

MULTIFAMILY FOR SALE

MARINER APARTMENTS: 16 MULTI-FAMILY UNITS

1101 EAST MAIN STREET, LEAGUE CITY, TX 77573



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

1101 EAST MAIN STREET



OFFERING SUMMARY

PRICE:	\$1,850,000
NUMBER OF UNITS:	16 UNITS
PRICE / UNIT:	\$115,625/Unit
BUILDING SF:	13,890 SF
PRICE / SF:	\$133.19/SF
NOI:	\$111,800
CAP RATE:	6.04%
PRO FORMA NOI	\$146,640
PRO-FORMA CAP	7.9%
LOT SIZE:	43,560 SF
YEAR BUILT:	1971
PARKING:	25+

PROPERTY OVERVIEW

Mariner Apartment Complex: 16-Units (10) 2BR/1BA, (6)1BR/1BA, Laundry Room Facility with Coin-Operated W/D's, on 1-Acre lot in League City, TX. Lots of shade & trees, 25+ parking spaces. Recent improvements: updated interiors, & AC Units. Upside in Rental Income.

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center, Southeast Medical Center.



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LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name: Mariner Apartments: 16 Multi-Family Units
Street Address: 1101 E Main Street
City, State, Zip: League City, TX, 77573
County: Galveston
Market: Houston
Sub-market: Southeast
Cross Streets: Hwy 3



LOCATION OVERVIEW

Located southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center & the Southeast Medical Center. Popular area for fishing & boating enthusiasts in Clear Lake & Galveston Bay, 30-minutes south to Galveston Beach. South Shore Harbour Country Club & Yacht Club, Clear Lake Shores, Kemah, Webster, Friendswood. Close to I-45, major retailers including Wal-Mart Supercenter, Home Depot, Target, Lowe's, restaurants, parks, schools, etc.



PROPERTY HIGHLIGHTS

- 16-Units that are individually metered
- Room for expansion, 1-Acre lot
- Separate Laundry Room, Coin-Operated Washers/Dryers
- Desirable Unit Mix: (10)2BR/1BA, (6)1BR/1BA
- Close to NASA Space Center, Webster, Southeast Medical Center
- Popular area for boating, fishing, golf, and walking trails
- Upside in Rental Income

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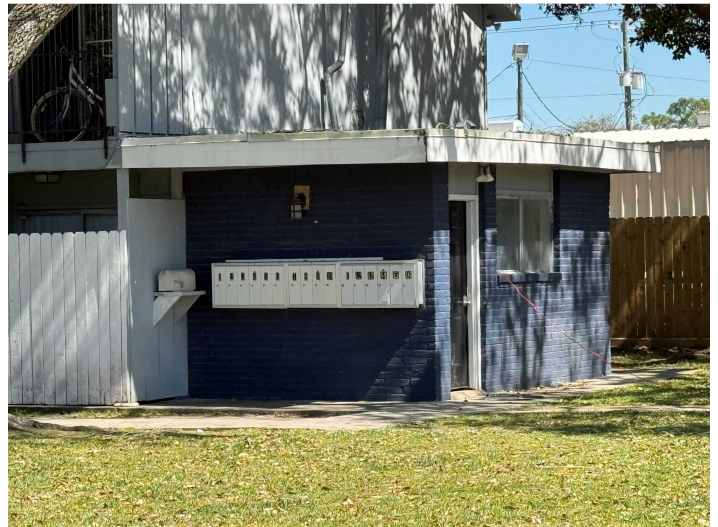


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PROPERTY PHOTOS

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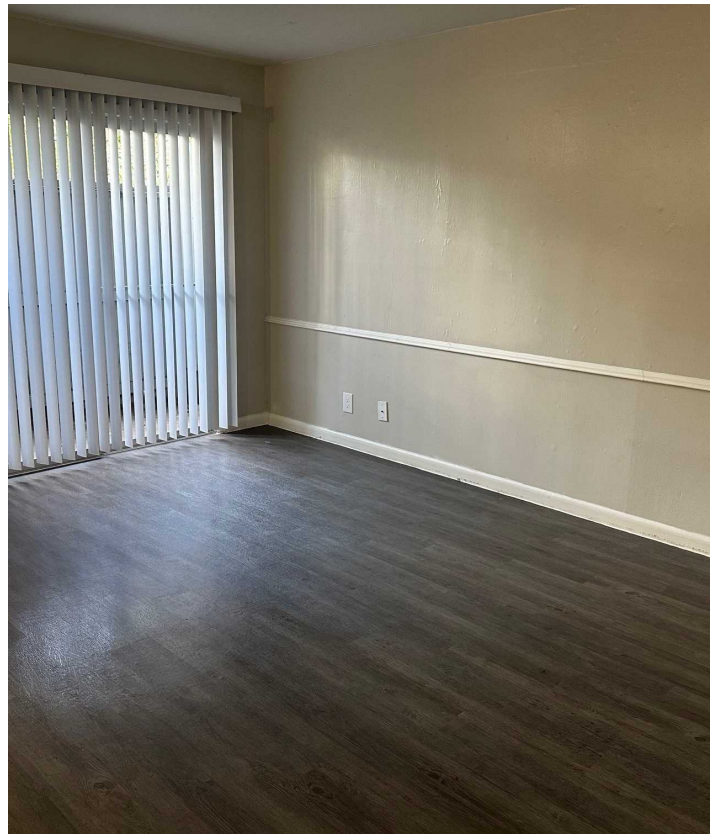


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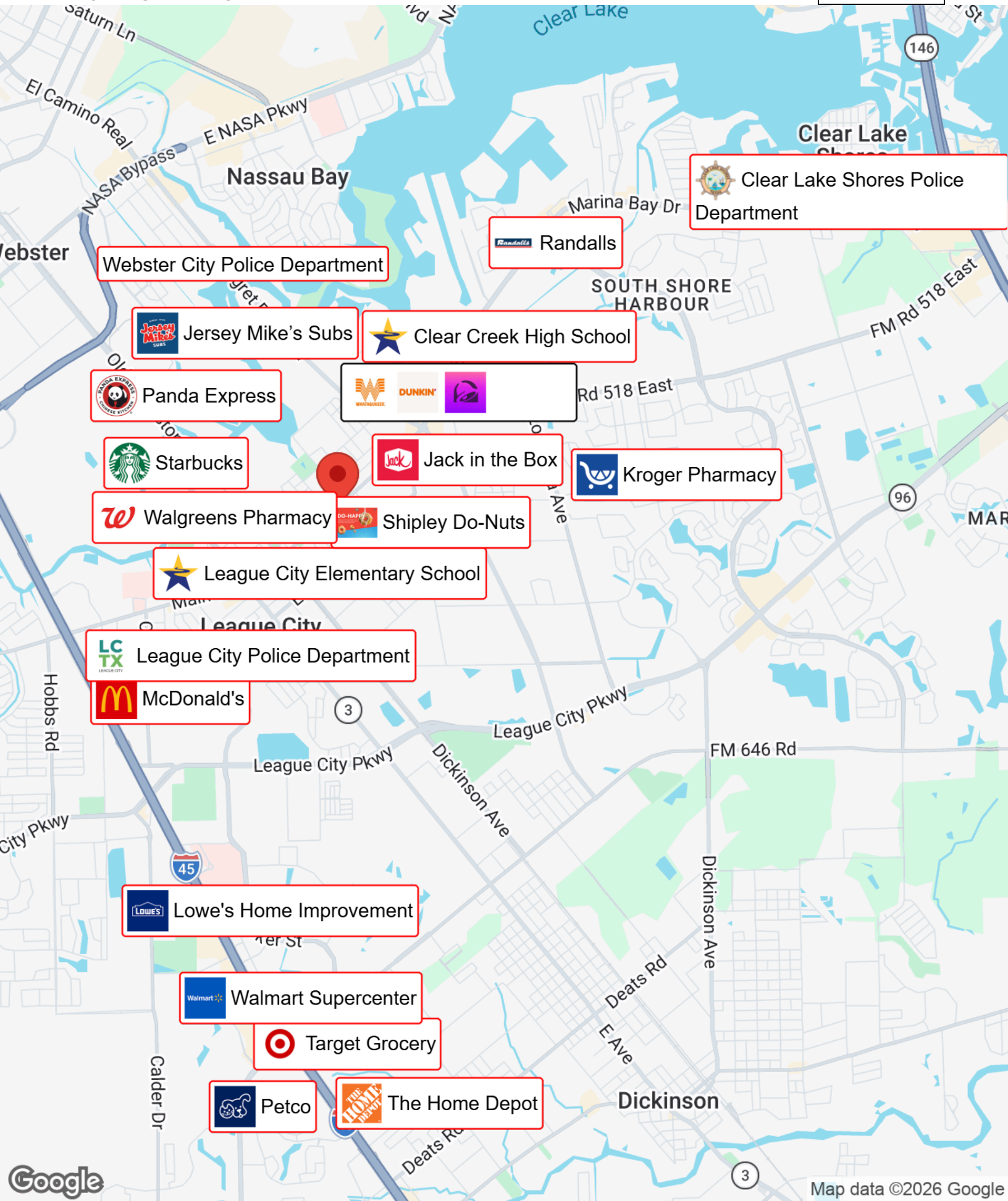



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BUSINESS MAP


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 Clear Lake Shores Police Department




 Randalls

Webster City Police Department


 Jersey Mike's Subs


 Clear Creek High School


 Panda Express


  


 Starbucks

 Jack in the Box

 Kroger Pharmacy


 Walgreens Pharmacy


 ShIPLEY DO-NUTS


 League City Elementary School

 League City Police Department

 McDonald's

 Lowe's Home Improvement

 Walmart Supercenter

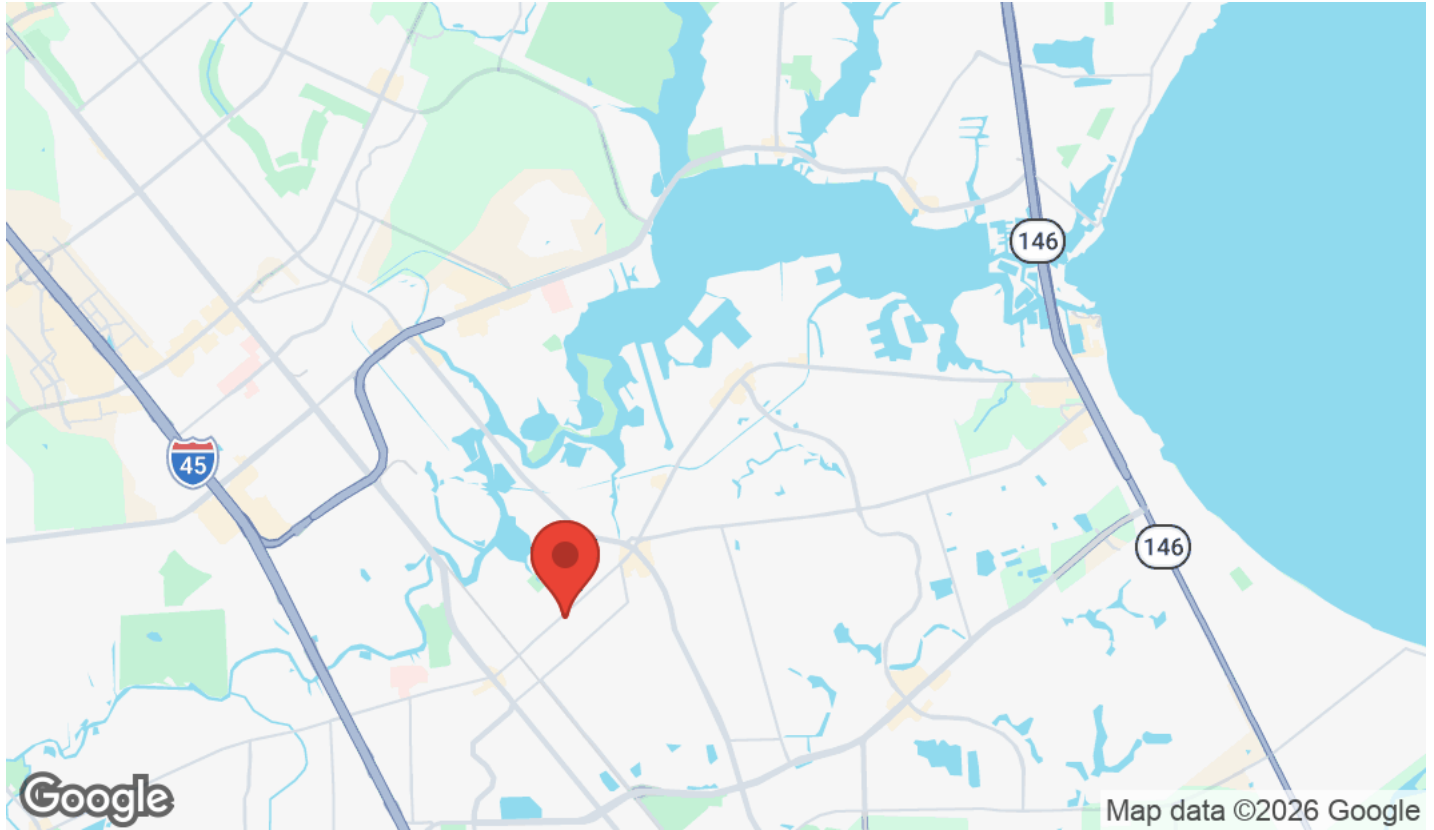
 Target Grocery

 Petco

 The Home Depot

LOCATION MAPS

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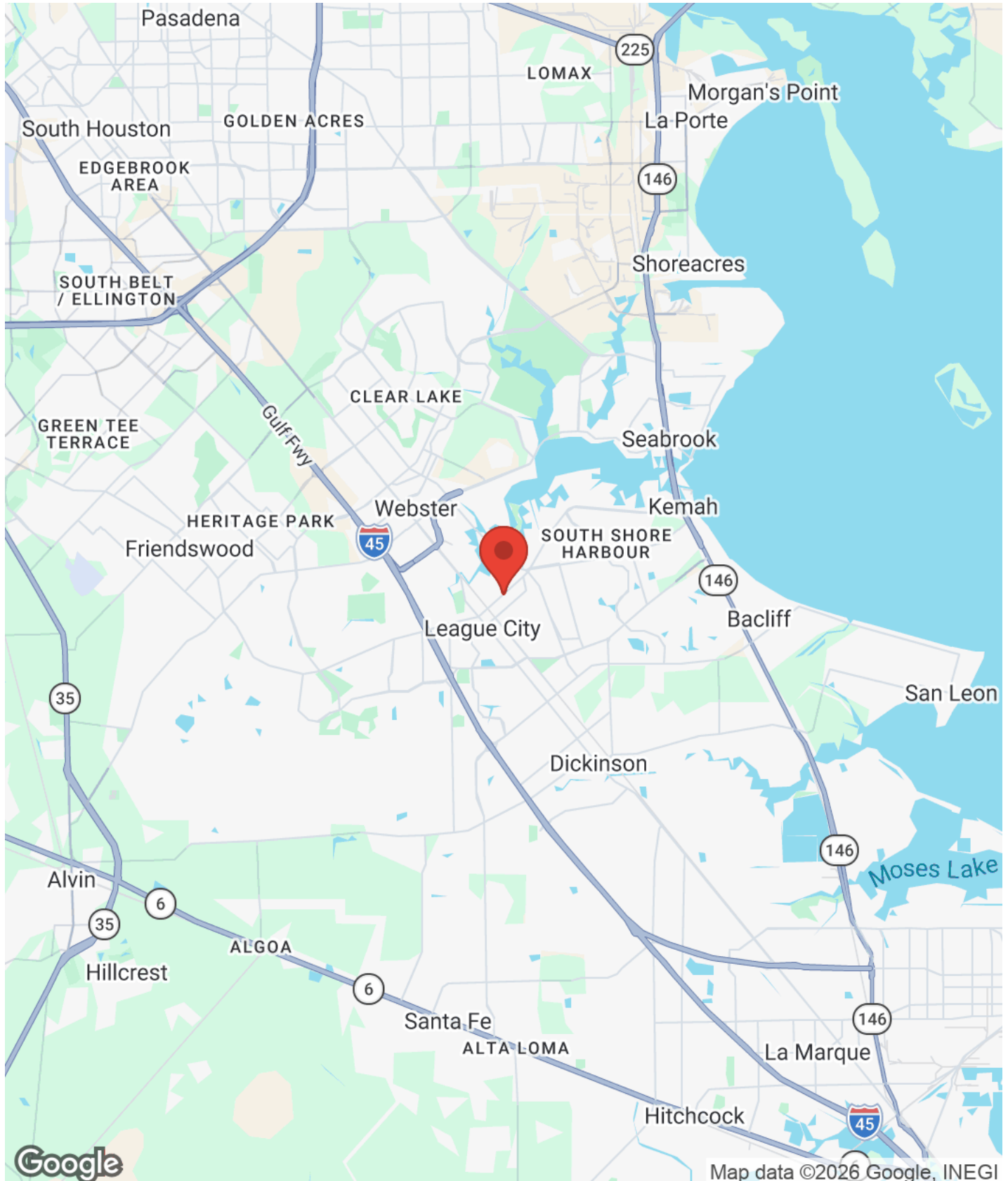


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REGIONAL MAP

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AERIAL MAP

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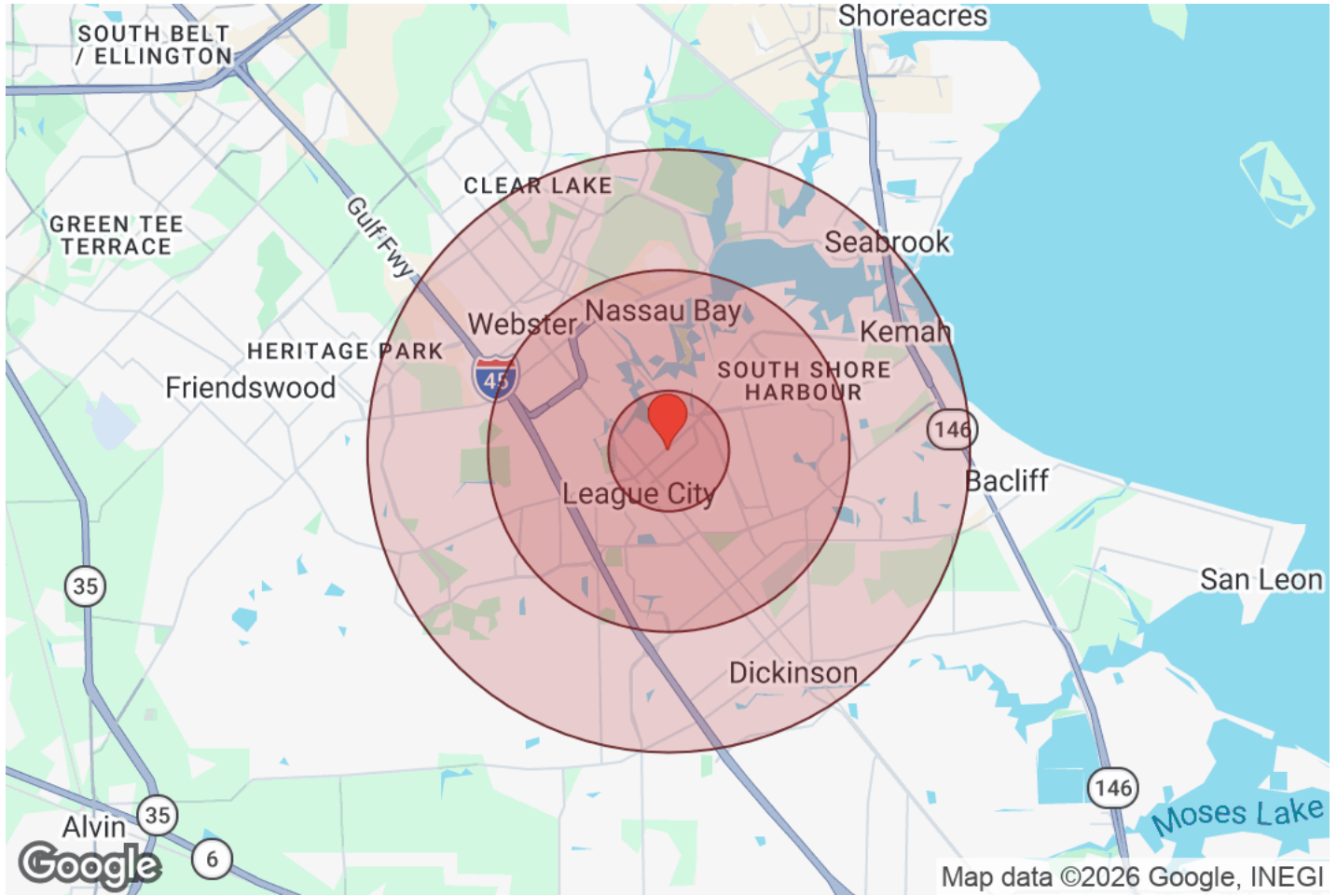


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,312	38,278	99,281
Female	3,297	38,451	101,190
Total Population	6,609	76,729	200,471

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,622	40,544	101,859
Black	348	8,855	23,255
Am In/AK Nat	13	92	261
Hawaiian	2	23	60
Hispanic	2,378	21,008	57,375
Asian	114	4,611	13,211
Multiracial	124	1,481	4,090
Other	8	115	361

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,844	35,679	90,290
Occupied	2,448	31,440	79,705
Owner Occupied	1,546	16,023	44,629
Renter Occupied	902	15,417	35,076
Vacant	396	4,239	10,585

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,292	14,363	38,797
Ages 15 - 24	866	10,150	26,270
Ages 25 - 54	2,637	31,989	84,003
Ages 55 - 64	712	8,631	22,292
Ages 65+	1,101	11,595	29,109

Income	1 Mile	3 Miles	5 Miles
Median	\$109,005	\$94,592	\$95,422
Under \$15k	74	1,291	3,970
\$15k - \$25k	224	1,314	3,348
\$25k - \$35k	150	1,357	4,652
\$35k - \$50k	173	2,867	6,516
\$50k - \$75k	384	5,441	13,154
\$75k - \$100k	155	4,404	10,052
\$100k - \$150k	357	5,643	15,845
\$150k - \$200k	399	3,664	9,575
Over \$200k	532	5,461	12,593

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IABS- LISTING AGENT

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11-03-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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