

COTTAGE APARTMENTS AT LIVE OAK FOR SALE

2300 LIVE OAK ST, COMMERCE, TX 75428

2300 LIVE OAK STREET, COMMERCE, TX 75428



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

2300 LIVE OAK STREET



Property Summary

Year Built:	1980
Units	8
Apartment SF:	900
Bedrooms:	3
Bathroom:	1

Property Overview

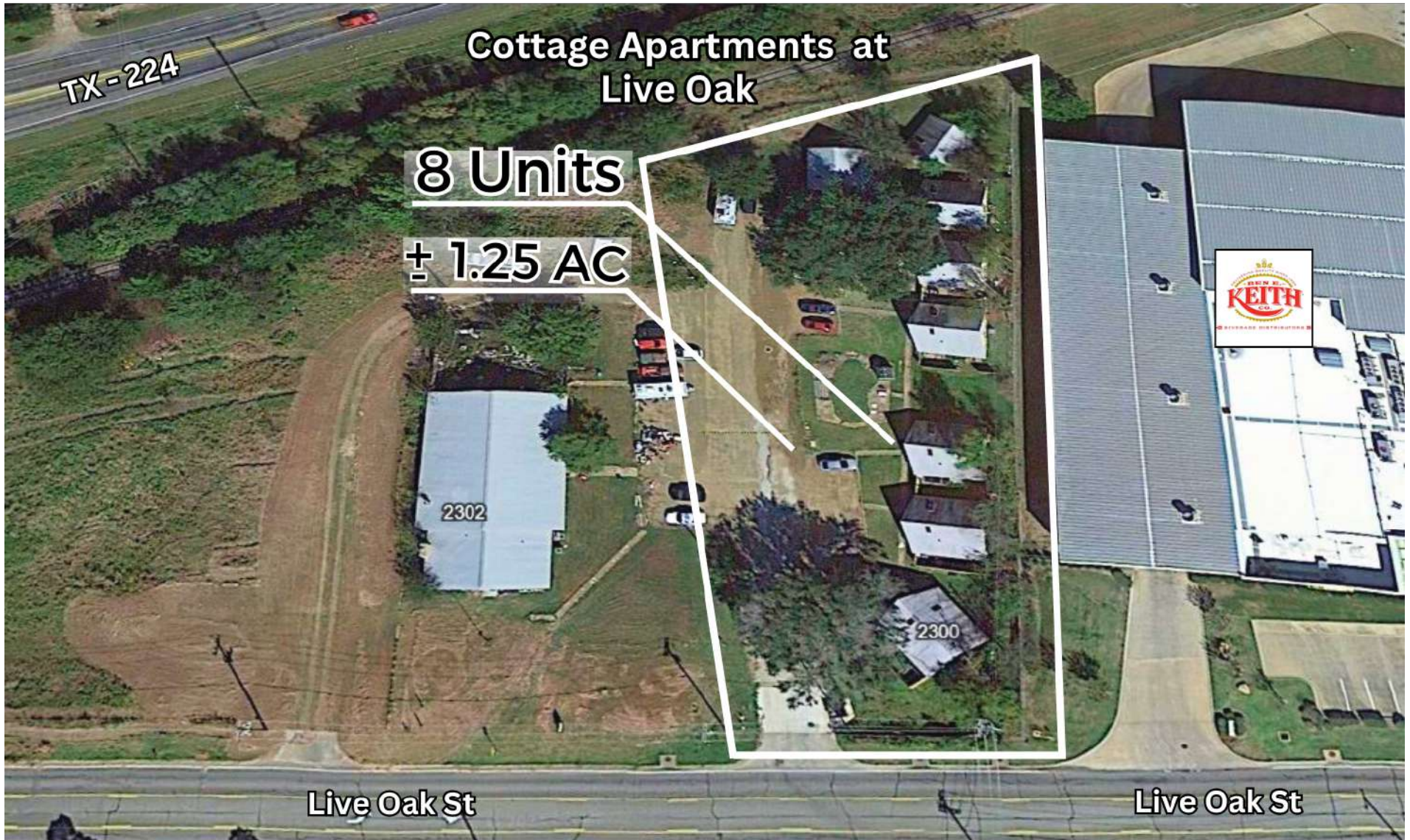
Welcome to The Cottages at Live Oak, an apartment community located at 2300 Live Oak St, Commerce, Texas. This enclave offers a collection of eight cottage-style apartments, with room to add another unit. Each unit is a 900-square-foot, three-bedroom, one-bathroom floor plan, providing the perfect blend of comfort and functionality.

Location Overview

The property is conveniently located near Texas A&M University-Commerce, making it an ideal spot for students, faculty, and staff. Residents will find a variety of shops, restaurants, and services within a short distance, including grocery stores, cafes, and family-owned diners. Access to medical facilities and pharmacies is convenient, with local clinics and hospitals just a few minutes away.

AERIAL SHOT

2300 LIVE OAK STREET



EXTERIOR

2300 LIVE OAK STREET



KITCHEN

2300 LIVE OAK STREET



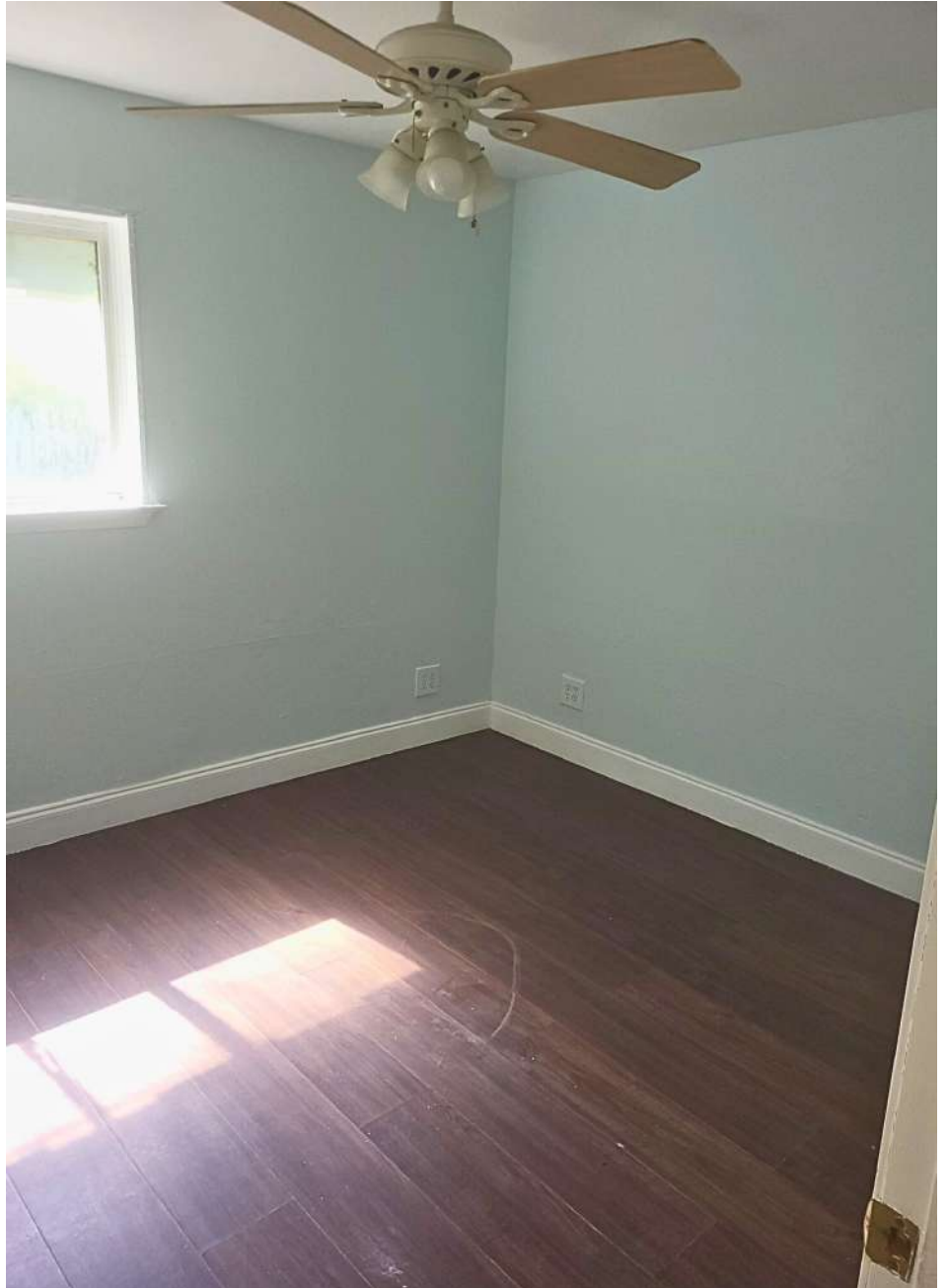
LIVING AREA

2300 LIVE OAK STREET



BED ROOMS

2300 LIVE OAK STREET



POINTS OF INTEREST & DRIVE TIMES

2300 LIVE OAK STREET




2300 Live Oak St,
Commerce, TX 75428

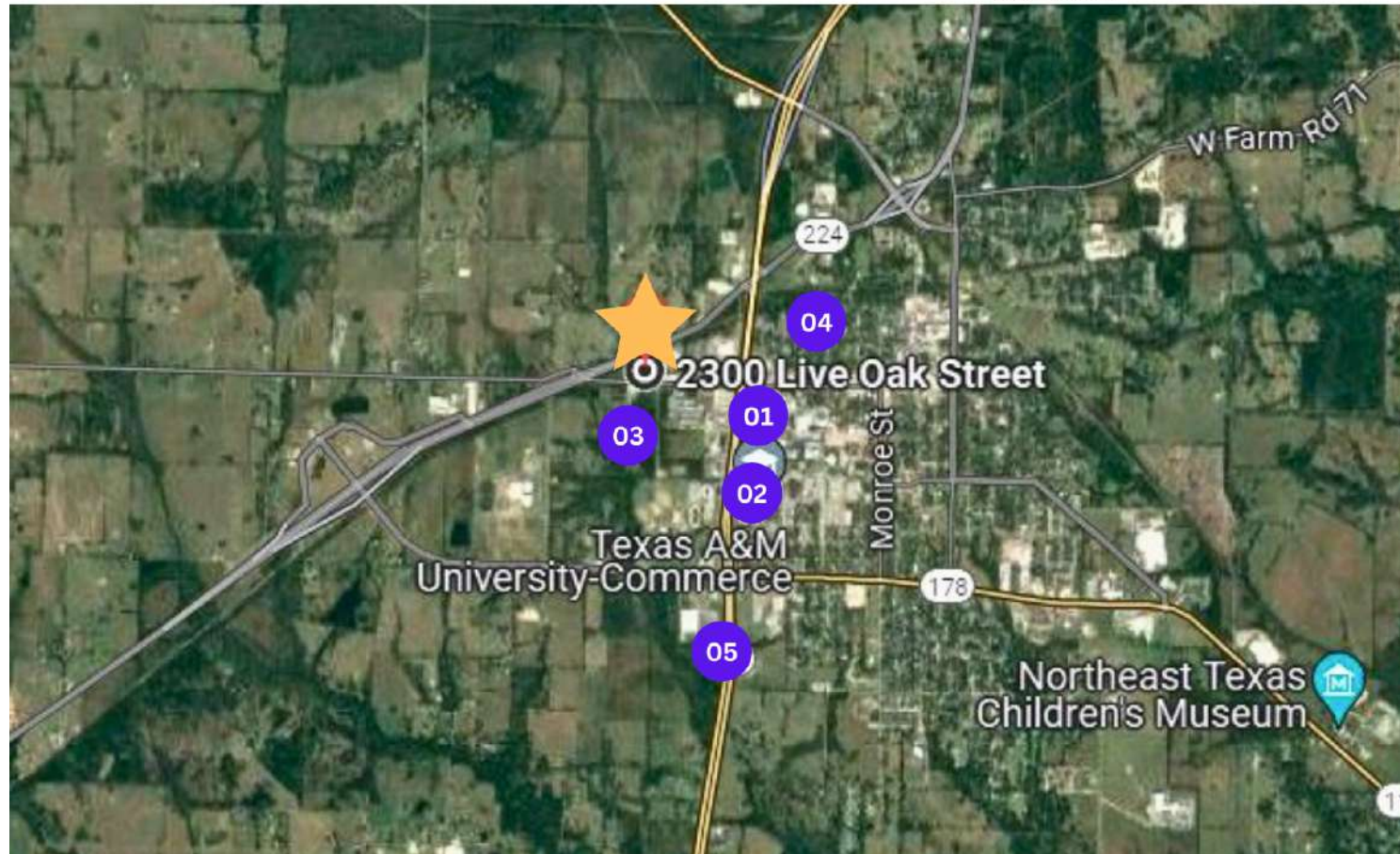
01
Memorial Stadium,
1606 TX-24, Commerce

02
Texas A&M University-
Commerce

03
Commerce High School,
3800 Sregit Drive,
Commerce

04
Restaurants, 2102 Live
Oak St, Commerce

05
Hunt Regional
Emergency Medical
Center at Commerce



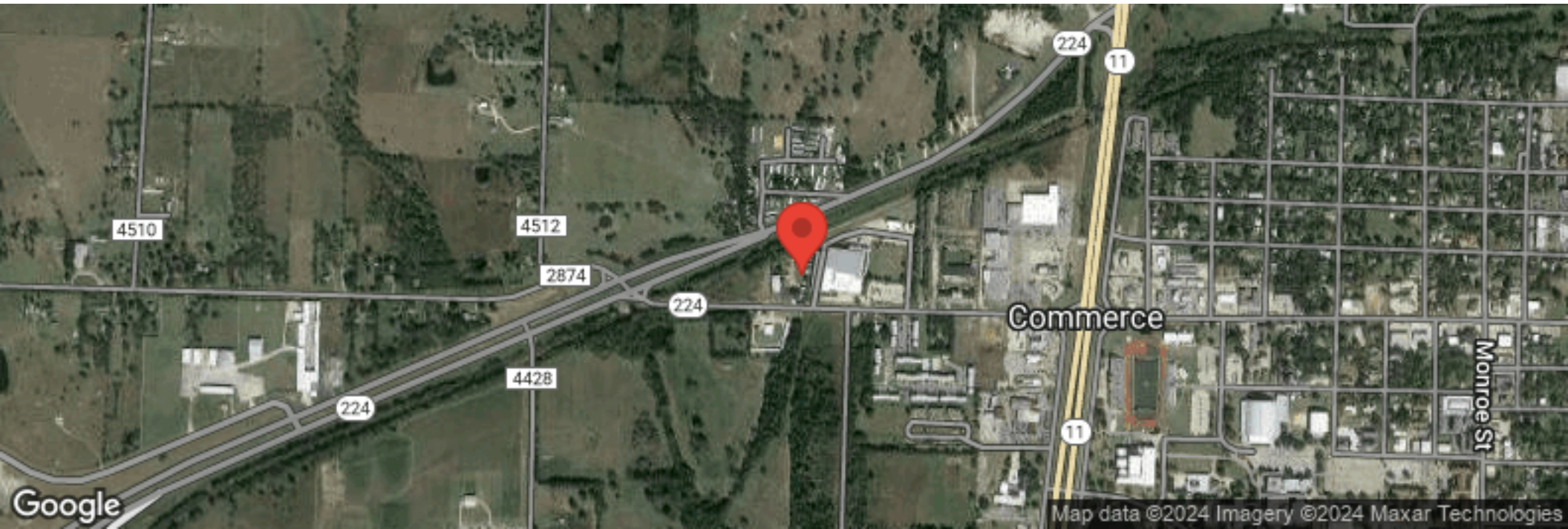
Drive Times



- 01** Memorial Stadium,
1606 TX-24, Commerce
2 min
- 02** Texas A&M University-
Commerce
3 min
- 03** Commerce High School,
3800 Sregit Drive,
Commerce
3 min
- 04** Restaurants, 2102 Live
Oak St, Commerce
2 min
- 05** Hunt Regional
Emergency Medical
Center at Commerce
4 min

LOCATION MAPS

2300 LIVE OAK STREET



FINANCIAL STATEMENT

2300 LIVE OAK STREET



Monthly

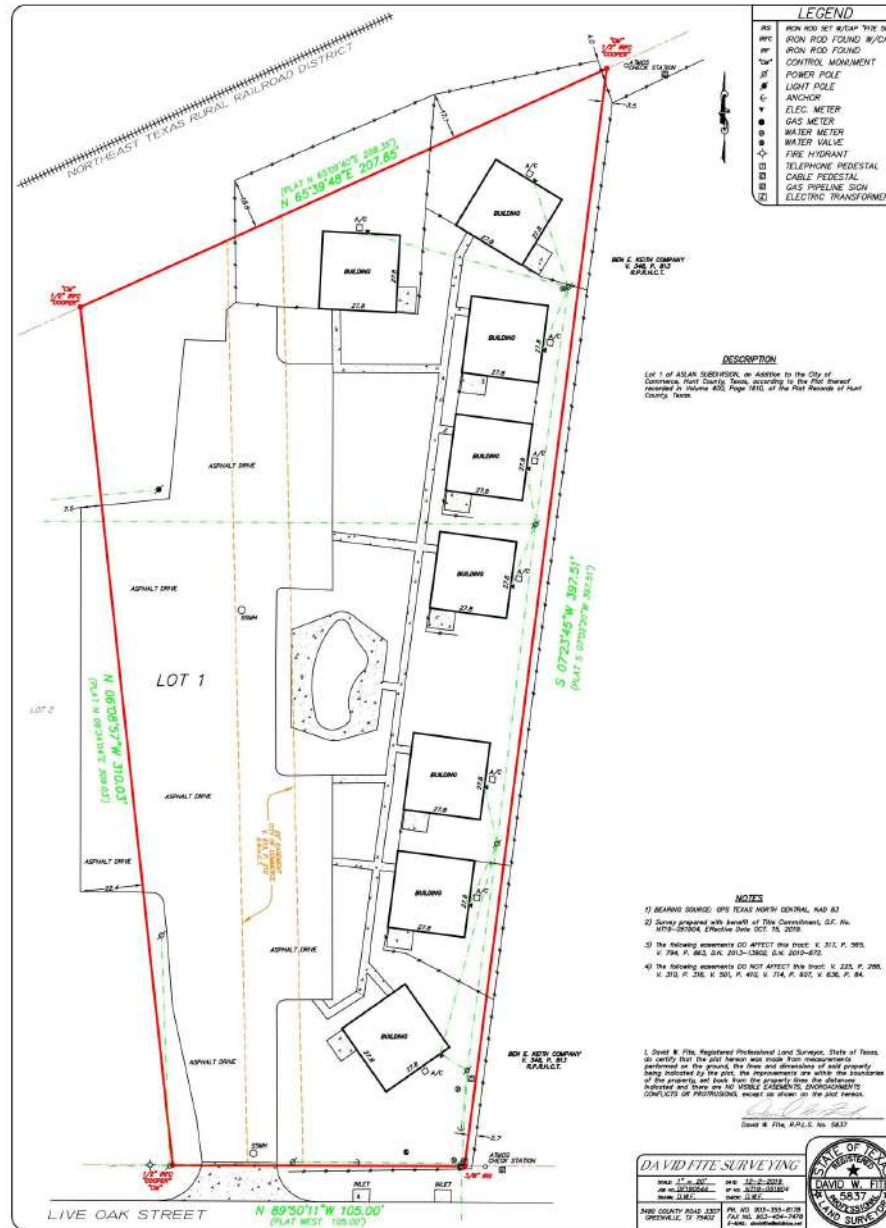
Income:	Per Unit	Combined
Avg. Rental Income	\$1,241	\$9,925
Expenses:		
Water	\$69	\$550
Cable and Internet	76	607
Security Lighting	4	33
Property Tax	140	1,122
Insurance	73	583
Total Expenses	362	2,896
Net Income	\$879	\$7,029

Annual

Income:	Per Unit	Combined
Avg. Rental Income	\$14,888	\$119,100
Expenses:		
Water	\$825	\$6,600
Cable and Internet	911	7,284
Security Lighting	50	396
Property Tax	1,684	13,469
Insurance	875	7,000
Total Expenses	4,344	34,749
Net Income	\$10,544	\$84,351

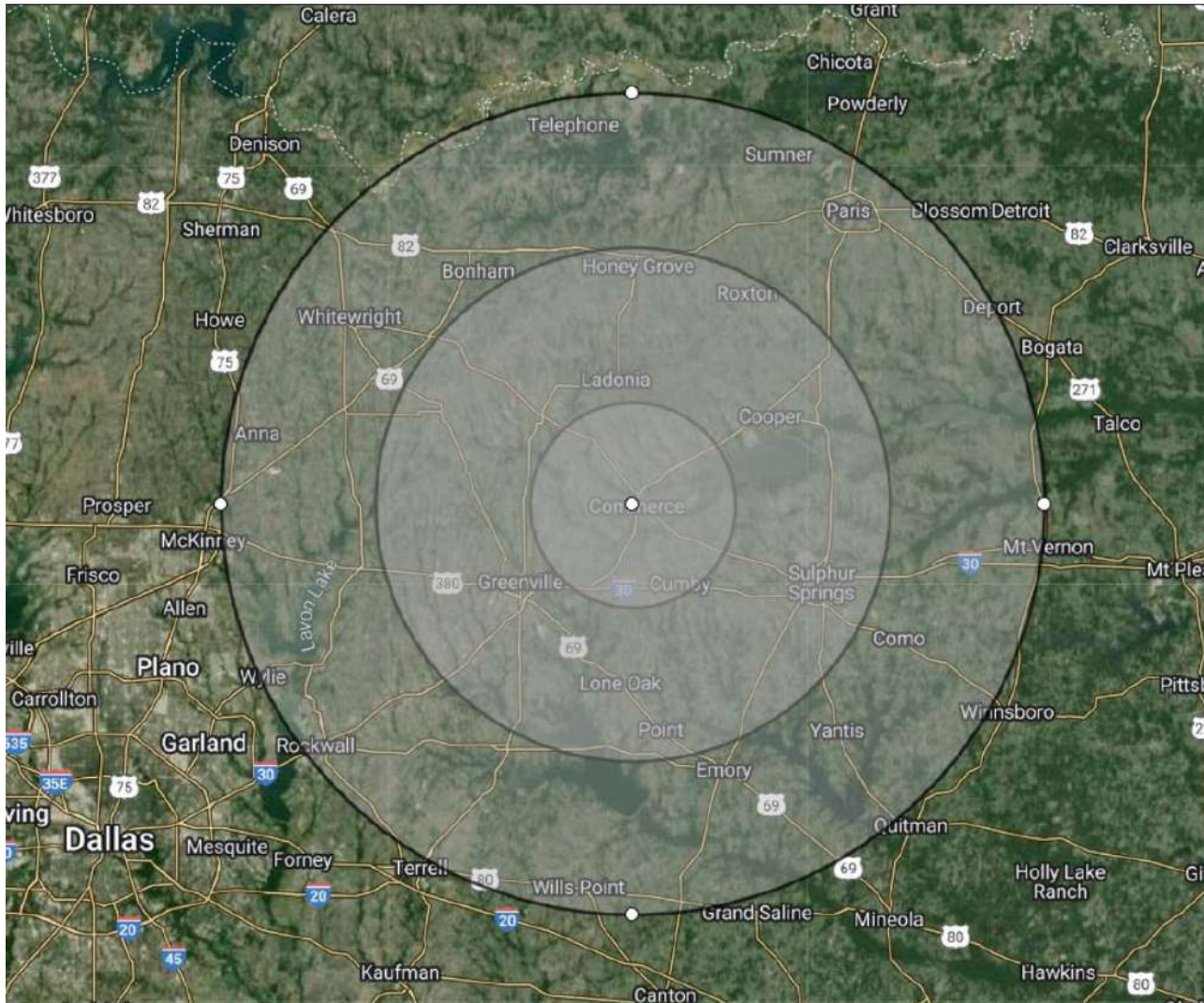
SURVEY

2300 LIVE OAK STREET



DEMOGRAPHICS

2300 LIVE OAK STREET



10 miles	32.87 MEDIAN AGE
\$51,931 MEDIAN HOUSEHOLD INCOME	19,263 INDIVIDUALS

25 miles	38.38 MEDIAN AGE
\$58,626 MEDIAN HOUSEHOLD INCOME	128,873 INDIVIDUALS

40 miles	37.74 MEDIAN AGE
\$73,470 MEDIAN HOUSEHOLD INCOME	490,205 INDIVIDUALS

*Source: census.gov

DISCLAIMER

2300 LIVE OAK STREET



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