

MULTIFAMILY FOR SALE

400-414 E 7TH ST, BONHAM, TX

400 East 7th Street, Bonham, TX 75418



PROPERTY DESCRIPTION

7 Building Duplex complex - Located in Opportunity Zone. Pricing for entire project or individual 2 unit building sales will be considered. New construction completed July 2024. Each unit is 2 story, 3 bed, 2.5 bath, 1400sf. Photos accurately depict finish out. Fully equipped with stainless steel Energy Star appliances, including refrigerator and washer/dryer. Located in Opportunity Zone in the heart of Bonham, TX. A stones throw from city center, city hall, the police station, fire station, and school district. Within commuting distance (20-30 min) of Texas Instruments \$30 billion dollar semiconductor manufacturing campus, Global Wafers \$5 billion silicon wafer factory, and Texas' newest lake - Bois D'Arc Lake. Located along the path of development for both Hwy 75 and Hwy 78, Bonham is less than an hour from Lake Texoma and the State of Oklahoma. Project completed summer of 2024 and anticipate fully leased by summer of 2025, if not sooner.

PROPERTY HIGHLIGHTS

- 7 BUILDING DUPLEX COMPLEX - 14 UNITS
- LOCATED IN AN OPPORTUNITY ZONE
- NEW CONSTRUCTION COMPLETED 2024
- ALL APPLIANCES INCLUDING FRIDGE & W/D IN EACH UNIT

OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	14
Lot Size:	1.53 Acres
Building Size:	2,800 SF
NOI:	\$212,000
Cap Rate:	8.15%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	766	1,860
Total Population	791	2,195	5,278
Average HH Income	\$76,362	\$75,879	\$79,282

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MARILYN KITTRELL

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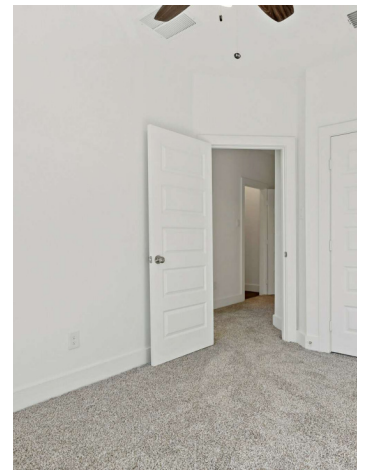
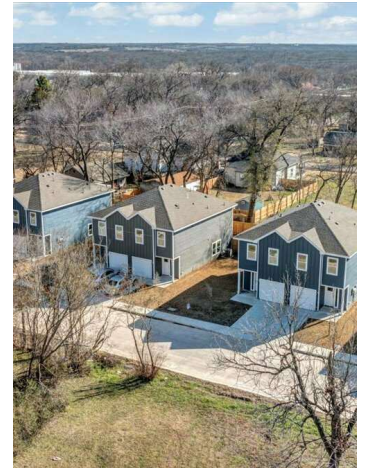
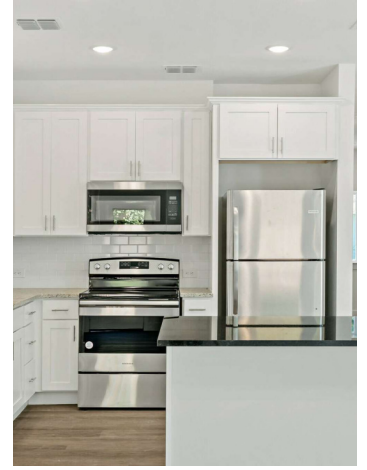
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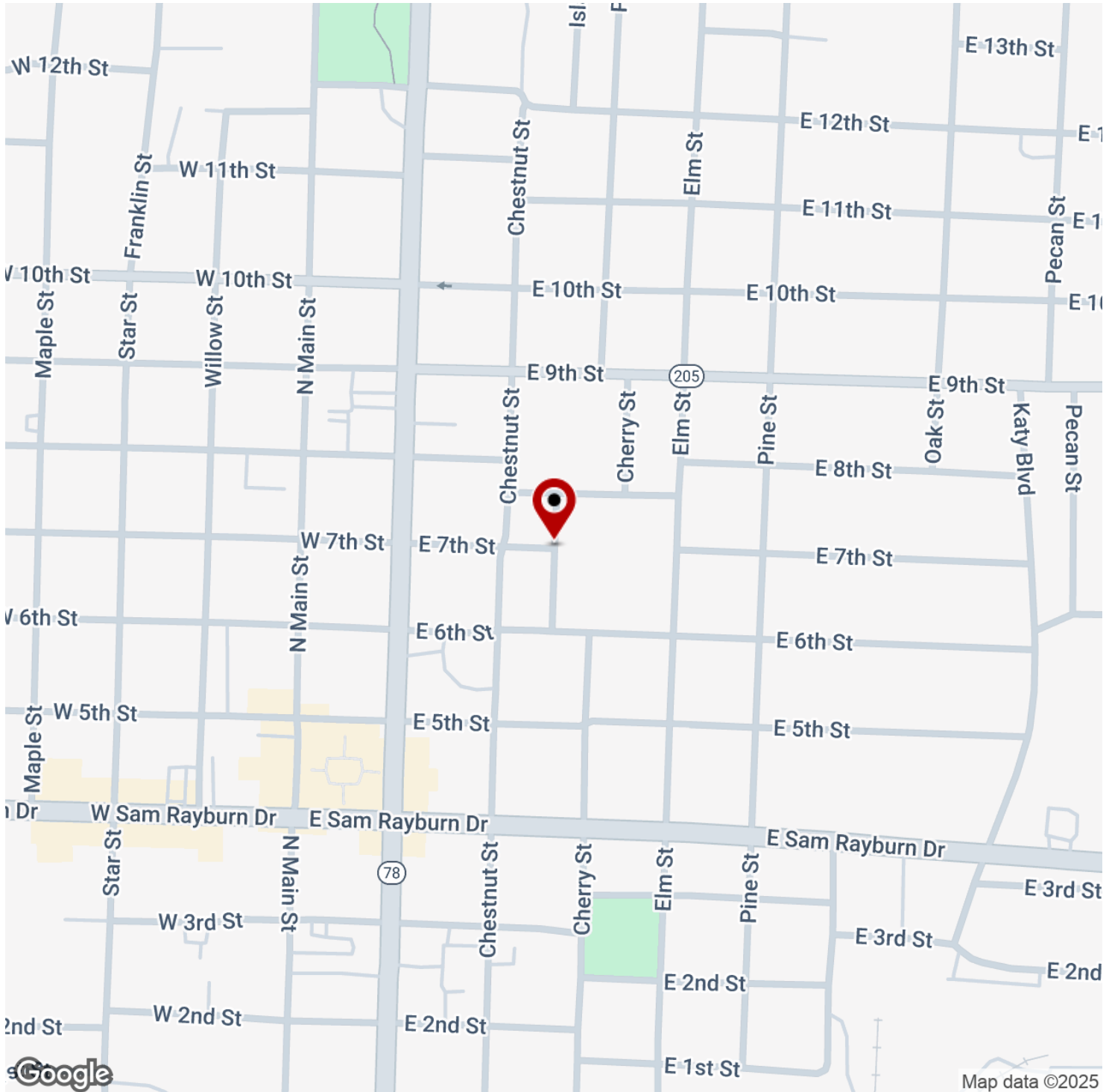
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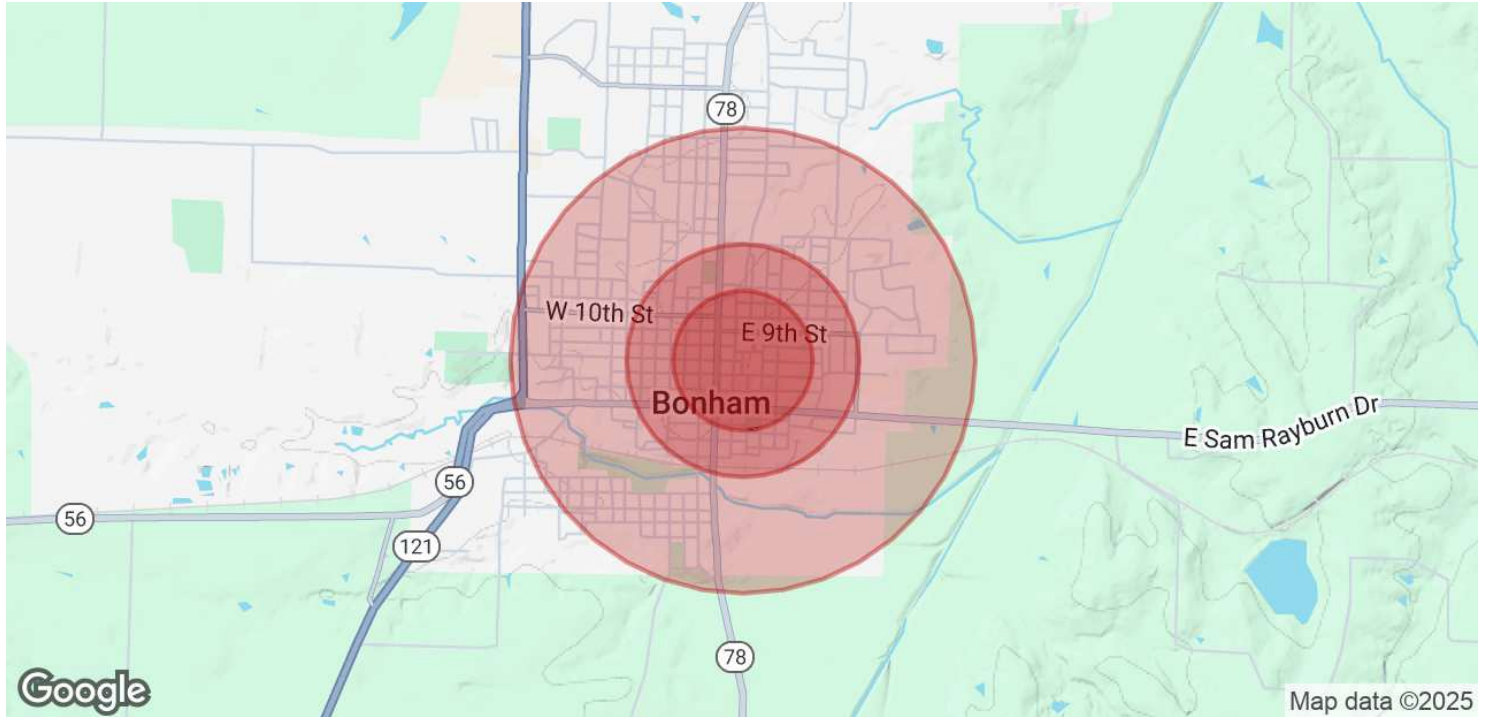
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	791	2,195	5,278
Average Age	45	43	42
Average Age (Male)	47	44	42
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	262	766	1,860
# of Persons per HH	3	2.9	2.8
Average HH Income	\$76,362	\$75,879	\$79,282
Average House Value	\$177,345	\$158,835	\$154,760

Demographics data derived from AlphaMap

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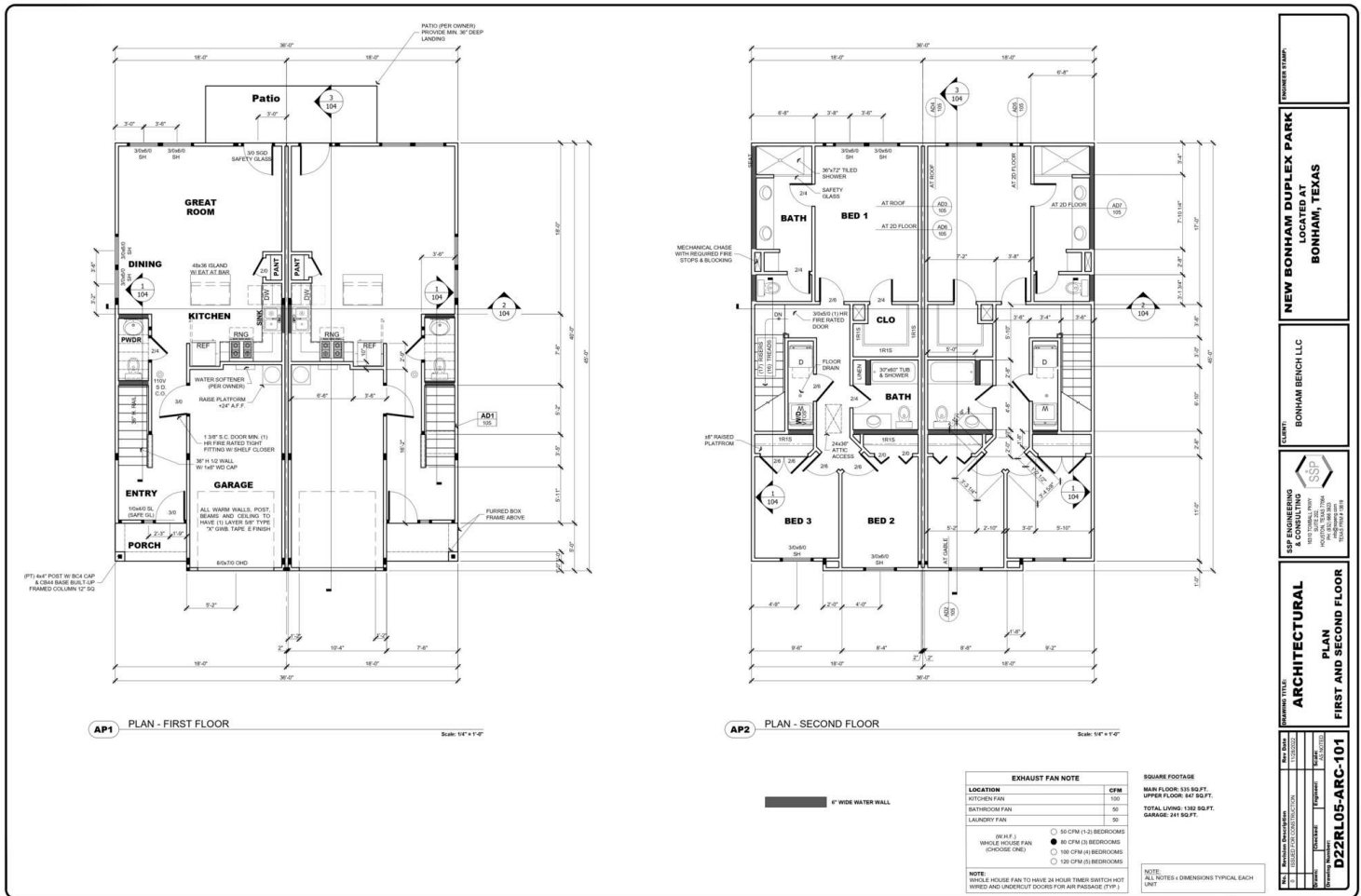
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INCOME SUMMARY

GROSS INCOME - Projected for Fully Leased	\$261,000.00
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EXPENSES SUMMARY

OPERATING EXPENSES - Property Taxes & Insurance	\$48,571.00
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NET OPERATING INCOME	\$212,429.00
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