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Agent Full

951 Mack Road, Aransas Pass, TX 78336
 MLS #: **435052**

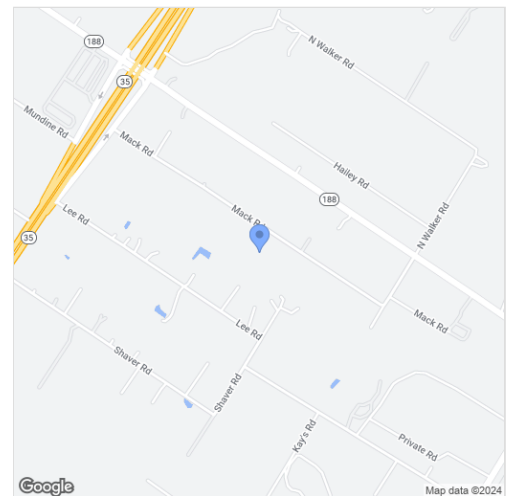
Orig/List/Sold \$: **\$605,999/\$605,999/**
 Status: **Active**

List Price: **\$605,999**
 Type of Units: **Other**
 No. of 1 Bdrm. Units: **6**
 No. of 3 Bdrm. Units:
 Units: **6**
 Building SqFt: **2,408**
 Additional Sqft:
 Addl SQFT Description
 LP/SqFt: **\$251.66**

Original List Price: **\$605,999**
 Year Built: **2013**
 No. of 2 Bdrm. Units:
 No. of 4 Bdrm. Units:
 Buildings: **2**
 Land SqFt: **217,800**
 Foreclosure: **No**
 Short Sale: **No**

Prop Type: **Multi-Family**
 County: **Aransas**
 Tax ID: **084822400400**
 CDOM/DOM: **0/0**
 Stories: **2**
 Pool: **No**
 Heating/Cooling: **Window Unit**

Recent: **02/11/2024 : NEW : ->A**



Description

Property Description: This multi-family property is on approximately 5 acres of mostly wooded land, located just off Highway 35 bypass, and minutes from EVERYTHING, including booming Sinton, Rockport, and all the opportunities in exploding San Pat County! Once you're here, however, you will feel like you're at an oasis a million miles away! Two structures were once used as a residence and a cabin, but each have been divided into a total of 6 efficiency rental units, 4 in the main residence, and 2 in the cabin. They are leased on a month to month basis, with all utilities included. The water is from a well on site, and the sewer service is provided by a septic system shared by both structures. The property itself is primarily level and wooded, with approximately one acre area of wetlands. The rear of the property is fenced, and a gravel driveway and parking area provide access for tenants. This complex could be easily restored to a single family residence, or used as an investment property. Great potential!

Office Comments: Shown by appointment ONLY, in advance! This property has multiple efficiency units and tenants, so showings will be limited to available units at time of showing request, along with grounds. Once under contract, inspections of individual occupied units by buyers/inspectors will be arranged for all areas. Land area and property details are believed to be accurate but should be verified by buyer. Property has great potential but needs improvement to reach its full income producing or residential value. Amazing location and opportunity for development! Trash collection, well water, laundry facility use, internet, Direct TV, sewer, and electricity are provided with tenant rental agreement. Leases are oral and month to month with 1 month's rent in advance and 3/4 month rental fee security deposit. All units have window units, but main house did have central air that could be restored if desired. All units have some appliances for cooking and refrigeration.

Elevator: **No**
Utility Room: **Dryer Hookup, Dryer Included, None, Washer Hookup, Washer Included**
Flooring: **Laminate Flooring**

Firewall:
Electric: **Electric Available, Master Meter, Underground Utilities**

Fireplaces:
Kitchen Equipment: **Other, Pantry, Range/Oven-Electric, Refrigerator**

Interior Features: **Cathedral Ceiling, Open Concept Floorplan, Smoke Detector, Window Coverings**
Security Sys Type:
Utilities: **Septic System Installed, Underground Utilities, Well**

Exterior

Construction: **Hardy Board**
Exterior Buildings: **Other**
Fence Type: **Slick Wire**
Exterior Features: **Deck Open, Gutters**
Lot Description: **Interior, Wetlands**
Waterfront: **No**
Legal Description: **BURTON & DANFORTH, BLOCK 224, LOT 4, ACRES 5.00**
Parking Spaces:
Parking: **Front, Gravel**

Foundation: **Slab**
Roof: **Metal**
Road Surface Front: **All Weather, Asphalt, County, Paved**

Waterfront Type:
Covered Pkg:

Unit Information

Unit	Beds	FB	HB
1	1	1	
2	1	1	
3	1	1	
4	1	1	0

Avg Rent 1 Br Units: **1,000**
Avg Rent 2 Br Units: **0**
Avg Rent 3 Br Units: **0**
Avg Rent 4 Br Units: **0**
of Efficiency Units: **2**

Rentable Sq Ft:
Occupancy Rate: **90**
Tenancy: **Month to Month**
Avg. Rent Efficient Unit: **675**

School Information

Elementary School: **Aransas Pass**
School District: **Aransas County ISD**

Middle School: **Aransas Pass**

High School: **Aransas Pass**

Property

Lot No.: **4**
Estimated Completion Date:
Zone:
Subdivision Name: **Burton & Danforth**
Gated Community: **No**
Association Dues Frequency:
LP/Lot SqFt: **2.78**
HOA: **No** HOA Dues: HOA Dues Type:

Block No.: **224**
% Land:
Zoning Map Page:
Subd Ref No.: **0848**
Complex Name:
Association Dues Type:
Special Notes:

Lot Dimensions:
% Improvements:
Multi Tax: **No**
Common Area: **Laundry, Other**

HOA Desc:

Financial

Preferred Title Co.: **Stewart Title Rockpt**
Annual Mgt. Expense:
Annual Yard Expense: **2,700**
Annual Insur. Expense: **2,413**
Gross Income:
Gross Expenses:

Title Company Phone:
Annual Maint. Expense:
Annual Utilities Expense: **3,600**
Annual Tax Expense: **4,795**
Net Income:
Rent Range: **600-1050**

Annual Expenses - Other:

Listing Agent/Office

Listing Office: [KM Premier Real Estate](#)
Listing Agent: [Romy Brewer](#)

Office Phone: **(361) 991-5263**
Agent Mobile: **(361) 876-0312**
Agent Email: wdrhbrewer@gmail.com

Office/MLS

Listing Date: **02/11/2024**
Byr's Agency Comp: **2.5**

Expiration Date: **09/30/2024**
Possession: **Closing/Funding**

Listing Agrmt Type **Excl. Right**
Proposed Financing: **Cash, Conventional, Trade/Exchange**
Comm. Variable Rate?: **No**
Disp Photo on Net: **Yes**
Allow AVM: **No**

Internet Display: **Yes**
Date List Price Modified:

Sub Agency Comp: **2.5**
Internet Addr Allwd: **Yes**
Allow 3rd Party Comments: **No**

Showing

Owner Name: **TSR Realty, LLC**
Showing Instructions: **Appointment Only, Call Listor, Occupied, Pets, Special Instructions**

Owner Phone Number: U.S. Citizen: **Yes**

Green

Energy Features: **Ceiling Fan(s)**

Featured properties may not be listed by the Office/Agent presenting a report. All measurements and calculations of area are approximate. Information is provided by Seller/other sources, and not verified by Broker. All Interested Persons should independently verify accuracy of information.