



OFFERING MEMORANDUM

RIVER RANCH BTR 20-DUPLEX COMMUNITY

DAYTON, TEXAS 77535
HOUSTON MSA



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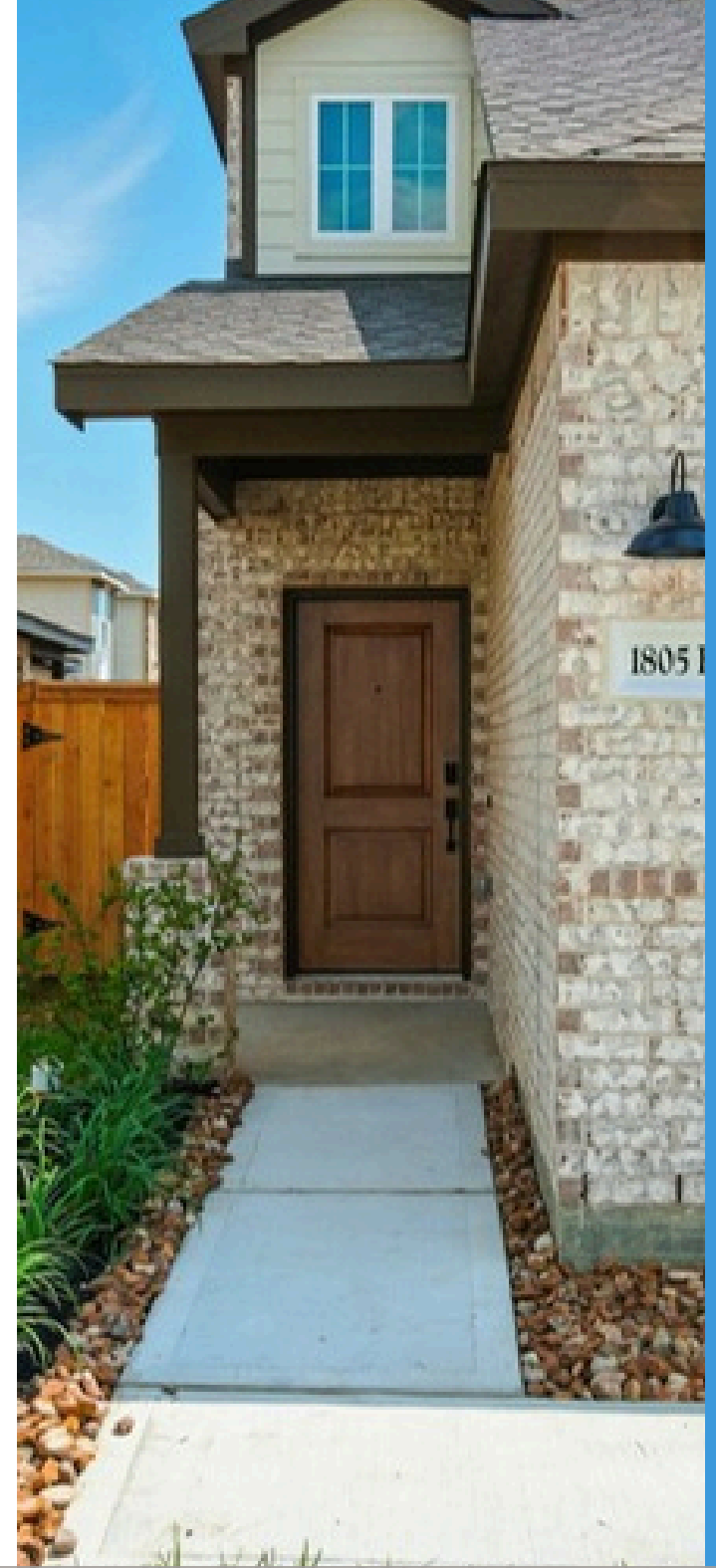


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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Presenting a rare opportunity to acquire an entire Class-A, Build-to-Rent duplex portfolio in one transaction within a master-planned community with resort-style amenities in Dayton, Texas, in the northeast quadrant of the Houston Metro Area. Twenty new-construction duplexes in lease-up, with 48 lots available to expand.

PROPERTY ADDRESS	Dayton, Texas 77535
SQUARE FEET	71,364 SF
YEAR BUILT	2025
CLASS	A
ASKING PRICE	\$9,795,000
PRICE PER UNIT	\$244,875
CAP RATE	5.5%





PROPERTY SUMMARY

Prime investment opportunity in the Houston MSA: a portfolio of 20 newly built Class-A duplexes (40 units) at River Ranch in Dayton, Texas, offered in one transaction. This sought-after master-planned community offers resort-style living with world-class amenities, including Angel Lagoon, a swim-up bar, rentable cabanas, on-site restaurants and food trucks, beach volleyball and pickleball courts, and a fitness and recreational center. The portfolio spans six floor plans with 3, 4, and 5-bedroom units, 2-car garages, fenced backyards, and covered patios, and is in lease-up at 65% occupancy, targeting 90% by August 2026. All 20 duplexes sit on two streets in a dedicated, future-gated section. Located 40 minutes from Downtown Houston, 7 miles from US90 and the Grand Parkway, and 25 minutes from Houston Methodist Baytown, it draws tenant demand from good schools, major healthcare, and retail. A builder pipeline of 48 more lots can add 96 units for groups seeking scale.

HIGHLIGHTS

- **Entire Portfolio:** 20 Class-A duplexes, 40 units, in a single transaction
- **Lease-Up Upside:** 65% leased today, 90% projected by end of August 2026
- **Strong Demographics:** Liberty County, Texas, is experiencing rapid population growth, ranking as 6th fastest growing county in the U.S from 2023–2024.
- **Prime Location:** 40 minutes to Downtown Houston; 25 minutes to Houston Methodist Baytown and 7 miles to US90
- **Corporate & Economic Growth:** Eli Lilly is building a massive \$6.5 billion active pharmaceutical ingredient (API) manufacturing facility for GLP-1
- **BTR Expansion:** 48 additional lots available to build 96 more units, priced separately
- **Quality Finishes:** Granite countertops, LVT flooring, tile backsplash, recessed lighting, walk-in showers, covered patios, and fenced yards
- **Professional Management:** Preferred 5% management rate through Signature Property Management
- **Market Momentum:** The 8-county Houston-Galveston Area Council (H-GAC) region is expected to add 3.6 million people over the next 25 years.

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FINANCIAL OVERVIEW

RENT ROLL

PROFORMA



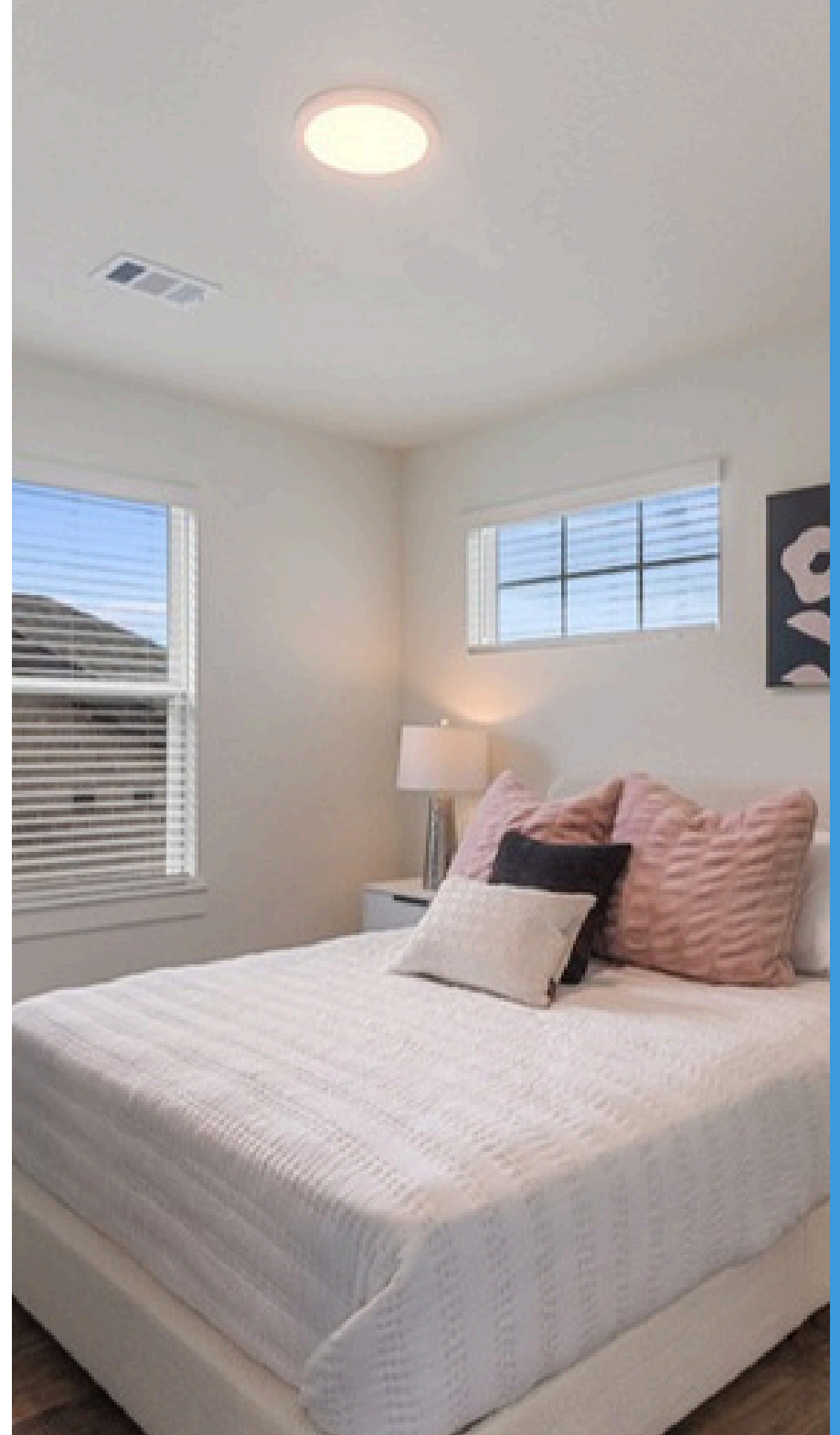
RENT ROLL

	TYPE	SQ. FT.	BEDS/BATHS	MONTHLY RENT (PROFORMA)	RENT/SF (PROFORMA)
1-story	Duplex	1401	3/2	2012	1.44
2-story	Duplex	1596	3/2.5	2056	1.29
2-story	Duplex	1650	3/2.5	2087	1.26
2-story	Duplex	1828	3/2.5	2144	1.17
2-story	Duplex	2148	4/2.5	2271	1.06
2-story	Duplex	2574	5/2.5	2450	0.95

*** In addition to the rent, Tenants also pay \$75 per month fee that covers alarm service and access to the Lagoon

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FLOOR PLANS



FLOOR PLAN: 1401SF 3-BED UNIT, ONE-STORY DUPLEX

LEASES FOR 2012/M0



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FLOOR PLAN: 1596SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2056/MO



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FLOOR PLAN: 1650SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2087/MO



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FLOOR PLAN: 1828SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2144/MO



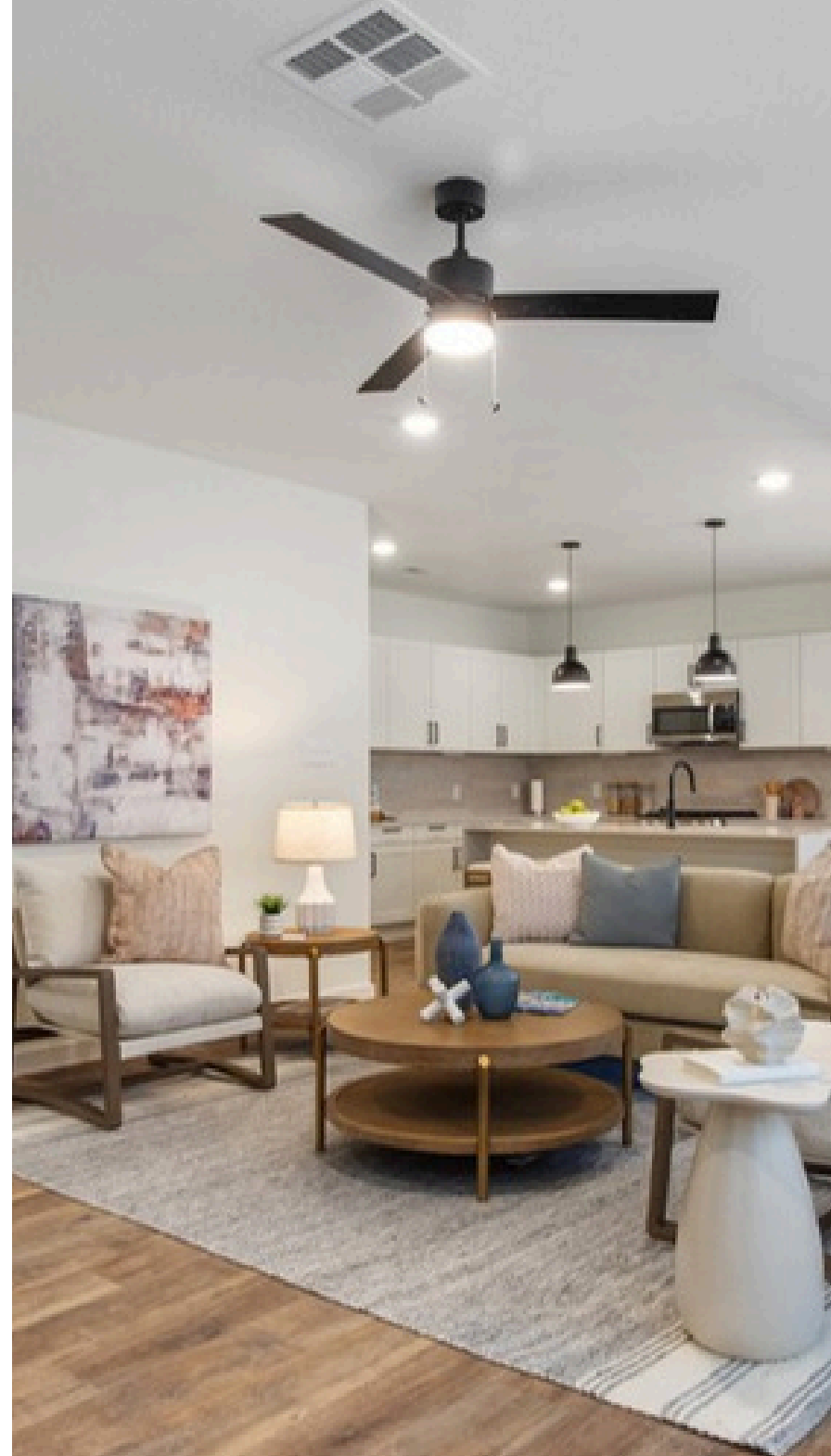
FLOOR PLAN: 2148SF 4-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2271/MO



04

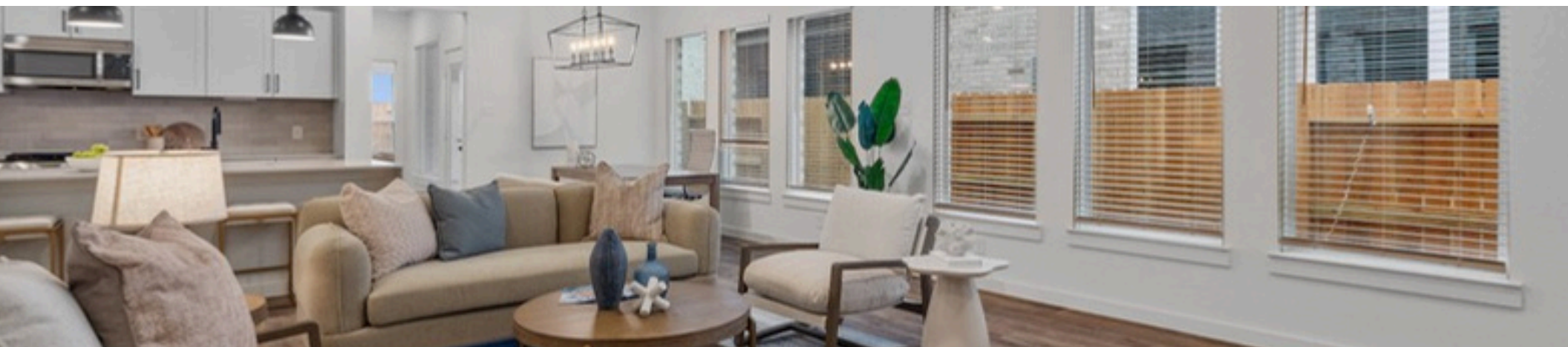
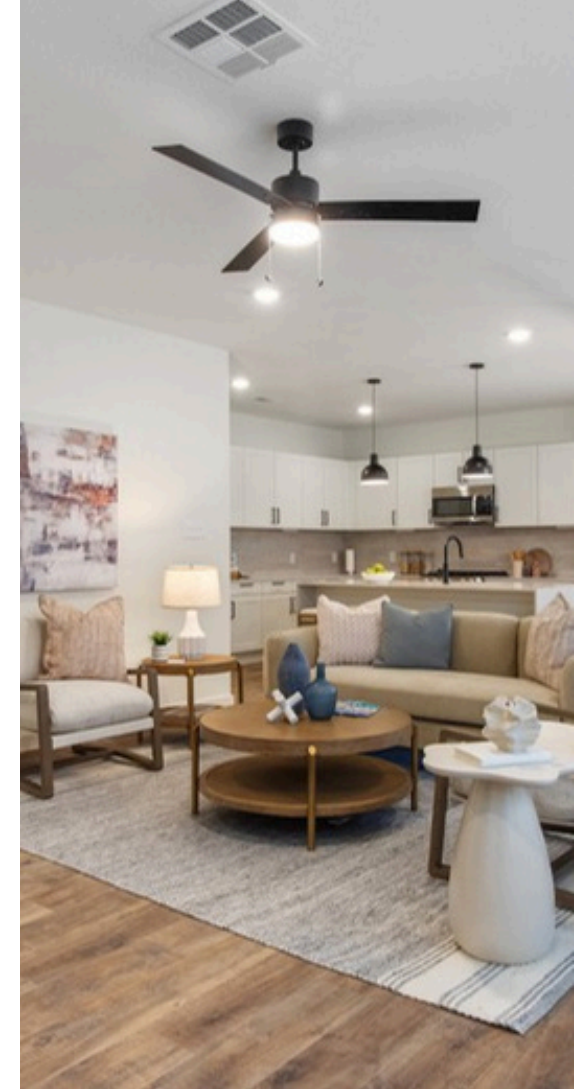
PROPERTY PHOTOS



PROPERTY PHOTOS









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AREA OVERVIEW

AREA OVERVIEW

WHAT'S NEARBY

LOCATION HIGHLIGHTS IN THE NEWS



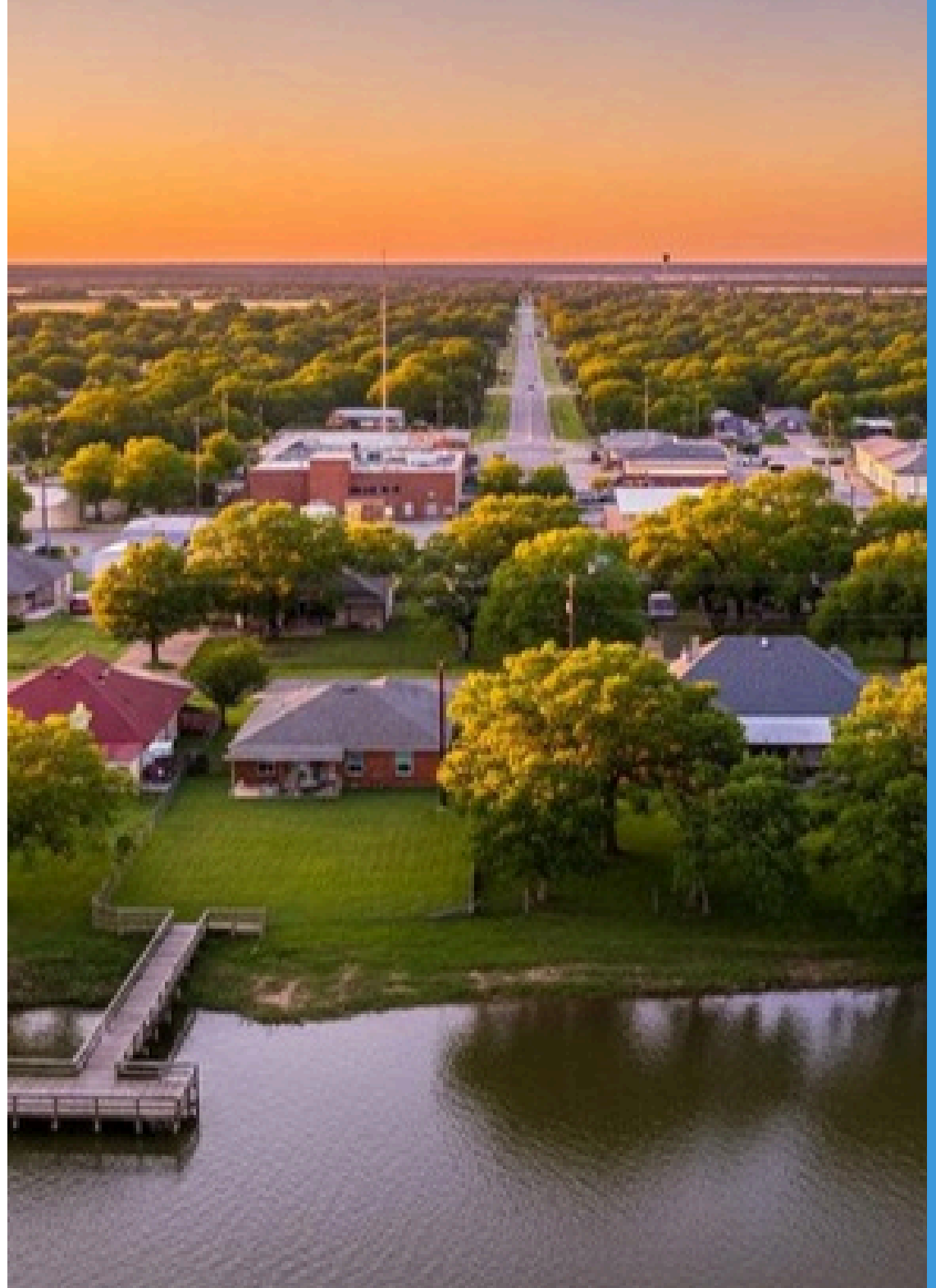
AREA OVERVIEW

DAYTON TEXAS

Dayton, strategically positioned in Liberty County just 40 minutes northeast of Downtown Houston, has rapidly emerged as one of the most dynamic and fastest-growing suburban logistics and residential hubs in Texas. Benefiting from a massive geographic repositioning, Liberty County's population surged 47.4% over the past decade, with a current 5.4% annual growth rate that ranks it as the second-fastest-growing county in the state.

This unprecedented regional expansion is being fueled by monumental infrastructure and corporate investments, most notably the completion of the Grand Parkway (State Highway 99), Eli Lilly's historic \$6.5 billion biomanufacturing facility in Generation Park and the delivery of the 3,800-acre Gulf Inland Logistics Park projecting the creation of over 10,000 high-quality logistics and manufacturing jobs. This immense influx of highly skilled labor and capital is creating a profound, structural housing deficit in the surrounding suburban perimeter

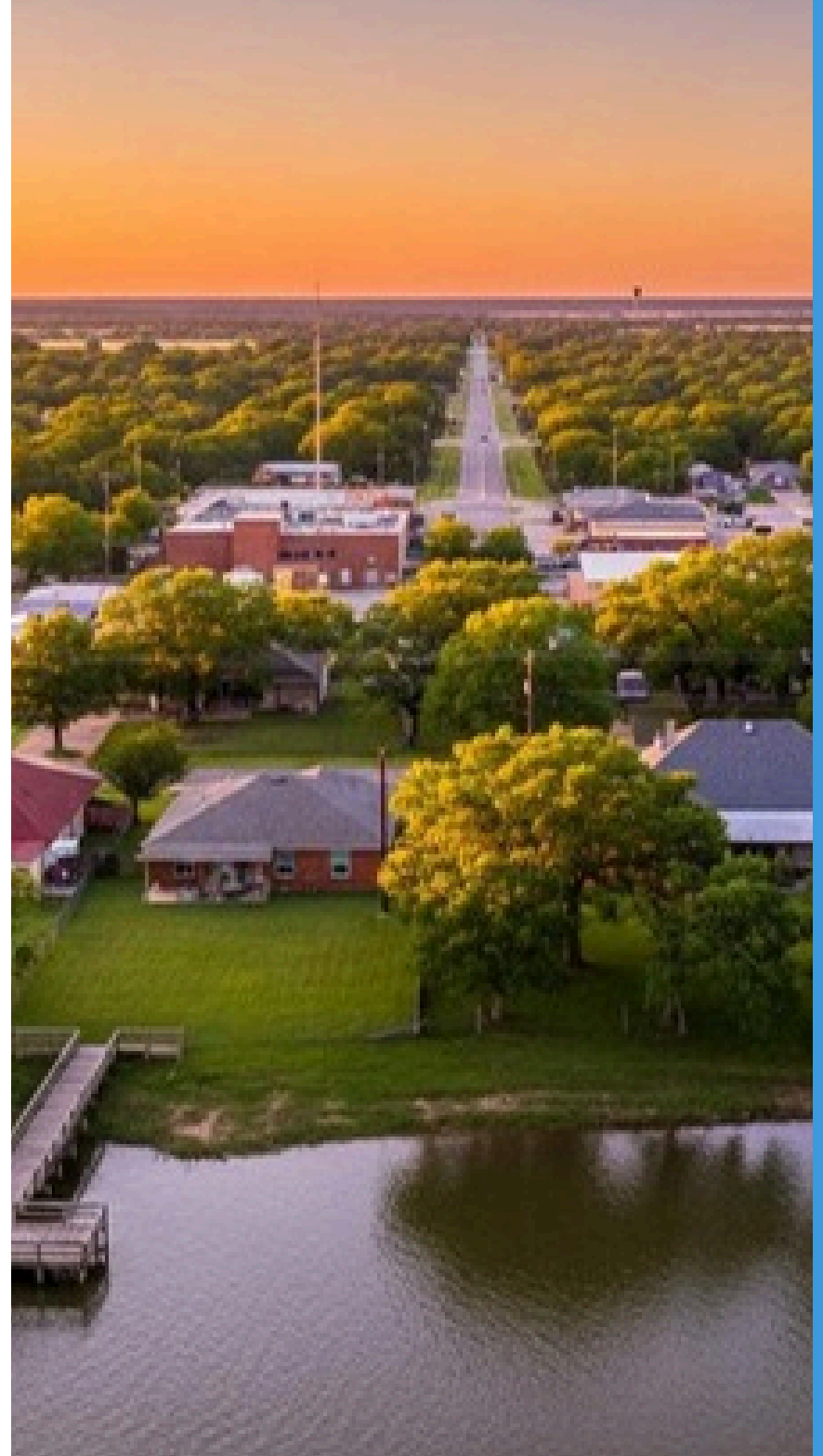
Dayton offers excellent connectivity via a dedicated exit off Grand Parkway, 7-minute drive to Mont Belvieu and a 15-min drive to Baytown's petrochemical jobs as well as a safe, family-friendly suburban environment. With the projected population and economic growth Dayton and Liberty County are positioned for strong rent growth, property value appreciation, and long-term investment stability.



AREA OVERVIEW

LOCATION HIGHLIGHTS IN THE NEWS

- **Liberty County Ranks as 2nd Fastest-Growing County in Texas**: Population grew by 5.4% annually, driven by massive domestic migration and corporate relocations into the Northeast Houston corridor
- **Grand Parkway (99) Transforms Regional Connectivity**: The \$1.28 billion Segment expansion of the nation's longest highway loop provides Dayton with unparalleled, high-speed access to major employment centers and the Port of Houston
- **Gulf Inland Logistics Park Celebrates Phase 1 Grand Opening (Oct. 2025)**: The 3,800-acre dual-rail megasite officially opens, bringing 400+ immediate new jobs and \$250 million in capital investment, with a long-term projection of 10,000 local jobs
- **River Ranch Master-Planned Community Set to Add 22,000 Residents**: The massive 7,000-acre residential project is rapidly advancing, slated to deliver 16,000 new homes, 400 acres of commercial space, and a dedicated school site to the Dayton area
- **QYK Brands announces a \$400 million biochemical manufacturing plant in Liberty County**: Projected to create 1,000 new jobs, further solidifying the region's industrial dominance.





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