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Inwood Village Townhomes

7830 Bayou Forest Drive, Houston, TX 77088

Number of Units: **24** Year Built: **1985**

Inwood Village
TOWNHOMES



NEWLY
APARTM

281-715-702



7800 BAYOU FOREST DR
Houston, TX 77088





 **the multifamily group.**

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Summary:

The Multifamily Group is pleased to present the exclusive offering of Inwood Village Townhomes a unique, value-add opportunity in Houston, Texas. Built in 1985, the property features 24 units, each offering 1,105 square feet of space, with 2-bedrooms and 1.5-bathrooms. The property is currently 58% occupied, primarily due to insufficient marketing efforts, with no budget allocated for advertising. The submarket has strong occupancy rates at 91%. Inwood Village Townhomes currently has eight tenants receiving Section 8 assistance. The property is being offered free and clear of existing debt. Additionally, Inwood Village is situated outside of a flood zone.

Value-Add:

- *Elevate Marketing Strategies:* Implement targeted marketing initiatives to significantly increase occupancy rates (submarket averages 91%).
- *Offer In-Unit Washers and Dryers:* Attract tenants with the convenience of in-unit stackable appliances.
- *Exterior Improvements and New Signage:* Boost curb appeal by investing in exterior upgrades and contemporary signage to draw in new tenants.

Location:

The Inwood Village Townhomes are located northwest of Houston, nestled within a suburban neighborhood. The property offers convenient access to U.S. Hwy-290 and is close to popular retailers like Walmart and Target. Downtown Houston is just 15-miles to the south, making this area highly desirable for its economic opportunities, entertainment, and vibrant nightlife. With the metropolitan population expected to reach 8 million in the next five years, Houston continues to thrive as Texas' largest city with a dynamic, global economy.

Houston's Economic Development:

There are [several major developments](#) coming to Houston including:

- **Austin Point:** A first-of-its-kind 4,700-acre master-planned town began September 2023 that features 1,600-acres of mixed-use commercial development space and a walkable downtown area with hospitals, life sciences labs, and corporate headquarters.
- **The Houston Astros Entertainment District:** This will feature a 17-story hotel, 60,000 square feet of retail space for restaurants and shops, and a three-level gathering area for fans to watch Astros games and other major sporting events on a massive outdoor screen. The venue will also host live music performances. It is projected to generate \$5.7 billion in economic impact over 20 years.
- **The Commons at Hermann Park:** After two years of renovation and construction, The Commons opened in April 2024. The beloved park has a unique collection of play areas, including an immersive space-themed area and a life-sized carousel. The Commons also features many new gathering spaces including a Central Lawn and the Live Oak Terrace.

Investment Highlights

All 2BD/1.5BT Units with 1,105 SF

Every Unit Has Washer and Dryer Connections

Immediate NOI Improvement by Renting Washers and Dryers to Tenants

\$50,000+ Median Area Income in a 5-Mile Radius - CoStar

More than Half of Houston's Residents Are Renters

7.51+ Million Residents in the Houston MSA

Offered Free and Clear of Existing Debt

Summary



Inwood Village Townhomes

7830 Bayou Forest Drive, Houston, TX 77088

General

Terms	Free & Clear
Address	7830 Bayou Forest Drive Houston TX, 77088
Year Built	1985
Units	24
Net Rentable SF	26,520
Average Unit Size	1,105 SF
Site Size	1.92-Acres
Density	12.5-Units/Acre
Occupancy	58%

Construction

Foundation	Slab
Exterior	Stucco & Hardie Siding
Roof	Shingles - 3 Roofs Replaced in July 2022; All Others 2015
Number of Buildings	6 Townhome Style Buildings - 4 Units per Building

Mechanical

HVAC	Individual HVACs
Hot Water	Individual Hot Water Heaters
Wiring	Copper
Plumbing	Assumed Copper/Pex

Utilities

Electricity	Individually Metered - Paid by Residents
Water/Sewer	Owner Pays
Gas	No Gas
Cable/Internet	N/A

Laundry / Washer and Dryers

Laundry	All Units have Connections for Stackable Washers and Dryers
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Useful Links

[County Appraisal District \(CAD\)](#)
[CoStar](#)

Tax Information

County	Harris
CAD Account No.	1158470000005
Tax Rate	2.399%

Tax Detail

Assessed Value	\$1,898,871
City	0.000
ISD	0.000
County	2.399
College	0.000
Hospital	0.000
Other	0.000
Other 2	0.000
Total	2.399%

School Information

School District	Aldine Independent School District
Elementary	Smith Elementary
Middle School	Hoffman Middle School
High School	Eisenhower High School

Parking

Paving	Concrete
Covered Spaces	48 - 2 Covered Spaces per Unit

Leasing Fees

Application Fee	\$60
Administration Fee	\$0
Security Deposit	1 Month Rent
Pet Deposit	\$250
Pet Rent	\$25/Month
Reserved Parking	\$0
Trash Fee	\$0 - Republic Services
Pest Control Fee	\$0
Month-to-Month Fee	\$0

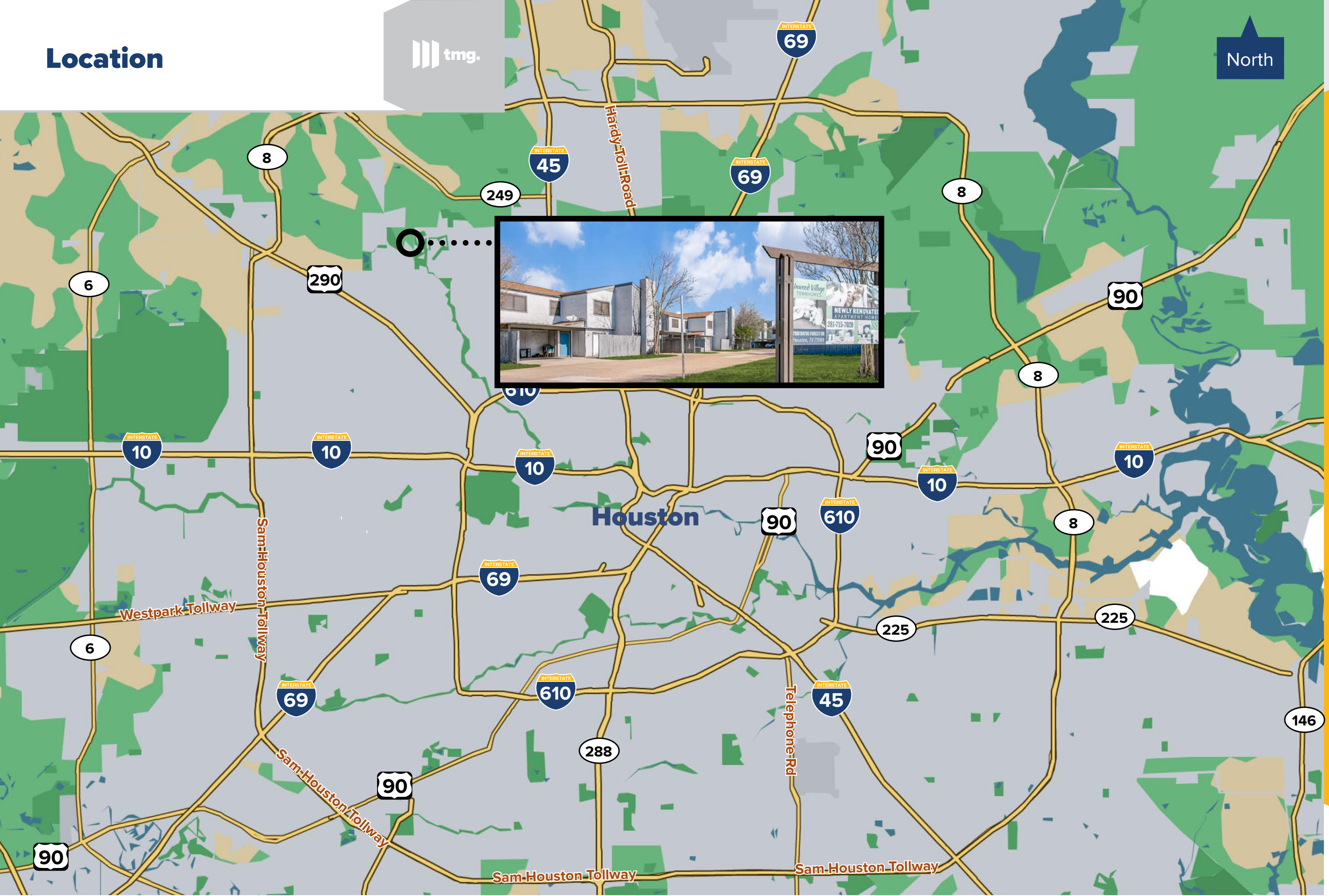
Personnel

Manager	3 Part-Time
Leasing	1 Part-Time
Maintenance	1 Part-Time
Make-Ready	1 Part-Time

Location



North



Amenities

Units

- » Stainless-Steel Appliances**
- » Hardwood-Style Floors**
- » Washer & Dryer Connections
- » Private Patios
- » Fireplace
- » Ceiling Fans
- » Gooseneck Faucets**
- » Modern Countertops**
- » Two-Tone Paint**
- » Brushed-Nickel Hardware**
- » Garbage Disposal
- » Spacious, Open Floorplan

** In Select Units

Community

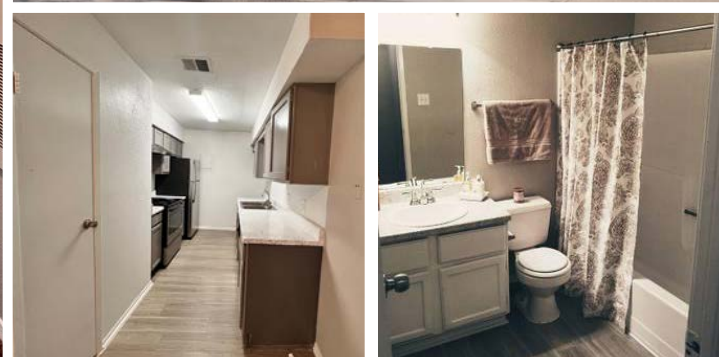
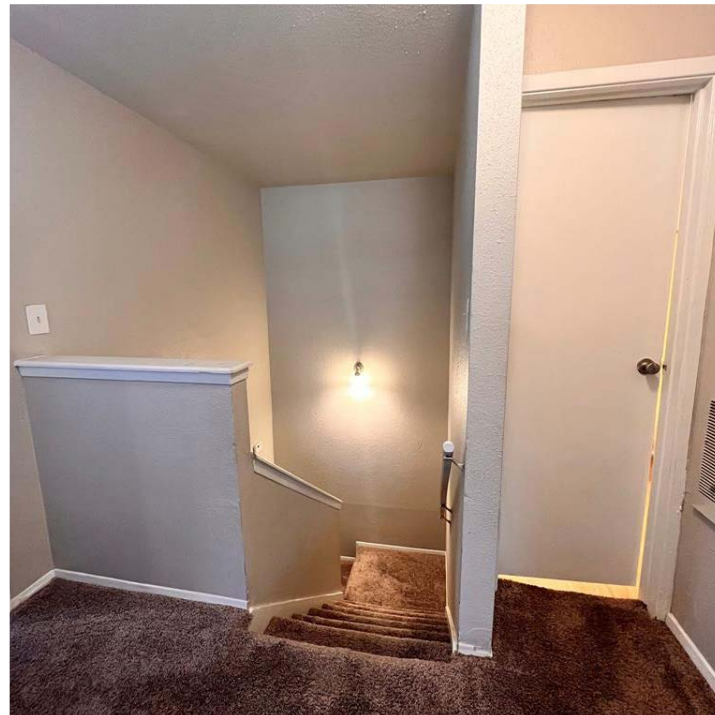
- » Two-Car Carports Per Unit
- » Pet Friendly
- » Quick Access to Major Highways
- » Close Proximity Alabonson Park Which was Recently Granted a Multimillion Dollar Grant for Redevelopment. Includes Lighted Soccer, Softball and Football Fields, Picnic Areas, Playgrounds, Paved Multi-Use Trails and Natural Surface Trails.



Additional Images



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Disclaimer

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