

FOR SALE



Demolay Apartments

1101 Demolay St., La Marque, TX 77568



Hunington

Hunington Properties, Inc.

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Demolay Apartments is a recently renovated multifamily property located at 1101 Demolay Street, La Marque, Texas 77568, within the Galveston County submarket. Originally constructed in 1971 and remodeled in 2025, the property offers an opportunity to acquire an updated asset positioned to serve the growing demand for quality rental housing throughout the region. The property consists of approximately 6,505 square feet of building area situated on a 23,505-square-foot parcel. The one-story configuration provides operational efficiency and resident accessibility while supporting a tenant-friendly living environment. The recent renovation enhances the asset's marketability through updated finishes, improved functionality, and reduced near-term capital improvement needs.

Strategically located in La Marque, the property benefits from its position within Galveston County, a market supported by diverse employment sectors including healthcare, industrial, petrochemical, logistics, tourism, and port-related industries. The area's connectivity to major regional destinations, including Texas City, Galveston, and the greater Houston metropolitan area, contributes to sustained rental demand and long-term investment appeal. Demolay Apartments represents a value-enhanced multifamily opportunity with the benefits of a recently remodeled asset, an established location, and exposure to the continued economic growth and residential demand within the Galveston County submarket.

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**1101 Demolay St.,
La Marque, TX 77568**

LIST PRICE
\$900,000.00

BUILDING SF
6,505

LOT SIZE SF
23,505

LOT SIZE AC
0.54

UNITS
12

STORIES
1

YEAR BUILD/RENOVATED
1971/2025

PARCEL-ID
3978-000-0002-006

FLOOD RISK
NOT IN 100/500 YEAR

SUBMARKET
GALVESTON COUNTY



Recently Renovated Multifamily Asset: Property underwent a comprehensive remodel in 2025, enhancing resident appeal and reducing near-term capital expenditure requirements.

Strategic Galveston County Location: Situated in La Marque, Texas, within the established Galveston County submarket, offering access to regional employment centers, transportation corridors, and coastal market amenities.

Efficient Building Profile: The property features approximately 6,505 square feet of rentable building area with a one-story layout designed for operational efficiency and resident convenience.

Well-Sized Parcel: Positioned on a 23,505-square-foot lot, providing an efficient land-to-building ratio and potential flexibility for property operations.

Established Asset with Modern Improvements: Originally constructed in 1971, the property benefits from the character and location advantages of an established community while offering the benefits of recent modernization.

Strong Regional Connectivity: Convenient access to key markets throughout Galveston County, including Texas City and Galveston, with connectivity to the broader Houston metropolitan area.

Diverse Economic Drivers: The surrounding market is supported by major employment sectors including healthcare, industrial, petrochemical, logistics, tourism, and port-related industries.

Value-Add Investment Opportunity: A renovated asset positioned to capture rental demand from residents seeking updated housing options in an established and growing submarket.





Rent Roll

Unit Mix Summary					
Unit Mix			Actual		Unit Details
Unit Type	Unit #	SF	Rent/SF	Monthly Rent	Utilities
2x1	1	725	\$1.51	\$1,095	
1x1	2	525	\$1.70	\$895.00	
1x1	3	525	\$2.05	\$1,075.00	All Bills Paid
1x1	4	525	\$2.28	\$1,195.00	All Bills Paid
1x1	5	525	\$1.71	\$900.00	
1x1	6	525	\$1.33	\$700.00	
1x1	7	525	\$1.86	\$975.00	All Bills Paid
1x1	8	525	\$1.51	\$795.00	
1x1	9	525	\$1.51	\$795.00	
1x1	10	525	\$1.86	\$975.00	All Bills Paid
1x1	11	525	\$1.86	\$975.00	All Bills Paid
1x1	12	525	\$1.51	\$795.00	
Averages		542 SF			
Total	12 Units	6,500 SF	Monthly Rent	\$11,170.00	
			Annual Rent	\$134,040.00	

Deal Room Instructions

CREXI

Click 'Due Diligence' at top/middle of screen for more detailed financials and rent roll information. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

LoopNet

Scroll down to the page below the executive summary and click 'Click here to access' which is located next to the Data Room. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

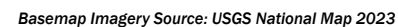
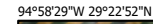
To sign the CA directly:
Contact broker mbean@hpiproperties.com, who will send a PDF copy of the confidentiality agreement for your direct signature.

****The most up to date financials will always be in the deal room.**

TRAILING 12-MONTH (T12) FINANCIAL STATEMENT														
Multifamily Apartment Complex														
Property Name:	Demolay Apartments				Total Units:	12								
Address:	1101 Demolay St La Marque, TX 77568				Report Period:	August 2025 – July 2026								
Line Item	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	T12 Total	Pro Forma(5% Vacancy)
INCOME														
Gross Potential Rent (GPR)	\$10,240.00	\$10,240.00	\$10,240.00	\$10,240.00	\$10,240.00	\$10,822.00	\$10,822.00	\$10,822.00	\$10,822.00	\$10,822.00	\$10,822.00	\$10,985.00	\$127,117.00	\$134,040.00
Less: Vacancy Loss & Concessions	(\$4,175.00)	(\$3,380.00)	(\$3,380.00)	(\$3,380.00)	(\$3,380.00)	(\$2,485.00)	(\$2,485.00)	(\$1,590.00)	(\$1,590.00)	(\$1,590.00)	(\$1,590.00)	(\$2,765.00)	(\$31,790.00)	(\$6,702.00)
Net Rental Income	\$6,065.00	\$6,860.00	\$6,860.00	\$6,860.00	\$6,860.00	\$8,337.00	\$8,337.00	\$9,232.00	\$9,232.00	\$9,232.00	\$9,232.00	\$8,220.00	\$95,327.00	\$127,338.00
Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
TOTAL EFFECTIVE GROSS INCOME (EGI)	\$6,065.00	\$6,860.00	\$6,860.00	\$6,860.00	\$6,860.00	\$8,337.00	\$8,337.00	\$9,232.00	\$9,232.00	\$9,232.00	\$9,232.00	\$8,220.00	\$95,327.00	\$127,338.00
OPERATING EXPENSES														
Management Fees	\$303.25	\$343.00	\$343.00	\$343.00	\$343.00	\$416.85	\$416.85	\$461.60	\$461.60	\$461.60	\$461.60	\$411.00	\$4,766.35	\$4,766.35
Repairs & Maintenance	\$137.12	\$72.49	\$174.34	\$159.41	\$207.43	\$129.42	\$245.15	\$187.69	\$175.94	\$127.59	\$224.62	\$341.59	\$2,182.79	\$2,182.79
Contract Services (Landscaping, Pest, Pool, etc.)	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$80.00	\$960.00	\$960.00
Utilities — Electric	\$104.46	\$104.63	\$115.71	\$102.47	\$98.71	\$134.97	\$82.24	\$148.83	\$274.87	\$235.27	\$311.21	\$439.96	\$2,153.33	\$2,153.33
Utilities — Water / Sewer	\$454.00	\$435.74	\$409.16	\$407.61	\$410.80	\$418.10	\$412.70	\$544.40	\$572.80	\$544.40	\$544.40	\$544.40	\$5,698.51	\$5,698.51
Utilities — Gas	\$151.56	\$155.55	\$152.61	\$213.69	\$190.66	\$188.46	\$262.24	\$208.31	\$221.29	\$208.32	\$220.52	\$201.99	\$2,375.20	\$2,375.20
Utilities — Trash	\$287.91	\$287.91	\$287.91	\$287.91	\$411.47	\$411.47	\$411.47	\$411.47	\$411.47	\$411.47	\$411.47	\$411.47	\$4,443.40	\$4,443.40
Insurance	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$386.28	\$4,635.36	\$4,635.36
Property Taxes	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$401.74	\$4,820.88	\$4,820.88
TOTAL OPERATING EXPENSES	\$2,306.32	\$2,267.34	\$2,350.75	\$2,382.11	\$2,530.09	\$2,567.29	\$2,698.67	\$2,830.32	\$2,985.99	\$2,856.67	\$3,041.84	\$3,218.43	\$32,035.82	\$32,035.82
NET OPERATING INCOME (NOI)	\$3,758.68	\$4,592.66	\$4,509.25	\$4,477.89	\$4,329.91	\$5,769.71	\$5,638.33	\$6,401.68	\$6,246.01	\$6,375.33	\$6,190.16	\$5,001.57	\$63,291.18	\$95,302.18



National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

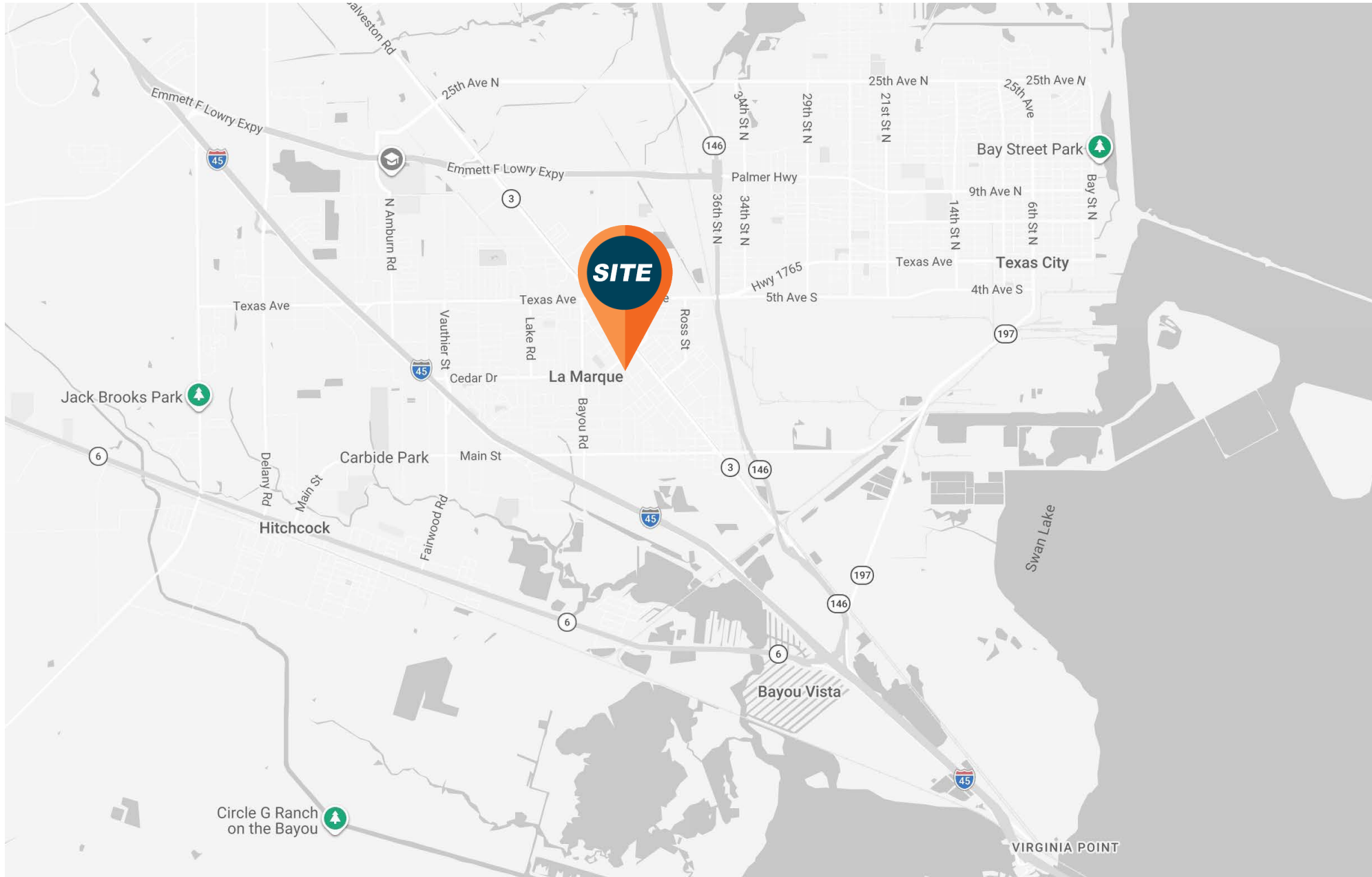
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **9/15/2026 at 4:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Hunington

Location Map



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.

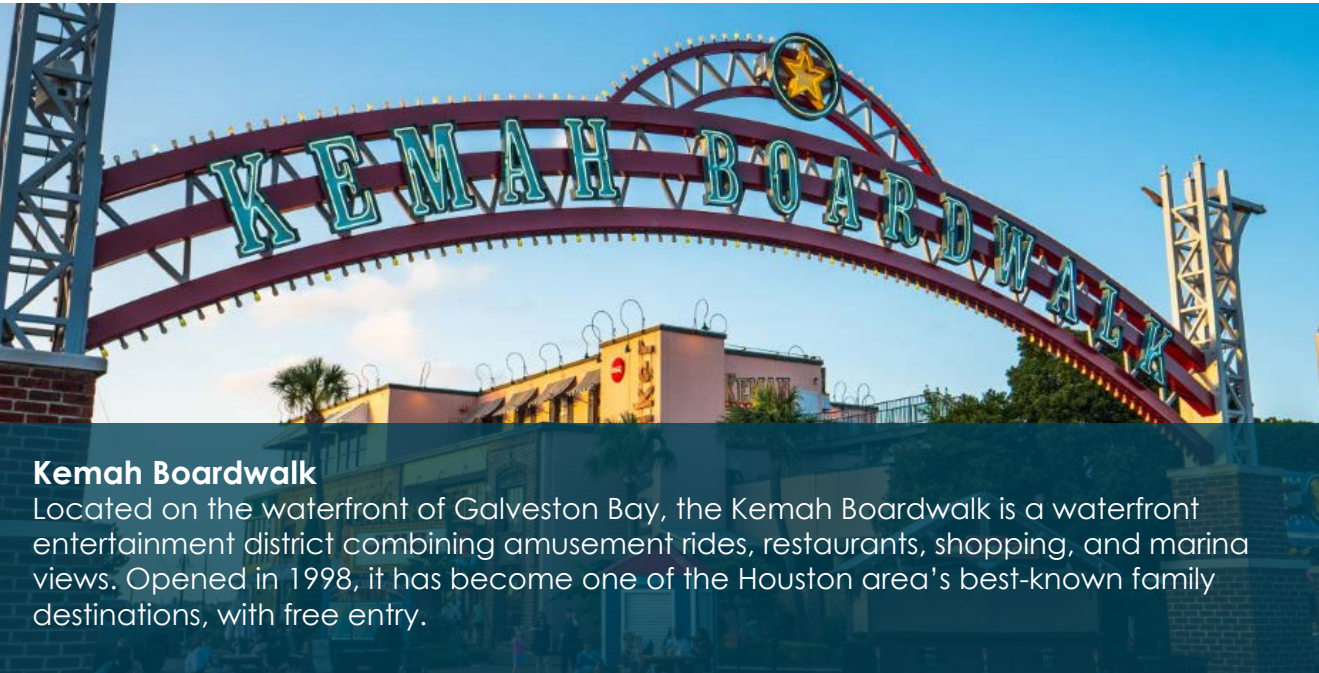


Galveston County is a dynamic coastal market within the greater Houston metropolitan area, offering a diverse economic base, strong regional connectivity, and steady residential growth. The county benefits from its proximity to Houston while maintaining its own economic drivers through industrial, healthcare, tourism, maritime, and energy-related industries. Communities throughout the county, including La Marque, Texas City, Galveston, and League City, attract residents seeking access to employment opportunities, coastal amenities, and an attractive quality of life.

The county's economy is supported by a broad range of industries, including petrochemical, manufacturing, logistics, healthcare, education, tourism, and port activity. Major employment centers, industrial facilities, and transportation infrastructure, including Interstate 45, continue to enhance the area's long-term economic outlook and regional accessibility.

The multifamily market in Galveston County benefits from sustained rental demand driven by population growth, workforce expansion, and the affordability advantages compared to nearby markets. Well-located and renovated properties are positioned to attract renters seeking updated housing options with convenient access to employment centers and regional amenities.

Overall, Galveston County presents an attractive investment environment supported by favorable demographics, diverse economic fundamentals, and continued growth. The combination of coastal appeal, employment diversity, and residential demand creates a strong foundation for multifamily investment opportunities throughout the submarket.



Kemah Boardwalk

Located on the waterfront of Galveston Bay, the Kemah Boardwalk is a waterfront entertainment district combining amusement rides, restaurants, shopping, and marina views. Opened in 1998, it has become one of the Houston area's best-known family destinations, with free entry.



Lagoonfest Texas

Lagoonfest Texas is a seasonal attraction built around a large, crystal-clear lagoon with whitesand beaches. Activities include swimming, kayaking, paddleboarding, and inflatable obstacle courses, making it especially popular with families.



NASA Clear Lake

Home to the renowned Johnson Space Center, one of the nation's premier aerospace and technology hubs. The area offers a unique blend of high-paying employment, waterfront recreation, shopping, dining, and entertainment, making it a major economic driver for the Greater Houston region and a desirable destination for residents and visitors.



Dickinson Railroad Museum

The Dickinson Railroad Museum is a local history museum and preserved railroad depot in Dickinson, Texas. Housed in the restored 1902 Galveston, Houston & Henderson (GH&H) Railroad depot, it highlights the community's railroad heritage and the role the railway played in the development of Dickinson and the surrounding Galveston County area.



Bay Area Raceway

Bay Area Raceway is a family entertainment center in Dickinson, Texas, centered around outdoor go-kart racing with additional attractions for groups and families. It is known locally as a destination for birthday parties, casual outings, and day-pass entertainment that combines multiple activities in one venue.



Tanger Outlets Houston

It's an open-air outlet mall with stores facing outward rather than an enclosed corridor, giving it a more spacious, walkable feel with landscaping, water features, and covered walkways. It features a mix of well-known brands (like Victoria's Secret) and is well-reviewed for its clean, easy-to-navigate layout and helpful staff.

Galveston Attractions



University of Houston Clear Lake

This public university offers bachelor's, master's, and doctoral degree programs across business, education, science and engineering, and human sciences and humanities. Located near the Johnson Space Center, the university is known for strong ties to the aerospace, healthcare, and technology industries, providing students with research, internship, and career opportunities.



Moody Gardens

This large theme park with a glass rainforest pyramid features free-roaming birds, sloths, and monkeys, plus an aquarium pyramid with penguins, sharks, and jellyfish, and rotating seasonal exhibits like ice sculptures. It's a great full-day destination that's both entertaining and educational, and it's about a 20-minute drive from Texas City.



1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
7,562 Population	38,872 Population	76,611 Population
39.1 Median Age	39.5 Median Age	39.2 Median Age
2,975 Households	15,809 Households	30,335 Households
\$63,845 Average HH Income	\$77,058 Average HH Income	\$90,036 Average HH Income
1,424 Renter Occupied Households	7,709 Renter Occupied Households	12,274 Renter Occupied Households



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Hunington Properties, Inc.	454676-BB	sandy@hpiproperties.com	713-623-6944
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Scott Lunine	787298-SA	scott@hpiproperties.com	713-854-5946
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Bean	663805	mbean@hpiproperties.com	713-303-5603
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date