



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 support. 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 pendant 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.

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325.658.2662 | 403 Rio Concho Terrace | 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 FT	\$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

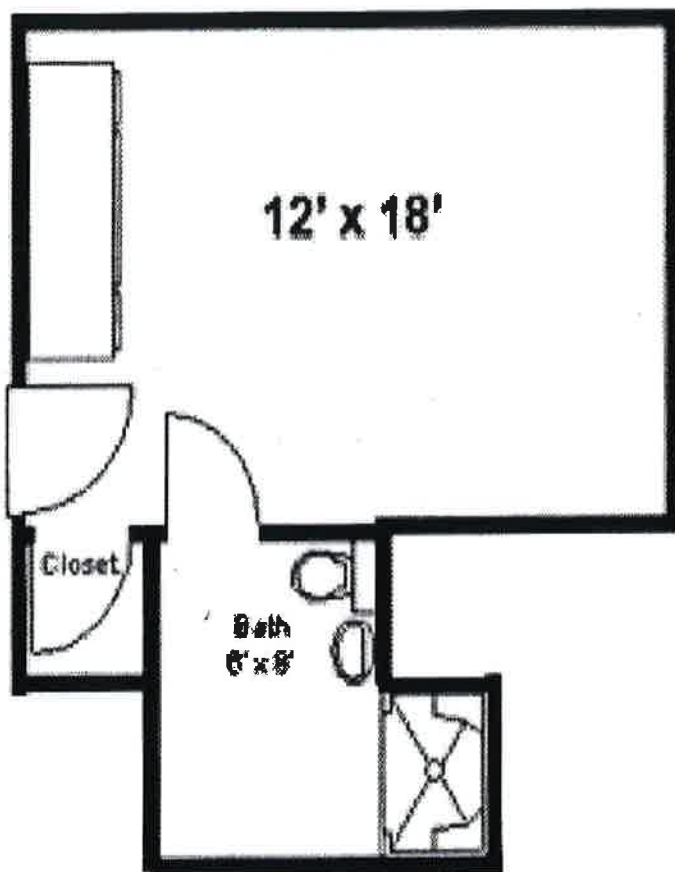
WOMEN'S ARTICLES	BASE PRICE
BLOUSE	\$4.35
NON-STANDARD BLOUSE	\$5.50
PANTS OR JEANS	\$5.05
SKIRT	\$5.20
SUIT JACKET	\$5.80
DRESS	\$10.65
JUMP SUIT	\$11.20
SCARF/SHAWL	\$4.30
SWEATER	\$6.15
COAT	\$10.35
COAT 3/4	\$11.65
JACKET W/HOOD	\$12.65
MEN'S ARTICLES	BASE PRICE
HANGING SHIRT	\$4.40
FISHERMEN SHIRT	\$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



STUDIO & ONE BEDROOM FLOOR PLAN

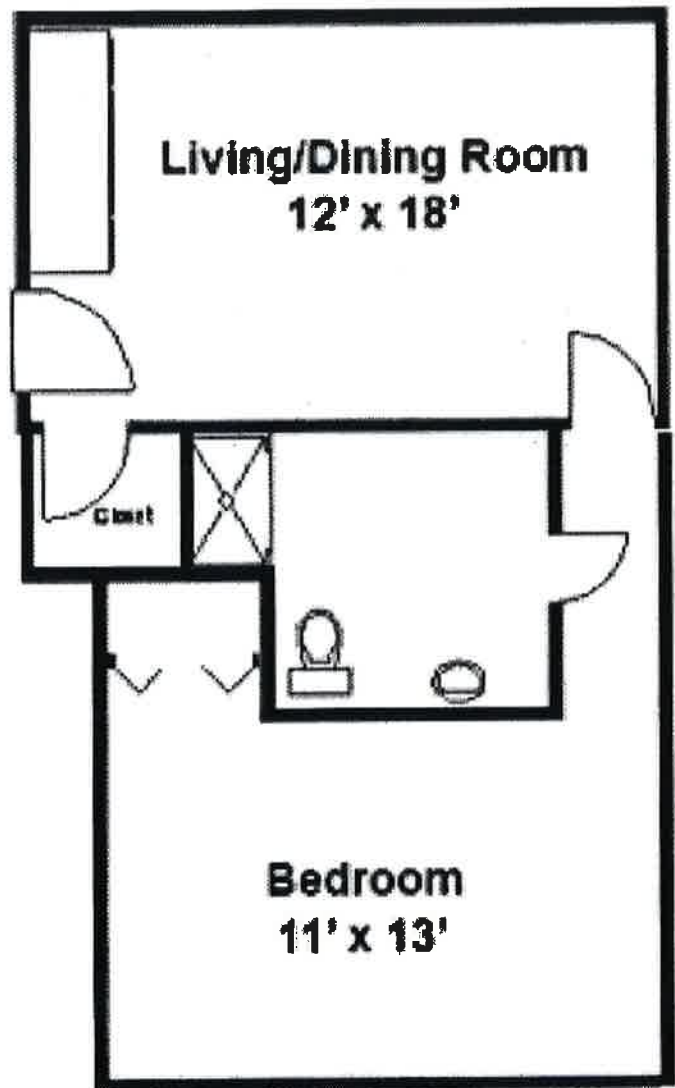
Studio— 216 Sq. Ft.

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



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www.rioconcho.com



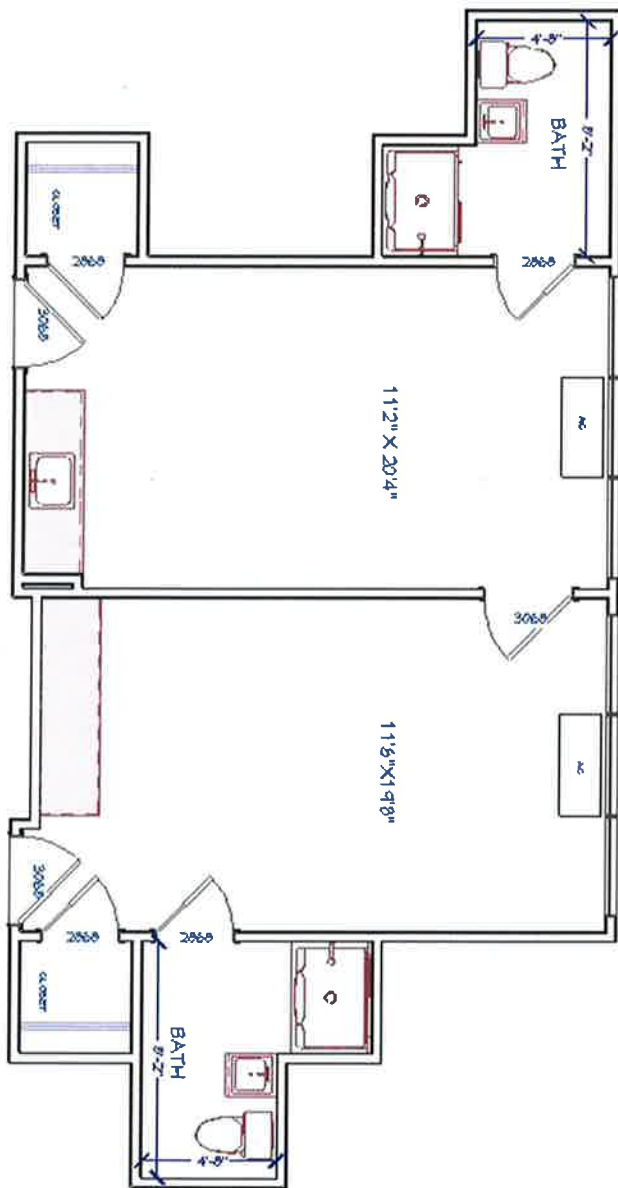
LARGE ONE BEDROOM FLOOR PLAN

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



LARGE ONE BEDROOM

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.
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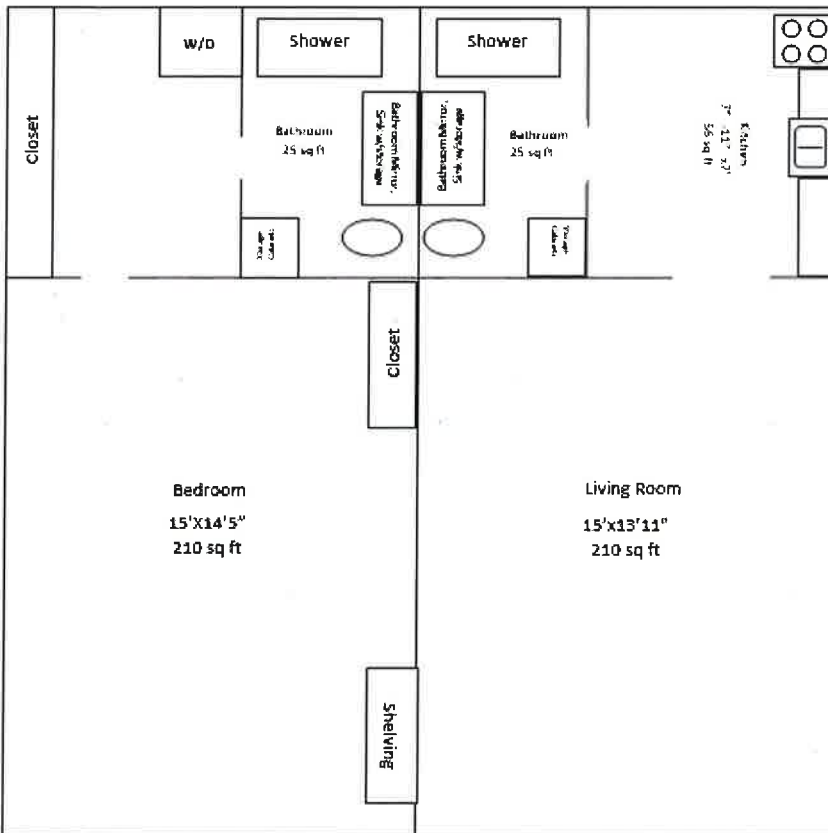
TERRACE COTTAGE & RENTAL RATES

FLOOR PLAN

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.

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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 toiletries and suitcase! Please contact the Rio Concho Terrace if you have further questions.

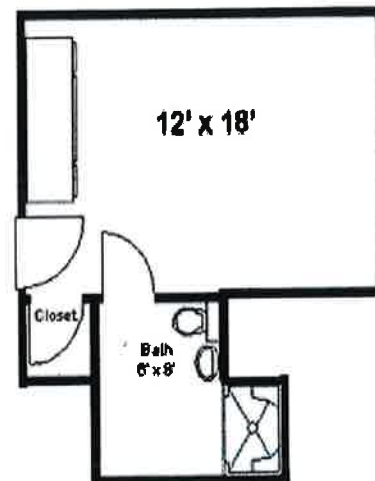
Studio— 216 Sq. Ft.

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

Toiletries not provided. Payment must be received at check-in. The following forms of payment are accepted: cash, personal check, cashier check, and verifiable money order. Call the Terrace to book your stay. Check in at 12:30 p.m. Check out 12:00 noon

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

**\$95 daily \$560 weekly
\$2,125 per month**





Rio Concho Terrace | 403 Rio Concho Dr. San Angelo, TX 76903 | 325-658-2662

Terrace Security Deposit Agreement

By signing the Terrace Security Deposit Agreement, I agree to and acknowledge the following policy regarding Terrace security deposits. Security deposits at the Terrace are equal to the amount of first month's rent. I understand a security deposit must be paid to reserve or secure an apartment and must be paid prior to moving into the apartment, this includes internal transfers. I understand my security deposit will stay on file for the entire period I occupy the unit. I acknowledge once I have moved out the security deposit will be primarily used for the turnover maintenance of the unit and may also be used to pay on any balance I have at the Terrace. I understand that receiving any deposit refund is not guaranteed and is dependent on the maintenance repairs to the unit and balance I owe. Maintenance repairs to unit are at the discretion of the Community Manager. I agree to forfeit 50% (half) of the security deposit, if I have decided for any reason not to move into the Rio Concho Terrace. Any modifications to this policy must have written approval from the Terrace Community Manager.

Sign

Printed Name

Date Security Deposit Agreement Signed

Rent Start Date/Move in Date



Photo by University of Central Florida (UCF)



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

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



Image by iStockphoto.com/Author's Name under CC BY 3.0

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

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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

Outreach Health Services

325-227-8908

17 S. Chadbourne Ste. 500

San Angelo, TX 76903