



The Barracks Townhomes

4-Unit Student Housing Portfolio

417 Hayes Lane • 419 Hayes Lane • 421 Hayes Lane • 3009 Papa Bear Drive | College Station, Tx 77845

\$1,616,000.00	\$404,000.00	6.38%	100%	\$157,620.00
Asking Price	Per Unit	Cap Rate	Pre-Leased	Gross Annual Income

Investment Highlights

The Arena Group

The Arena Group is pleased to present a four-property student housing portfolio within The Barracks Townhomes community in College Station, Texas. This package includes four (4) single-story, 4-bedroom / 4.5-bathroom homes – all 100% pre-leased for the 2026–2027 academic year, generating \$13,135 per month in gross rental income.

1.616M
Asking Price

\$103,172
Net Operating Income

6.38%
Cap Rate

16/16
Beds Leased

Immediate Cash Flow

All 16 beds signed through July 2027. Tenants pay 12 equal monthly installments – \$157,620 gross annual income from day one.

Uniform Product

Four identical 4-bed/4.5-bath homes with 2-car garages, private yards, ~1,850 sq ft. Clean underwriting with no mixed-use complexity.

Texas A&M University Demand

Adjacent to the largest university in Texas (76,000+ students). Enrollment stabilized at historic highs with 94% first-year retention.

Turnkey Management

Professionally managed by The Arena Group. HOA covers exterior maintenance, lawn care, and premium community amenities.

Premium Community

Resort-style pool, covered pavilion, dog park, basketball court. On the Aggie bus route with access to BearX Daycation Resort.

Strong Comp Support

Three recent sales within The Barracks averaged \$406,667 (\$224/sf). Pricing anchored to direct, same-subdivision comparables.

Aerial Overview



Property Overview

ADDRESS	SQ FT.	BEDS/BATHS	YEAR	LOT SIZE
3009 Papa Bear Drive	1,837	4x4.5	2014	5,940 sq ft
417 Hayes Lane	1,858	4x4.5	2014	5,940 sq ft
419 Hayes Lane	1,858	4x4.5	2014	5,940 sq ft
421 Hayes Lane	1,858	4x4.5	2014	7,460 sq ft

Construction & Features

Single-story brick & stone veneer. Slab foundation, composition shingle roof, central electric HVAC. Open-concept layout, granite countertops, en-suite bathrooms per bedroom. All appliances included: refrigerator, dishwasher, microwave, range, disposal, washer & dryer. Attached 2-car garage and private fenced yard per unit.

Community Amenities

Resort-style pool • Covered pavilion with BBQ • Dog park • Basketball court • Walking trails • Aggie bus route • BearX Daycation Resort access. HOA (\$199/mo) covers lawn care, exterior maintenance, sprinkler system, and full amenity access.



421 Hayes Lane



419 Hayes Lane



417 Hayes Lane



3009 Papa Bear Drive

COMMUNITY AMENITIES

- The Cove at BearX Daycation Resort - Lazy River, Private Cabanas, Swim Up Bar
- Two Dog Parks • Sand Volleyball Courts • Basketball Courts
- Community Parks • Pickleball Courts coming soon



Representative Floor Plan

Floor Plan Highlights:

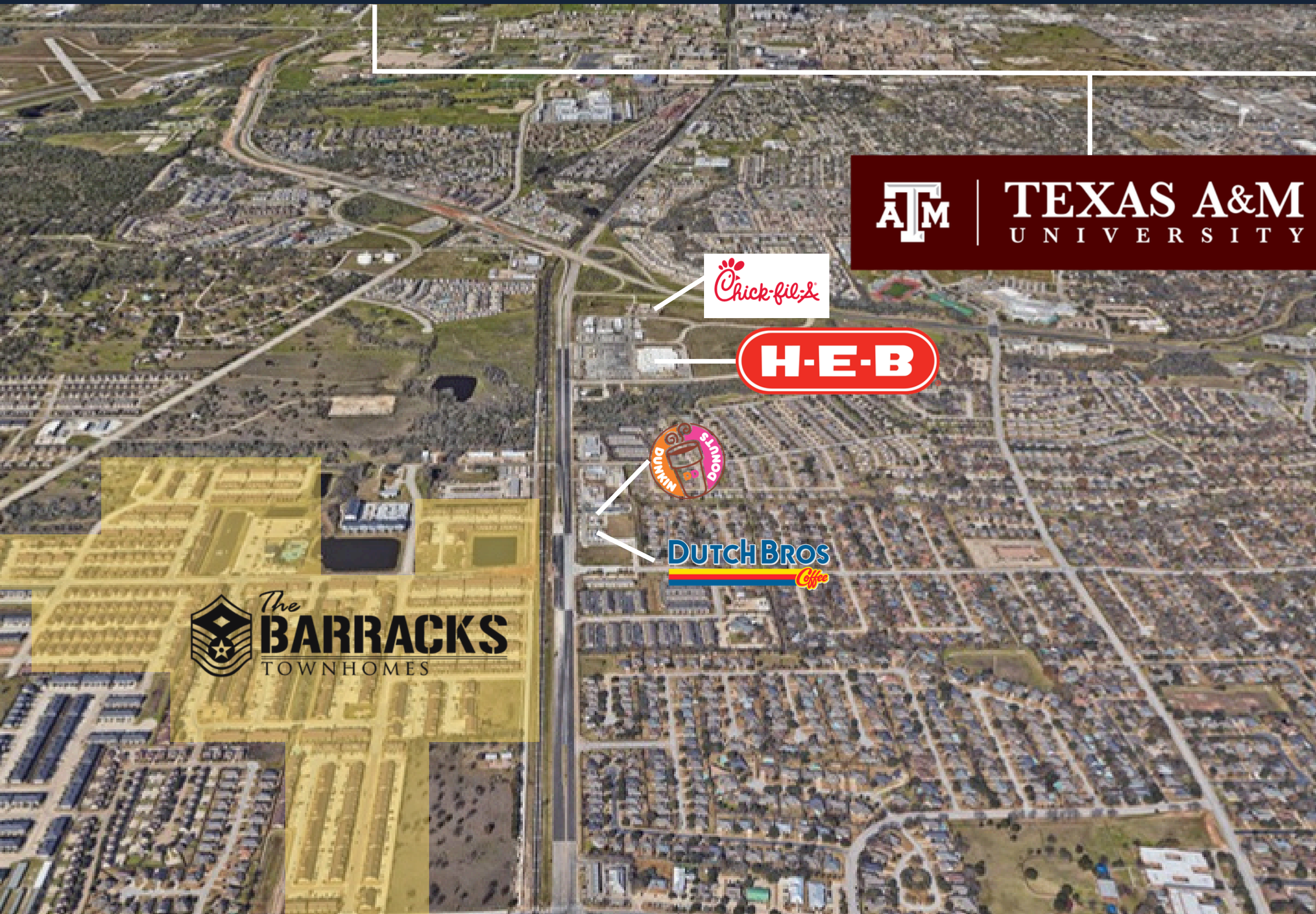
- 4 Bedrooms w/ Private Bathroom
- Half Bathroom
- Spacious Kitchen/Living Room
- Large Covered Patio
- Privately-Fenced Yard



Interior Gallery



Interior photography from model unit. All four properties share similar floor plan and finishes. Floorplan is representative layout and not confirmation of sizing or orientation.



Location

The Barracks Townhomes is located along Deacon Drive and Towers Parkway in College Station, TX 77845 — approximately 2 miles south of the Texas A&M University main campus.

The community is serviced by the Aggie bus route, providing direct campus access for tenants. Major retail, dining, and grocery options along Holleman Drive and Harvey Mitchell Parkway (FM 2818) are within minutes.

Location Highlights

- ≈2.5 miles to Texas A&M University
- On the TAMU Bus Route
- Minutes to HEB, Dutch Bros, ChikFilA, and other shopping/restaurants
- Quick access to FM 2818
- Easterwood Airport ≈ 4.5 miles

Income Schedule: 2026-2027 Lease Term

ADDRESS	STATUS	RENT RANGE	MONTHLY	ANNUAL
3009 Papa Bear Drive	4 Leases Signed	\$810 - \$835/bed	\$3,315	\$39,780
417 Hayes Lane	4 Renewals Signed	\$825/bed	\$3,300	\$39,600
419 Hayes Lane	4 Leases Signed	\$795/bed	\$3,180	\$38,160
421 Hayes Lane	4 Leases Signed	\$835/bed	\$3,340	\$40,080
Portfolio Total	16/16 Beds	\$795 - \$835 /bed	\$13,135	\$157,620

Operating Expense: 2026-2027 Lease Term

Line Item	Portfolio/Yr
Income	
Effective Gross Income	\$157,620.00
OPERATING EXPENSES	
Property Insurance (estimated)	\$7,200
Property Taxes	\$25,734
HOA Fees (\$199/unit/mo)	\$9,552
Property Management (6%)	\$9,458
Resident Event Fee (\$25/unit/mo)	\$1,200
Preventative Maintenance	\$1,344
Total Operating Expenses	\$54,448
Estimated Net Operating Income (NOI)	\$103,172

*Vacancy allowance shown at 0% reflecting current 100% pre-leased status. Investors are encouraged to review and verify. Insurance estimated based on College Station area averages. Preventative maintenance: \$69/quarterly visit (3x/yr) + \$129 annual advanced service per unit.

76,000 +
STUDENTS ENROLLED

Texas A&M University is the largest university in Texas and among the largest in the nation, with over 76,000 students on the College Station campus. The university has experienced remarkable enrollment growth over the past decade, more than doubling its research expenditures and cementing its position as a top-tier Tier 1 Research Institution with an annual economic impact exceeding \$3.1 billion on the Brazos Valley. First-year retention exceeds 94% and the six-year graduation rate is approximately 84%, creating a deep, recurring pipeline of housing demand year after year.

Comparable Sales - The Barracks Townhomes

ADDRESS	SQ FT.	YEAR	CLOSED	PRICE	\$/SF
402 Deacon Drive W.	1,782	2012	12/19/2025	\$390,000	\$219
406 Hayes Lane*	1,858	2014	3/10/2026	\$430,000	\$231
430 Momma Bear Drive	1,797	2015	5/7/2026	\$400,000	\$223
Average	1,812	---	---	\$406,667	\$224

*406 Hayes Lane had received interior updates and sold fully furnished. All comparables are within The Barracks Townhomes community and share the same 4-bed/4.5-bath product type.

The Barracks Townhomes is one of the premier student housing communities serving this market — and properties managed by The Arena Group within the community have achieved a pre-lease percentage of at least 95% every year since 2019, including during the COVID-impacted 2020–2021 lease cycle.

**For more information about
this portfolio, please contact:**

Gage Loflin

Director of Sales & Leasing • Designated Broker

License: 718605-B

Phone: (979) 810-0243

Email: gage@arenagrp.com

The Arena Group

License: 9007165-BB

College Station, Tx

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