



BROWNIE CAMPBELL

3182 Brownie Campbell Rd

Houston, TX 77038



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HOUSTON

About Houston

EXCLUSIVELY PRESENTED BY:



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Gary Greene Commercial

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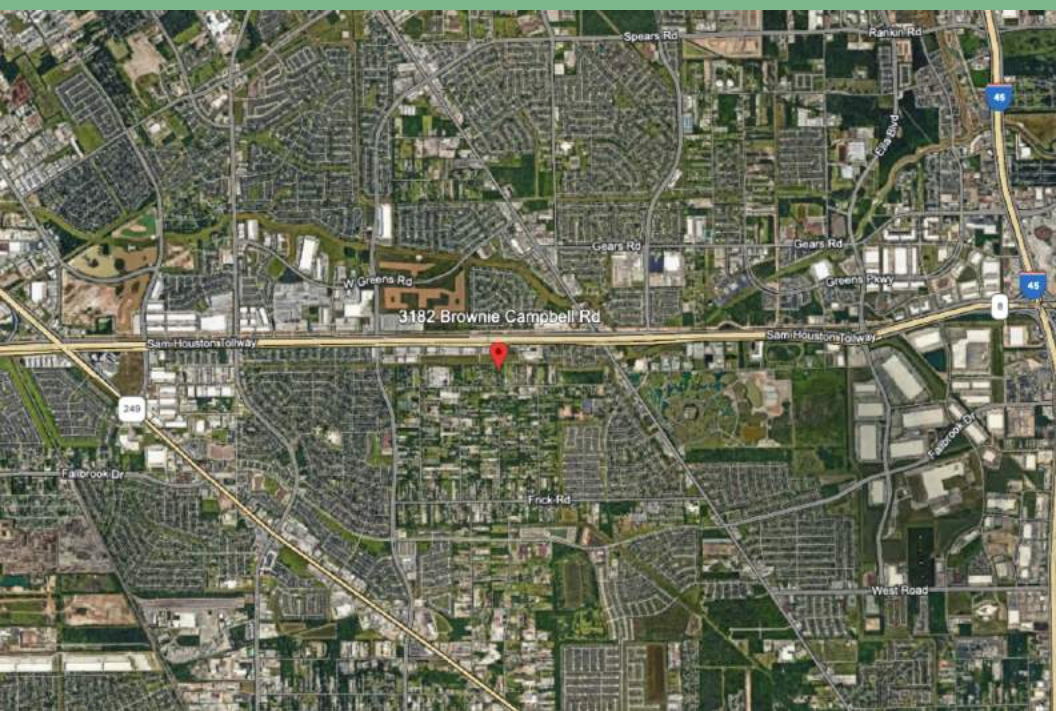
PROPERTY SUMMARY

Offering Price	\$0
Building SqFt	5,400 SqFt
Lot Size (acres)	2.00
Units	6.00
Bedrooms	18.00
Full Bathrooms:	8.00
Subdivision Name	Weisenberger City Se
County	Harris
Parcel ID / APN	076-177-001-0016
Zoning	Unrestricted

INVESTMENT SUMMARY

Amazing opportunity to purchase an unrestricted property sitting on over 2.00 acres of land with 6 owned mobile homes! At present, this property, fully leased to tenants all current with their leases, is in a unique position because of its outstanding location, its potential for increased income, to be a significant & unique addition to one's real estate investment portfolio and/or a great 1031 Exchange.

Incredibly low taxes (1.86%) and easy access to Beltway 8, SH 249, and I45 make this investment a smart choice for the savvy investor. Seize the opportunity to increase ROI by placing up to 4 more mobile homes or increasing undermarket rents. This is a cant miss opportunity.



INVESTMENT HIGHLIGHTS

- Add more mobile homes or redevelop lot. Unrestricted with 2 AC or land, utilities already on site. Endless possibilities
- All units are generously sized 3-bedroom mobile homes, each with plenty of room.
- Long term tenants in place.
- Value add opportunity by placing up to 4 more mobile homes or increasing rents
- Nearly 1 AC unused land in the rear of property
- Low taxes
- Well and septic





LOCATION HIGHLIGHTS

- Excellent location with access to major thoroughfares
- Located near Beltway 8, SH 249, and I45
- 13 miles to George Bush Airport
- 17 miles to Downtown Houston



**6 owned
mobile homes
already on site**

The image is an aerial photograph of a residential property. A red outline highlights a specific area in the center-left. A black arrow points from the top of this red-outlined area towards the top-left of the image. A white arrow points from the bottom-right of the red-outlined area towards the bottom-right of the image. The property contains several mobile homes, some with red roofs, and a large area of dense, dark trees. The surrounding area includes other houses, lawns, and a road.

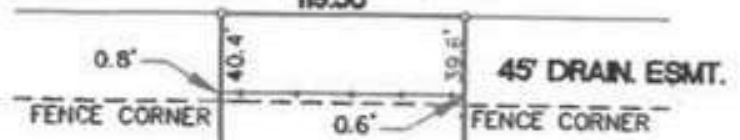
**Approximately
1 acre of
untouched land**

**Fill it up with
additional mobile
homes
Or add a warehouse**

**Multiple ways to
maximize ROI**

ALDINE-WESTERN ROAD

N 89°57'00" E
 119.50'



RESERVE 'C'

N 00°02'00" W 708.19

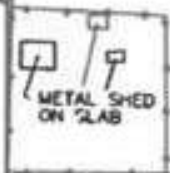
LOT 16

S 00°02'00" E 708.27

LOT 15

①

2.2'



75' B.L.
 NOTE NO. 2

25' B.L.

135.6' 4.3'

S 89°55'00" W
 119.50'

358.9'

FND. 5/8" IR

FND. 5/8" IR
 CONTROL
 MONUMENT

FND. 5/8" IR

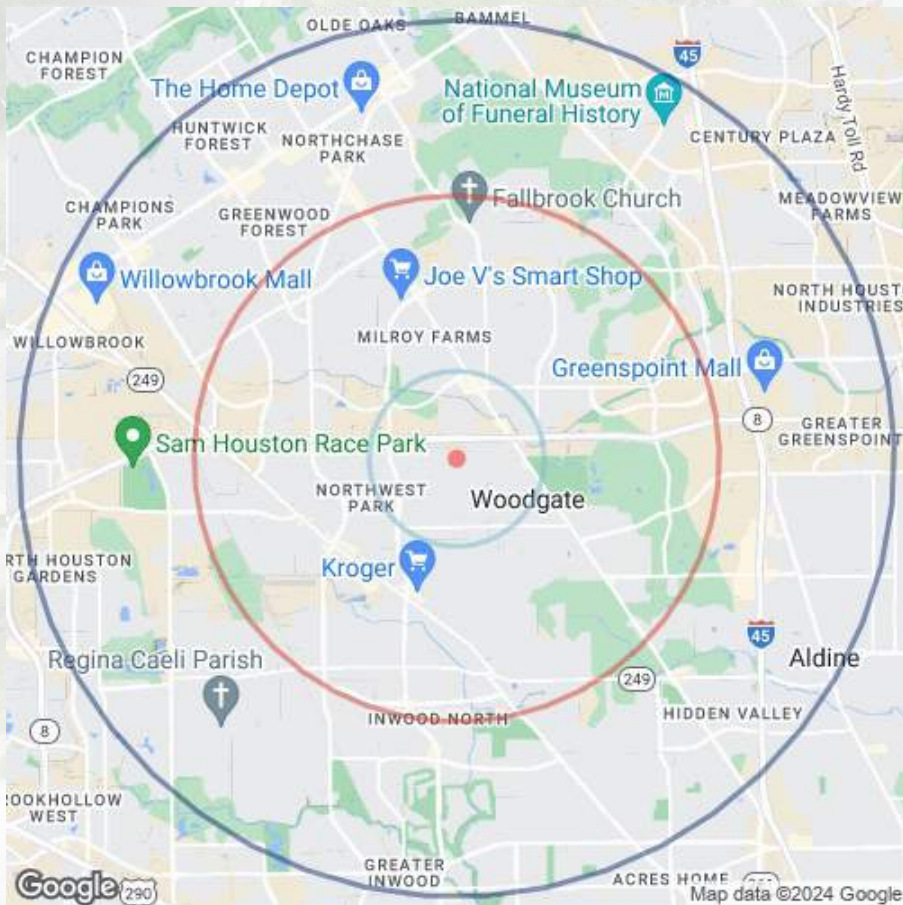
FND. 5/8" IR
 CONTROL

- NOTES:
- 1) RESTRICTIVE COVENANTS AS SET OUT IN VOL. 31, PG. 51, H.C.M.R. AND VOL. 7385, PG. 343, H.C.D.R.
 - 2) BLDG. SET BACK LINE FOR GARAGE OR OTHER PERMITTED ACCESSORY BLDG., 75' IN WIDTH ALONG THE FRONT PROPERTY LINE IN VOL. 7385, PG. 340, H.C.D.R.

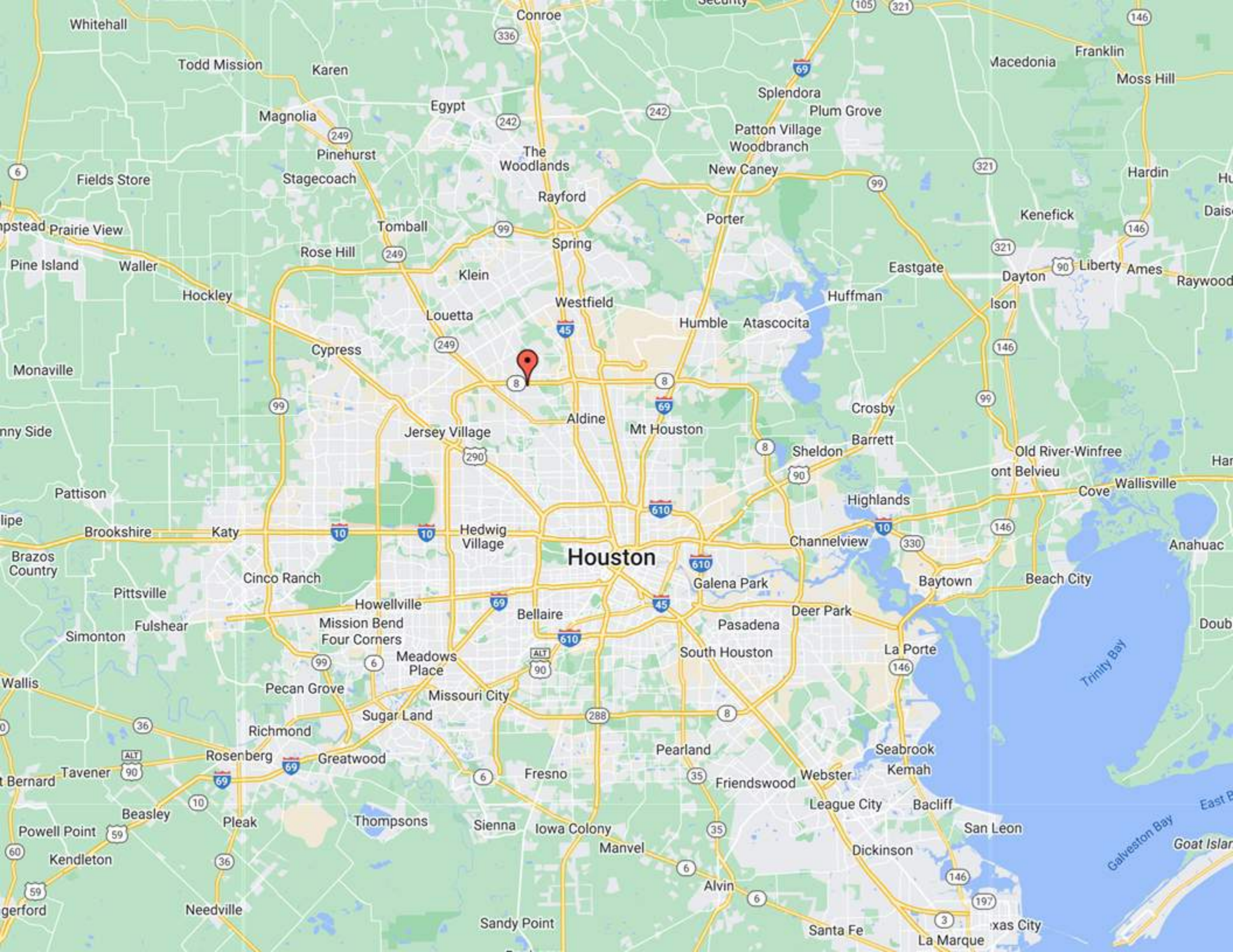
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,994	157,316	378,066
2010 Population	23,047	165,222	384,840
2023 Population	31,461	206,315	455,691
2028 Population	34,448	220,549	475,639
2023-2028 Growth Rate	1.83 %	1.34 %	0.86 %
2023 Daytime Population	163,812	357,420	832,299

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,467	11,281	24,864
\$15000-24999	770	5,933	13,329
\$25000-34999	320	4,840	13,159
\$35000-49999	1,128	8,831	18,843
\$50000-74999	2,009	13,668	27,896
\$75000-99999	1,633	10,840	21,250
\$100000-149999	2,080	15,315	29,767
\$150000-199999	1,383	9,704	18,126
\$200000 or greater	2,489	18,922	38,210
Median HH Income	\$ 87,835	\$ 85,230	\$ 79,440
Average HH Income	\$ 133,540	\$ 137,747	\$ 134,407



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,388	61,135	142,054
2010 Total Households	6,546	71,901	157,632
2023 Total Households	13,279	99,334	205,445
2028 Total Households	14,940	108,224	218,002
2023 Average Household Size	1.62	1.91	2.08
2023 Owner Occupied Housing	2,876	36,516	84,690
2028 Owner Occupied Housing	3,009	37,930	88,154
2023 Renter Occupied Housing	10,403	62,818	120,755
2028 Renter Occupied Housing	11,930	70,294	129,849
2023 Vacant Housing	2,469	15,019	28,832
2023 Total Housing	15,748	114,353	234,277



ABOUT HOUSTON

Houston (; HEW-stən) is the most populous city in the U.S. state of Texas and in the Southern United States. Houston is located in Southeast Texas near Galveston Bay and the Gulf of Mexico; it is the seat and largest city of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth-most populous metropolitan statistical area in the United States and the second-most populous in Texas after Dallas–Fort Worth. With a population of 2,302,878 in 2022, Houston is the fourth-most populous city in the Unite...



CITY OF HOUSTON

INCORPORATED 6/4/1837

AREA

CITY 671.7 SQ MI
LAND 640.4 SQ MI
WATER 31.2 SQ MI
ELEVATION 80 FT

POPULATION

POPULATION 2,301,572
ESTIMATE (NULL) 2,302,878
RANK 7
DENSITY 3,598.43 SQ MI
URBAN 5,853,575



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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GARY GREENE COMMERCIAL and it should not be made available to any other person or entity without the written consent of GARY GREENE COMMERCIAL.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE
DETAILS.**

Brownie Campbell

Rent Roll

Address	Unit #	Sqft	Bed	Bath	Occupied/Vacant	Monthly Rent	Pet Rent	Water Fee	Electricity	Parking	Annual Income	Proforma Rent	Lease Term	Notes
3182	1		3	2	Occupied	\$1,000			Billed Direct		\$12,000	\$1,200	M2M	
	2		3	2	Occupied	\$900			Billed Direct		\$10,800	\$1,200	M2M	Monthly discount for cutting grass
	3		3	2	Occupied	\$1,000			Billed Direct		\$12,000	\$1,200	M2M	
	4		3	2	Occupied	\$1,000			Billed Direct		\$12,000	\$1,200	M2M	
	5		3	1.5	Occupied	\$1,000			Billed Direct		\$12,000	\$1,200	M2M	
	6		3	1.5	Occupied	\$900			Billed Direct		\$10,800	\$1,200	M2M	Monthly discount for maintaining unused AC of land
Total					100%	\$5,800					\$69,600	\$7,200		

Expenses

Property Information	
3182 Brownie Campbell	
Building SQFT	5,400 sqft
Lot SQFT	87,120 sqft
Lot AC	2 AC
Year Built	varies

Tax Information		
3182 Brownie Campbell		
Tax Assessr	2021	\$252,729
	2022	\$313,632
	2023	\$313,600
Tax Rate	2023	1.8618

Expenses			
		Monthly	Annual
Utilities	Water	0	\$0
	Gas	0	\$0
	Electricity	85	\$1,020
	Total		\$1,020
Trash		200	\$2,400
Insurance			\$3,000
Taxes			\$5,839 2023
Total Expenses			\$12,259

Analysis	
Actual	
NOI	\$57,341
CAP%	6.75%
Proforma	
Proforma NOI	\$74,141
Proforma CAP	8.72%



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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Riddlewood

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