



PROPERTY DESCRIPTION

This well-maintained 8-unit multifamily property offers a unique opportunity for investors seeking reliable cash flow and long-term value in one of Houston's most connected locations, with easy access to Hwy 290 and Loop 610. Nestled in a quiet, established community, each unit features a warm and inviting layout—including a cozy fireplace in every unit, adding charm and appeal for residents. While not recently modernized, the property is in excellent condition with consistent upkeep and care. With a strong history of stable, long-term tenants, this asset delivers steady income and minimal turnover. Its proximity to popular restaurants, shopping, and entertainment hubs makes it highly desirable for renters, ensuring ongoing demand. Positioned in a high-growth corridor of Houston, this is a strategically located, income-producing property—ideal for the seasoned investor or first-time multifamily buyer. Don't miss this chance to secure a solid asset in a prime location.

PROPERTY HIGHLIGHTS

- All 8 Units Feature Fireplaces
- Fully Occupied with Stable, Long-Term Tenants
- Prime Location Near Hwy 290 & Loop 610
- Well-Maintained Asset in a Quiet Community

OFFERING SUMMARY

Cap Rate: 6.3%

Sale Price / Price Per Sqft:	\$1,225,000 / \$148
Number of Units: 2 / 4 plexes	8
Lot Size(s):	16,827 / 16,832 SF
Building Size(s): Unit #1 / Unit #2	4144 / 4144 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	1471	5724
Total / Workday Population	1720 / 64,515	3,597 / 160,497	14,857 / 392,689
Average Household Income	\$62,600	\$65,300	\$61,900

LANCE HIGHTOWER

832.648.4785

lance@hightowerhomes.com



Hightower Team

To Schedule A Showing Call or Text 832.722.7442

COMPASS

281.648.4785

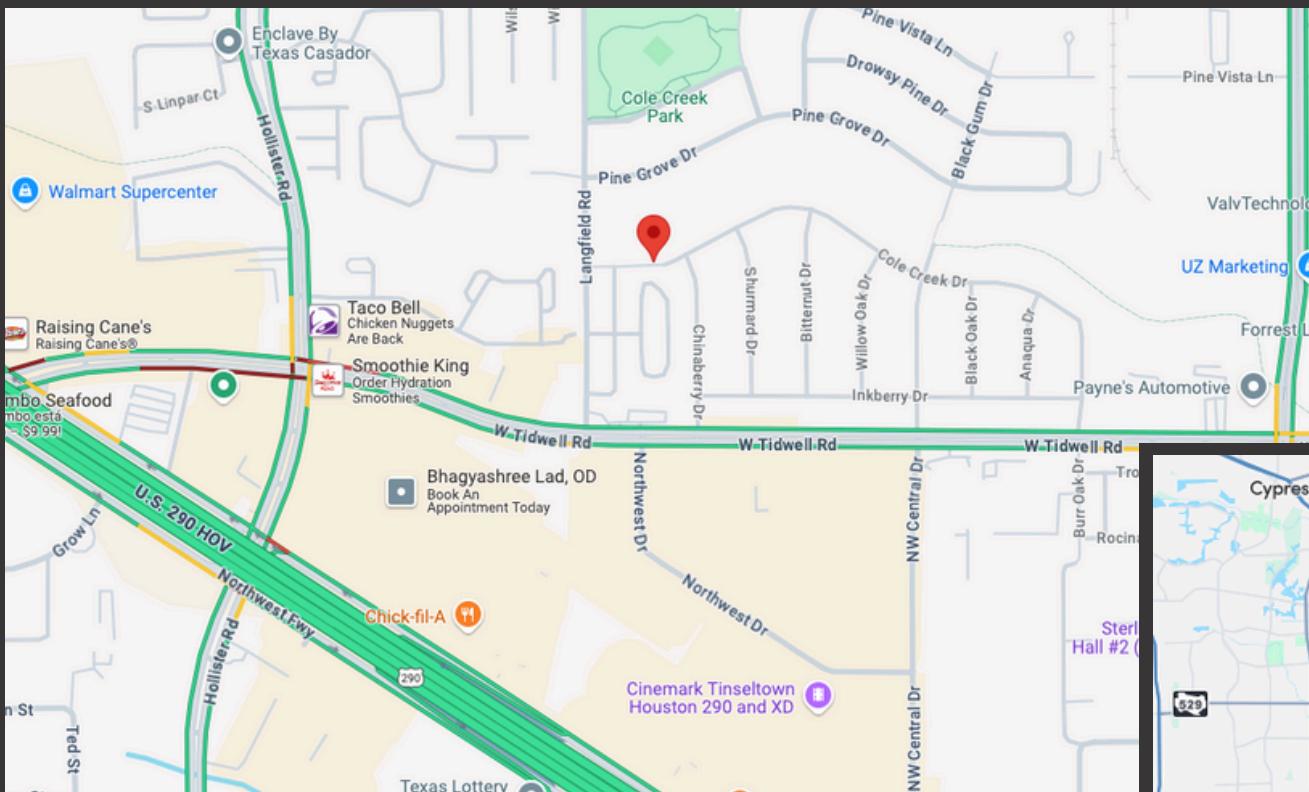
12525 Memorial Dr, Ste 350, Houston, TX 77024

8-UNIT MULTI-FAMILY INVESTMENT - HWY 290 NW

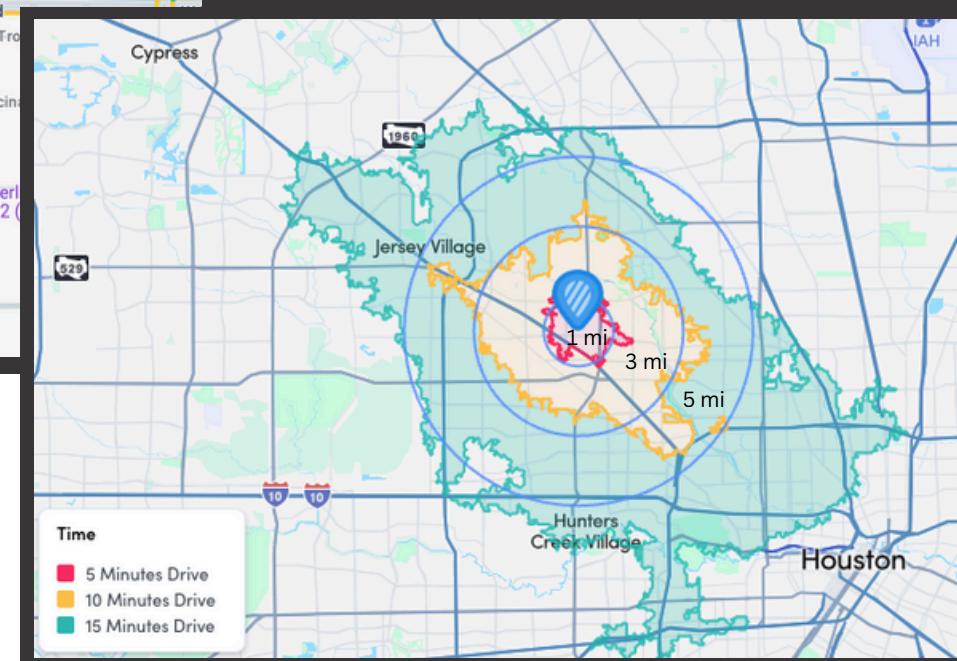
7120 Cole Creek Dr, Houston, TX 77092

LOCATION MAP & DRIVE TIME / MULTIFAMILY PROPERTY

FOR SALE: \$1,225,000



DRIVE TIME at 9 am



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PROPERTY SUMMARY / MULTIFAMILY PROPERTY

FOR SALE: \$1,225,000

Resembles all 4 - 2/1 apartments upstairs



Resembles all 4 - 3/2 apartments upstairs



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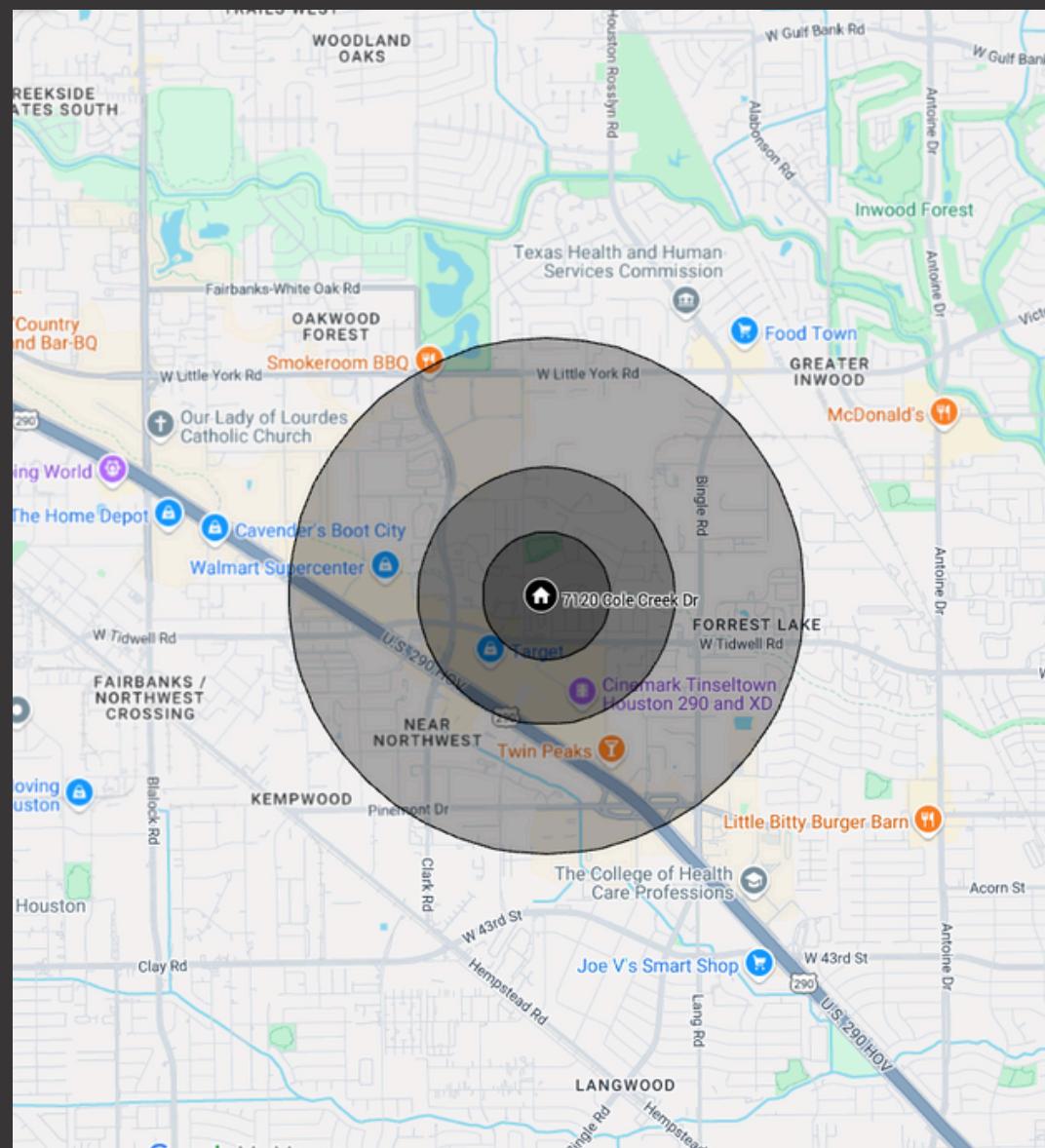
DEMOGRAPHICS MAP & REPORT / MULTIFAMILY PROPERTY

FOR SALE: \$1,225,000

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1720	3608	13517
Average Age	36	36	34
Average Age (Male)	35	34	34
Average Age (Female)	37	37	34

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	686	1471	5724
Types of Housing Units: 5-19 units	234	520	2636
Average HH Income	\$62,600	\$65,300	\$61,900
Average House Value	\$244,600	\$242,100	\$205,200

Demographics data derived from AlphaMap



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