



Retirement Living—The Way it Should Be!

325.653.3351

[doug@rioconcho.com](mailto:doug@rioconcho.com)



Rio Concho Manor is a part of Rio Concho Community, a not for profit in San Angelo. The Rio Concho Trust was formed in 1962. This community offers active adults, age 62 and over, the opportunity to enjoy living in an affordable dignified senior community.

Rio Concho Manor is located in downtown San Angelo and offers 222 low cost apartments. Forty-seven of the apartments are subsidized through HUD allowing qualifying residents to receive rental assistance.

Rio Concho Manor is a friendly community conveniently located near historic downtown San Angelo, shopping boutiques and located across the street from the Concho River which offers a great walking trail and recreational fishing for San Angelo residents to enjoy. It is also located minutes from Shannon Medical Center, Shannon Clinics, and Shannon Pharmacy.

At the center of the community is the Manor Recreation room located on the first floor of the Manor high rise. An array of organized activities such as bingo, pool table, bridge, dominoes, crafts, and various seminars are held in the recreation room.

We invite you to see Rio Concho Manor for yourself. On your visit make it a point to meet some of the wonderful residents.





## APARTMENTS INCLUDE

1

Emergency calls  
answered 24/7 by staff

2

Security Patrols  
9:00 p.m. to 5:00 a.m.

3

Emergency alert pendant system,  
Emergency button

4

Transportation for scheduled grocery  
days, 2X weekly

5

Scheduled activities  
health and wellness programs

6

Lunch dining for a nominal fee at the  
in house restaurant , 1st floor

7

All bills paid including basic cable with  
exception of phone

8

Inhouse beauty shop, nominal fee

## STANDARD FEATURES

- Window mini blinds
- Carpet from wall to wall
- Built-in cabinets with sink
- Refrigerator/freezer and stove
- Individually controlled AC/Heat on East wing
- Bathrooms with walk-in showers and/or bathtubs and safety handicap features
- Smoke alarms
- Fire sprinkler system
- Fire alert system tied to fire department
- Emergency button located in bathroom

## RESIDENT FEE



Residents of Rio Concho Manor pay monthly rent for their apartment at the below rates.

### The monthly rent fee is as follows:

\*\* Costs are subject to change without notice.

#### Manor West Wing

Small Studio, West Wing	\$500	259 Sq. Ft.
Medium Studio, West Wing	\$575	313 Sq. Ft.
Large Studio, West Wing	\$650	364 Sq. Ft.
Small 1 Bedroom, #1, West Wing	\$725	464 Sq. Ft.
Small 1 Bedroom, #4, West Wing	\$725	482 Sq. Ft.
Large 1 Bedroom, West Wing	\$775	559 Sq. Ft.
Joined Small/Medium , West Wing	\$800	572 Sq. Ft.
Joined Medium/Medium	\$875	626 Sq. Ft.

#### Manor East Wing

Medium Studio, East Wing	\$675	377 Sq. Ft.
Large Studio, East Wing	\$750	532 Sq. Ft.
1 Bedroom, East Wing	\$900	743 Sq. Ft.

## APPLIANCES

Your apartments will be equipped with an electric range and apartment sized refrigerator with freezer. Your apartment will not have hook-ups for your own washer and dryer. Low cost laundry facility is located in the basement of the Manor for residence use only.

## SAFE ENVIRONMENT

The Rio Concho provides a night watch patrol from 9:00 p.m. to 5:00 a.m. An emergency call button is located in each bathroom between the toilet and the bathtub/shower. Pushing this button will alert the night shift worker in the main office, overnight cell phone, and Community Manager cell phone. Rio Concho Manor also provides an after hours number for maintenance emergencies. Rio Concho Manor is conveniently located less than five minutes away from Shannon Medical Center.



## SAN ANGELO OFFERS THE FOLLOWING

3 Lakes and 3 Rivers  
Water Lily Garden  
Old Chicken Farm Art Center  
Angelo Civic Theater  
Shannon Medical Center  
Historic Fort Concho  
River Walk  
San Angelo Performing Arts Centers

Angelo State University  
Howard College  
San Angelo Symphony  
Goodfellow Air Force Base  
San Angelo Museum of Fine Arts  
Civic Ballet  
Stock Show and Rodeo  
2 Movie Cinemas

## CLIMATE

The sun shines an average of 251 days a year in San Angelo, with an average humidity of 56%. The average annual temperature is 65 degrees, with averages of 42 in the winter and 82 in the summer. The average rainfall is 20.45 inches.

## WANT TO KNOW MORE

**325.653.3351**



**[facebook.com/Rio-Concho-Manor](https://www.facebook.com/Rio-Concho-Manor)**

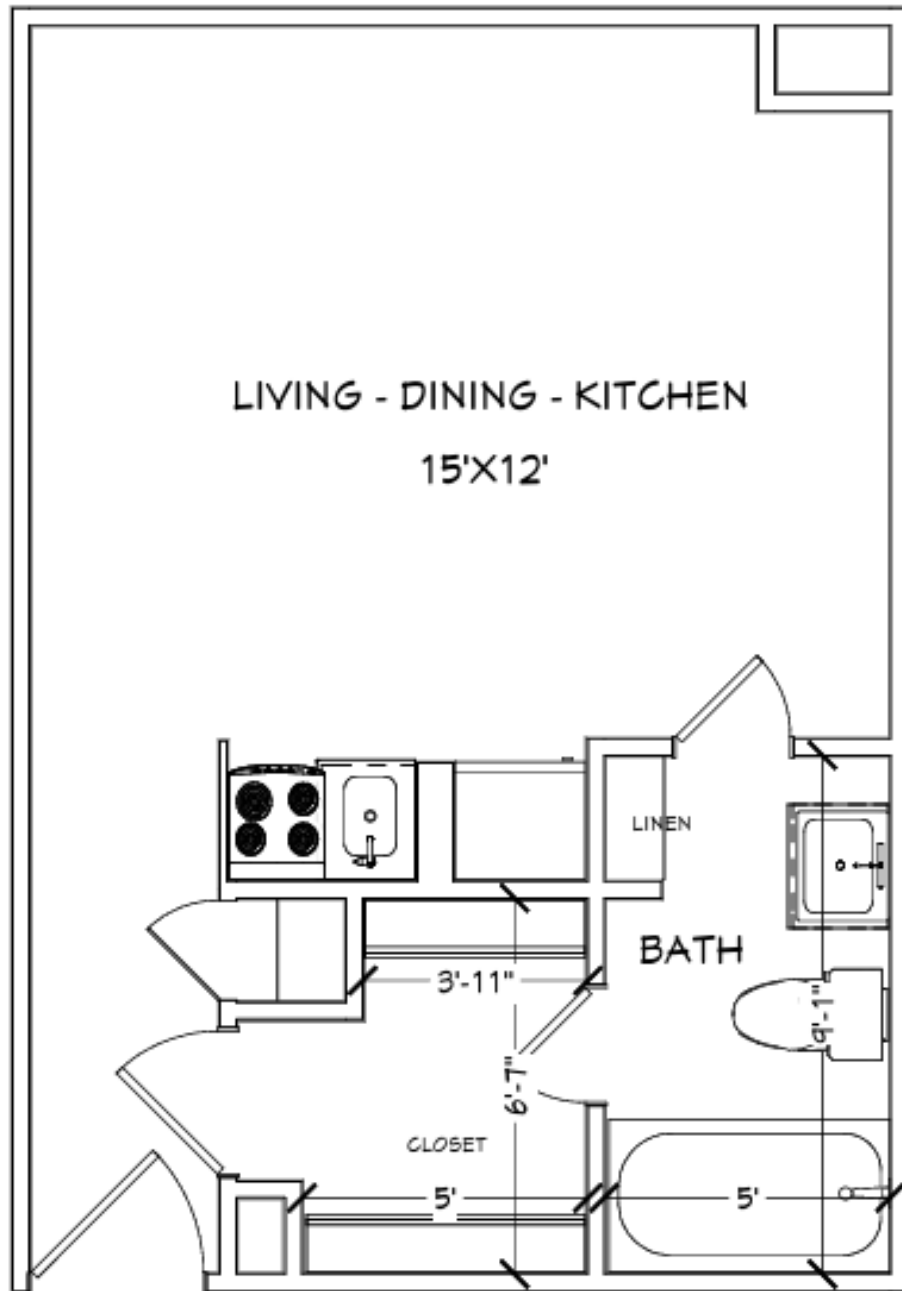




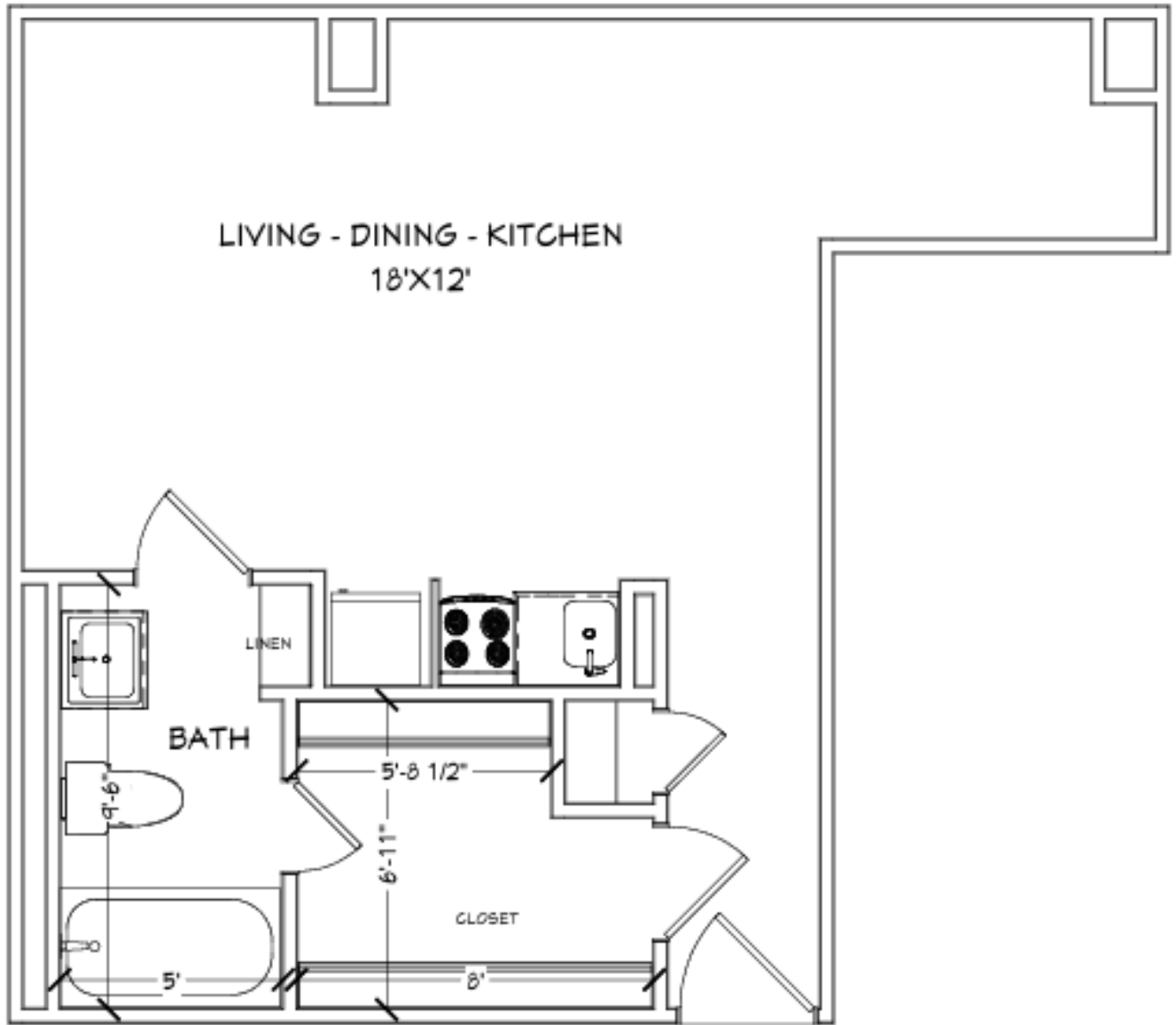
# FLOOR PLANS



Quality of community and quality of life are hallmarks of Rio Concho Manor.

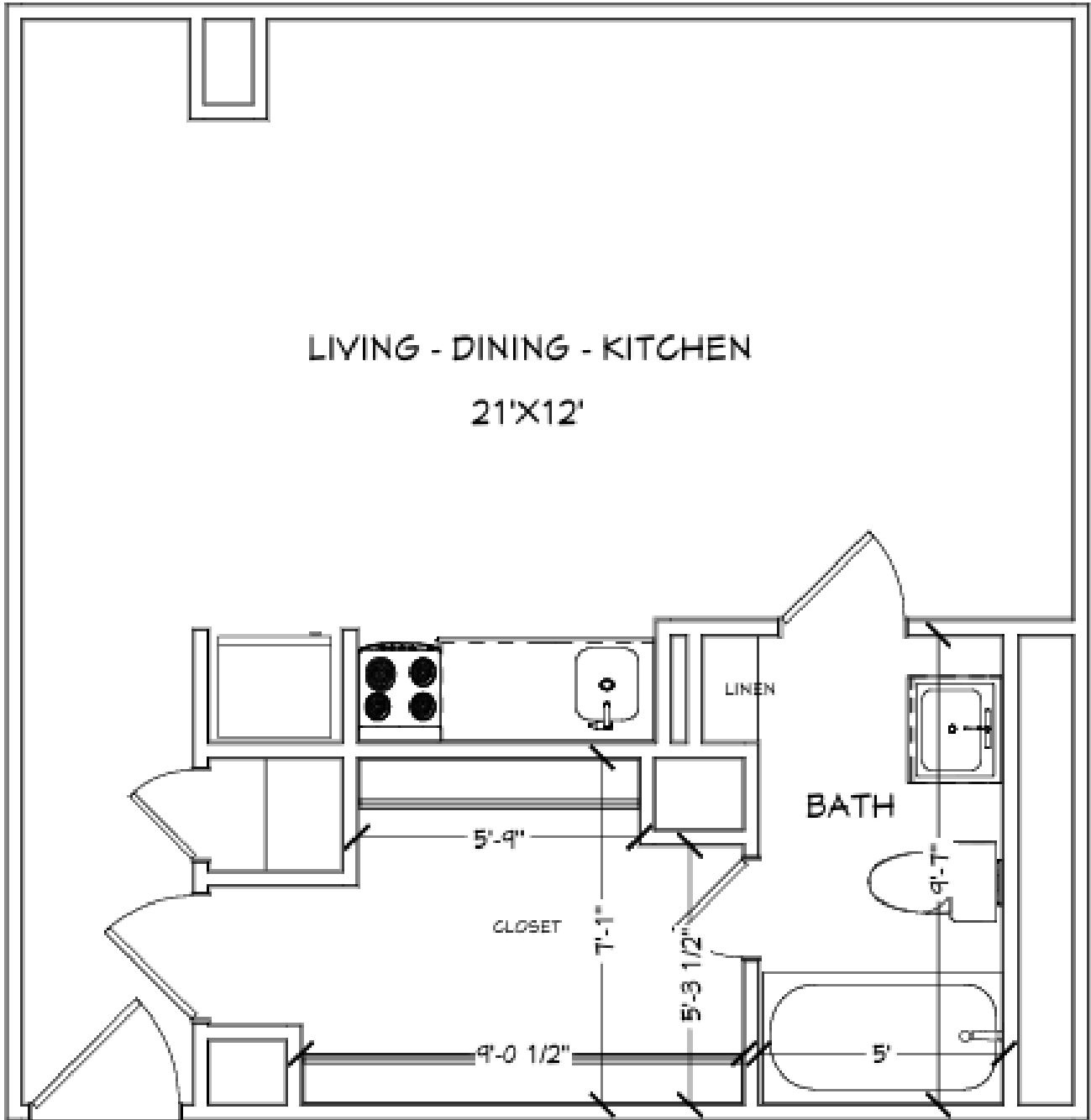


SMALL STUDIO - WEST WING

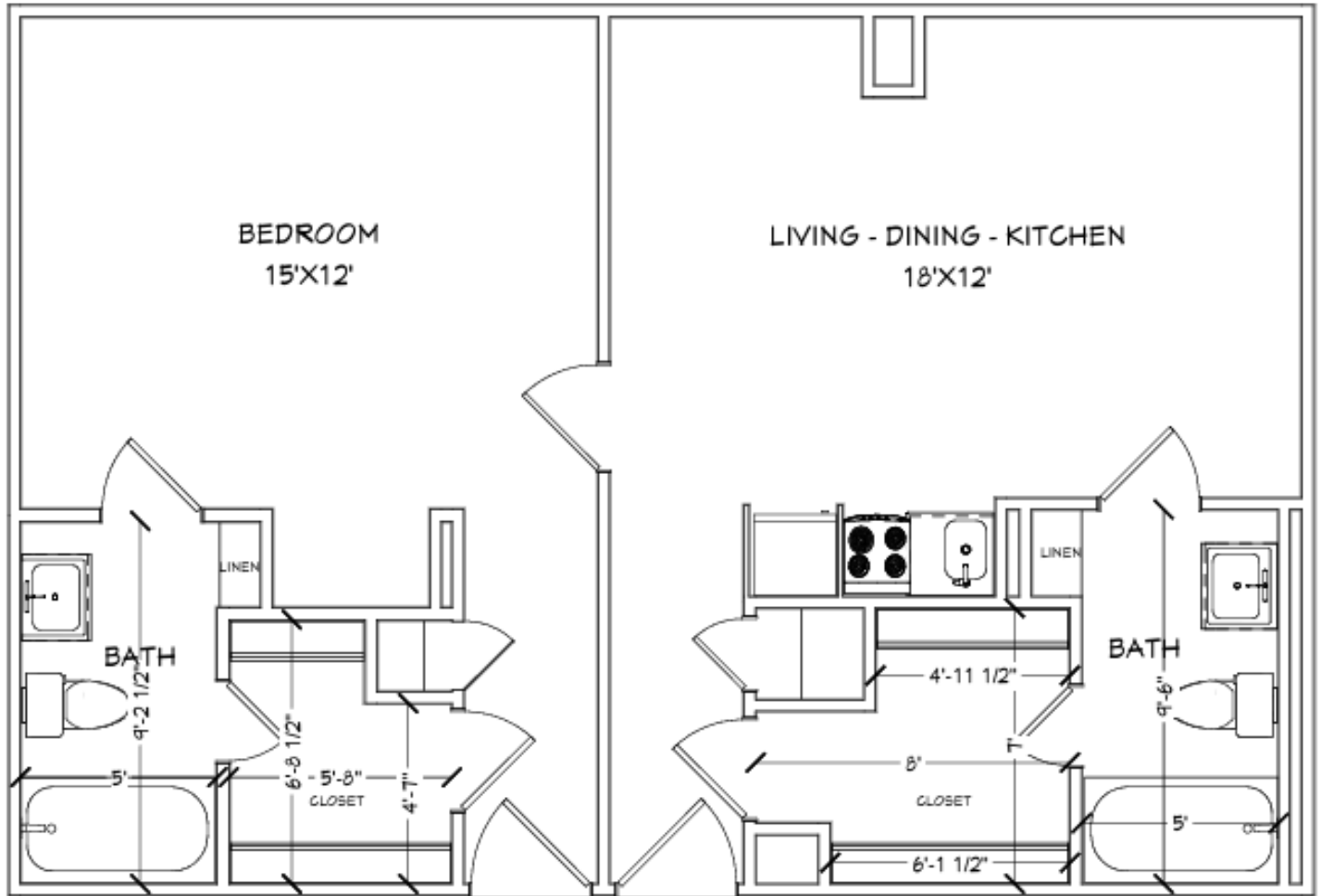


MEDIUM STUDIO - WEST WING

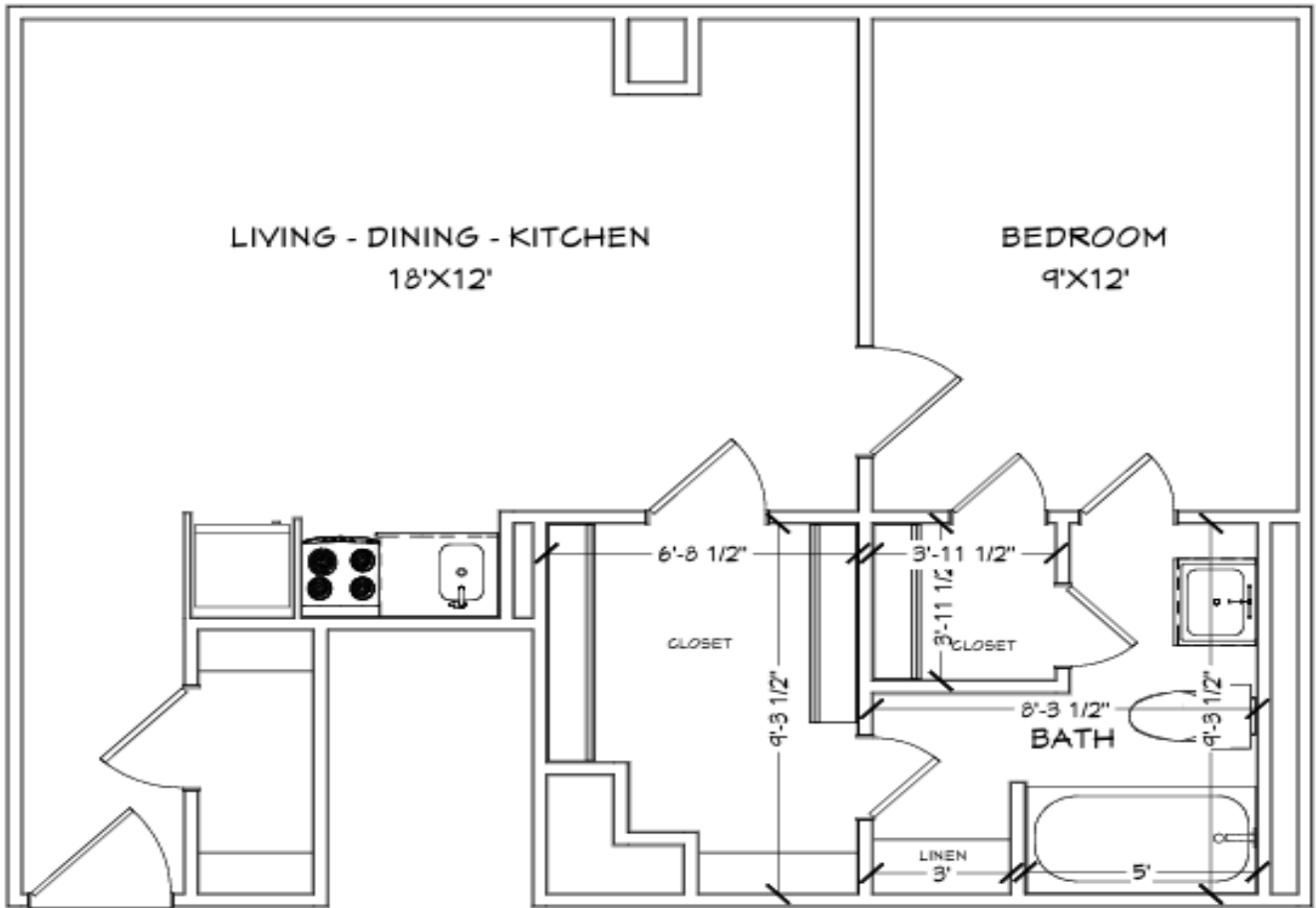




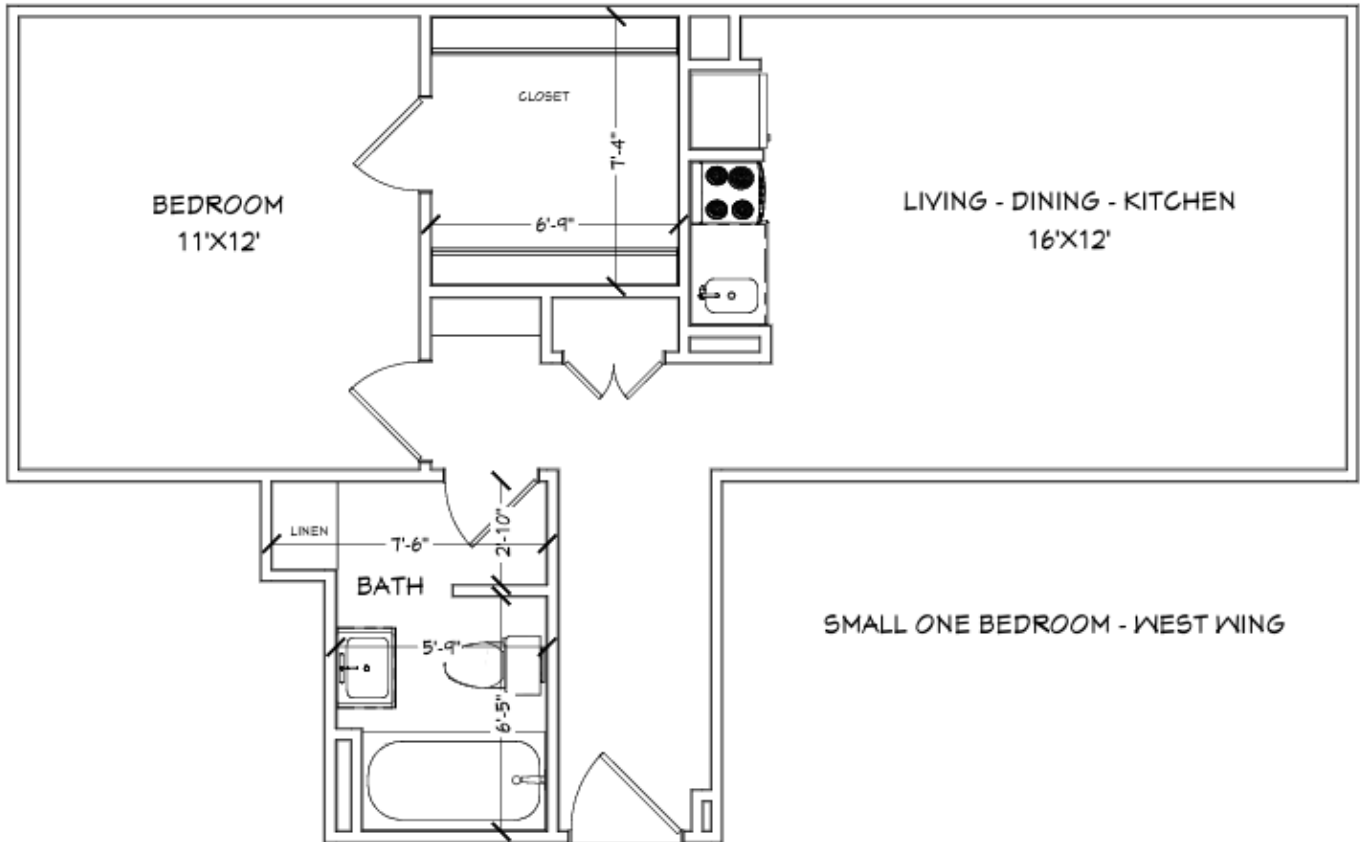
LARGE STUDIO - WEST WING



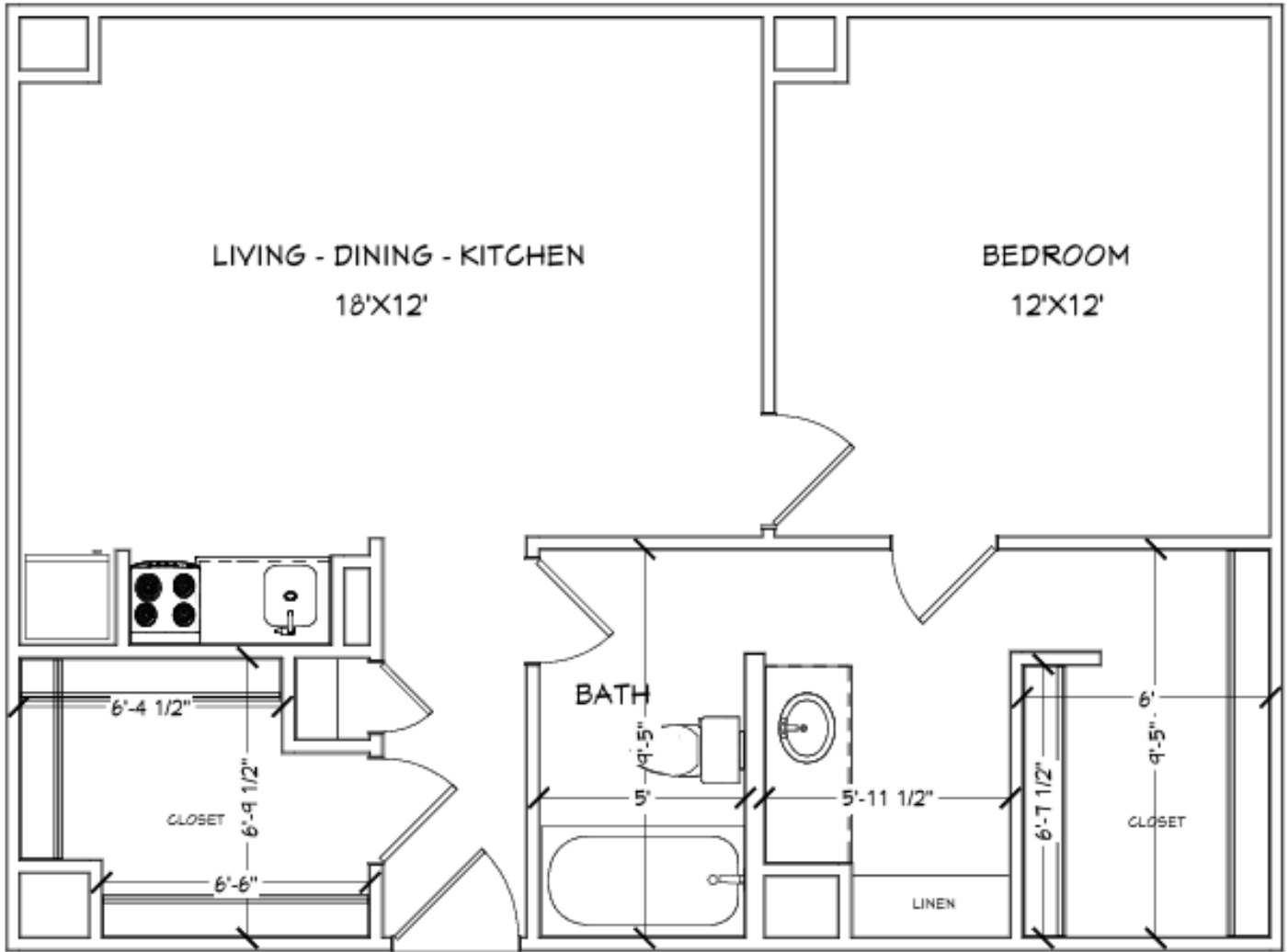
JOINED STUDIO APARTMENT - WEST WING



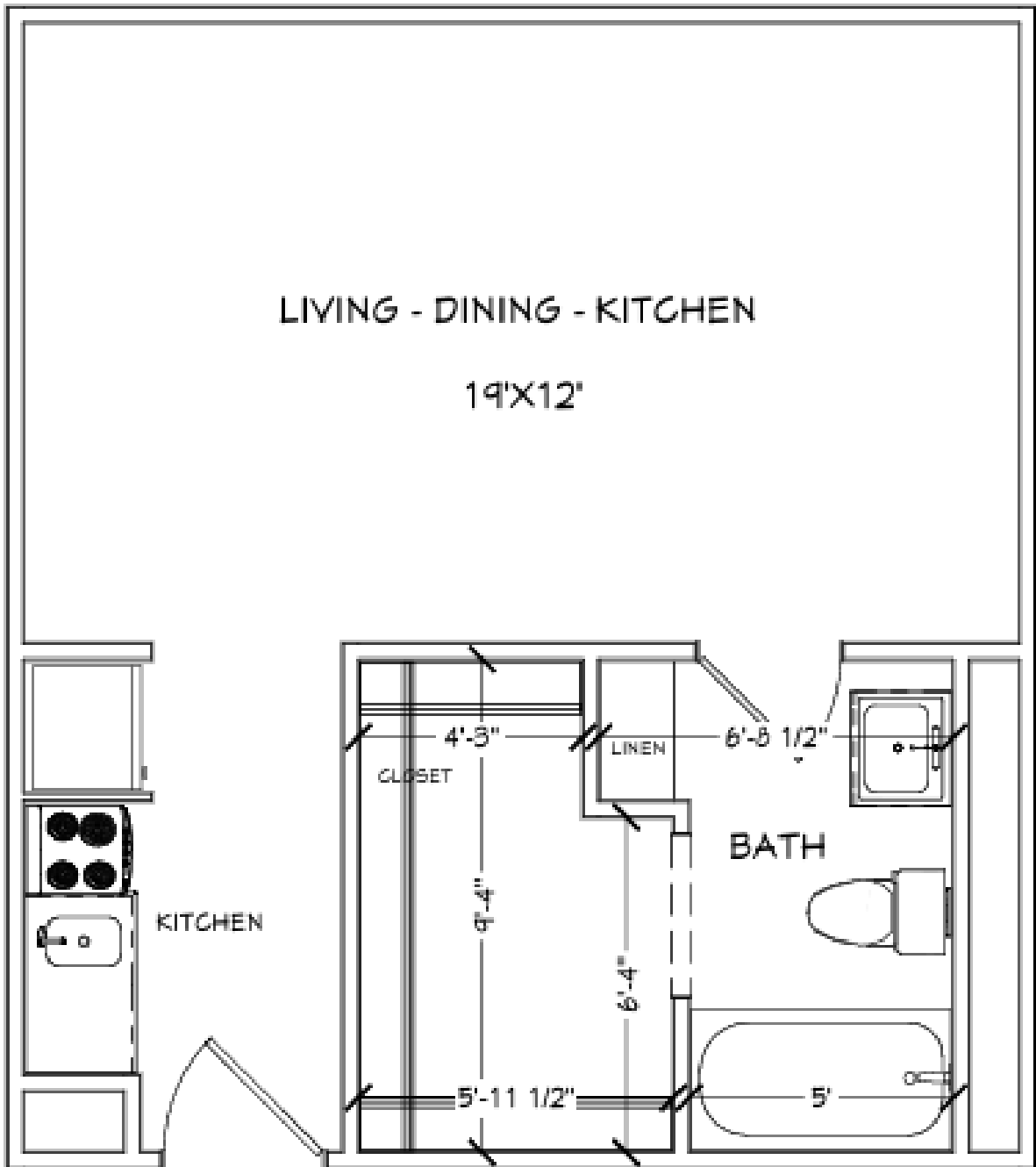
**SMALL ONE BEDROOM - WEST WING**



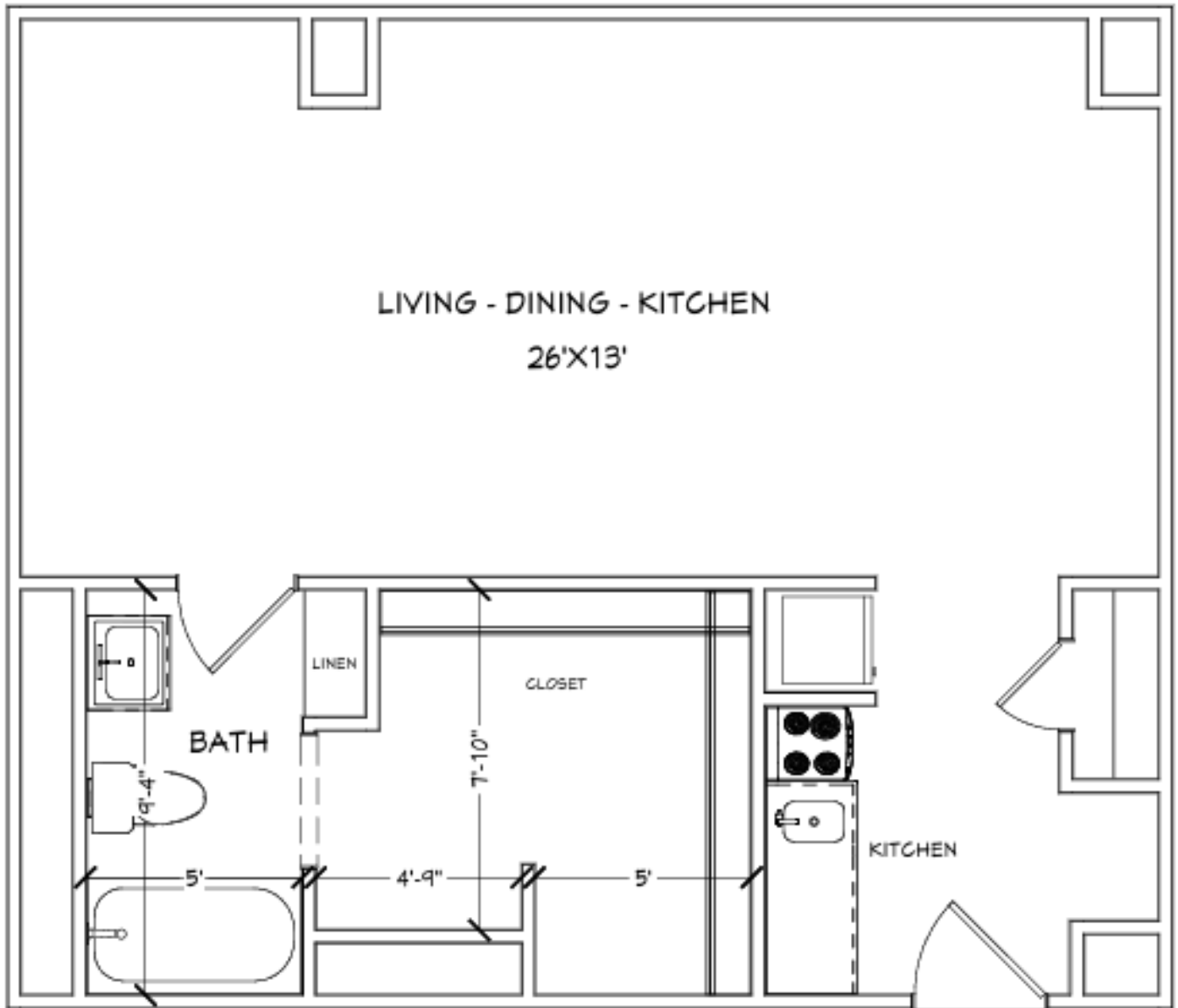




LARGE ONE BEDROOM - WEST WING

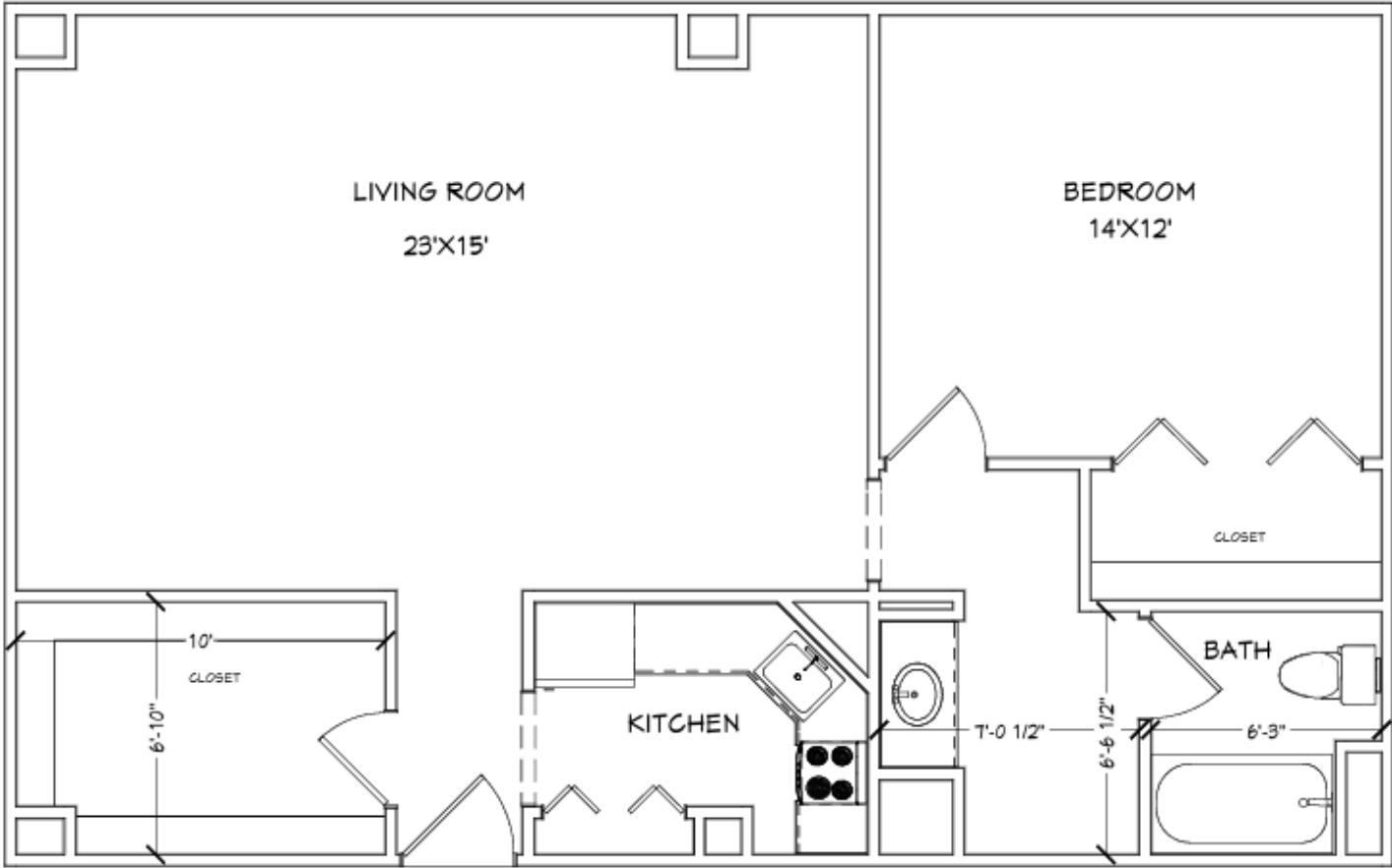


MEDIUM STUDIO - EAST WING



LARGE STUDIO - EAST WING





LARGE ONE BEDROOM - EAST WING



## Questions You May Have About Your Home

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**I'm not 62 yet but I'm disabled. Can I get an apartment there?**

**Charter specifies you have to be 62 or older. However, if there is two potential occupants applying to live together within the same apartment and at least one of the potential occupants is 62 years of age and older than both can apply to move into the same apartment together.**

**I turn 62 in a couple of months can I fill out an apartment application?**

**Per our charter you must be 62 years old to apply to live at Rio Concho Communities and to be put on the waitlist. However, if there are two potential occupants applying to live together within the same apartment and at least one of the potential occupants is 62 years of age and older than both can apply to move into the same apartment together.**

**Do you have two-bedroom apartments?**

**No, one bedroom is the largest we have.**

**Does Manor take HUD?**

**Manor has 47 HUD units. Please call the Manor office to schedule a visit or to request an application.**

**What sizes of apartments does the Manor have?**

**The manor has studio apartments ranging in size of small, medium, and large. The Manor also has small one bedrooms and large one bedrooms.**

**Do does the Manor offer three meals a day?**

**No, the Manor does not offer three meals a day. However, we do have an in-house restaurant that serves lunch Monday thru Friday and on Sunday for a nominal fee. Welcome to dine in at our sister community Rio Concho Terrace seven days a week for a nominal fee where breakfast, lunch, and dinner is served.**

**Does the Manor have an activity director?**

**Yes-the Manor has an activity director who schedules and host activities. Activity calendars for the Manor and the other Rio Concho Communities are published monthly.**

**My lease is up next month and or my spouse just passed away and I need to get out of this house/apartment and I'd like to move to the Rio Concho Manor. What do I need to do to get a place there?**

**Call our office and request to speak with the occupancy specialist or community manager and schedule a time to tour or request information and an application for the Manor to be mailed or e-mailed to you.**

**How long is the waiting list?**

**There's no way to know for sure because it depends on how many apartments become available, how long it takes to get them ready for rental, and what size of apartment is in demand. If your interested in becoming a resident at the Manor please fill out an application and get on the waitlist as soon as possible.**

**My kids drove in for the weekend, can we come in for a tour today?**

**You're welcome to come and look at the common areas and pick up an application anytime. We strongly recommend if you would like a tour of apartments, you schedule a tour beforehand.**

# RESIDENT TRANSFERS AMONGST RIO CONCHO COMMUNITIES

## **RELOCATION OF RESIDENTS WITHIN THE RIO CONCHO COMMUNITY:**

Residents of the Rio Concho Retirement Community (i.e. Rio Concho Manor, Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West) will have preferred placement on the waiting list of each community on the following basis detailed below.

### **PREFERRED PLACEMENT IN RIO CONCHO MANOR:**

Residents of the Rio Concho Retirement Community will be placed on the waiting list at the Rio Concho Manor immediately following the HUD applicants and immediately following residents already residing in the Rio Concho Manor after having lived in the Rio Concho Community for a period of one year, except in the case of special circumstances, as determined by the management of the community.

### **PREFERRED PLACEMENT AT RIO CONCHO PATIO HOMES, WEST, AND TERRACE:**

Residents of the Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West will have preferred placement on the waiting lists immediately following residents already residing in those communities after having lived in the Rio Concho Community for a period of one year, except in the case of special circumstances, as determined by the management of the communities.

### **QUALIFICATIONS:**

Residents of the Rio Concho Manor, Rio Concho Terrace, and Rio Concho Patio Homes shall adhere to the requirements and qualifications of admittance to the Rio Concho Manor, Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West.





**Doug Hodge**  
Community Manager

401 Rio Concho Drive  
San Angelo, TX 76903

**325-653-3351**

[rioconcho.com](http://rioconcho.com)

[doug@rioconcho.com](mailto:doug@rioconcho.com)



**Norma Cruz**  
Occupancy Specialist

401 Rio Concho Drive  
San Angelo, TX 76903

**325-653-3351**

[rcmanor@rioconcho.com](mailto:rcmanor@rioconcho.com)



**Maintenance Work Orders  
Or  
Emergencies**

Please call the Manor front desk for all maintenance  
work orders day or night ..... **325-653-3351**

**Rio Concho Manor Office Hours**

**Monday—Friday**

**8:00 a.m. to 5:00 p.m.**



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**doug@rioconcho.com**

**Community Manager**



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Rio Concho Manor does not discriminate on the basis of race, color, religion, sex, handicap or national origin. Rio Concho Manor does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.