

An aerial photograph of the Richards Apartments complex. The complex consists of several long, three-story apartment buildings with grey roofs and blue and white siding. The buildings are arranged in a U-shape around a large parking lot. There are two basketball courts, one with a green and red court and another with a yellow court. A swimming pool is visible in the upper left corner. The surrounding area includes green fields, trees, and a body of water in the background.

# RESERVE AT RICHARDS APARTMENTS

A 494-Units, 3-Story  
Apartments  
Located Near Prairie View  
Texas A&M University

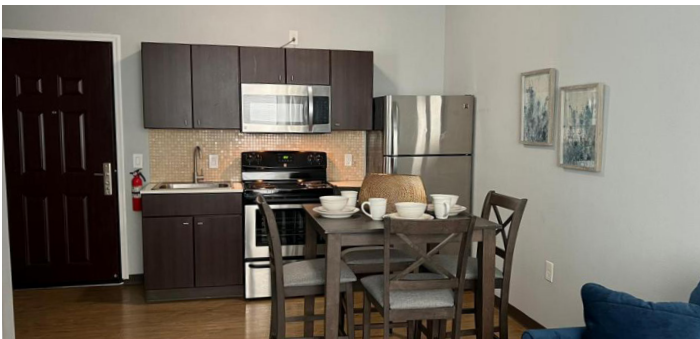
**Skyland**

13219 STAFFORD RD. | MISSOURI CITY, TX 77489



## Investment Highlights

- **Stabilized, core-plus multifamily community** in a fast-growing corridor west of Houston, positioned to benefit from regional residential demand, employment migration, and limited new supply
  - **Prime location with direct access** to U.S. Highway 290, offering efficient connectivity to the greater Houston metro (45 minutes) and Bryan-College Station (40 minutes), two of the fastest-growing markets in Texas
  - **Surrounded by essential community infrastructure**, including nearby grocery, healthcare, education, and retail centers in Prairie View, Waller, and Hempstead
  - **Within minutes of major regional employers**, including Daikin (~9,500+ employees) Waller ISD, Prairie View A&M University (non-student resident base), local medical offices, and industrial/distribution parks along Highway 290
  - **Affordability-driven renter demand**, with average rents at \$889/month (range: \$750–\$1,025), significantly below comparable rents in suburban Houston or College Station — delivering strong value for families and working professionals
  - **Favorable cost-to-own spread**, with nearby single-family homes averaging ~\$325,000 (Zillow, 2024), positioning Reserve at Richards as a highly attractive alternative for rent-by-choice households
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- **Institutional appeal with a suburban quality-of-life experience**, landscaped grounds, onsite amenities, and easy access to schools, shopping, and parks
  - **Well-maintained asset with consistent occupancy**, strong in-place cash flow, and operational stability
  - **Compelling Value-Add Opportunity** to drive future rent growth:
    - Select units may be upgraded with modern interior finishes (cabinets, fixtures, appliances) to achieve rental premiums
    - Opportunity to enhance curb appeal, signage, and community branding
  - **Potential to add or improve amenities** such as outdoor gathering areas, fitness zones, pet facilities, or high-speed internet packages
  - **Underserved market for upgraded** family-focused multifamily in this corridor supports a moderate renovation strategy without overpricing core tenant demand



## Interior Features

- Open-concept, studio, one-bedroom, two-bedroom and four-bedroom floorplans with airy 9' or 10' ceilings and vinyl tile flooring
- Modern kitchens include stainless steel appliances
- Granite or quartz countertops, designer tile backsplash, undermount single-basin sinks
- Individual bathrooms in every room feature walk-in shower, framed mirrors, custom cabinets
- Each room has closets
- Washer/dryer in all the units.
- ATT Fiber Ready in every unit

## Site Information

Number of Units	494
Year Built	2018-2019
Land Size	4.17 acres (Tract 1) 8.72 acres (Tract 2)
Residential NRA	267,368± SF
Residential Occupancy	90.28% (April 2025)

## Mechanical Systems

Electrical	Individually metered (resident pays)
HVAC	Individual climate controlled units
Hot Water	Individual heaters (resident pays)
Water/Sewer	Sub-metered (resident pays)

## Construction

Style	Wood frame construction
Elevators	Three
Foundation	Concrete post-tension slab
Exterior	Siding & Brick
Roof	Low-Slope
Floor Covering	Vinyl
Paving	Asphalt
Wiring	Copper
Piping	CPVC

## Parking

Structure	Asphalt
Total Garage Spaces	750+ (includes 38 handicap)



## Area Highlights

### Surrounded by Major Regional Employers

- Within a short drive of several large-scale employers and industrial hubs, including:
  - Daikin Texas Technology Park – One of the world's largest HVAC manufacturing facilities (~9,500+ employees)
  - FedEx Ground Distribution Hub – Key logistics and shipping center supporting Houston's western corridor
  - Goya Foods Manufacturing Facility – Major food production and distribution plant
  - Tesla-Linked Suppliers and Industrial Developers – The area is seeing industrial expansion from automotive and EV-related suppliers supporting Tesla's growing Texas footprint
  - Waller ISD, Prairie View A&M, local government and healthcare – Stable base of education and public sector employment

### Proximity to Prairie View A&M University

- Located just 2 minutes from Prairie View A&M University one of the nation's largest HBCUs, with ongoing campus expansion, new residence halls, and research funding, a growing HBCU with over 9,000 enrolled students
- Ideal for student housing, staff, and faculty rental demand
- University's continued growth supports stable occupancy and rent growth

### Excellent Connectivity & Access

- Easy access to Highway 290, providing direct routes to Houston (45 minutes) and College Station
- Convenient commute to local employment, shopping, and recreational centers

### Retail & Lifestyle Convenience

- Close to local retail hubs, including Walmart, Brookshire Brothers, and other essential services in Waller and Hempstead
- Dining and convenience within minutes
- Chick-fil-A, McDonald's, Whataburger, and local favorites

### Healthcare & Essential Services

- Quick access to Waller County Medical Center and local urgent care clinics
- Pharmacy and dental services within a short drive

### Residential Growth & Affordability

- Located in a fast-growing, affordable suburban corridor
- Popular with students, young professionals, and families seeking cost-effective living near Houston

## Unit Mix

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
Studio (A1)	76	345	\$825	\$2.30
1BR / 1BA (B1)	38	362	\$900	\$2.49
1BR / 1BA (B2)	38	396	\$925	\$2.34
1BR / 1BA (B3)	76	420	\$950	\$2.26
2BR / 2BA (C1)	152	621	\$1100	\$1.26
2BR / 2BA (C2)	38	740	\$1200	\$1.77
2BR / 2BA (C3)	76	762	\$1275	\$1.62
<b>AVG. / TOTAL</b>	<b>494</b>	<b>520</b>	<b>\$1067</b>	<b>\$2.06</b>

Owner and Broker make no representation as to the actual square footage of any units or rooms.

Prospective purchasers are encouraged to independently confirm the measurement of all units.



## Community Features

- Amenities include oversized pool, basketball court, dog park, and family playground with bbq area.
- Modern clubhouse with dynamic social spaces, quiet room, and game room
- Business center with WiFi
- State-of-the-art fitness center with cardio machines, free weights, and individual weight machines
- Pet-friendly community
- Controlled access



## Floor Plans

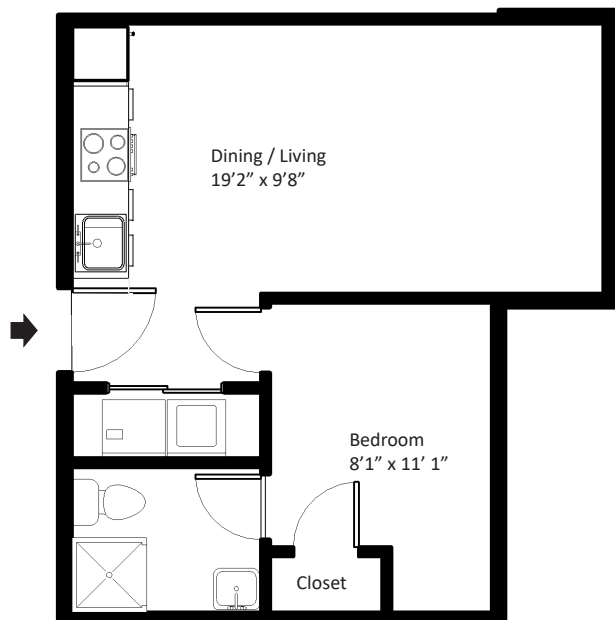
### Studio

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
Studio (A1)	76	345	\$825	\$2.30



### 1 Bedroom / 1 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (B1)	38	362	\$900	\$2.49

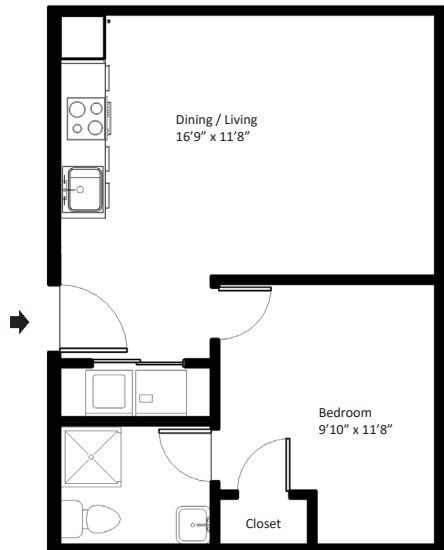




## Floor Plans

### 1 Bedroom / 1 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (B2)	38	396	\$925	\$2.34



### 1 Bedroom / 1 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
1BR / 1BA (B3)	76	420	\$950	\$2.26

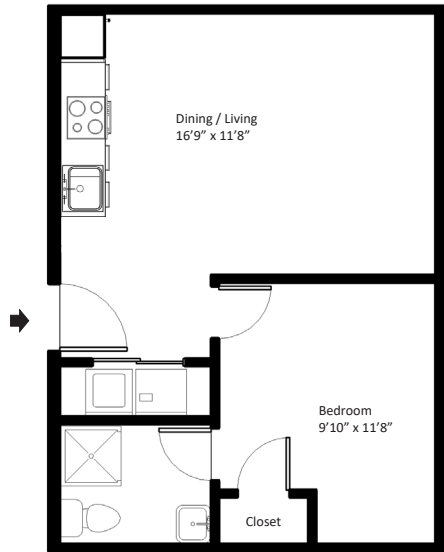




## Floor Plans

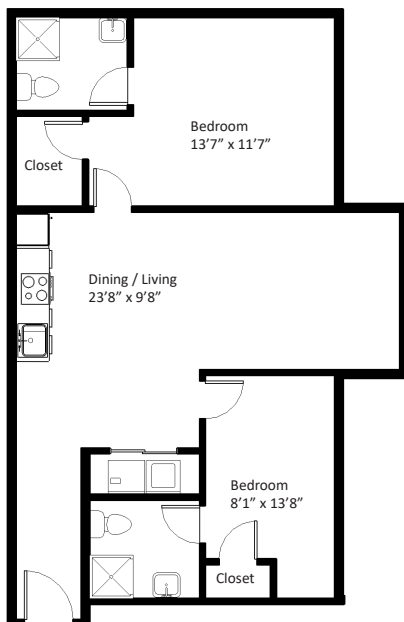
### 2 Bedroom / 2 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
2BR / 2BA (C1)	152	621	\$1100	\$1.26



### 2 Bedroom / 2 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
2BR / 2BA (C2)	38	740	\$1200	\$1.77

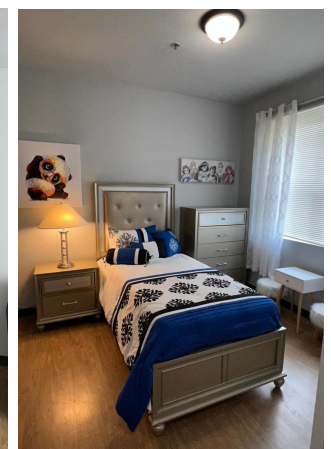
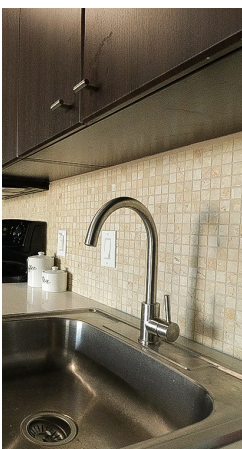




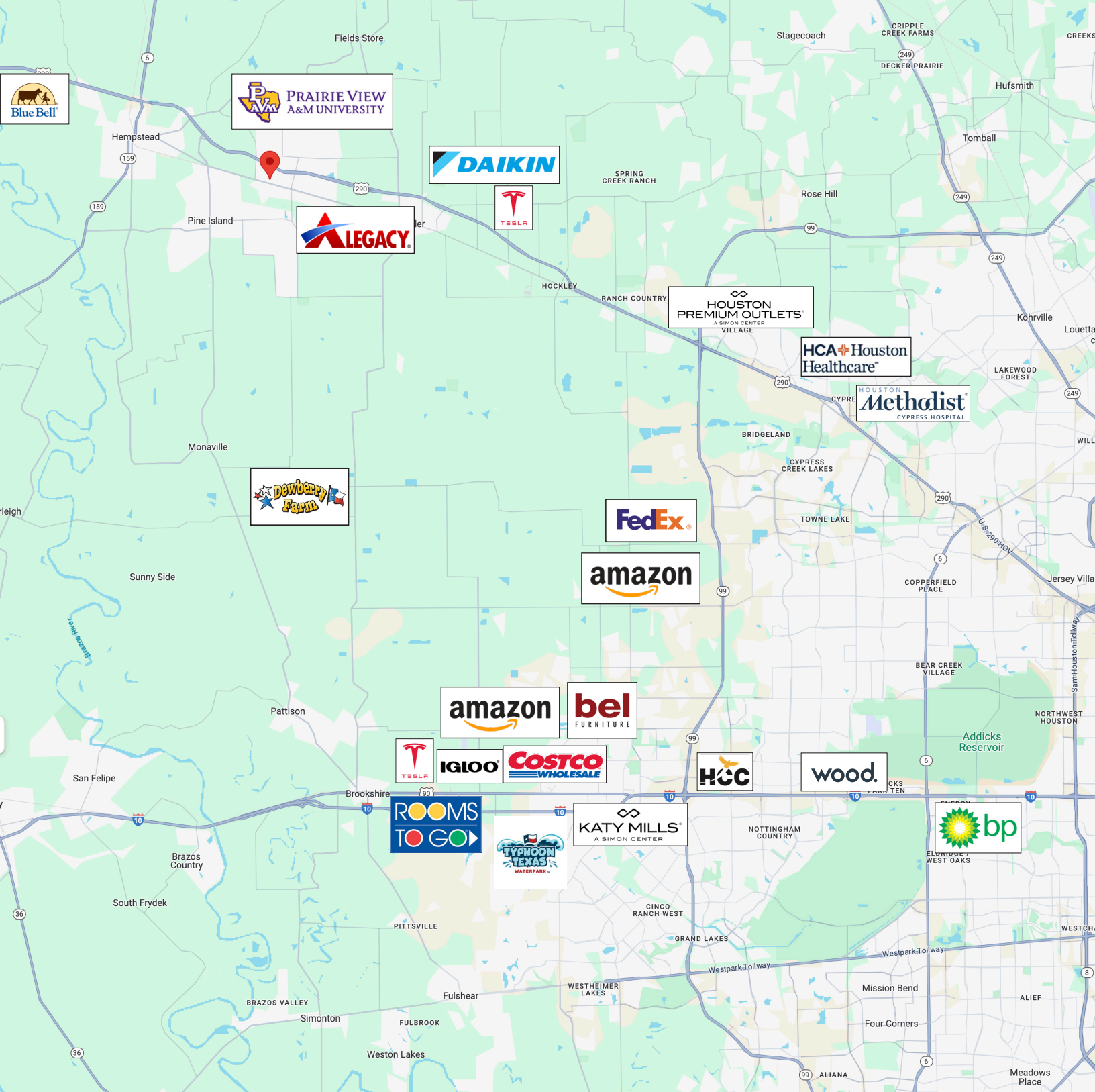
## Floor Plans

### 2 Bedroom / 2 Bathroom

Unit Type	# of Units	Size (SF)	Mkt Rent/Unit	Mkt Rent/SF
2BR / 2BA (C3)	76	762	\$1275	\$1.62







For information, please contact:

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