

COTTAGE APARTMENTS AT LIVE OAK FOR SALE

**2300 LIVE OAK ST, COMMERCE, TX 75428**

2300 LIVE OAK STREET, COMMERCE, TX 75428



**FOR SALE**

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

*PRESENTED BY:*

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617990, Texas

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2300 LIVE OAK STREET



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## PROPERTY SUMMARY

2300 LIVE OAK STREET



### Property Summary

Year Built:	1980
Units	8
Apartment SF:	900
Bedrooms:	3
Bathroom:	1

### Property Overview

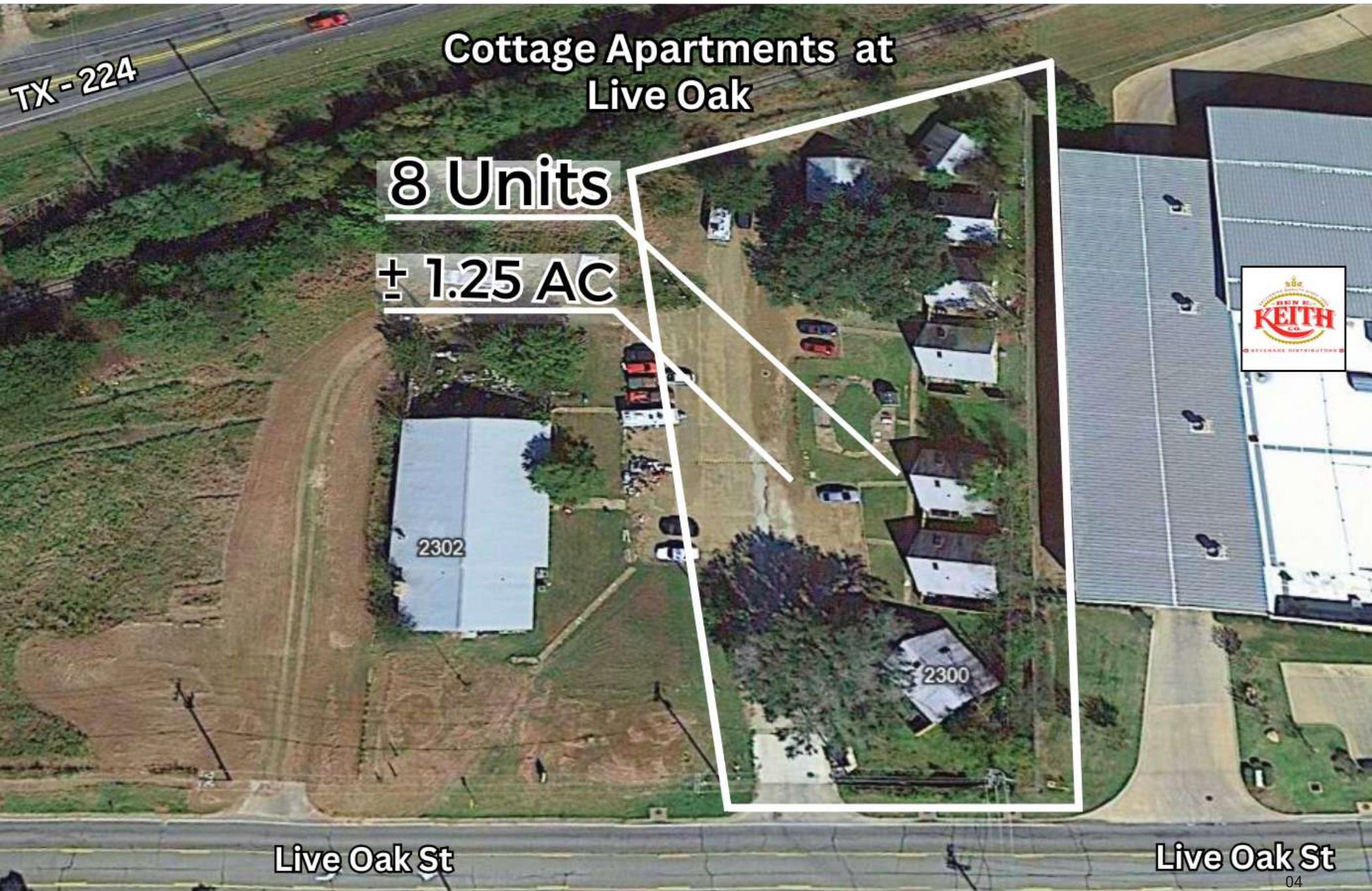
Welcome to The Cottages at Live Oak, a well-maintained apartment community located at 2300 Live Oak St, Commerce, Texas. This property consists of eight cottage-style apartments, with the potential for one more unit to be added in the future. Each apartment offers a 900-square-foot floor plan with three bedrooms and one bathroom, providing a comfortable and functional living space. The units are designed to maximize space, offering residents a cozy and practical environment. The property is conveniently located near local amenities, including shops, schools, and parks, making it an ideal place for tenants seeking a quiet yet accessible living space. With potential for growth, The Cottages at Live Oak offer an excellent opportunity for both investors and residents.

### Location Overview

The property is conveniently located near Texas A&M University-Commerce, making it an ideal spot for students, faculty, and staff. Residents will find a variety of shops, restaurants, and services within a short distance, including grocery stores, cafes, and family-owned diners. Access to medical facilities and pharmacies is also convenient, with local clinics and hospitals just a few minutes away.

AERIAL SHOT

2300 LIVE OAK STREET



**Cottage Apartments at  
Live Oak**

**8 Units**

**± 1.25 AC**

2302

2300



Live Oak St

Live Oak St

# EXTERIOR

2300 LIVE OAK STREET



# KITCHEN

2300 LIVE OAK STREET



# LIVING AREA

2300 LIVE OAK STREET



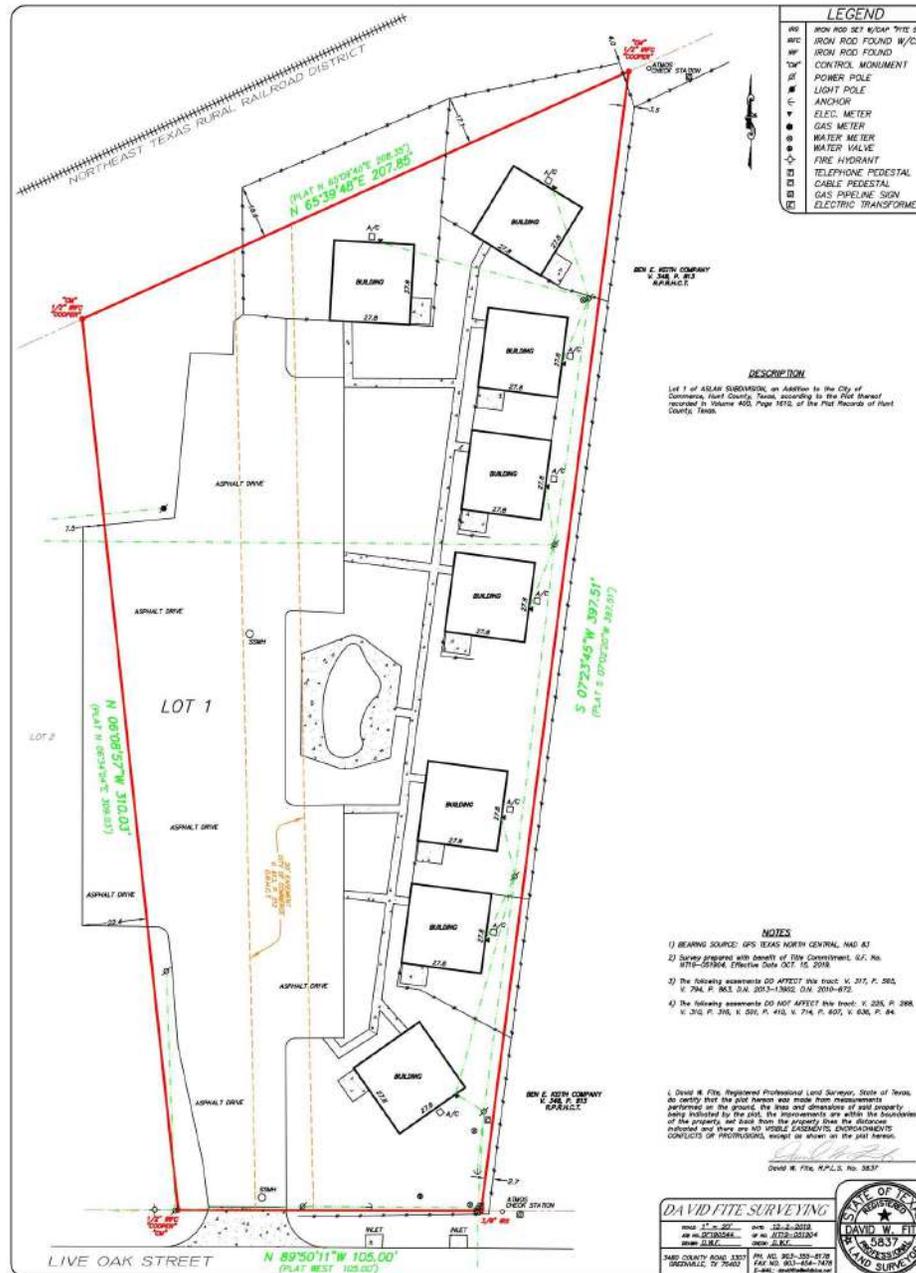
# BED ROOMS

2300 LIVE OAK STREET



# SURVEY

2300 LIVE OAK STREET



# FINANCIAL STATEMENT

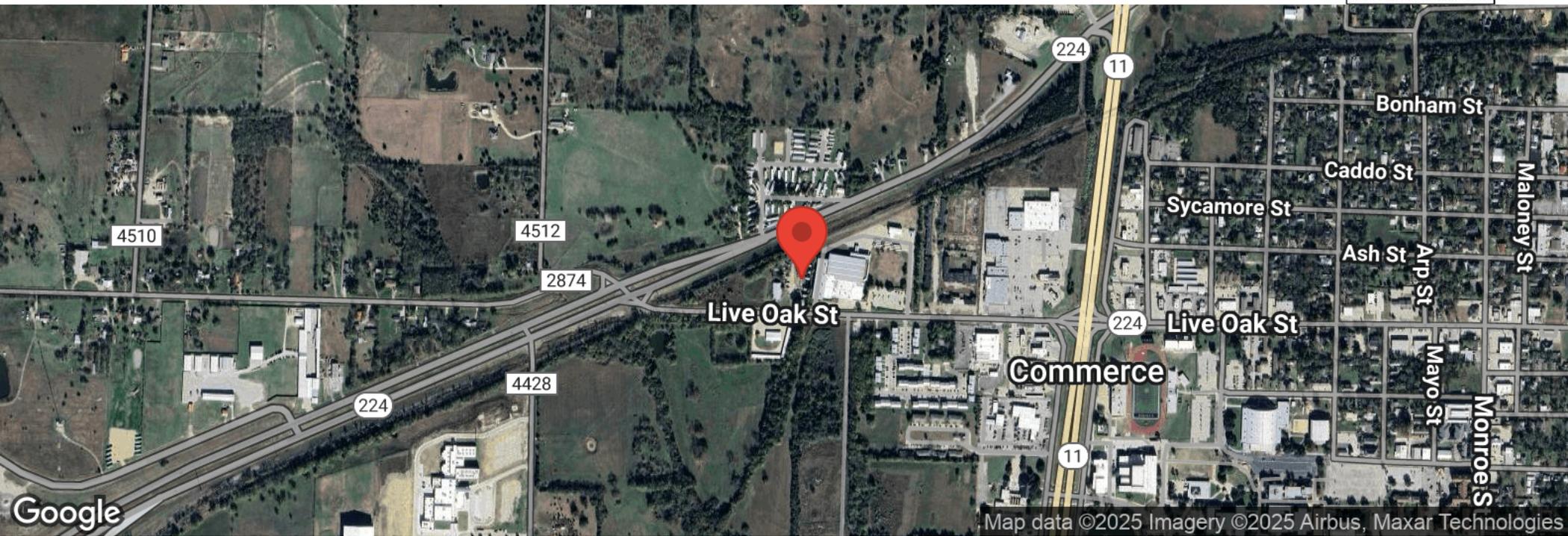
2300 LIVE OAK STREET



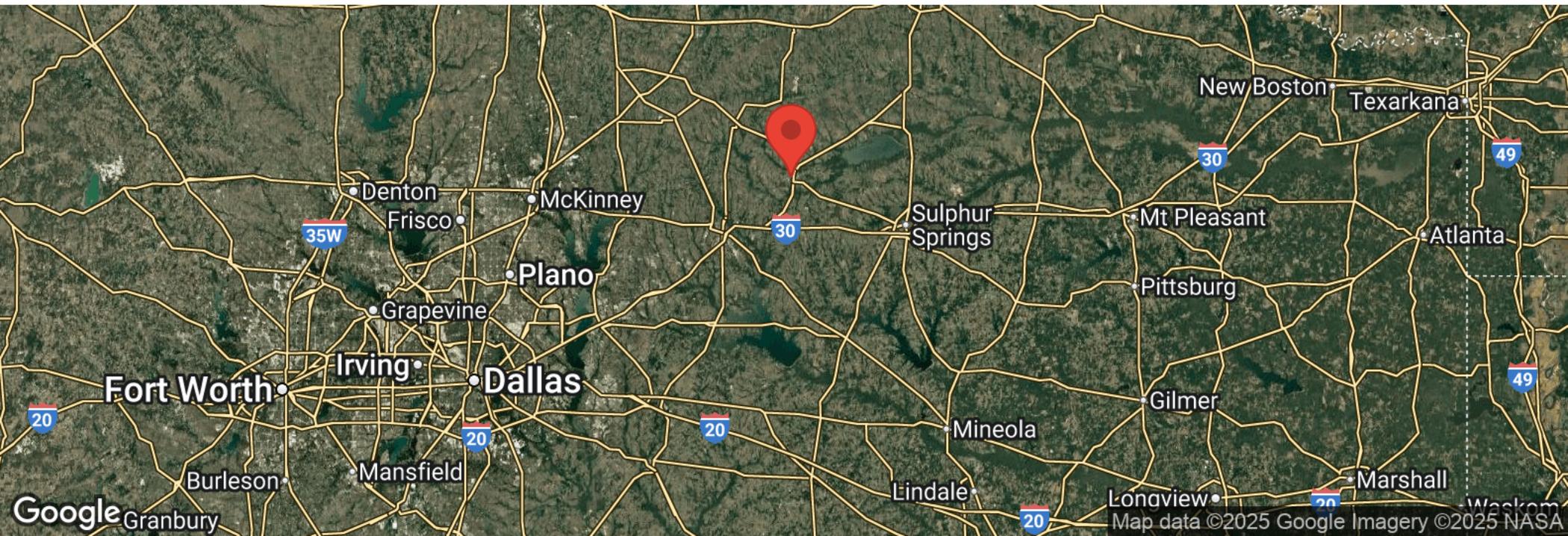
<b>Monthly</b>		
<b>Income:</b>	<b>Per unit</b>	<b>Combined</b>
<b>Avg. Rental Income</b>	\$1,250	\$10,000
<b>Expenses:</b>		
<b>Water</b>	\$75	\$600
<b>Cable &amp; Internet</b>	\$41.25	\$330
<b>Security Lighting</b>	\$4	\$33
<b>Property Tax</b>	\$140	\$1,122
<b>Insurance</b>	\$83	\$664
<b>Total Expenses</b>	\$343.25	\$2,749
<b>Net Income</b>	\$906.75	\$7,251
<b>Annual</b>		
<b>Income:</b>	<b>Per Unit</b>	<b>Combined</b>
<b>Avg. Rental Income</b>		\$120,000
<b>Expenses:</b>		
<b>Water</b>	\$900	\$7,200
<b>Cable &amp; Internet</b>	\$495.00	\$3,960
<b>Security Lighting</b>	\$50	\$396
<b>Property Tax</b>	\$1,680	\$13,464
<b>Insurance</b>	\$996	\$7,968
<b>Total Expenses</b>	\$4,119.00	\$32,988
<b>Net Income</b>	\$10,881.00	\$87,012

# LOCATION MAPS

2300 LIVE OAK STREET



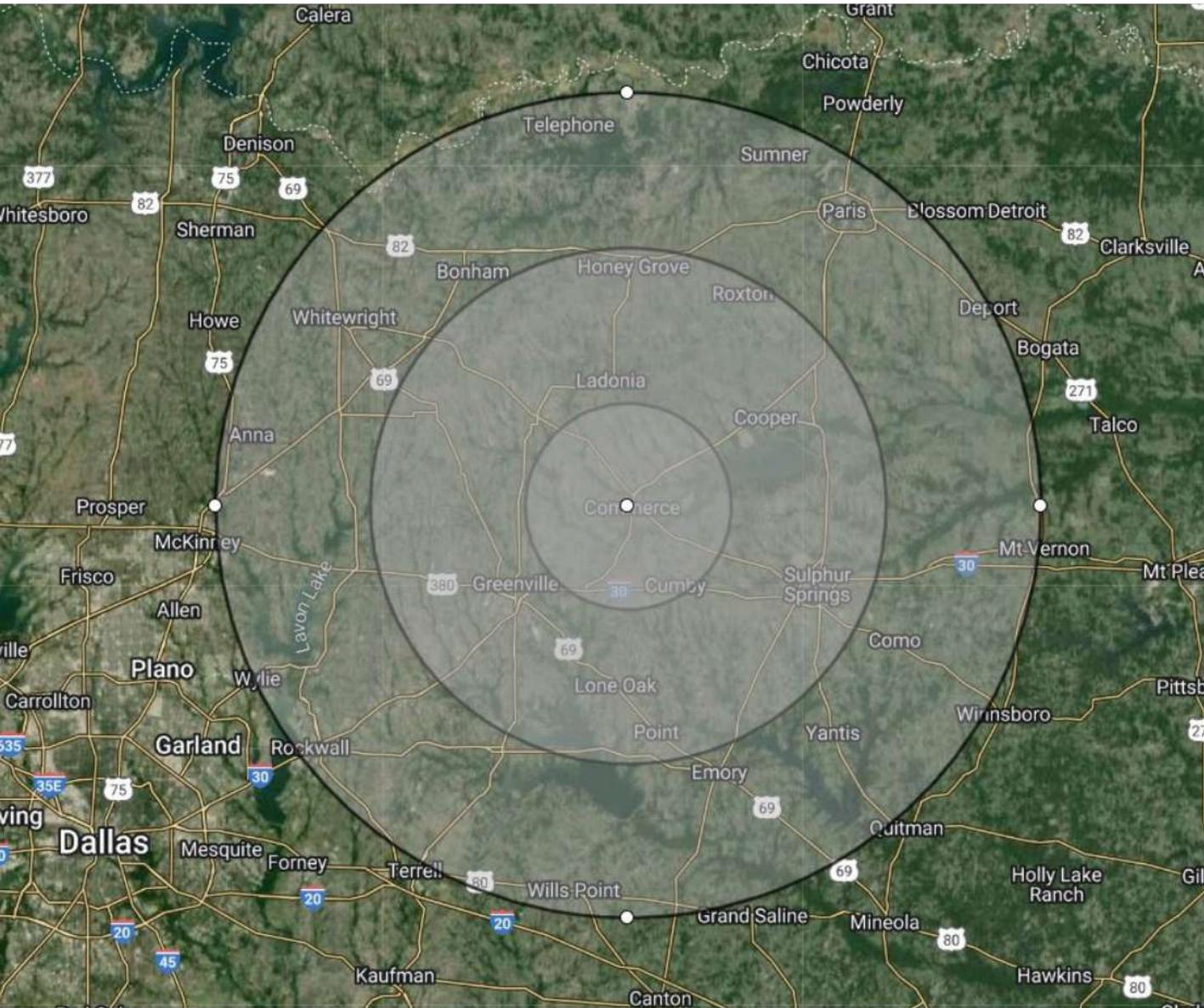
Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies



Map data ©2025 Google Imagery ©2025 NASA

# DEMOGRAPHICS

2300 LIVE OAK STREET



<b>10 miles</b>	<b>32.87</b> MEDIAN AGE
<b>\$51,931</b> MEDIAN HOUSEHOLD INCOME	<b>19,263</b> INDIVIDUALS

<b>25 miles</b>	<b>38.38</b> MEDIAN AGE
<b>\$58,626</b> MEDIAN HOUSEHOLD INCOME	<b>128,873</b> INDIVIDUALS

<b>40 miles</b>	<b>37.74</b> MEDIAN AGE
<b>\$73,470</b> MEDIAN HOUSEHOLD INCOME	<b>490,205</b> INDIVIDUALS

\*Source: census.gov

# POINTS OF INTEREST & DRIVE TIMES

2300 LIVE OAK STREET



  
2300 Live Oak St,  
Commerce, TX 75428

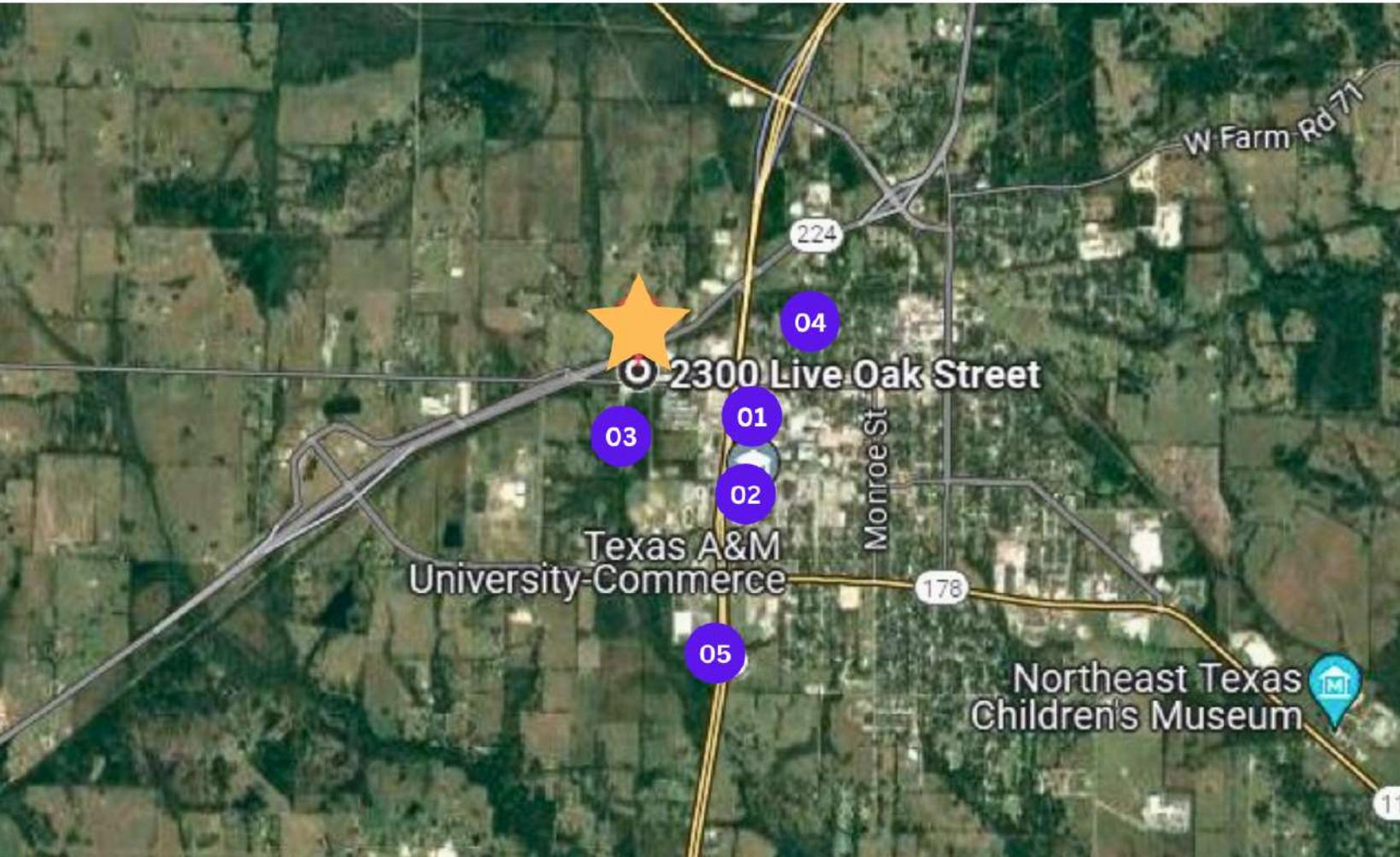
**01**  
Memorial Stadium,  
1606 TX-24, Commerce

**02**  
Texas A&M University-  
Commerce

**03**  
Commerce High School,  
3800 Sregit Drive,  
Commerce

**04**  
Restaurants, 2102 Live  
Oak St, Commerce

**05**  
Hunt Regional  
Emergency Medical  
Center at Commerce



## Drive Times



- 01** Memorial Stadium,  
1606 TX-24, Commerce  
2 min
- 02** Texas A&M University-  
Commerce  
3 min
- 03** Commerce High School,  
3800 Sregit Drive,  
Commerce  
3 min
- 04** Restaurants, 2102 Live  
Oak St, Commerce  
2 min
- 05** Hunt Regional  
Emergency Medical  
Center at Commerce  
4 min

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2300 LIVE OAK STREET



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