

Experience Extraordinary Senior Living



THE WATERMARK
AT BROADWAY CITYVIEW

INDEPENDENT LIVING
VILLA LIVING
ASSISTED LIVING
REHABILITATION & SKILLED NURSING

REIMAGINE WHAT'S POSSIBLE

This Must Be the Place

The Watermark at Broadway Cityview is building on more than three decades of experience in revolutionizing health and wellness programs that promote enriched lifestyles, vitality, and well-being.

Where rustic flare meets refined décor, our warm and welcoming community embraces Fort Worth's audacious spirit and storied Western heritage. It's easy to embrace our small-town charm, close-knit family feel, and contemporary lifestyle. Spacious residences present a wealth of opportunities for relaxation and rejuvenation. First-rate amenities, innovative programs, engaging classes, dynamic social events, chef-prepared cuisine, and more are designed to help you connect, grow, and feel your best every day.

With our continuum of care, enjoy comprehensive health care services and all the benefits of having multiple levels of care in one location.

**WE'RE NOT WHAT YOU'D EXPECT.
THAT'S PRECISELY THE POINT.**



Wellness space with enhanced salon, barber shop, and massage services

Furnished guest suites (limited availability)

Wellness physical therapy room and heated indoor pool

Creative studio and workshop

Gallery (art exhibit hallway)

Renovated apartments with modern upgrades

Fitness center (coming soon)

Computer center with internet access

Library with lounge seating

Game room

Complimentary parking

Postal services

Move-in coordination services

Pet-friendly environment



SAVOR THE GOOD LIFE

An Option for Every Appetite

Every meal is a culinary celebration of good taste, good nutrition, and good company. Connect and share stories and belly laughs with friends and neighbors in our in-house restaurant, with gracious hospitality and impeccable attention to every detail. Using only the freshest local ingredients, our expert culinary team creates flavorful, healthy options that always hit the spot. Have special dietary needs? We cater to that, too.

You haven't experienced anything like our spread for Sunday brunch. Your taste buds are in for a real treat with prime rib, beef tenderloin, duck, omelet station, pancakes, mimosas, assorted desserts, and more. Go big or go home, right?

VARIETY TRULY IS THE SPICE OF LIFE.



Refreshed fine dining restaurant

Tasting room (coming soon)

Wine room (coming soon)

Taboon, bistro-style spot with stone-hearth oven, exhibition kitchen, and counter seating (coming soon)

Grab-and-go café and bar with lounge seating (coming soon)

Reserved dining seating for guests



YOUR WELLNESS ALWAYS TAKES CENTER STAGE

Connect + Explore + Learn

It's no secret that when our mental and physical health are in harmony, we feel our best. Pursue your cherished passions and try something new with our enriching calendar of programs, Watermark University classes, outings, and special events.

Stimulate your mind in *Music and Movement* or *Conversational Spanish*, bring a new recipe to life in *Creative Cuisine*, discover a new artistic talent in *The Artist Within*, or strengthen your body with *Chair Yoga*. You can even explore the Eiffel Tower with EngageVR (virtual reality). Taught by residents, associates, and professional partners, classes offer new opportunities to create meaningful experiences and lasting relationships.

**EXPLORE NEW INTERESTS.
INDULGE IN WHATEVER BRINGS YOU JOY.**



- Floral Design
- Cake Decorating
- Wine Tasting
- Chair Aerobics
- Chef Demonstrations
- Pilates
- Whimsical Watercolors
- Line Dancing
- Texas Museum Great Lecture Series



FORT WORTH LIVING

In the Heart of It All

Set just 15 minutes southwest of downtown Fort Worth and easily accessible from the Chisholm Trail Parkway, our prime location puts you, your family, and visitors just steps from the Hulen Mall's popular shops, restaurants, and movie theater, along with a nearby Target and Costco for daily conveniences.

There's truly something for everyone. Explore Fort Worth's many adventures, including several green spaces and hiking trails, Fort Worth Zoo, Botanic Garden, museums, sporting events, and more. Historic downtown Dallas is a short drive away, and you'll enjoy close proximity to the area's top physicians and medical centers.

**WHAT INSPIRES YOU?
FEEL FREE TO COLOR OUTSIDE THE LINES.**



Fort Worth Cultural District
featuring three popular museums

Sundance Square

Fort Worth Water Gardens

Bass Performance Hall

Fort Worth Nature Center
and Refuge

Trinity River Trails

Fort Worth Stockyards

National Historic District



INDEPENDENT LIVING AT THE TOWN CENTER

Endless Engagement + Carefree Living

At The Watermark at Broadway Cityview, Independent Living provides everything you want and need and nothing you don't – simple as that. Say goodbye to homeownership hassles, cooking, cleaning, and your endless to-do list, and enjoy the convenient, enriched lifestyle you deserve. Let us manage the details of daily living.

If you need additional support here and there, we have you covered. Exclusive to our residents, Watermark at Home helps you create customized plans to meet your needs, with personalized assistance and peace of mind delivered right to your door.

Discover an active community that can keep up with you, and enjoy the good life in a comfortable, recently refreshed residence with upscale touches. Here, we make it our business to know all your preferences and exceed every expectation.

CREATE THE EXACT LIFESTYLE YOU WANT.



Inviting, modern apartments with private baths, spacious closets, and oversized windows

Choice of spacious studio, one-bedroom, or two-bedroom residences

Full state-of-the-art kitchens with solid countertops and stainless steel appliances

Increased storage areas

Daily breakfast, along with choice of lunch or dinner in our restaurant-style dining venue

Dynamic calendar of events, programs, Extraordinary Outings, and Watermark University classes

Wireless resident call system

Scheduled local transportation services

Full-service maintenance services



VILLA LIVING

Say Hello to the Best of Both Worlds

Limited availability, unlimited access. That describes The Villas perfectly. Welcome to 1,300 square feet of customized luxury designed to complement your independent, on-the-go lifestyle. Take advantage of all the space and privacy you could ever want or need in your private sanctuary – without all the homeownership hassles.

Create a carefree lifestyle you'll adore with full access to all the amenities, services, and incredible benefits our community has to offer in your own private residence.

RETIREMENT LIVING NEVER LOOKED SO GOOD.



Spacious, light-filled open floor plans

Full modern kitchen with refrigerator, stove, dishwasher, disposal, and pantry

Renovated villas feature solid surface countertops and stainless steel appliances

Outdoor patio

Increased storage areas

Full-size washer and dryer

Attached garage with remote

Delicious, healthy daily breakfast and choice of lunch or dinner

Residents can dine in at The Town Center or pick up meals to go

Villa maintenance, lawn care, and landscaping

Housekeeping, linen, and laundry services



ASSISTED LIVING WITH A DIFFERENCE

Customized Care + Support + Independence

Designed for comfort, engagement, and enjoyment, we've created a community you and your loved ones can connect with, and that offers the perfect blend of support and independence you need to live a fulfilling life. Compassionate associates have your health covered 24/7, with thoughtful care and services tailored to meet your needs and preferences.

From simple daily living routines to more comprehensive wellness plans, our person-centered approach will keep you feeling centered, strong, and thriving. You and your family can enjoy the peace of mind that comes with knowing your care needs will be met, even as your needs change.

DISCOVER OUR UNIQUE APPROACH TO INTEGRATIVE CARE AND WELL-BEING.



Bright, cheerful apartments with modern kitchenette (recently renovated)

Modern design featuring upscale touches and increased storage areas

Three delicious and healthy chef-prepared meals each day

Housekeeping, linen, and laundry services

Dynamic calendar of events, programs, Extraordinary Outings, and Watermark University classes

Caring, trained associates 24/7

Variety of senior wellness programs

Wireless resident call system

Scheduled transportation services

Maintenance services for residence and built-in appliances



REHABILITATION & SKILLED NURSING

All the Comforts of Home + More

After a planned surgery or unexpected hospital stay, you need time to recuperate and regain your strength. Our Medicare-certified Rehabilitation and Skilled Nursing neighborhood is the perfect place to recover from an illness, injury, or surgery. Caring associates provide personalized care and support, along with on-site therapy services. Whether your stay with us is brief or extended, take full advantage of our amenities, wellness offerings, chef-prepared cuisine, and enrichment opportunities.

With the support of your personal ambassador (it's like having your own personal care concierge), we're committed to getting you home – better, faster, and stronger. But we won't blame you if you never want to leave.

**WE FOCUS ON THE DETAILS, SO YOU CAN
FOCUS ON GETTING WELL.**



Private and semiprivate accommodations

Personal ambassador program

Service plans customized to your needs

24-hour care and support with registered nurse

Wellness physical therapy room and heated pool

Health care management and monitoring with physician and dietitian oversight

Diverse senior wellness programs

Scheduled transportation services

State-of-the-art rehabilitation equipment

On-site physical, occupational, and speech therapy

On-site social services director providing counseling and referral services

Wireless resident call system



Watermark creates extraordinary communities where people thrive. We believe aging is about renewal rather than retirement. Watermark communities are known for highly trained and caring associates, a lifestyle built on choice, fine amenities, integrative wellness, and innovative programs including the award-winning Watermark University featuring a wide variety of engaging classes for residents and area seniors.

Watermark has been named in the top 25 Best Workplaces for Aging Services in a national program conducted by the Great Place to Work Institute and published on Fortune.com. A privately held company with a reputation for more than 30 years for service, innovation, integrity, and financial stability, Watermark manages more than 65 retirement communities coast to coast. Based in Tucson, Arizona, Watermark is ranked as the nation's ninth-leading senior housing operator by the American Seniors Housing Association.

VISIT [WATERMARKCOMMUNITIES.COM](https://www.watermarkcommunities.com) FOR MORE INFORMATION.





 **THE WATERMARK**
AT BROADWAY CITYVIEW

5301 Bryant Irvin Road
Fort Worth, TX 76132
817-294-2280
broadwaycityview.watermarkcommunities.com

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