



**TOWNHOMES OF BEAR CREEK  
15357 WEST LITTLE YORK ROAD  
HOUSTON, TEXAS 77084**

**PRIME REAL ESTATE OPPORTUNITY IN NORTHWEST HOUSTON, TEXAS,  
SITUATED ON 3.28 ACRES ( 142,672 SQUARE FEET) OF LAND**

**PRICE: \$14,750,000**

**This extraordinary investment opportunity is in one of the most sought after, high-growth areas of Houston, Texas.**

**Location Highlights:**

**\*UNBEATABLE ACCESSIBILITY:** Thriving Northwest Houston, located near major highways, including US I-10, US 290, Texas Highway 6, and Sam Houston Toll Road (Beltway 8), this property is effortlessly connected to the heart of Houston and beyond. The property consists of three buildings: One building fronts on West Little York Road and the other two buildings front on Baxter Avenue.

**\*NEIGHBORHOOD AMENITIES:** The property is surrounded by essential establishments, including shopping centers, malls, schools, hospitals, medical facilities, office buildings, restaurants, and retail outlets. Its location guarantees convenience and a superior quality of life for future residents.

**\*FAMILY-FRIENDLY APPEAL:** A school bus stop, is located right at the property's address, making it a prime location for families.

### Development Potential

This property is a 54-unit townhouse apartment complex, and, with 100% occupancy, has an annual income of \$772,445.00.00. Each townhouse apartment has its own plated metes and bounds description. The expansive property is ideal for remodeling, and, or constructing a state-of-the-art high-rise condominium or apartment complex. Located in what is known as The Texas Triangle, Houston is a key hub with a population of 2,301,572, while the Metro Houston Area boasts a population of 7,122,240, according to the U. S. Census. There is a robust demand for housing, making this property a lucrative opportunity for investment.

### Investment Appeal

**\*High-growth Area:** The Northwest Houston area has experienced remarkable growth, making it a prime target for both local and international real estate investors.

**\*Proven Market Demand:** Surrounded by thriving residential and commercial subdivisions, the property is situated in a location with high demand for housing and rental units.

**\*Diverse Revenue Streams:** Potential for mixed-use development by integrating retail office spaces on the ground floor, further enhancing the value of the investment.

### Why This Property?

This unique opportunity combines unparalleled location advantages and growth of area development.

CONTACT: O. J. Striegler, Commercial Real Estate  
CMR, LLC  
7922 Wellington Ct S  
Houston, TX 77055  
713-302-1123  
ojs43@yahoo.com





# TOWNHOMES OF BEAR CREEK RENT ROLL 2024

| Unit  | Street           | Resident | Bdrm# | Sq.Ft | Date of Lease Contract | Rent        |
|-------|------------------|----------|-------|-------|------------------------|-------------|
| 15303 | Baxter           | Occupied | 1x1   | 914   | 01/01/2025-12/31/2025  | \$1,250.00  |
| 15303 | West Little York | Occupied | 2x2   | 1375  | 03/04/2024-02/28/2025  | \$1,300.00  |
| 15304 | Baxter           | Occupied | 2x2   | 1375  | 02/01/23-01/31/24      | \$1,125.00  |
| 15305 | Baxter           | Occupied | 1x1   | 914   | 02/12/2025-01/31/2026  | \$1,200.00  |
| 15305 | West Little York | Occupied | 1x1   | 914   | 10/05/2024-01/31/2025  | \$1,200.00  |
| 15303 | Baxter           | Occupied | 2x2   | 1227  | 02/01/2024-01/31/2025  | \$1,200.00  |
| 15307 | Baxter           | Occupied | 1x1.5 | 949   | 03/01/2024-02/28/2025  | \$1,200.00  |
| 15307 | West Little York | Occupied | 2x2   | 1227  | 12/07/2024-11/30/2025  | \$1,350.00  |
| 15308 | Baxter           | Occupied | 1x1   | 914   | 12/18/23-11/30/24      | \$1,200.00  |
| 15309 | Baxter           | Occupied | 1x1.5 | 949   | 11/01/23-0/31/2024     | \$1,075.00  |
| 15309 | West Little York | Occupied | 1x1   | 914   | 02/01/2025-01/31/2026  | \$1,175.00  |
| 15310 | Baxter           | Occupied | 2x2   | 1227  | 11/06/2022-10/31/2023  | \$1,200.00  |
| 15311 | Baxter           | Occupied | 2x2.5 | 1424  | 02/01/23-01/31/24      | \$1,200.00  |
| 15311 | West Little York | Occupied | 1x1.5 | 949   | 05/01/24-04/30/25      | \$1,120.00  |
| 15312 | Baxter           | Occupied | 1x1.5 | 949   | 10/07/2023-09/30/2024  | \$1,200.00  |
| 15313 | Baxter           | Occupied | 2x2.5 | 1424  | 10/01/2023-09/30/2024  | \$1,175.00  |
| 15313 | West Little York | Occupied | 3x2.5 | 2058  | 08/17/2022-07/31/2023  | \$1,250.00  |
| 15314 | Baxter           | Occupied | 2x2.5 | 1424  | 05/01/2023-04/30/2024  | \$1,150.00  |
| 15315 | Baxter           | Occupied | 2x2.5 | 1424  | 02/24/2025-01/31/2026  | \$1,375.00  |
| 15315 | West Little York | Occupied | 3x2.5 | 2058  | 03/01/2024-02/28/2025  | \$1,500.00  |
| 15316 | Baxter           | Occupied | 2x2   | 1227  | 09/01/2023-08/31/2024  | \$1,350.00  |
| 15317 | Baxter           | Occupied | 2x2.5 | 1424  | 06/18/2022-05/31/2023  | \$1,125.00  |
| 15317 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2023-04/30/2024  | \$1,285.00  |
| 15318 | Baxter           | Occupied | 3x2.5 | 2058  | 01/01/2025-12/31/2025  | \$1,550.00  |
| 15319 | Baxter           | Occupied | 1x1.5 | 949   | 01/01/2024-07/31/2025  | \$1,275.00  |
| 15319 | West Little York | Occupied | 4x3   | 2378  | 10/01/2023-09/30/2025  | \$1,500.00  |
| 15320 | Baxter           | Occupied | 2x2.5 | 1424  | 09/27/2023-08/31/2024  | \$1,315.00  |
| TOTAL |                  |          |       |       |                        | \$67,230.00 |

# TOWNHOMES OF BEAR CREEK RENT ROLL 2024

| Unit  | Street           | Resident | Bdrm# | Sq.Ft | Date of Lease Contract | Rent        |
|-------|------------------|----------|-------|-------|------------------------|-------------|
| 15321 | Baxter           | Occupied | 1x1.  | 949   | 12/02/2024-11/30/2025  | \$1,250.00  |
| 15321 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2020-04/30/2021  | \$1,035.00  |
| 15322 | Baxter           | Occupied | 1x1.5 | 949   | 10/28/2024-09/30/2025  | \$1,275.00  |
| 15323 | Baxter           | Occupied | 1x1   | 914   | 01/01/2025-12/31/2025  | \$1,200.00  |
| 15323 | West Little York | Occupied | 2x2.5 | 1424  | 04/16/2024-03/31/2025  | \$1,325.00  |
| 15324 | Baxter           | Occupied | 2x2   | 1227  | 01/01/2025-12/31/2025  | \$1,325.00  |
| 15325 | West Little York | Occupied | 2x2.5 | 1424  | 04/02/2023-03/31/2024  | \$1,250.00  |
| 15325 | Baxter           | Occupied | 1x1   | 914   | 04/15/2023-03/31/2024  | \$1,150.00  |
| 15326 | Baxter           | Occupied | 1x1   | 914   | 11/01/2024-10/31/2025  | \$1,260.00  |
| 15327 | West Little York | Occupied | 2x2   | 1227  | 12/01/2024-11/30/2025  | \$1,385.00  |
| 15328 | Baxter           | Occupied | 2x2   | 1227  | 12/01/2023-11/30/2024  | \$1,315.00  |
| 15329 | West Little York | Occupied | 2x2   | 1138  | 07/15/2022-06/30/2023  | \$1,250.00  |
| 15330 | Baxter           | Occupied | 2x2.5 | 1424  | 10/01/2023-09/30/2024  | \$1,250.00  |
| 15331 | West Little York | Occupied | 2x2   | 1227  | 04/01/2023-03/31/2024  | \$1,175.00  |
| 15333 | West Little York | Occupied | 2x2   | 1138  | 01/01/2025-12/31/2025  | \$1,275.00  |
| 15335 | West Little York | Occupied | 2x2.5 | 1424  | 04/01/2023/03/31/2024  | \$1,200.00  |
| 15337 | West Little York | Occupied | 3x2.5 | 2058  | 02/01/2024-01/31/2025  | \$1,340.00  |
| 15339 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2023-04/30/2024  | \$1,150.00  |
| 15341 | West Little York | Occupied | 4x3   | 2378  | 05/01/2022-04/30/2023  | \$1,400.00  |
| 15343 | West Little York | Occupied | 3x.25 | 2058  | 03/01/2023-02/29/2024  | \$1,295.00  |
| 15345 | West Little York | Occupied | 3x2.5 | 2058  | 01/01/2025-12/31/2025  | \$1,375.00  |
| 15347 | West Little York | Occupied | 3x2.5 | 2058  | 02/01/2024-01/31/2025  | \$1,300.00  |
| 15349 | West Little York | Occupied | 1x1.5 | 949   | 10/01/2023-09/30/2024  | \$1,225.00  |
| 15351 | West Little York | Occupied | 1x1   | 914   | 09/09/2024-08/31/2025  | \$1,225.00  |
| 15353 | West Little York | Occupied | 2x2   | 1227  | 04/01/2023-03/31/2024  | \$1,050.00  |
| 15355 | West Little York | Occupied | 1x1   | 914   | 07/03/2023-06/30/2024  | \$1,150.00  |
| 15357 | West Little York | Occupied | 1x1   | 1375  | 07/01/2024-06/30/2025  | \$1,130.00  |
| TOTAL |                  |          |       |       |                        | \$67,230.00 |

# TOWNHOMES OF BEAR CREEK JUNE 2025 RENT ROLL

| Unit  | Street           | Resident | Bdrm# | Sq.Ft | Date of Lease Contract | Rent        |
|-------|------------------|----------|-------|-------|------------------------|-------------|
| 15303 | Baxter           | Occupied | 1x1   | 914   | 01/01/2025-12/31/2025  | \$1,250.00  |
| 15303 | West Little York | Occupied | 2x2   | 1375  | 03/04/2024-02/28/2025  | \$1,300.00  |
| 15304 | Baxter           | Occupied | 2x2   | 1375  | 02/01/23-01/31/24      | \$1,125.00  |
| 15305 | Baxter           | Occupied | 1x1   | 914   | 02/12/2025-01/31/2026  | \$1,200.00  |
| 15305 | West Little York | Occupied | 1x1   | 914   | 10/05/2024-01/31/2025  | \$1,200.00  |
| 15306 | Baxter           | Occupied | 2x2   | 1227  | 02/01/2024-01/31/2025  | \$1,200.00  |
| 15307 | Baxter           | Occupied | 1x1.5 | 949   | 03/01/2024-02/28/2025  | \$1,200.00  |
| 15307 | West Little York | Occupied | 2x2   | 1227  | 12/07/2024-11/30/2025  | \$1,350.00  |
| 15308 | Baxter           | Occupied | 1x1   | 914   | 12/18/23-11/30/24      | \$1,200.00  |
| 15309 | Baxter           | Occupied | 1x1.5 | 949   | 11/01/23-0/31/2024     | \$1,275.00  |
| 15309 | West Little York | Occupied | 1x1   | 914   | 02/01/2025-01/31/2026  | \$1,175.00  |
| 15310 | Baxter           | Occupied | 2x2   | 1227  | 11/06/2022-10/31/2023  | \$1,200.00  |
| 15311 | Baxter           | Occupied | 2x2.5 | 1424  | 02/01/23-01/31/24      | \$1,375.00  |
| 15311 | West Little York | Occupied | 1x1.5 | 949   | 05/01/24-04/30/25      | \$1,120.00  |
| 15312 | Baxter           | Occupied | 1x1.5 | 949   | 10/07/2023-09/30/2024  | \$1,200.00  |
| 15313 | Baxter           | Occupied | 2x2.5 | 1424  | 10/01/2023-09/30/2024  | \$1,175.00  |
| 15313 | West Little York | Occupied | 3x2.5 | 2058  | 08/17/2022-07/31/2023  | \$1,250.00  |
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| 15315 | West Little York | Occupied | 3x2.5 | 2058  | 03/01/2024-02/28/2025  | \$1,500.00  |
| 15316 | Baxter           | Occupied | 2x2   | 1227  | 09/01/2023-08/31/2024  | \$1,350.00  |
| 15317 | Baxter           | Occupied | 2x2.5 | 1424  | 06/18/2022-05/31/2023  | \$1,125.00  |
| 15317 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2023-04/30/2024  | \$1,285.00  |
| 15318 | Baxter           | Occupied | 3x2.5 | 2058  | 01/01/2025-12/31/2025  | \$1,550.00  |
| 15319 | Baxter           | Occupied | 1x1.5 | 949   | 01/01/2024-07/31/2025  | \$1,275.00  |
| 15319 | West Little York | Occupied | 4x3   | 2378  | 10/01/2023-09/30/2025  | \$1,500.00  |
| 15320 | Baxter           | Occupied | 2x2.5 | 1424  | 09/27/2023-08/31/2024  | \$1,315.00  |
| TOTAL |                  |          |       |       |                        | \$67,805.00 |

# TOWNHOMES OF BEAR CREEK JUNE 2025 RENT ROLL

| Unit  | Street           | Resident | Bdrm# | Sq.Ft | Date of Lease Contract | Rent        |
|-------|------------------|----------|-------|-------|------------------------|-------------|
| 15321 | Baxter           | Occupied | 1x1.  | 949   | 12/02/2024-11/30/2025  | \$1,250.00  |
| 15321 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2020-04/30/2021  | \$1,035.00  |
| 15322 | Baxter           | Occupied | 1x1.5 | 949   | 10/28/2024-09/30/2025  | \$1,275.00  |
| 15323 | Baxter           | Occupied | 1x1   | 914   | 01/01/2025-12/31/2025  | \$1,200.00  |
| 15323 | West Little York | Occupied | 2x2.5 | 1424  | 04/16/2024-03/31/2025  | \$1,325.00  |
| 15324 | Baxter           | Occupied | 2x2   | 1227  | 01/01/2025-12/31/2025  | \$1,325.00  |
| 15325 | West Little York | Occupied | 2x2.5 | 1424  | 04/02/2023-03/31/2024  | \$1,250.00  |
| 15325 | Baxter           | Occupied | 1x1   | 914   | 04/15/2023-03/31/2024  | \$1,150.00  |
| 15326 | Baxter           | Occupied | 1x1   | 914   | 11/01/2024-10/31/2025  | \$1,260.00  |
| 15327 | West Little York | Occupied | 2x2   | 1227  | 12/01/2024-11/30/2025  | \$1,385.00  |
| 15328 | Baxter           | Occupied | 2x2   | 1227  | 12/01/2023-11/30/2024  | \$1,315.00  |
| 15329 | West Little York | Occupied | 2x2   | 1138  | 07/15/2022-06/30/2023  | \$1,250.00  |
| 15330 | Baxter           | Occupied | 2x2.5 | 1424  | 10/01/2023-09/30/2024  | \$1,250.00  |
| 15331 | West Little York | Occupied | 2x2   | 1227  | 04/01/2023-03/31/2024  | \$1,175.00  |
| 15333 | West Little York | Occupied | 2x2   | 1138  | 01/01/2025-12/31/2025  | \$1,275.00  |
| 15335 | West Little York | Occupied | 2x2.5 | 1424  | 04/01/2023/03/31/2024  | \$1,200.00  |
| 15337 | West Little York | Occupied | 3x2.5 | 2058  | 02/01/2024-01/31/2025  | \$1,340.00  |
| 15339 | West Little York | Occupied | 2x2.5 | 1424  | 05/01/2023-04/30/2024  | \$1,150.00  |
| 15341 | West Little York | Occupied | 4x3   | 2378  | 05/01/2022-04/30/2023  | \$1,400.00  |
| 15343 | West Little York | Occupied | 3x.25 | 2058  | 03/01/2023-02/29/2024  | \$1,295.00  |
| 15345 | West Little York | Occupied | 3x2.5 | 2058  | 01/01/2025-12/31/2025  | \$1,375.00  |
| 15347 | West Little York | Occupied | 3x2.5 | 2058  | 02/01/2024-01/31/2025  | \$1,300.00  |
| 15349 | West Little York | Occupied | 1x1.5 | 949   | 10/01/2023-09/30/2024  | \$1,050.00  |
| 15351 | West Little York | Occupied | 1x1   | 914   | 09/09/2024-08/31/2025  | \$1,225.00  |
| 15353 | West Little York | Occupied | 2x2   | 1227  | 04/01/2023-03/31/2024  | \$1,150.00  |
| 15355 | West Little York | Occupied | 1x1   | 914   | 07/03/2023-06/30/2024  | \$1,250.00  |
| 15357 | West Little York | Occupied | 1x1   | 1375  | 07/01/2024-06/30/2025  | \$1,130.00  |
| TOTAL |                  |          |       |       |                        | \$67,805.00 |

# TOWNHOMES OF BEAR CREEK OPERATING STATEMENT 2024

|                          | January     | February    | March       | April       | May         | June         |
|--------------------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Monthly Rental Income    | \$62,980.00 | \$63,159.00 | \$63,819.00 | \$64,269.00 | \$64,269.00 | \$64,329.00  |
| Operating Expenses       |             |             |             |             |             |              |
| Property Management      | \$2,500.00  | \$2,500.00  | \$2,500.0   | \$2,500.00  | \$2,500.00  | \$2,500.00   |
| Landscaping              | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00   |
| Maintenance              | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00   |
| Property Taxes           | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75   |
| Insurance                | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00   |
| Utilities                | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$592.58     |
| Pest Control             | \$453.00    | \$425.00    | \$425.00    | \$589.15    | \$425.00    | \$460.06     |
| HOA                      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$450.00     |
| Total Operating Expenses | \$19,182.33 | \$19,154.33 | \$19,154.33 | \$19,318.48 | \$19,154.33 | \$19,189.39  |
| Net Income               | \$43,797.67 | \$44,004.67 | \$44,664.67 | \$44,950.52 | \$44,114.67 | \$45,139.61  |
| July                     | August      | September   | October     | November    | December    | YTD          |
| \$64,450.00              | \$64,450.00 | \$64,450.00 | \$64,450.00 | \$66,045.00 | \$65,755.00 | \$772,425.00 |
| \$2,500.00               | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$30,000.00  |
| \$1,400.00               | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$16,800.00  |
| \$1,875.00               | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$22,500.00  |
| \$5,312.75               | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$63,753.00  |
| \$7,049.00               | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$84,588.00  |
| \$592.58                 | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$7,110.96   |
| \$515.00                 | \$515.00    | \$438.00    | \$463.00    | \$368.05    | \$435.00    | \$5,511.26   |
| \$0.00                   | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$450.00    | \$450.00     |
| \$19,244.33              | \$19,244.33 | \$19,167.33 | \$19,192.33 | \$19,097.38 | \$19,614.33 | \$230,713.22 |
| \$45,205.67              | \$45,205.67 | \$45,282.67 | \$45,257.67 | \$46,947.62 | \$46,140.67 | \$541,711.78 |

## TOWNHOMES OF BEAR CREEK OPERATING STATEMENT 2025

| Year to Date Ending 6/30/2025 | January     | February    | March       | April       | May         | June        | YTD          |
|-------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|
| Monthly Rental Income         | \$66,155.00 | \$67,230.00 | \$67,530.00 | \$66,905.00 | \$67,805.00 | \$68,055.00 | \$403,680.00 |
| Operating Expenses            | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$2,500.00  | \$15,000.00  |
| Property Management           | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$1,400.00  | \$8,400.00   |
| Landscaping                   | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$1,875.00  | \$11,250     |
| Maintenance                   | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$5,312.75  | \$31,876.50  |
| Property Taxes                | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$7,049.00  | \$42,294.00  |
| Insurance                     | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$592.58    | \$1,130.40  | \$4,093.30   |
| Utilities                     | \$2,147.00  | \$1,618.00  | \$1,552.34  | \$1,465.00  | \$2,610.00  | \$2,841.21  | \$12,233.55  |
| Repairs                       | \$328.10    | \$328.10    | \$328.10    | \$328.10    | \$328.10    | \$328.10    | \$1,968.60   |
| Pest Control                  | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00      | \$0.00       |
| HOA                           | \$21,204.43 | \$20,675.43 | \$20,609.77 | \$20,522.43 | \$21,667.43 | \$22,436.46 | \$127,115.95 |
| Total Operating               |             |             |             |             |             |             |              |
| Net Income                    | \$44,950.57 | \$46,554.57 | \$46,920.23 | \$46,382.57 | \$46,137.57 | \$46,137.57 | \$276,564.05 |



