



OFFERING MEMORANDUM

COUNTRY MEADOWS

on 604

8092 County Road 604
Alvarado, Texas 76009

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating, under contract, or in escrow for a transaction is urged to verify all information and conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including by obtaining and reviewing applicable documents and reports and consulting appropriate independent professionals.

Compass RE TX, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Compass RE TX, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues, to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Real estate contract law and agency representation questions should be directed to the broker of record in the applicable state of the subject property. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by Compass RE TX, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Offering Procedures

PURCHASERS WISHING TO MAKE AN OFFER OR TOUR THE PROPERTY ARE REQUESTED TO SUBMIT:

- Letter of Intent to purchase
- Proof of Funds OR Schedule of Real Estate Owned

Upon receipt of an acceptable Letter of Intent, the successful offeror will be supplied with a Purchase and Sale Agreement

ALL COMMUNICATION, INQUIRIES AND TOUR REQUESTS SHOULD BE ADDRESSED TO LISTING AGENTS BELOW:

Andrew Neumann
925.999.5135
andrew@nrescompany.com
4624 St Amand Cir
Fort Worth, TX 76126

Angela LaBounty
817.475.2397
angela.labounty@compass.com
550 Reserve St Suite 650
Southlake, TX 76092



Executive Summary

16 Unit | Class A | New Construction

Discover the multitude of possibilities for this newly constructed one- story apartment building. Functionally designed, the complex features 16 one-bedroom units nestled in a serene, pastoral country setting. The gated entry ensures privacy and security, making this complex an ideal choice for various housing needs. Whether you're seeking a recovery dwelling, temporary, or short-term housing for industry personnel such as traveling nurses, or a long-term home for veterans or retirees, this location offers a peaceful, secluded retreat. Seller financing available - reach out to listing brokers for terms!

OFFERING SUMMARY

PRICE	Contact Broker
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PRICE PER UNIT	Contact Broker
----------------	----------------

CAP RATE (Proforma)	Contact Broker
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Property Summary

PROPERTY	COUNTRY MEADOWS on 604
ADDRESS	8092 County Road 604, Alvarado, Texas 76009
UNITS	16
UTILITIES	All individually metered
AMENITIES	Dog Park/BBQ Area, Covered Parking, Green Space, Gated, Storage Space Outside of the Units
ZONING	Commercial Residential
SIZE	13,200 SF (Per Building Plan)
LAND	4.03 Acres (Per Survey)
FRONTAGE	200.18' (Per Survey)
YEAR BUILT	2025



Property Details

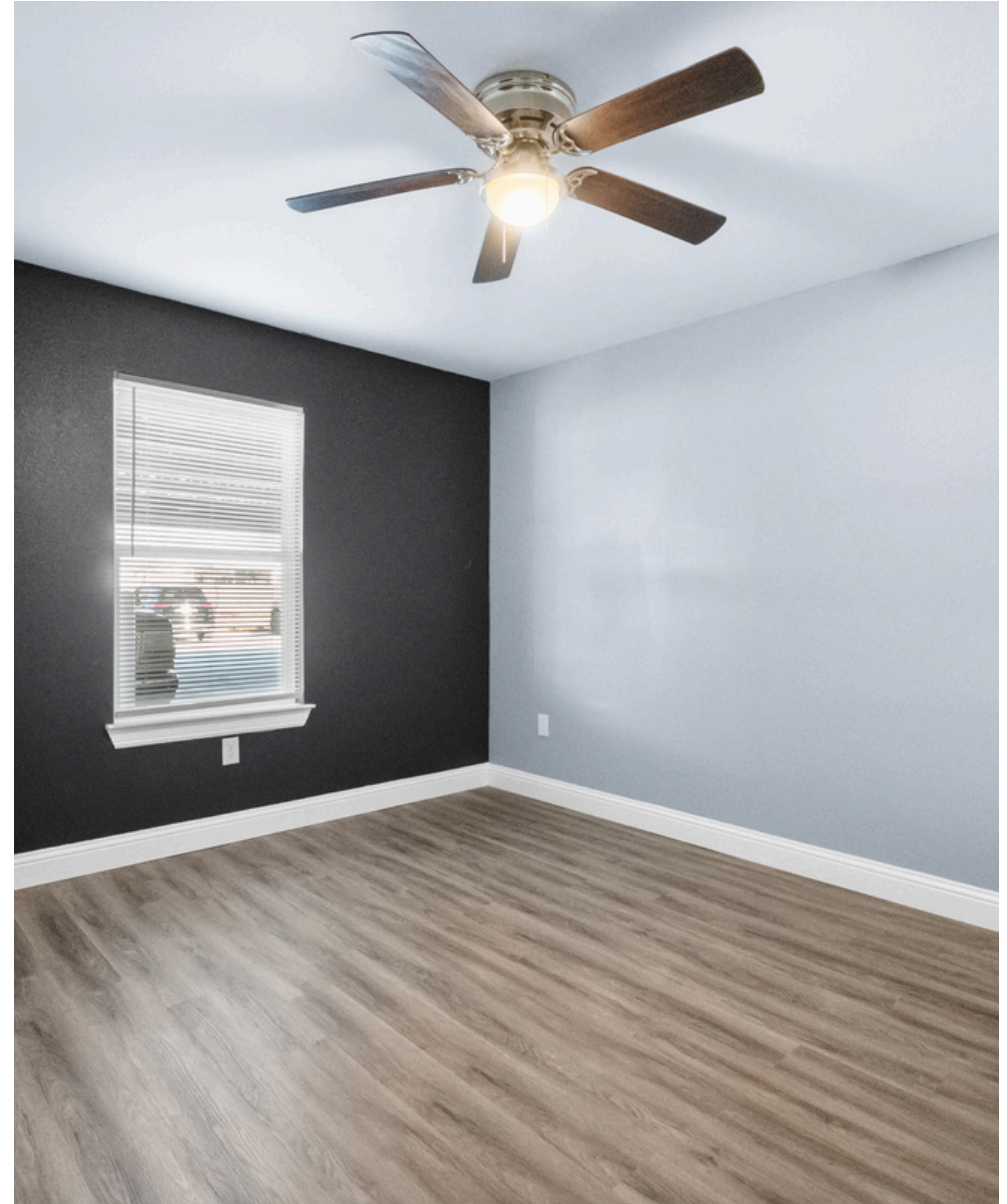
- Newly constructed apartment complex
- Private, pastoral, country setting
- 16x (1 bedroom units) ~ 704 sq ft each
- Secure, gated entry
- Monitored surveillance system
- Extended curb-less carport parking for each unit
- Grab bars in bathroom & shower, curbless shower, lowered threshold entry, wide 36” access doorways, no transition flooring, open concept kitchen
- Each unit includes brand new stainless appliances/refrigerator and stackable washer/dryer
- Dog Park and BBQ/Grilling area
- 3x (6 x 14 storage rooms)
- ~45 minutes to DFW International Airport
- ~ 15 minutes to nearby hospitals
- ~20 minutes South of Fort Worth, Texas
- < 40 miles to Dallas, Texas



Additional Income Opportunities

- **Washer/Dryer Monthly Charge**
 - Introduce optional in-unit washer/dryer rentals to provide tenants with added convenience while generating a consistent monthly income stream. This amenity-based upsell requires minimal management and can significantly boost ancillary revenue.
- **Reserved Parking Fees**
 - Designate premium or covered parking spaces at a monthly rate to meet tenant demand for convenience and vehicle security. This strategy captures additional income from an existing asset with virtually no additional overhead.
- **Outdoor Storage Space Fees**
 - Monetize unused exterior spaces by offering outdoor storage units for rent. Tenants gain extra room for personal belongings, while ownership unlocks new income potential from otherwise idle square footage.
- **Pet Rent (Monthly)**
 - Implement a monthly pet rent policy to accommodate pet owners while offsetting increased wear and tear on units. This common multifamily practice offers a reliable, low-maintenance revenue stream.
- **EV Charging Station Implementation**
 - Install electric vehicle charging stations and allow tenants to pay for usage through app-based metering. This future-focused amenity attracts environmentally conscious renters and positions the property as a modern, tech-forward asset.
- **Cable & Wi-Fi Package Program**
 - Offer a bulk-rate cable and internet package to tenants at a competitive monthly rate. Ownership benefits from wholesale pricing and margin pass-through, while tenants appreciate the plug-and-play convenience and cost savings.
- **Trash Valet Service Fee**
 - Add a doorstep trash collection service with a flat monthly charge per unit. This amenity improves property cleanliness, enhances tenant satisfaction, and creates an effortless ancillary income channel.

Property Photos



Property Photos



T-12 Proforma Summary

Contact Broker for Actuals

Operating Income & Expense

	Proforma
INCOME	
RENTS	\$225,000.00
VACANCY	\$15,000.00
FEES	\$3,500.00 (EST.)
OTHER INCOME	\$34,500.00
GROSS INCOME	\$241,000.00
EXPENSE	
AUTO AND TRAVEL	\$0.00
CLEANING AND MAINTENANCE	\$5,500.00 (EST.)
LEGAL/PROFESSIONAL/ADVERT	\$3,000.00 (EST.)
MANAGEMENT FEES	\$13,500.00 (6%)
REPAIRS	\$1,500.00 (EST.)
UTILITIES	\$4,000.00 (EST.)
TAXES	\$24,493.41 (2025)
INSURANCE	\$24,000.00 (CURRENT)
GROSS EXPENSES	\$75,993.41.
NOI - Net Operating Income	\$165,006.59

Proforma Assumptions

OCCUPANCY	95%
RENT INCREASE	3%
EXPENSE INCREASE	3%
RENT	\$1250
Washer/Dryer Fee	\$50/month per unit
Storage Space	\$40/month per unit
Cable/Wifi Package	\$75/month per unit
Additional Reserve Parking	\$100/month per unit
	\$241,000.00
GROSS EXPENSES	\$75,993.41.
	\$165,006.59
CAP RATE (PROFORMA)	5.08%

AREA EMPLOYMENT

Located within the Dallas-Fort Worth Metroplex, Alvarado, Texas benefits from access to a diverse regional economy supported by major employers across multiple sectors. The area's strategic location near major highways and growing population base contribute to strong employment opportunities. Notable employment sectors in and around Alvarado include:



MANUFACTURING & INDUSTRIAL: Alvarado is home to several manufacturing and distribution facilities, including operations in construction materials, fabrication, and logistics. Proximity to major transportation corridors like I-35W supports continued industrial growth and job creation.



EDUCATIONAL INSTITUTIONS: The Alvarado Independent School District (AISD) is a key local employer, offering positions in teaching, administration, and campus support services. Nearby colleges and trade schools in Johnson County and the DFW area also contribute to educational employment opportunities.



RETAIL & SERVICE: Retail centers, grocery stores, and locally owned businesses in Alvarado and surrounding cities provide a wide range of employment opportunities in customer service, food service, and retail management.



HEALTHCARE SERVICES: While Alvarado itself features clinics and family practices, larger hospitals and specialty care facilities in neighboring communities like Cleburne and Burleson offer employment for medical professionals, technicians, and administrative staff.



CONSTRUCTION & TRADES: With ongoing residential and commercial development in Johnson County, skilled tradespeople—including electricians, HVAC technicians, plumbers, and general contractors—are in high demand, providing steady employment in the construction sector.

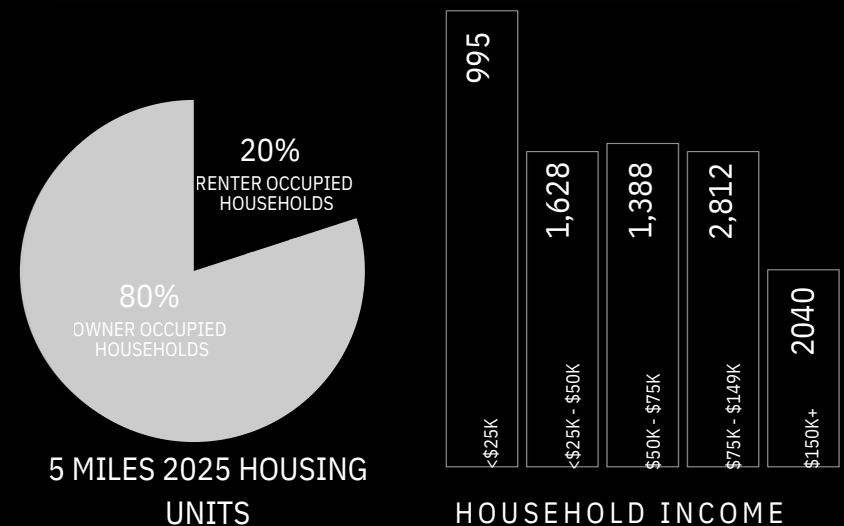


GOVERNMENT & PUBLIC SAFETY: City departments, including municipal administration, police, fire services, and public works, offer stable employment to local residents and contribute to the overall economic stability of Alvarado.

AREA DEMOGRAPHICS (2025)

27,613
POPULATION

8,863
HOUSEHOLDS



Sourced from CoStar**

Alvarado, Texas

Alvarado is dedicated to driving growth and prosperity in the community.

The Type B Economic Development Corporation is funded by a quarter-cent sales tax managed by a seven-member board of directors who have the vision to make a meaningful impact on the city's economic landscape.

The city goes beyond mere development; they are committed to improving the quality of life for residents and enhancing the city's appeal to visitors. By fostering strategic partnerships and leveraging the unique strengths of the community, they create a thriving environment where businesses flourish and individuals thrive.

Whether you're a business owner looking to relocate or expand, an entrepreneur seeking opportunities, or a resident invested in the future of the city, Alvarado unlocks new possibilities to build a brighter tomorrow for all who call Alvarado home.

To learn more about programs and initiatives, contact the Director of Economic Development, Hillary Cromer, at 817-790-3351. Connect today to discover how you can play a role in driving economic growth and prosperity in Alvarado, Texas.



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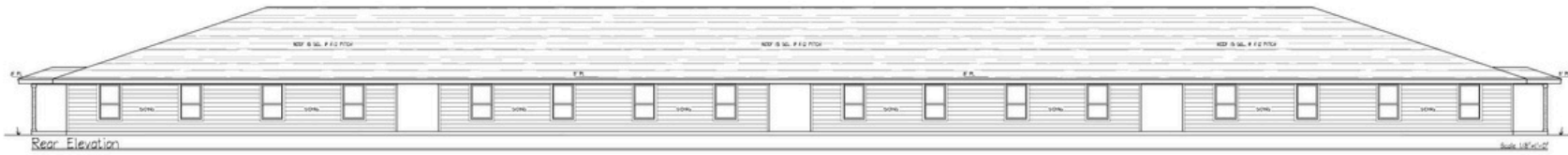


Job Location:
 Dismore Project
 8100 CR 604
 Alvarado, TX 76009
 Lot 1 & 2; Block 1

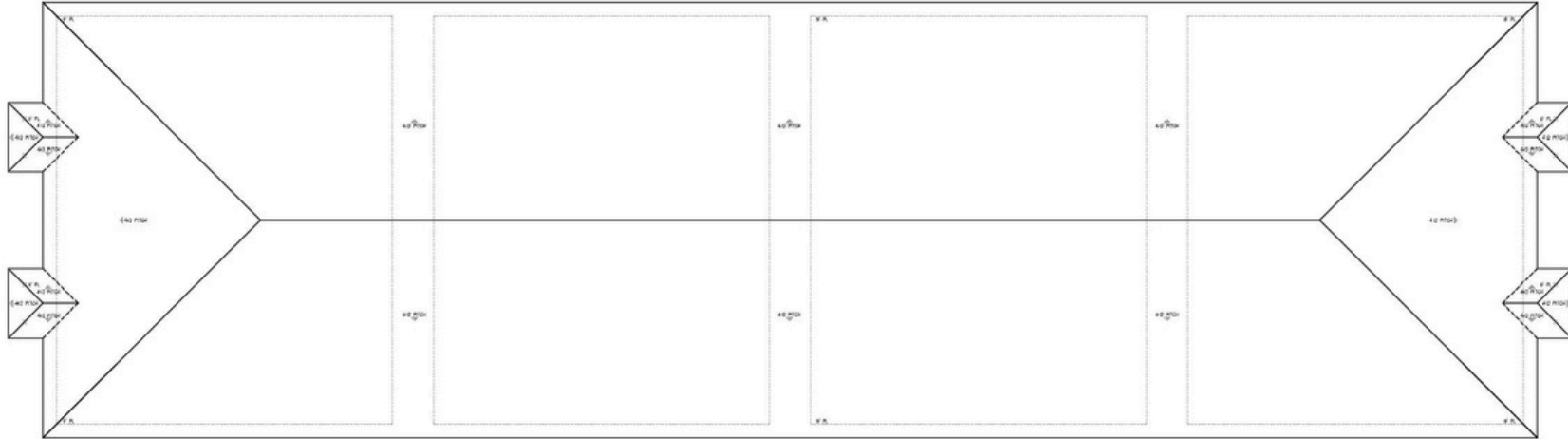
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DATE: 29 JUN 23
 PLAN: SL 11264
 A1



ROOF PLAN LEGEND	
	OVERHANG LINE
	RIDGE LINE
	VALLEY LINE
	FIRST FLOOR EXT. FRAME WALL OUTLINE
	SECOND FLOOR EXT. FRAME WALL OUTLINE
	DIRECTION OF DOWN SLOPE



Roof Plan

Scale: 1/8"=1'-0"

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A3

ELECTRICAL LEGEND

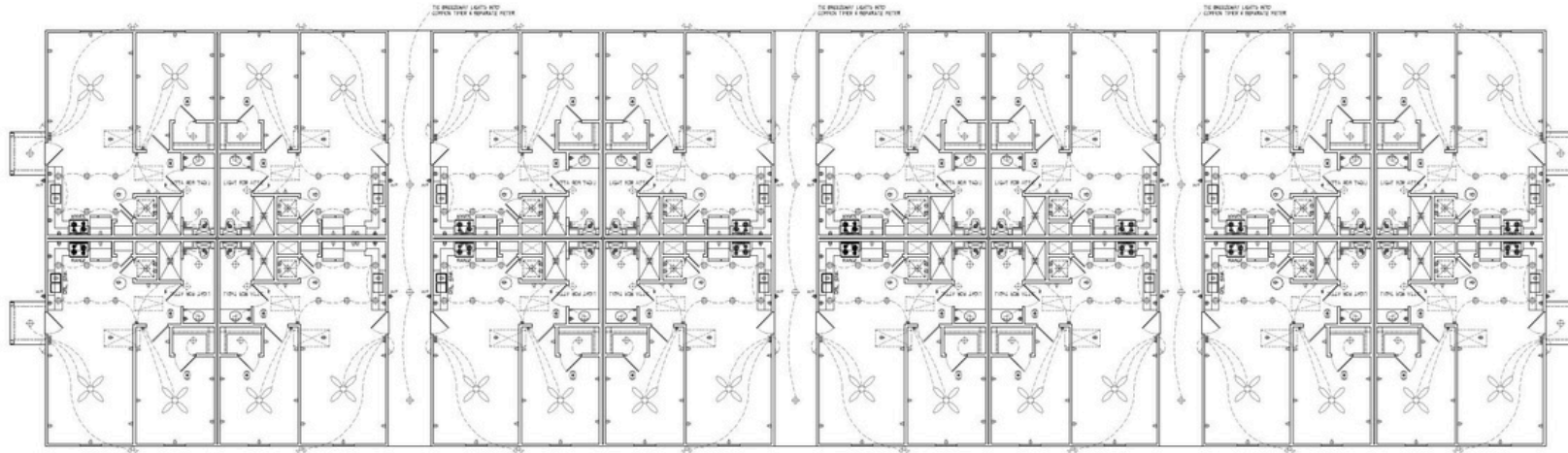
- § STANDARD SWITCH
- Ⓚ DIMMER SWITCH
- Ⓛ STANDARD OUTLET 12" A.F.F. (UNLESS NOTED OTHERWISE)
- Ⓛ_{DED.} DEDICATED STANDARD OUTLET 12" A.F.F. (UNLESS NOTED OTHERWISE)
- Ⓛ₂₂₀ 220 OUTLET 36" A.F.F. # UTILITY
- Ⓛ_{GFCI} GROUND FAULT CURRENT INTERRUPTER
- Ⓛ_{GFCI W/P} GROUND FAULT CURRENT INTERRUPTER WATER PROOF (EXTERIOR)
- Ⓛ_{SD} SMOKE DETECTOR
- Ⓛ_{EF} EXHAUST FAN (50 CFM)
- Ⓛ_{FD} FLOOR DUPLEX OUTLET
- Ⓛ_{CD} CEILING DUPLEX OUTLET
- Ⓛ_{CH} CEILING HEATER
- Ⓛ_{WH} WATER HEATER
- Ⓛ_{SL} SECURITY AND LOW VOLTAGE PANEL

LIGHTING LEGEND

- Ⓛ_{RC} RECESSED CAN LIGHT
- Ⓛ_{MR} MINATURE RECESSED CAN LED LIGHT
- Ⓛ_{WR} WATER PROOF RECESSED LIGHTING
- Ⓛ_{EB} RECESSED EYE BALL
- Ⓛ_{HL} HANGING OR MOUNTED LIGHT
- Ⓛ_P PENDANT LIGHT
- Ⓛ_S SCONCE
- Ⓛ_{FL} FLUORESCENT LIGHT (RE DRAWINGS FOR SIZE)
- Ⓛ_{CF} CEILING FAN W/ LIGHT
- Ⓛ_{PS} MOTION SENSOR FLOODS
- Ⓛ_{AF} ACCENT UP FLOODS
- Ⓛ_{IC} INDIRECT CABINET LIGHTING (CONFRONT W/ CABINETS/BUILDER FOR TYPE)
- Ⓛ_{RS} ROPE LIGHT W/ DIMMER SWITCH
- Ⓛ_{SL} STAIRWAY LIGHTING (PLACED NEAR TREAD)

ELECTRICAL NOTES :

1. ALL MOUNTING HEIGHTS ARE TO CENTER OF OUTLETS. ALL WALL OUTLETS SHALL BE MOUNTED AT 12" A.F.F. ALL LIGHT SWITCHES TO BE LOCATED 53" A.F.F. DIMMERS TO BE LOCATED AT 54" A.F.F. UNLESS NOTED OTHERWISE OR IF EXISTING MOUNTING LOCATIONS ARE USED, OR IF MATCHING EXISTING. CONSTRUCTION CONDITIONS ARE REQUIRED, OR UNLESS CURRENT GOODS DICTATE OTHERWISE.
2. ELECTRICAL OUTLETS ON OPPOSITE SIDES OF A COMMON WALL SHALL BE LOCATED ON SEPARATE STUD CAVITIES. NO BACK TO BACK OUTLETS. WHERE SPECIFIC CONDITIONS CONTRADICT THIS NOTE, THE ELECTRICAL CONTRACTOR SHALL RELOCATE 1 OUTLET TO OPPOSITE SIDE OF STUD NEAREST THAT DIMENSION.
3. IF ANY ELECTRICAL FLOOR OUTLET CANNOT BE LOCATED IN THE EXACT DIMENSIONED LOCATION, NOTIFY OWNER/BUILDER BEFORE PROCEEDING.



Floor Plan

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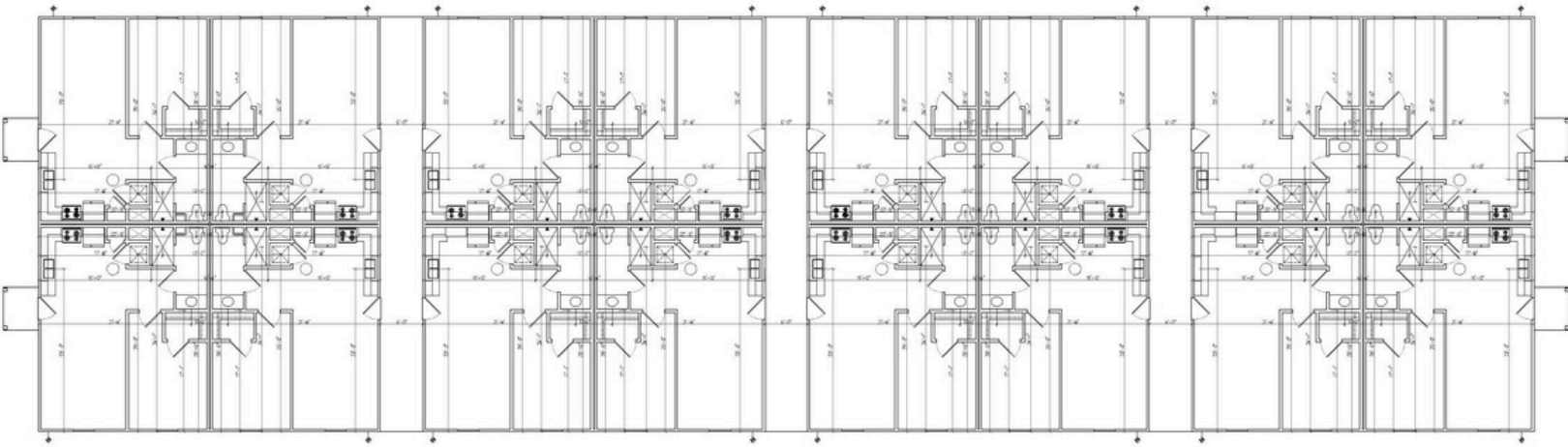


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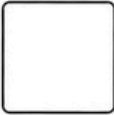
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 PLAN: SL 11264
 E1



Plumbing Rough Dimension Plan

Scale: 1/8" = 1'-0"

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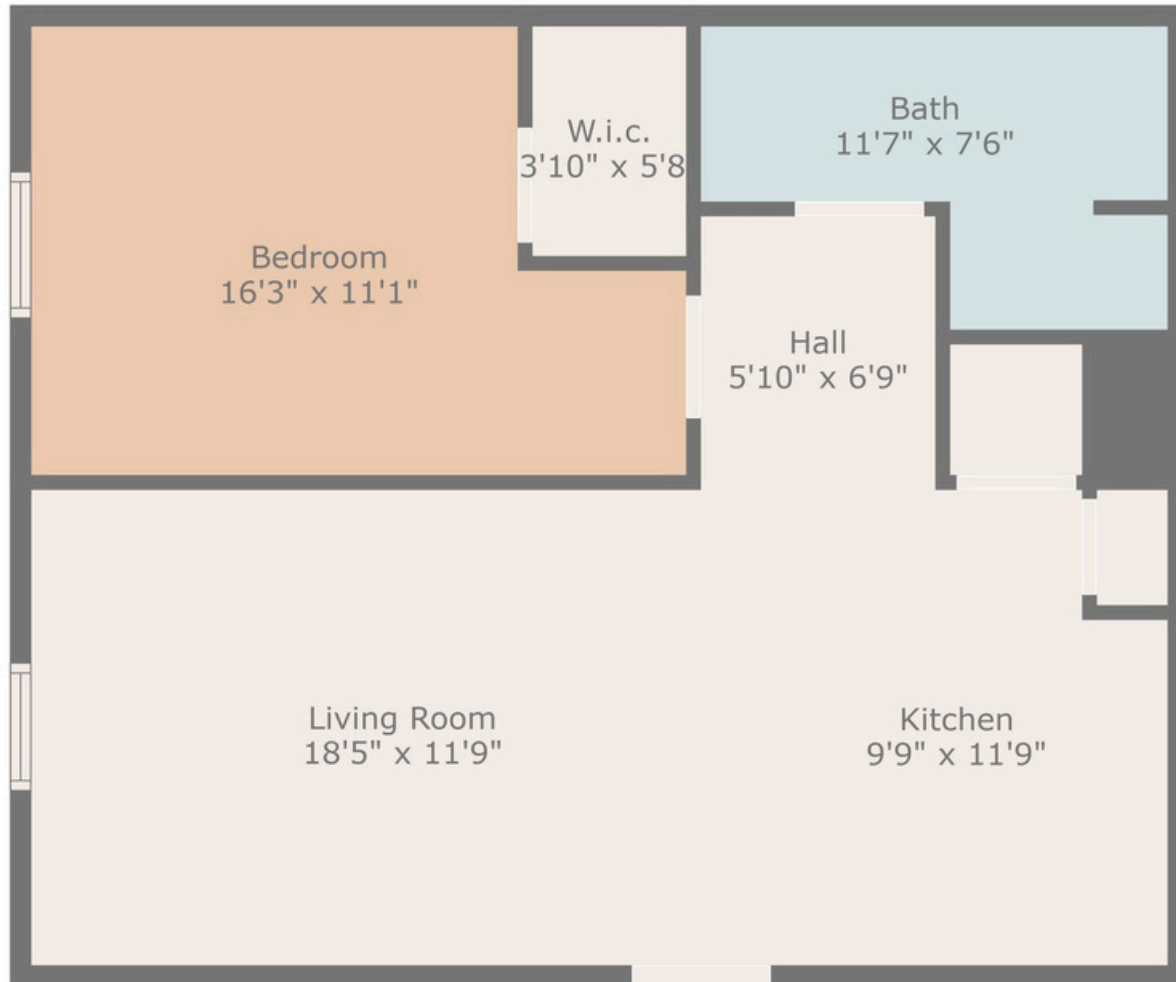


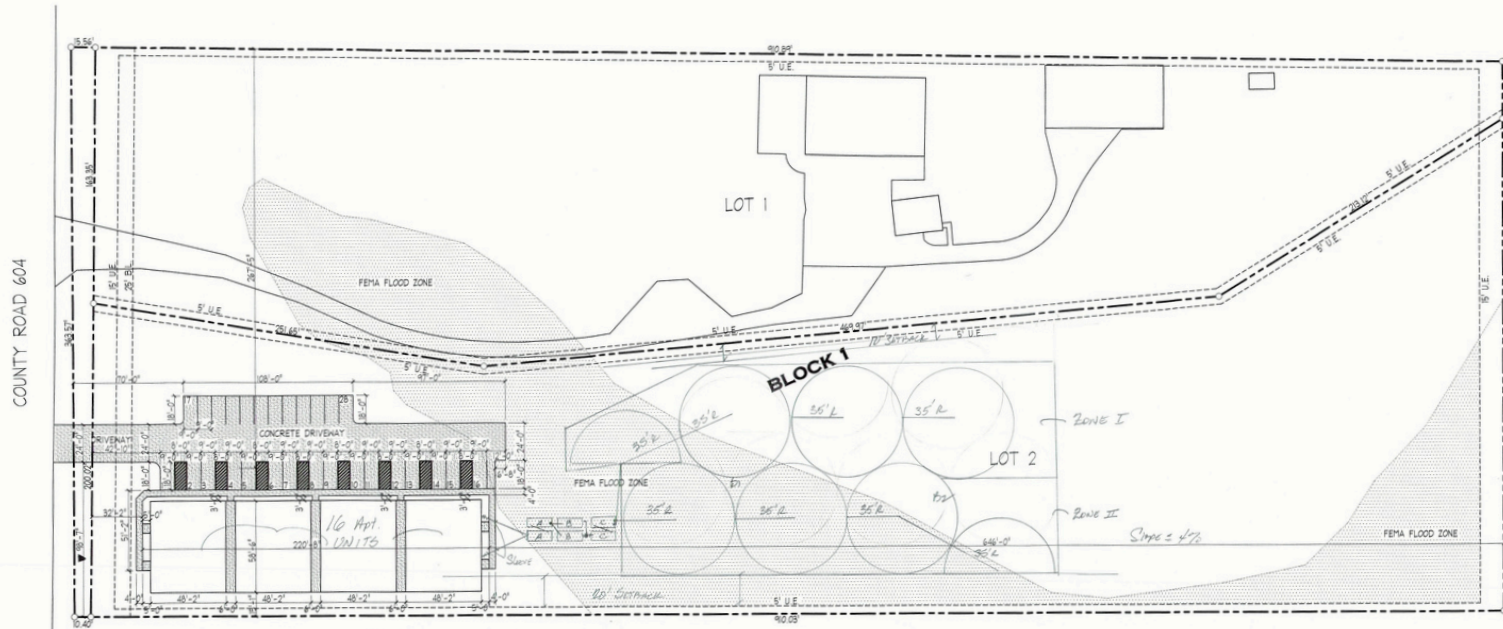
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* TANKS AND LOCATIONS
 W/IN FEMA'S 100YR
 FLOODPLAIN. TANKS ARE
 TO BE SECURED AS NOT
 TO FLOAT DURING A FLOOD
 EVENT. SURFACE W/ HISTORIC
 STRAPS FOR STABILIZE
 ELECTRICAL COMPONENTS W/NOT
 BE LOCATED W/IN FLOODPLAIN
 PER SITE PLAN.

- Tank Symbols
- | | |
|----|------------------------------|
| A) | 2 - EXT 12500 GAL |
| B) | 2 - NORM WARE 15000 GAL |
| C) | 2 - EXT 12500 GAL PUMP TANKS |
- W/TANKS: 2000 GAL PUMPS
- = 1/2 HP PUMP
 - ⊖ = DOWN 1/2 HP PUMP W/TIME
 - ▲ = DIRECTIONAL
 - ⊥ = CHIMNEY/CAP
 - || = DYE CONDUITS



ARCHITECTURAL SITE PLAN

SCALE 1" = 40'



Andrew Neumann
925.999.5135
andrew@nrescompany.com
4624 St Amand Cir
Fort Worth, TX 76126

Angela LaBounty
817.475.2397
angela.labounty@compass.com
550 Reserve St Suite 650
Southlake, TX 76092

NRES
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