



Montrose Area Multifamily Property Investment
Offering

For property information and detailed instructions, visit www.theharriscenter.org.

612 BRANARD STREET
HOUSTON, TX 77006

TEAM NAME



EXECUTIVE SUMMARY

Ryland Enterprise, Inc., dba ARVO Realty Advisors, is pleased to present this multifamily investment opportunity in the Montrose area of Houston, Texas. This property offers a compelling value proposition for both investors and developers.

The offering includes a Class C, 12-unit multifamily complex totaling 9,540 square feet of rentable area, situated on a 0.215-acre site. Constructed in 1964, the property presents strong potential for value-add strategies or redevelopment.

Strategically positioned just southwest of Downtown Houston, the property sits within the highly sought-after Montrose submarket of Harris County. The location provides convenient access to U.S. Highway 59, connecting residents to the city's major employment and cultural hubs.

Montrose is widely regarded as Houston's cultural epicenter, home to iconic institutions like The Menil Collection, The Rothko Chapel, and the Houston Center for Photography. The neighborhood features walkable streets with art galleries, cafés, vintage boutiques, and award-winning restaurants. Its blend of character, charm, and connectivity to Downtown, the Museum District, and the Texas Medical Center makes it especially desirable for young professionals, creatives, and entrepreneurs.



HIGHLIGHTS

- Excellent access to major freeways, including U.S. Highway 59
- Just minutes from Downtown Houston
- Highly walkable neighborhood with strong community appeal
- Close proximity to the Museum District and Texas Medical Center
- Situated in one of Houston's most desirable submarkets
- Ideal for redevelopment or value-add investment

SITE INFORMATION

The property is located in a primarily residential neighborhood within the Montrose submarket of Houston, Texas, approximately 3.6 miles southwest of Downtown in Harris County. The site encompasses approximately 0.215 acres of land.

The location offers convenient access to major thoroughfares, including:

- West Alabama Street – two blocks north
- Richmond Avenue – three blocks south
- Montrose Boulevard – four blocks west
- Spur 527 / U.S. Highway 59 HOV entry / Southwest Freeway Access Road – three blocks east



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

- PROPERTY SIZE: 9,540 SF
- 12 MULTIFAMILY UNITS
- SITE SIZE: 0.215 ACRES (9,365 SQUARE FEET)
- VACANCY: 100%
- YEAR BUILT: 1964

SITE OVERVIEW

LOCATION

The property is situated in a primarily residential neighborhood within the Montrose submarket of Houston, Texas—approximately 3.6 miles southwest of Downtown in Harris County. The site encompasses 0.215 acres of land.

ACCESSIBILITY

This centrally located asset offers excellent connectivity to several key thoroughfares:

- West Alabama Street – two blocks north
- Richmond Avenue – three blocks south
- Montrose Boulevard – four blocks west
- Spur 527 / U.S. Highway 59 HOV / Southwest Freeway Access Road – three blocks east



DEMOGRAPHICS



32,631
TOTAL RESIDENTS IN
MONTROSE



\$184,075
AVERAGE HOUSEHOLD
INCOME IN MONTROSE

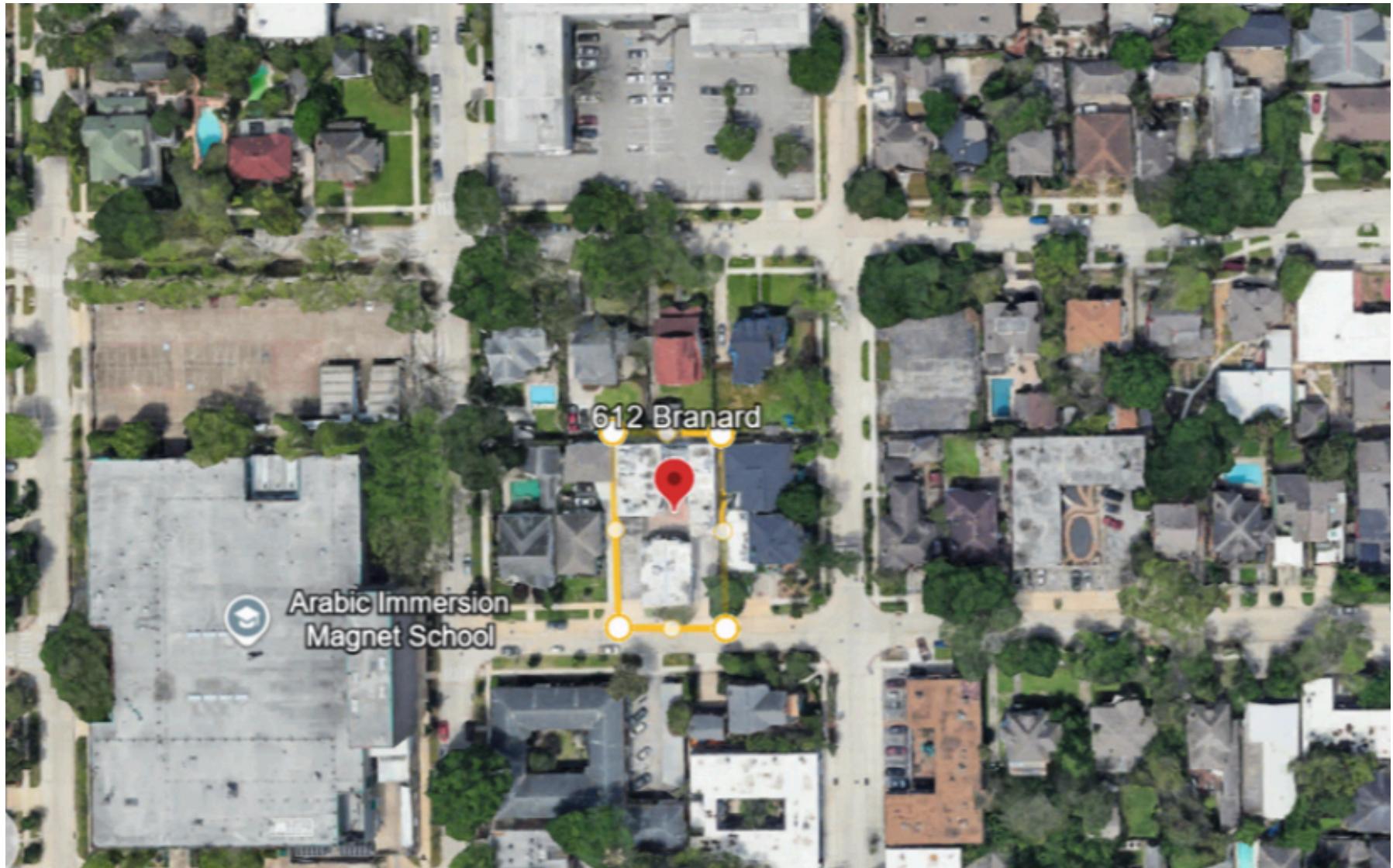


96.34%
EMPLOYMENT RATE
IN MONTROSE



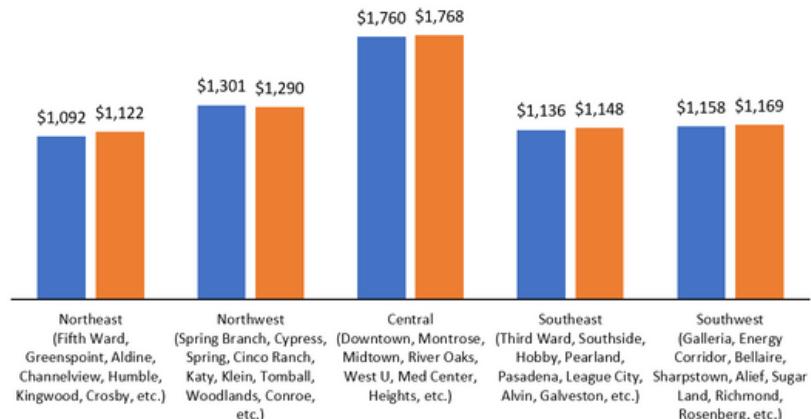
18,510
HOUSEHOLDS
IN MONTROSE

AERIAL IMAGE



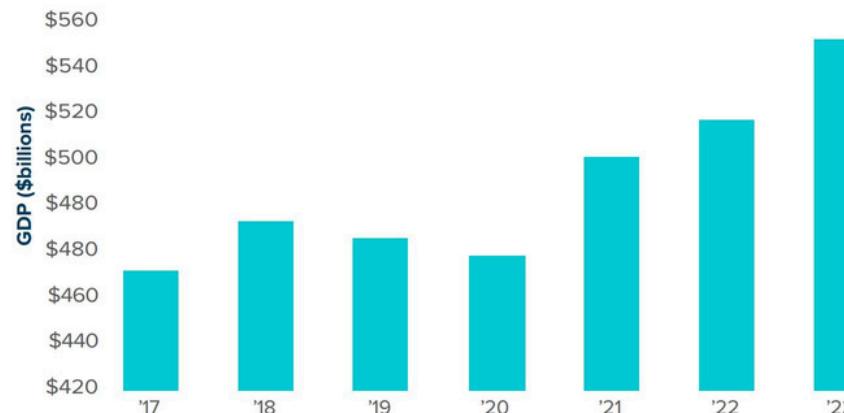


AVERAGE MONTHLY APARTMENT RENTS BY METRO HOUSTON REGION



Source: MRI Apartment Data

Metro Houston - '18-'23 Real GDP (\$ billions '17 constant dollars)



MARKET OVERVIEW



STRONG JOB GROWTH EXPECTED IN 2025

Metro Houston is forecast to add 71,200 new jobs in 2025, bringing the region to a record-breaking 3.5 million full-time positions, according to the Greater Houston Partnership's annual economic outlook. Growth will be led by health care, construction, professional and technical services, government, and hospitality sectors.



NOVEMBER 2024 JOB SURGE

The Texas Workforce Commission reported 20,300 jobs added in November 2024 alone. This aligns with historic trends as holiday-season hiring spikes, particularly in consumer-facing industries.



REAL ESTATE MARKET REBOUND

According to the Houston Association of Realtors (HAR):

- 85,163 single-family homes were sold in 2024, a 1.3% increase from 2023
- This is a notable recovery compared to sales declines of 10.7% in 2022 and 11.8% in 2023
- December 2024 sales rose by 16.3% year-over-year, with 7,162 homes sold



BOOM IN CONSTRUCTION CONTRACTS

Dodge Data & Analytics reports nearly \$35.9 billion in awarded construction contracts in the Houston area through October 2024:

- Up 27.6% compared to \$28.1 billion in 2023
- Gains in both residential and non-residential projects
- Non-building contracts (infrastructure) remained steady with a slight increase

Source: Transwestern

MARKET OVERVIEW

TEXAS MARKETS, JANUARY '25 SNAPSHOT

	Overall Occupancy %	Monthly Rent \$	12-Month Rent Growth %	Units Absorbed Past 12 Mo.	Units Under Construction
Austin	84.1	1,435	-6.5	19,289	16,579
Dallas/Ft Worth	88.8	1,445	-2.1	23,416	23,225
Houston	88.7	1,273	0.6	19,045	13,769
San Antonio	86.2	1,168	-1.7	7,630	8,890

Source: MRI Apartment Data



Industry Share of Houston MSA Employment

20.3%	Trade, Transportation, and Utilities
16.2%	Professional and Business Services
13.5%	Educational and Health Services
13.3%	Government
10.4%	Leisure and Hospitality
9.2%	Mining, Logging and Construction
6.8%	Manufacturing
5.6%	Finance Activities
0.9%	Information
3.8%	Other Services

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CONTACT US EXCLUSIVE BROKERS

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