



**14,494 SF INVESTMENT 11-UNIT APT COMPLEX!**

**3.5% CAP RATE / NOI: \$38,353**

**FOR SALE FOR \$1,100,000**

**1904 MUSTANG ROAD**

**ALVIN, TX 77511**



**11-Unit Apartment Complex in Alvin, TX! Average Monthly Rents come out to \$10,200 per Month! On-Site Parking, Central Laundry Area, These 11 Units consist of (9) 2 Bedroom Units and (2) 1 Bedroom Units! All Units have 1 Full Bathroom and 1 Half Bathroom! Central HVAC, Community Mailboxes, Great Curb Appeal Location! Only 0.6 of a Mile from Highway 35, and 5 Minutes from Highway 6 in Alvin and only 30 minutes from Houston!\*\*No Showings Until Feasibility Period - Please Do Not Disturb Tenants!\*\***

**CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!**

**Arrowstar Realty**  
Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

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**ADDITIONAL PHOTOS**



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OFFER INSTRUCTIONS



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Thank you for submitting an offer on our listing!  
Below, you will find important information in order to complete your offer!  
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

**Preferred Title Company & Contact Information:**

Christie Herrin – McKnight Title 3710 W Davis Street, Conroe, TX 77304	Phone: (936) 267-4122 Email: christieherrin@mcknighttitle.com
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**Seller's Name:**

Araceli Ranch LLC

**Earnest Money:**

A minimum of 1% of the sales price is recommended.

**Option Fee & Option Period:**

An option fee of \$250.00 is preferred for a 10-day option period.

**Prequalification Letter or Proof of Funds:**

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

**Exclusions:**

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

**Non-Realty Items:**

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham  
Arrowstar Realty  
License Number: 466722  
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087  
Email: robert@rgteamtx.com  
Licensed Supervisor: Kevin Hasara  
Broker License: 9005193

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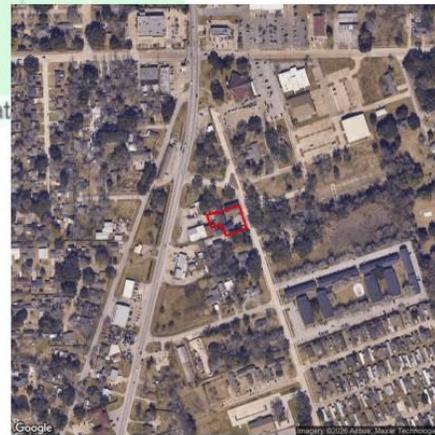
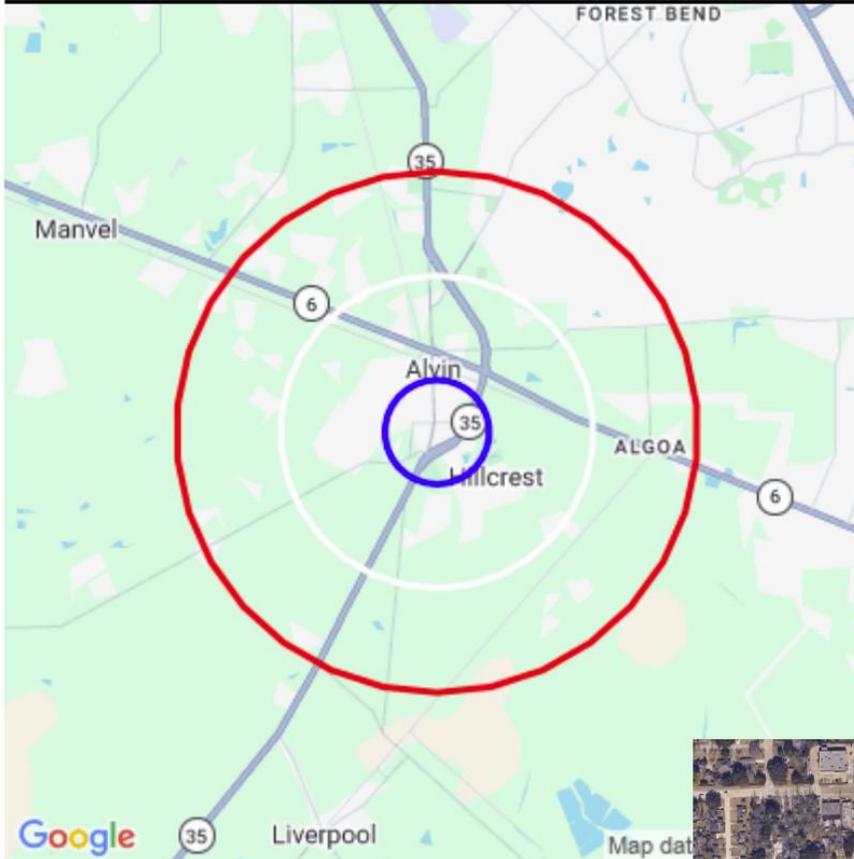
## 1904 Mustang Road



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

### Demographic Report



### 1904 Mustang Road

#### Population

Distance	Male	Female	Total
1- Mile	4,201	3,858	8,059
3- Mile	15,751	15,397	31,147
5- Mile	21,125	20,873	41,998



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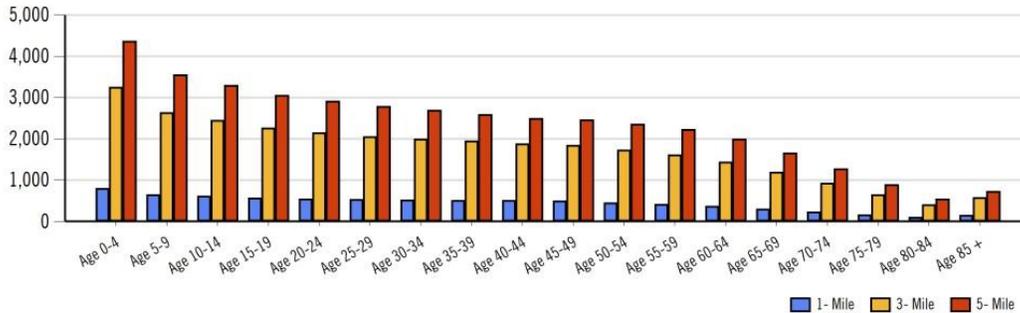
## 1904 Mustang Road



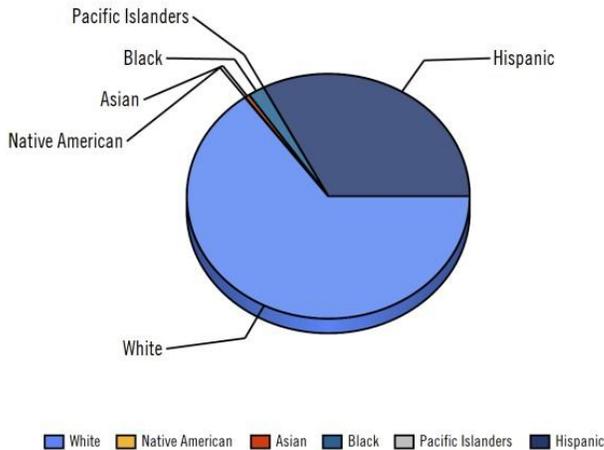
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### Population by Distance and Age (2020)



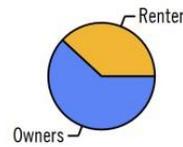
### Ethnicity within 5 miles



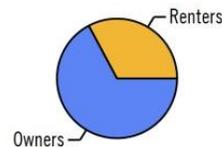
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,516	184	2.18 %
3-Mile	13,400	616	3.62 %
5-Mile	18,122	797	3.34 %



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## 1904 Mustang Road

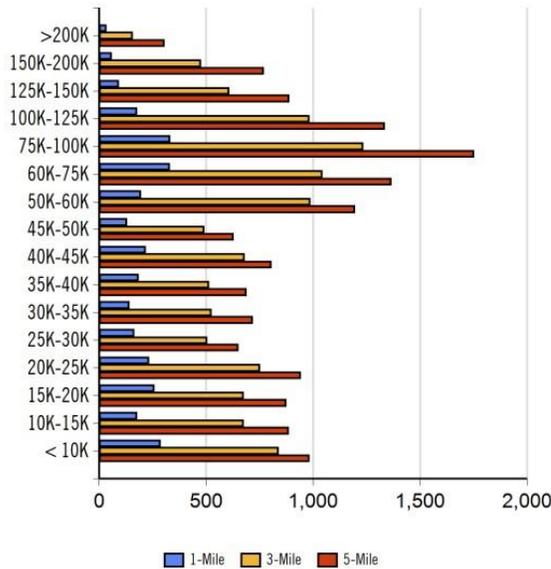
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	22	309	445	130	605	261	154	307	543	330	27	309
3-Mile	17	334	1,455	1,762	371	1,791	633	428	1,100	2,785	970	244	1,183
5-Mile	40	507	1,955	2,410	530	2,282	839	507	1,642	3,726	1,249	357	1,616

### Household Income



### Radius Median Household Income

Radius	Median Household Income
1-Mile	\$53,057.18
3-Mile	\$53,601.70
5-Mile	\$61,113.13

### Radius Average Household Income

Radius	Average Household Income
1-Mile	\$64,790.91
3-Mile	\$61,595.70
5-Mile	\$69,071.65

### Radius Aggregate Household Income

Radius	Aggregate Household Income
1-Mile	\$158,287,651.33
3-Mile	\$690,753,343.16
5-Mile	\$972,748,399.59

### Education

	1-Mile	3-mile	5-mile
Pop > 25	4,833	18,351	24,798
High School Grad	1,314	4,800	6,757
Some College	1,383	5,288	7,159
Associates	218	1,077	1,511
Bachelors	385	1,537	2,231
Masters	168	541	692
Prof. Degree	34	159	206
Doctorate	26	143	183

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	34 %	66 %	58 %
Teen's	48 %	92 %	87 %
Expensive Homes	2 %	10 %	10 %
Mobile Homes	50 %	197 %	223 %
New Homes	8 %	40 %	56 %
New Households	63 %	95 %	85 %
Military Households	7 %	10 %	13 %
Households with 4+ Cars	18 %	52 %	61 %
Public Transportation Users	2 %	3 %	4 %
Young Wealthy Households	0 %	18 %	14 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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### Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	127,127,919		511,894,662		699,664,704	
<b>Average annual household</b>	46,939		46,009		48,554	
<b>Food</b>	6,127	13.05 %	6,039	13.13 %	6,320	13.02 %
Food at home	4,032		3,988		4,123	
Cereals and bakery products	572		565		585	
Cereals and cereal products	203		201		207	
Bakery products	369		364		377	
Meats poultry fish and eggs	805		798		821	
Beef	188		185		191	
Pork	145		144		148	
Poultry	151		150		154	
Fish and seafood	128		128		132	
Eggs	66		65		67	
Dairy products	406		401		417	
Fruits and vegetables	811		804		833	
Fresh fruits	119		118		122	
Processed vegetables	157		156		160	
Sugar and other sweets	149		147		152	
Fats and oils	127		126		130	
Miscellaneous foods	762		754		778	
Nonalcoholic beverages	347		344		353	
Food away from home	2,095		2,051		2,197	
Alcoholic beverages	336		327		353	
<b>Housing</b>	17,038	36.30 %	16,737	36.38 %	17,464	35.97 %
Shelter	10,272		10,073		10,526	
Owned dwellings	6,048		5,902		6,283	
Mortgage interest and charges	3,032		2,958		3,169	
Property taxes	2,030		1,973		2,114	
Maintenance repairs	985		971		999	
Rented dwellings	3,409		3,397		3,379	
Other lodging	814		773		863	
Utilities fuels	4,029		3,980		4,090	
Natural gas	372		365		380	
Electricity	1,620		1,605		1,637	
Fuel oil	154		151		157	
Telephone services	1,251		1,235		1,271	
Water and other public services	631		622		644	
<b>Household operations</b>	1,155	2.46 %	1,129	2.45 %	1,204	2.48 %
Personal services	332		325		354	
Other household expenses	823		804		849	
Housekeeping supplies	578		569		596	
Laundry and cleaning supplies	158		157		162	
Other household products	334		329		347	
Postage and stationery	84		82		86	
Household furnishings	1,002		983		1,044	
Household textiles	75		75		78	
Furniture	219		208		231	
Floor coverings	24		23		25	
Major appliances	131		129		130	
Small appliances	85		83		88	
Miscellaneous	466		463		489	
<b>Apparel and services</b>	1,272	2.71 %	1,257	2.73 %	1,333	2.75 %
Men and boys	245		241		261	
Men 16 and over	203		199		217	
Boys 2 to 15	42		41		44	
Women and girls	456		449		470	



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Women 16 and over	382	374	396
Girls 2 to 15	74	74	74
Children under 2	89	88	90

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	127,127,919		511,894,662		699,664,704	
<b>Average annual household</b>	46,939		46,009		48,554	
<b>Transportation</b>	6,407	13.65 %	6,322	13.74 %	6,626	13.65 %
Vehicle purchases	1,471		1,454		1,545	
Cars and trucks new	742		725		774	
Cars and trucks used	688		693		731	
Gasoline and motor oil	2,050		2,029		2,090	
Other vehicle expenses	2,443		2,403		2,515	
Vehicle finance charges	165		161		170	
Maintenance and repairs	843		831		870	
Vehicle insurance	1,131		1,111		1,156	
Vehicle rental leases	302		299		317	
Public transportation	442		435		475	
<b>Health care</b>	3,635	7.74 %	3,590	7.80 %	3,734	7.69 %
Health insurance	2,395		2,361		2,446	
Medical services	757		747		787	
Drugs	363		364		377	
Medical supplies	118		116		122	
<b>Entertainment</b>	2,784	5.93 %	2,751	5.98 %	2,898	5.97 %
Fees and admissions	515		500		552	
Television radios	1,005		993		1,021	
Pets toys	1,017		1,011		1,065	
Personal care products	604		594		628	
Reading	52		52		55	
Education	1,215		1,153		1,293	
Tobacco products	400		400		398	
<b>Miscellaneous</b>	752	1.60 %	721	1.57 %	769	1.58 %
<b>Cash contributions</b>	1,266		1,203		1,265	
<b>Personal insurance</b>	5,045		4,856		5,412	
Life and other personal insurance	160		160		170	
Pensions and Social Security	4,884		4,696		5,242	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	8,287	6,754	19.87 %	1,853	5,938	5,216	3,071	1,224	
3-Mile	2020	14,860	12,113	20.87 %	3,101	10,925	9,771	5,089	1,793	
5-Mile	2020	20,633	17,016	19.83 %	3,986	15,598	15,034	5,599	2,752	
1-Mile	2023	8,523	6,754	22.82 %	1,903	6,110	5,382	3,141	1,540	
3-Mile	2023	15,374	12,113	24.83 %	3,202	11,312	10,173	5,201	2,404	
5-Mile	2023	21,602	17,016	24.83 %	4,156	16,355	15,811	5,791	3,272	



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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