

## **A Shared Vision of “Creating Community” and Partnership with City Officials Brings Best in Class Senior Living to Conroe**

Developer Curtis Lindsey, President and CEO of Lindsey Commercial Properties, Norma Upshur, and Jeff Farmer, CEO of Spectra Properties are partnering with Conroe city leaders to support their joint vision of “creating community” by offering Worthington Manor, a luxurious senior living community, to Conroe area residents. Currently under construction, this vibrant 118-unit community boasts more than 135,000 square feet on 26 acres that was previously owned by the Wedgewood Golf Club. Expected to open in November 2021, Worthington Manor will offer compassionate assisted living services and a distinctive dementia care program based on a Montessori methodology for seniors with Alzheimer's or other forms of dementia in the Conroe area. National seniors housing operator, Meridian Senior Living, will manage the community. Future development on this property will include 55+ active adult apartments, independent living apartments and villas.

Recognizing a need for state-of-the-art senior living in Conroe, Co-Owners of Worthington Manor: Lindsey, Upshur, and Farmer have a vision of “creating community” by setting a higher standard for senior living that would positively impact the lives of Conroe residents. The team’s big idea and mantra for Worthington Manor is “creating community” by providing seniors with a sense of belonging through communal living where they are no longer isolated. Worthington Manor will benefit area seniors as well as the community at large. This project is not only expected to create 84 in-house jobs, including both professional and management positions, but also contribute to the community by engaging in business with local vendors to support its operations.

Conroe resident Curtis Lindsey cares deeply about the community and meets the challenge of bringing and protecting value of the residents of Wedgewood and Highland Hollow homeowners with this project by “putting himself in their shoes”.

“I want to set a standard for the future by building a productive asset in the community,” said Lindsey. “I hope the residents of Worthington Manor will feel that they belong, are loved, cared for, and they carve out their home.”

Norma Upshur is charged by the vision of helping seniors based on her philanthropic efforts and personal experience with having a family member with the diagnosis of Alzheimer’s.

“Having spent 30+ professional years involved with altruistic efforts, it is important to me to spend my time engaged in something meaningful,” said Ms. Upshur. “Add that to my experience with aging parents and a brother’s diagnosis of Alzheimer’s, senior living resonates with my interest in making a difference in peoples’ lives.”

Mrs. Upshur further shared the goal of Worthington Manor is to be a community within a community that equals support, tenderness, respect, encouragement, excitement, fun, satisfaction, joy, and gratitude for its residents.

“The belief that our residents want and deserve a quality of experience that surpasses other paths they may have taken,” said Upshur. “A belief that the right environment and the right people can create miracles for those needing community. Our dreams are big!”

Jeff Farmer resoundingly stated “I wouldn’t build anything I wouldn’t put my own mama in.” That pretty much says it all.

While the Co-Owners of Worthington Manor have faced obstacles in the journey of building the project, their unwavering commitment to the vision and relationships within the community has helped a project of this scale get done the correct way to add value to the city, surrounding community, and its future residents. They have meticulously worked with three Conroe mayors, the Conroe City Council, the area Homeowner Associations, and surrounding residents to ensure that the project is well received by the community at large.

Developing on a golf course can pose multiple challenges, however, the team’s enthusiasm, integrity, and positive intentions have helped the process run smoothly. The Worthington Manor project has been generally accepted by the community based on their transparency and upfront communication, along with the history of community improvements developed by Lindsey Commercial Properties. Working with Mr. Lindsey on projects for many years, Nancy Mikeska, Director of Community Development for City of Conroe, shares that Lindsey always has a vision for projects and goes above and beyond her expectations.

“With a large population of baby boomers who have come to retire near the lake that have been successful in their younger years, they want to live their golden years just as good. Worthington Manor will be that up-level community,” stated Ms. Mikeska. “As children you want somewhere that you can trust that your parent will be loved, and Worthington Manor will be that place. From my own personal experience, it’s such a blessing to have your parent happy in a community.”

Playing an integral role of the land process in the beginning of the project, Wedgewood POA President Scott Mrosko shared that he felt that Mr. Lindsey had respectable intentions for the community with the project and that it would add value for Wedgewood, the city, and the community.

“Curtis is all about integrity and a man of his word and he honestly made it very easy for me,” Mr. Mrosko stated. “It was as seamless of a process as it could possibly be.”

Meeting the needs of the surrounding community, Worthington Manor will transform an underutilized piece of real estate into a high-quality asset located between the business district of Conroe and the Lake Conroe recreation area. Mayor Jodi Czajkoski, City of Conroe shares that Worthington Manor is a project that the community can be proud of, and it will make a positive impact on the community.

“It has been a pleasant experience working with one of the best developers in the county if not the state,” said Mayor Czajkoski. “Very good people that are a wonderful benefit to our community.”

Worthington Manor raises expectations for older adults expecting more from senior living in the Conroe area. Residents will enjoy the new state-of-the-art building designed to filter in natural sunlight in all areas to create a home-like and welcoming atmosphere that presents a residential environment rather than an institutional one. Worthington Manor will inspire residents to be active and social with ample programming to support their physical and psychological needs. Residents will enjoy indulgent visits in the salon, fitness classes in a modern exercise facility, creative art workshops in the art studio, activities in the game room, special events in the theater and bar. The beautiful patio with a fireplace, enclosed pet park, gazebos, and raised flower beds will cultivate social gatherings outside. Residents will enjoy a welcoming restaurant serving culinary delights three times a day prepared by the community's executive chef.

“We couldn’t be more delighted to offer best-in-class senior living that will enrich the lives of our residents, families and employees through extraordinary experiences,” stated Don Tawney, Regional Director of Operations, Meridian Senior Living. “This unique option for the Conroe area will offer great choices for our seniors and families in their search for the newest and most vibrant community in town.”

Residents in Worthington Manor’s memory care neighborhood will benefit from National seniors housing operator Meridian Senior Living’s MONTESSORI MOMENTS IN TIME™ programming, a distinctive dementia care program based on a Montessori methodology for seniors with Alzheimer's or other forms of dementia. Consistent with this program is the community’s dedication to nurturing a safe environment that promotes dignity for each resident in a warm, home-like setting, where they are cared for and where they can thrive.

The vision of “creating community” and its beneficial effect on the residents of Conroe is about to be realized as completion of Worthington Manor is expected in November. There is no doubt the success of this project relies on a team effort. A sincere expression of gratitude and appreciation is warranted to all the Conroe city officials and community at large for working tirelessly to help support the team’s big dreams of “creating community.”

Worthington Manor welcomes seniors and their families to discover more about the community by calling (936) 213-0550, or stopping by the Welcome Center at 5416 West Davis Street, Conroe , TX 77304.

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