

# 1040 W Oak Street – Student Housing / Multifamily Development

Stephenville, Texas | Near Tarleton State University

**Price:** \$345,000 | **Utilities:** Water & Sewer In Place



## INVESTMENT HIGHLIGHTS

- 3 duplexes | 6 units | 18 bedrooms (planned)
- Approved replat
- Architectural & civil plans included
- Builder estimate included
- Designed for per-bedroom student leasing
- Target delivery: Summer 2026
- Water & sewer in place

## FINANCIAL SNAPSHOT (PRO FORMA)

Rent per bedroom: \$850

Monthly gross rent: \$15,300

Annual gross rent: \$183,600

All-in project cost: ~\$1,350,000

(\$75,000 per bedroom)

Exit assumption: ~\$115,000 per bedroom

Estimated exit value: ~\$2,070,000

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Offered as-is. Buyer to verify all information. Renderings are conceptual.