

# FOUNTAIN HILL APARTMENTS

A 378-Units, 3-Story  
Apartments  
Located Near Prairie View  
Texas A&M University



**Skyland**

13219 STAFFORD RD. | MISSOURI CITY, TX 77489

## Investment Highlights

- **Stabilized, core-plus multifamily community** in a fast-growing corridor west of Houston, positioned to benefit from regional residential demand, employment migration, and limited new supply
- **Prime location with direct access** to U.S. Highway 290, offering efficient connectivity to the greater Houston metro (45 minutes) and Bryan-College Station (40 minutes), two of the fastest-growing markets in Texas
- **Surrounded by essential community infrastructure**, including nearby grocery, healthcare, education, and retail centers in Prairie View, Waller, and Hempstead
- **Within minutes of major regional employers**, including Daikin (~9,500+ employees) Waller ISD, Prairie View A&M University, local medical offices, and industrial/distribution parks along Highway 290
- **Affordability-driven renter demand**, with average rents at \$889/month (range: \$750–\$1,025), significantly below comparable rents in suburban Houston or College Station — delivering strong value for families and working professionals
- **Favorable cost-to-own spread**, with nearby single-family homes averaging ~\$325,000 (Zillow, 2024), positioning Reserve at Richards as a highly attractive alternative for rent-by-choice households
- **Institutional appeal with a suburban quality-of-life experience**, landscaped grounds, onsite amenities, and easy access to schools, shopping, and parks
- **Well-maintained asset with consistent occupancy**, strong in-place cash flow, and operational stability
- **Compelling Value-Add Opportunity** to drive future rent growth:
  - Select units may be upgraded with modern interior finishes (cabinets, fixtures, appliances) to achieve rental premiums
  - Opportunity to enhance curb appeal, signage, and community branding
- **Potential to add or improve amenities** such as outdoor gathering areas, fitness zones, pet facilities, or high-speed internet packages
- **Underserved market for upgraded** family-focused multifamily in this corridor supports a moderate renovation strategy without overpricing core tenant demand



## Interior Features

- Open-concept, studio, one-bedroom, two-bedroom and four-bedroom floorplans with airy 9' or 10' ceilings and vinyl tile flooring
- Modern kitchens include stainless steel appliances
- Granite or quartz countertops, designer tile backsplash, undermount single-basin sinks
- Individual bathrooms in every room feature walk-in shower, framed mirrors, custom cabinets
- Each room has closets
- Washer/dryer in all the units.
- ATT Fiber Ready in every unit

## Site Information

|                       |                     |
|-----------------------|---------------------|
| Number of Units       | 378                 |
| Year Built            | 2020                |
| Land Size             | 18.32 acres         |
| Residential NRA       | 267,368± SF         |
| Residential Occupancy | 92.59% (March 2025) |

## Mechanical Systems

|             |                                      |
|-------------|--------------------------------------|
| Electrical  | Individually metered (resident pays) |
| HVAC        | Individual climate controlled units  |
| Hot Water   | Individual heaters (resident pays)   |
| Water/Sewer | Sub-metered (resident pays)          |

## Construction

|                |                            |
|----------------|----------------------------|
| Style          | Wood frame construction    |
| Elevators      | Three                      |
| Foundation     | Concrete post-tension slab |
| Exterior       | Siding & Brick             |
| Roof           | Low-Slope                  |
| Floor Covering | Vinyl                      |
| Paving         | Asphalt                    |
| Wiring         | Copper                     |
| Piping         | CPVC                       |

## Parking

|                     |                             |
|---------------------|-----------------------------|
| Structure           | Asphalt                     |
| Total Garage Spaces | 750+ (includes 28 handicap) |



## Area Highlights

### Surrounded by Major Regional Employers

- Within a short drive of several large-scale employers and industrial hubs, including:
  - Daikin Texas Technology Park – One of the world's largest HVAC manufacturing facilities (~9,500+ employees)
  - FedEx Ground Distribution Hub – Key logistics and shipping center supporting Houston's western corridor
  - Goya Foods Manufacturing Facility – Major food production and distribution plant
  - Tesla-Linked Suppliers and Industrial Developers – The area is seeing industrial expansion from automotive and EV-related suppliers supporting Tesla's growing Texas footprint
  - Waller ISD, Prairie View A&M, local government and healthcare – Stable base of education and public sector employment

### Proximity to Prairie View A&M University

- Located just 2 minutes from Prairie View A&M University one of the nation's largest HBCUs, with ongoing campus expansion, new residence halls, and research funding, a growing HBCU with over 9,000 enrolled students
- Ideal for student housing, staff, and faculty rental demand
- University's continued growth supports stable occupancy and rent growth

### Excellent Connectivity & Access

- Easy access to Highway 290, providing direct routes to Houston (45 minutes) and College Station
- Convenient commute to local employment, shopping, and recreational centers

### Retail & Lifestyle Convenience

- Close to local retail hubs, including Walmart, Brookshire Brothers, and other essential services in Waller and Hempstead
- Dining and convenience within minutes
- Chick-fil-A, McDonald's, Whataburger, and local favorites

### Healthcare & Essential Services

- Quick access to Waller County Medical Center and local urgent care clinics
- Pharmacy and dental services within a short drive

### Residential Growth & Affordability

- Located in a fast-growing, affordable suburban corridor
- Popular with students, young professionals, and families seeking cost-effective living near Houston

## Unit Mix

| Unit Type           | # of Units | Size (SF)  | Mkt Rent/Unit  | Mkt Rent/SF   |
|---------------------|------------|------------|----------------|---------------|
| Studio (A1)         | 54         | 205        | \$595          | \$2.90        |
| 1BR / 1BA (B1)      | 162        | 506        | \$950          | \$1.88        |
| 2BR / 2BA (C1)      | 54         | 793        | \$1325         | \$1.67        |
| 3BR / 3BA (D1)      | 108        | 931        | \$1550         | \$1.66        |
| <b>AVG. / TOTAL</b> | <b>378</b> | <b>608</b> | <b>\$1,086</b> | <b>\$1.79</b> |

Owner and Broker make no representation as to the actual square footage of any units or rooms.

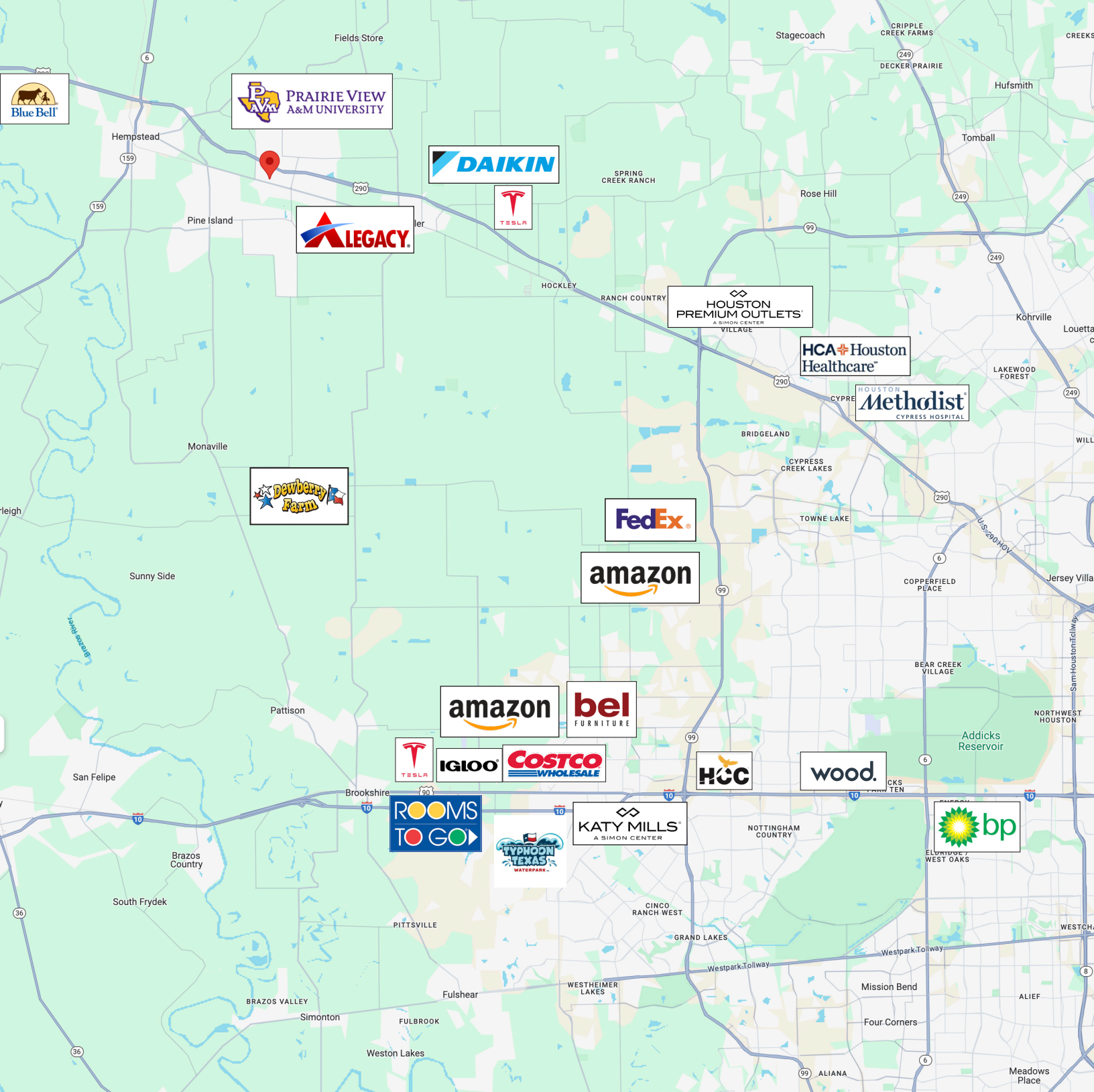
Prospective purchasers are encouraged to independently confirm the measurement of all units.



## Community Features

- Amenities include big size pool, basketball court, volleyball dog park, and family playground with bbq area.
- Modern clubhouse with dynamic social spaces, quiet room, and game room
- Business center with WiFi
- State-of-the-art fitness center with cardio machines, free weights, and individual weight machines
- Pet-friendly community
- Controlled access





For information, please contact:

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