



PANTHER HILL APARTMENTS

A 572-Rooms, 3-Story
Student Housing
Located Near Prairie View
Texas A&M University

Skyland

13219 STAFFORD RD. | MISSOURI CITY, TX 77489



**PRAIRIE VIEW
A&M UNIVERSITY**

Investment Highlights

- **Core plus asset in an irreplaceable location in west Houston** with several nearby employment and entertainment hubs and university
- **Easy access to anywhere in the city** via major thoroughfares (Hwy 290) along Richards Rd. and University Drive.
- **Within 1± miles from Prairie View A&M University** 18 miles or 20± minutes from Houston Premium Outlet
- **Strong role in University Off-Campus Housing** for 7 years.
- **Proximity to major employers** such as Daikin, Amazon, Fedex Tesla and many other places.
- **Rare opportunity to buy well below replacement** cost as development costs remain very high
- **Strategic affordability position with average student housing** rents at approximately \$4,150 per semester, ranging from \$2750 to \$5,250 — offering a compelling value proposition for students compared to alternative housing options in the area. This pricing structure supports accessibility while maintaining strong occupancy potential within the university market high cost-to-own and room to grow rental rates over time
- **Outstanding Value-Add Opportunity:** ability to upgrade the property to seek higher rental rates
- **Proven program** – 286 units / 572 rooms (100%) have re-painted and mostly renewed appliances.
- **A new owner may choose to expand the renovation** scope by adding contemporary cabinets and lighting, closet systems, appliances, blinds, etc.
- **Additional upgrade opportunities** may include adding electric vehicle charging stations, covered parking area, vending machine stations, etc.



Interior Features

- Open-concept, one-, and 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.
- Fully Furnished. Bedrooms comes with Full size bed, study desk and chair. Living rooms have dining table with chairs, sofa, armchair and coffee table.
- ATT Fiber Ready in every unit

Site Information

Number of Units	286 (Total Rooms 572)
Year Built	2018
Land Size	4.53 acres (Tract 1) 3.10 acres (Tract 2)
Residential NRA	182,832± SF
Residential Occupancy	100.0% (Fall Semester 2024)

Mechanical Systems

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

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	500+ (includes 26 handicap)



Area Highlights

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

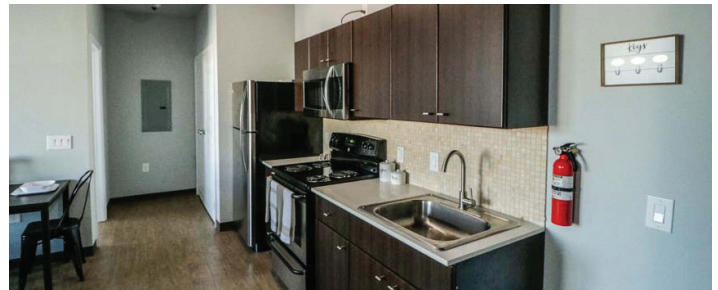
Residential Growth & Affordability

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

Unit Mix - (286 Units)

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (A1)	26	362	\$950	\$2.62
1BR / 1BA (A2)	26	396	\$995	\$2.51
1BR / 1BA (A3)	52	420	\$1,050	\$2.50
2BR / 2BA (B1)	104	621	\$1,550	\$2.49
2BR / 2BA (B2)	26	740	\$1,625	\$2.20
4BR / 4BA (C1)	52	1105	\$2,500	\$2.26
AVG. / TOTAL	286	607	\$1,445	\$2.43

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.



Unit Mix By Rooms - (572 Rooms)

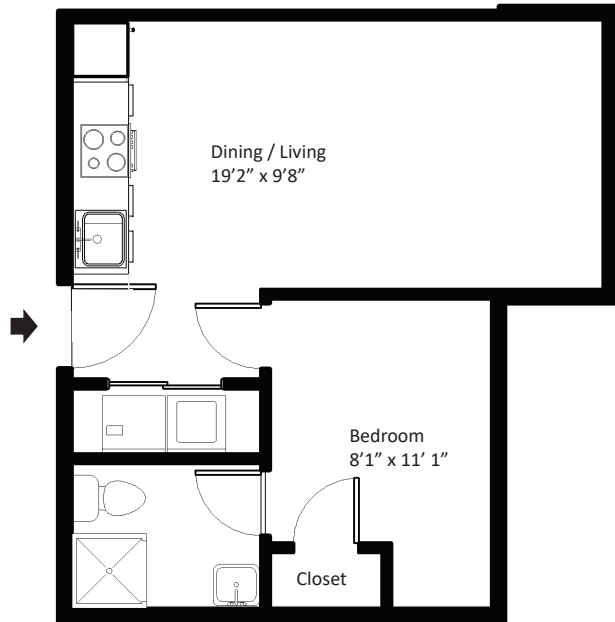
Unit Type	# of Units	Size (SF/Unit)	Mkt Rent/Room	Mkt Rent/SF
1BR / 1BA (Small)	26	362	\$950	\$2.62
1BR / 1BA (Medium)	26	396	\$995	\$2.51
1BR / 1BA (Large)	52	420	\$1,050	\$2.50
2BR / 2BA (Regular)	234	621	\$775	\$2.50
2BR / 2BA (Deluxe)	26	740	\$850	\$2.30
4BR / 4BA (Small)	52	1105	\$550	\$1.99
4BR / 4BA (Regular)	156	1105	\$650	\$2.35
AVG. / TOTAL	572	607	\$831	\$2.40



Floor Plans

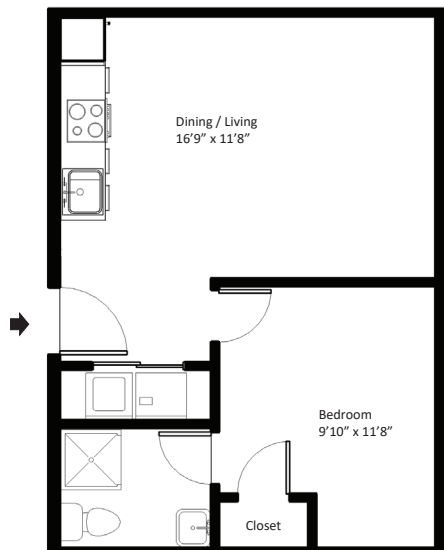
1 Bedroom / 1 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (A1)	26	362	\$950	\$2.62



1 Bedroom / 1 Bathroom

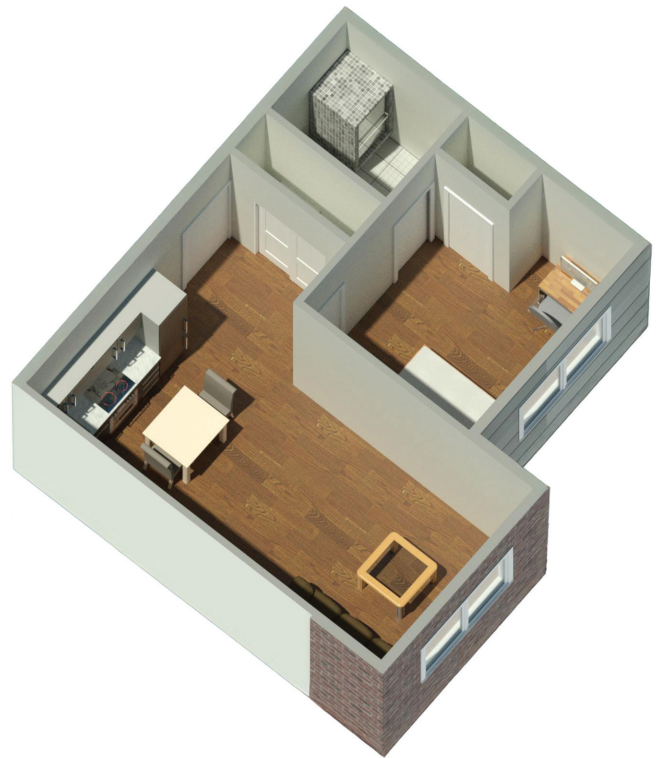
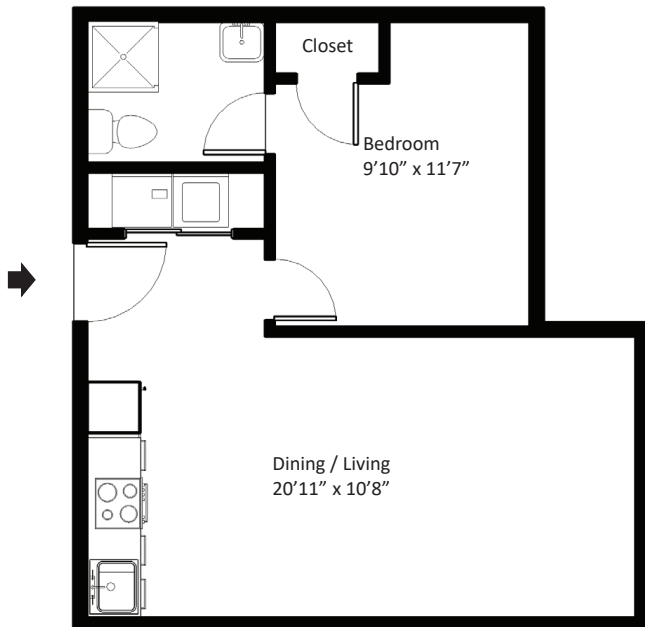
Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (A2)	26	396	\$995	\$2.51



Floor Plans

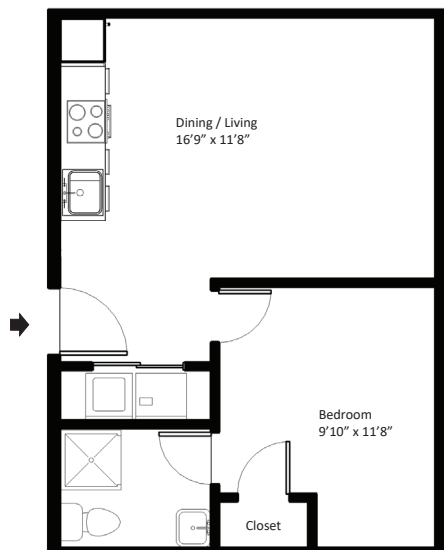
1 Bedroom / 1 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (A3)	52	420	\$1,050	\$2.50



2 Bedroom / 2 Bathroom

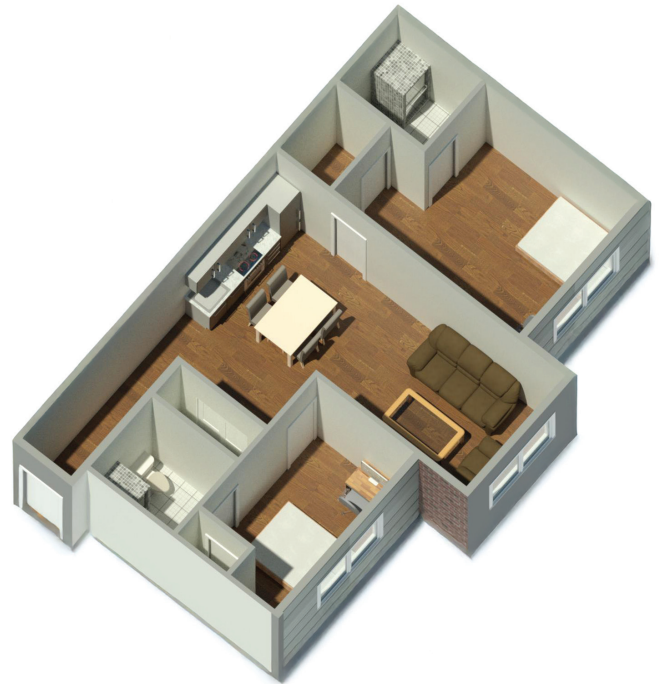
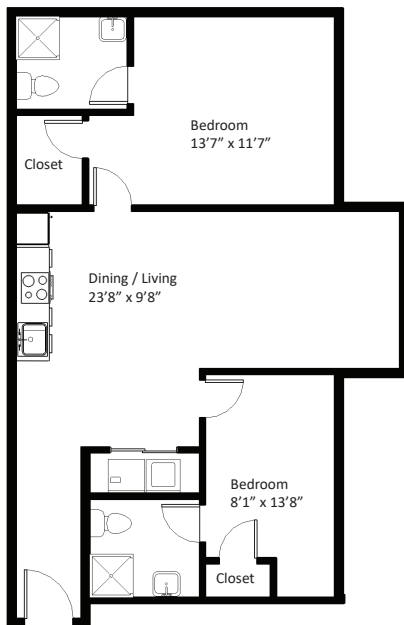
Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
2BR / 2BA (B1)	104	621	\$1,550	\$2.49



Floor Plans

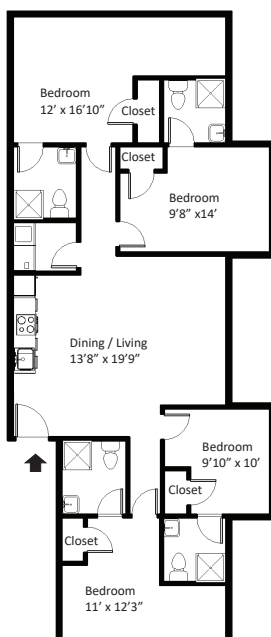
2 Bedroom / 2 Bathroom

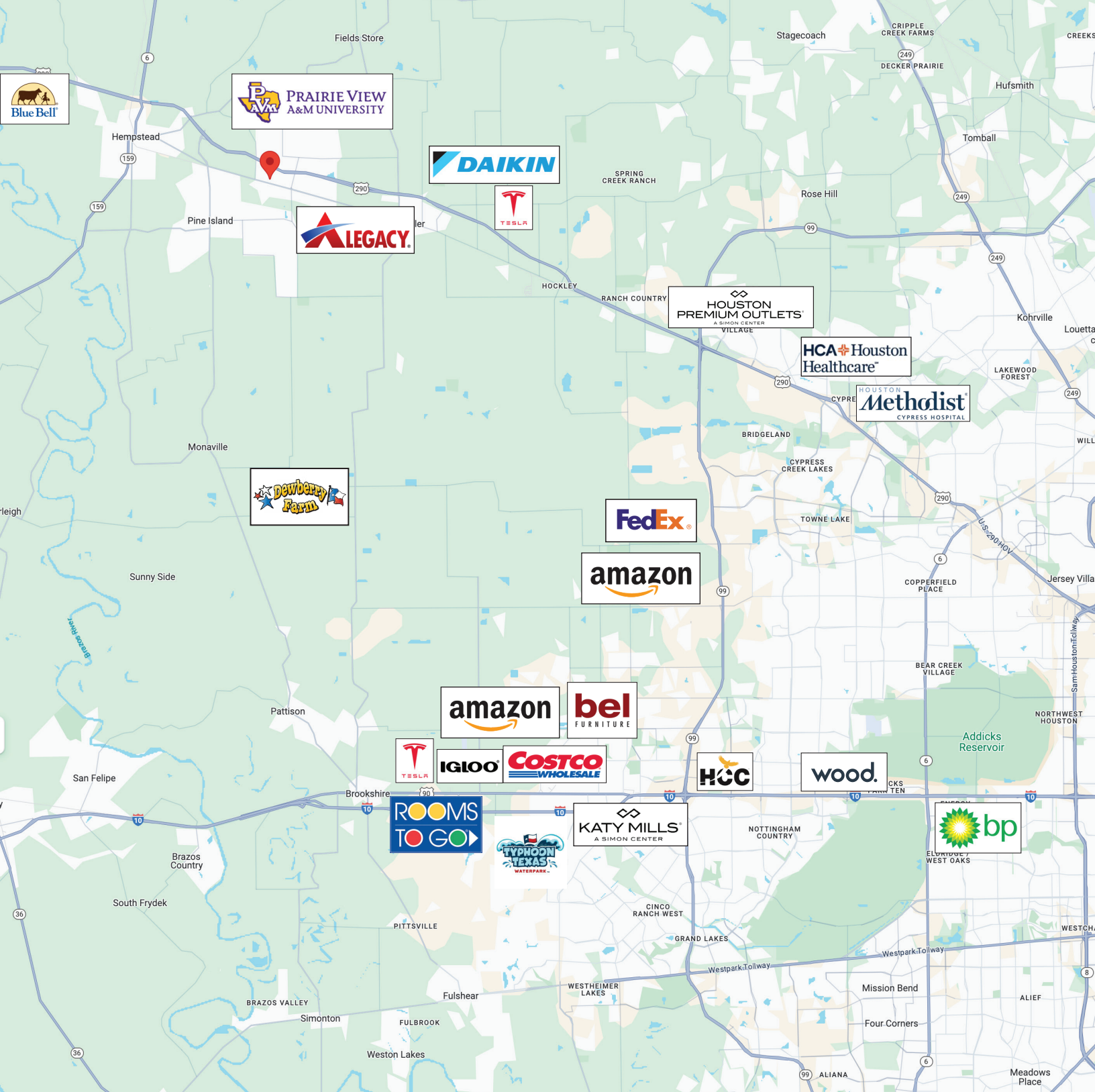
Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
2BR / 2BA (B2)	26	740	\$1,625	\$2.20



4 Bedroom / 4 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
4BR / 4BA (C1)	52	1105	\$2,500	\$2.26





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