAT 3/4	\$11.65
JACKET	\$12.65