

REO ASSET | 24 UNITS IN SAN ANGELO, TEXAS
MULTIFAMILY INVESTMENT OPPORTUNITY

edge



Huntington Place

4042 Huntington Ln, San Angelo, TX 76904

HUNTINGTON PLACE

4042 Huntington Ln, San Angelo, TX 76904

EXCLUSIVE LISTING BROKERS

Mart Martindale

Managing Principal
mmartindale@edge-cm.com
214.545.6917

Wilson Stafford

Principal
wstafford@edge-cm.com
214.545.6933

Claire Schmeltekopf

Senior Associate
claire@edge-cm.com
214.545.6941

WEST TEXAS PARTNER

Rick Sherwood

rds@lonestarcommercial.com
806.392.6649

Edge Capital Markets

5950 Berkshire Lane, Suite 700
Dallas, Texas 75225
214.545.6900 | edge-re.com

TABLE OF CONTENTS

05 Executive Summary

06 The Property

PROPERTY DETAILS

AERIAL

RENT COMPARABLES

RENT COMPARABLES AERIAL

11 The Market

MARKETING OVERVIEW

DEMOGRAPHICS

PROPERTY:

Huntington Place

GLA:

26,400 sf

OF UNITS:

24

LOCATION:

4042 Huntington Ln, San Angelo, TX 76904

OCCUPANCY:

62.5%



INVESTMENT HIGHLIGHTS

- Proximity to Major Employers** – Near Angelo State University (11,542 students), Shannon Medical Center (4,300 employees), and Goodfellow Air Force Base (6,220 employees), providing stable, diverse renter demand.
- Strong Multifamily Fundamentals** – Citywide occupancy at 94% and rents growing nearly 5% to \$1,096.
- Limited New Supply** – Only 74 conventional communities (7,242 units) and no new apartments proposed or under construction, creating long-term supply constraints.
- Growing Population Base** – Population increased from ~93,200 in 2010 to ~101,600 in 2023, supported by military, healthcare, and higher education growth.
- Infill Location** – Convenient access to W Loop 306, Sunset Mall, employment corridors, and established surrounding neighborhoods with strong home values.
- Large, Desirable Floor Plans** – Unit sizes averaging 1,100 SF offer a competitive advantage for renters seeking more space.
- Value-Add Opportunity**: Current rents of approximately \$1.00 per square foot are materially below both market and submarket averages, providing clear upside through lease-up and rent optimization.
- Attractive Basis with Manageable Scale**: The 24-unit size allows investors to acquire the asset at a favorable basis with hands-on control, efficient operations, and flexibility to execute capital improvements without the complexity or overhead associated with larger multifamily properties.

EXECUTIVE SUMMARY

GLA: **26,400 sf**

OF UNITS: **24**

OCCUPANCY: **62.5%**



Close proximity to San Angelo's major employers via Loop 306



Value-add opportunity - current rent below market and submarket averages



Population within 3-miles is expected to increase 2.4% by 2029



Recent foreclosure

Online Auction: February 9 - 11, 2026

[Link to Auction Website](#)

The Huntington Place Apartments are a 24-unit multifamily community located at 4042 Huntington Lane in San Angelo, Texas. Built in 1983 with brick construction and a pitched roof, the property is currently 62.5% occupied and offers a desirable unit mix of eight one-bedroom units and sixteen two-bedroom units averaging approximately 1,100 square feet. **Interior amenities include fully equipped kitchens, ample storage, carpeted flooring, wood-burning fireplaces, full-size washer/dryer connections, and private patios in select units.** Residents also benefit from a swimming pool and convenient access to public transportation. The property's location off W Loop 306 and less than one mile from Sunset Mall provides excellent connectivity to San Angelo's primary retail, dining, and employment corridors. **The Property was foreclosed on in December 2025.** The surrounding neighborhood is well-established, with nearby single-family homes typically valued between \$300,000 and \$400,000.

Huntington Place offers a convenient commute to San Angelo's most significant economic drivers including Angelo State University, Shannon Medical Center, and Goodfellow Air Force Base. Angelo State University, located just 2.8 miles (a nine-minute drive) from the property, enrolled 11,542 students in fall 2024 and continues to achieve record year-over-year enrollment growth. Shannon Medical Center, approximately 6.6 miles (11 minutes) away, is the region's leading healthcare provider and employs more than 4,300 individuals. Goodfellow Air Force Base, one of the city's largest economic anchors, supports roughly 6,220 direct employees including active-duty personnel, civilians, and contractors. Beyond these core institutions, San Angelo benefits from a diverse base of employers in manufacturing, food processing, and logistics, including operations such as Ethicon, Hirschfeld Industries, and Lone Star Beef. The city maintains a pro-business environment, a cost of living 12% below the national average, and strong transportation connectivity via major highways, rail access, and the San Angelo Regional Airport.

San Angelo has demonstrated steady long-term demographic and economic strength, with population increasing from approximately 93,200 residents in 2010 to more than 101,600 in 2023. Growth has been supported by a diverse employment base, stable military presence, and expansion in healthcare and higher-education sectors. The multifamily market remains healthy with citywide occupancy currently averaging 94%, and average rents have increased nearly 5% to \$1,096 or \$1.32 per square foot. Notably, Huntington Place is currently leased at approximately \$1.00 per square foot, which is meaningfully below comparable properties in the submarket that are averaging approximately \$1.38 per square foot and the market average of \$1.32 per square foot. This pricing gap provides clear runway for rental growth through lease-up and rent optimization while still remaining competitive within the San Angelo market. According to ALN Apartment Data, San Angelo contains only 74 conventional apartment communities totaling 7,242 units, with no new multifamily properties proposed or under construction. This combination of population stability, rising rents, and virtually zero new supply creates strong, sustained demand for quality rental housing.

Huntington Place Apartments represents a **compelling value-add opportunity** to acquire a well-located asset in a fundamentally strong, supply-constrained Texas market. The property's small-scale size (24 units) makes it highly manageable and operationally efficient, ideal for private investors seeking hands-on control or low-overhead third-party management. The limited unit count allows ownership to closely monitor expenses, tenant quality, and capital improvements while avoiding the complexity and staffing requirements associated with larger multifamily assets. Investors benefit from immediate upside through lease-up to market occupancy, the ability to push rents toward prevailing market averages, and long-term stability driven by San Angelo's diverse employment base and lack of new supply. Huntington Place is well suited for investors seeking a **stable, easily managed multifamily investment** with clear value creation potential and durable cash flow in a growing Texas market.

THE PROPERTY



Huntington Place

Apartments

4042 Huntington Ln

San Angelo, TX

24
Units

26,400
Rentable SF

1.52
Acres

1983
Year Built

62.5%
Occupancy

1,100 sf
Average Unit Size

\$1,100
Pro Forma Average Unit Rent

\$1.00
Pro Forma Average Rent Per Foot

2
Buildings

Newly installed pitched roof with
transferrable roof warranty
Brick Exterior

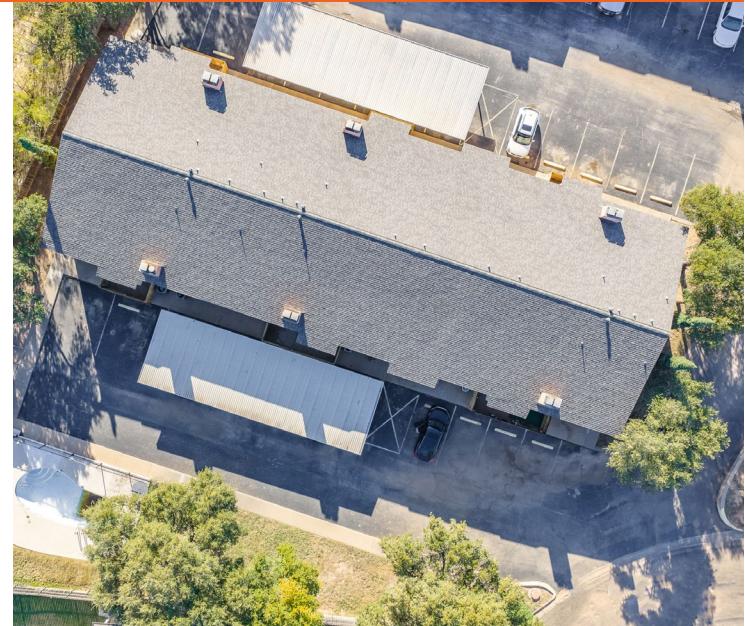
Construction

Tom Green County/
R000027367

Tax Authority/Tax ID

\$1,333,670/2.33605%
2025 Tax Value/2025 Rate

PROPERTY DETAILS





RENT COMPARABLES

Subject

Huntington Place Apartments - 4042 Huntington Ln



62.50% Occupied - Built 1983

Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	8	900 sf	\$900	\$1.00
Two Bedroom	16	1,200 sf	\$1,200	\$1.00
Totals/AVG	24	1,100 sf	\$1,100	\$1.00

Wellington Place Apartments - 4110 Wellington St



Occupancy Unknown - Built 1986

Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	52	788 sf	\$1,078	\$1.37
Two Bedroom	108	1,005 sf	\$1,217	\$1.21
Totals/AVG	160	935 sf	\$1,172	\$1.25

Ashley Oaks Apartments - 3425 YMCA Dr



89% Occupied - Built 1983

Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	48	687 sf	\$930	\$1.35
Two Bedroom	24	970 sf	\$1,143	\$1.18
Totals/AVG	72	781 sf	\$1,001	\$1.28

College Hills West - 3426 Millbrook Dr



95% Occupied - Built 1971

Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	74	715 sf	\$1,116	\$1.56
Two Bedroom	88	930 sf	\$1,374	\$1.48
Three Bedroom	8	1,080 sf	\$1,604	\$1.49
Totals/AVG	170	844 sf	\$1,273	\$1.51

Creekside - 3018 Knickerbocker Rd



91% Occupied - Built 1984

Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	60	576 sf	\$963	\$1.67
Two Bedroom	100	953 sf	\$1,104	\$1.16
Totals/AVG	160	812 sf	\$1,051	\$1.30

AVERAGES:

112
Units

1981
YOC

92%
Occupancy

843 sf
Unit Size

\$1,124
Rent

\$1.34
Rent Per SF

RENT COMPARABLES MAP



===== THE MARKET =====



MARKET OVERVIEW | SAN ANGELO, TEXAS



Region: West
County: Tom Green
MSA: San Angelo
Access: US-87, US-277, & US-67
Trade Area: 61.92 Sq. Miles



RANKED AS ONE OF THE BEST SMALL CITIES FOR BUSINESS



14,520 TOTAL STUDENTS

14 ELEMENTARY SCHOOLS
3 MIDDLE SCHOOL
2 HIGH SCHOOL

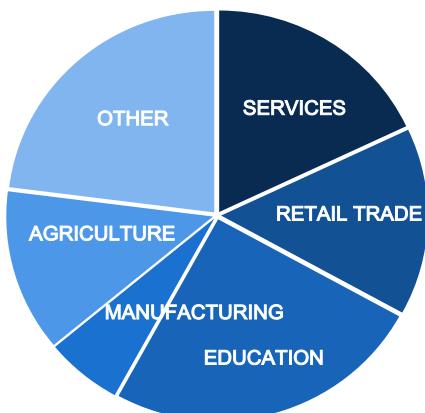


HOME OF 6 COLLEGES WITH OVER 11,000 STUDENTS

INDUSTRY PROFILE

SERVICES
RETAIL TRADE
EDUCATION
MANUFACTURING
AGRICULTURE
OTHER

18%
15%
25%
6%
13%
23%



48,023 EMPLOYEES

3% UNEMPLOYMENT RATE

edge

DEMOGRAPHICS

POPULATION	100,589
TOTAL HOUSEHOLDS	39,667
AVERAGE HOUSEHOLD INCOME	\$76,568
MEDIAN AGE	36.5
BACHELOR DEGREE +	25%
CIVILIAN LABOR FORCE	48,023

LARGEST EMPLOYERS

GOODFELLOW AIR FORCE	5,333 Employees
SHANNON HEALTH SYSTEM	4,149 Employees
SAN ANGELO ISD	1,934 Employees
ANGELO STATE UNIVERSITY	1,558 Employees
COMMUNITY MEDICAL CENTER	1,236 Employees
WALMART	1,079 Employees
CITY OF SAN ANGELO	978 Employees
TOM GREEN COUNTY	670 Employees
ETHICON (JOHNSON & JOHNSON)	665 Employees
SITEL, INC.	472 Employees

MARKET OVERVIEW | TEXAS



POPULATION
30,803,012



#1 FASTEST GROWING ECONOMY IN THE U.S.

TOP EXPORTING STATE IN THE NATION FOR 21 YEARS IN A ROW



#1 STATE FOR JOB GROWTH
291,400 JOBS CREATED FROM FEBRUARY 2023 - FEBRUARY 2024

2nd

LARGEST CIVILIAN LABOR WORKFORCE:
15+ MILLION WORKERS

55

FORTUNE 500 COMPANIES CALL TEXAS HOME



BEST STATE FOR BUSINESS
FOR THE 19TH YEAR IN A ROW

edge



FORT WORTH

#3 BEST PLACES TO LIVE IN TEXAS
#1 FASTEST GROWING U.S. CITY
13TH LARGEST CITY IN THE NATION

DALLAS

#1 TOP 20 BUSINESS-FRIENDLY CITY
#1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH
#2 BEST US CITY TO START A BUSINESS 2023
#2 BEST MARKET FOR INVESTMENT PROSPECTS
#1 IN REAL ESTATE DEVELOPMENT 2022
#6 HIGHEST GDP IN THE NATION

HOUSTON

#6 FASTEST GROWING HOUSING MARKET 2021
#2 MOST ACTIVE REAL ESTATE MARKET
#7 TOP 20 BUSINESS-FRIENDLY CITY
#7 HIGHEST GDP IN THE NATION

AUSTIN

#2 BEST HOUSING MARKET 2021
#5 BEST PLACE TO LIVE 2021
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#4 BEST PLACE TO LIVE IN TEXAS 2021
#4 MOST HOUSING MARKET GROWTH



#1

STATE FOR COMPANY RELOCATIONS
270+ SINCE 2015



AWARDED GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED CORPORATE FACILITIES: **1,123**



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



NO STATE INCOME TAX

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	12,181	48,317	78,668
TOTAL DAYTIME POPULATION	12,310	50,583	92,381
% PROJECTED ANNUAL GROWTH 2024 TO 2029	2.32%	2.38%	2.36%
2029 PROJECTED POPULATION	12,464	49,465	80,524
% FEMALE POPULATION	52%	51%	51%
% MALE POPULATION	48%	49%	49%
MEDIAN AGE	37.1	36.5	37
BUSINESS			
TOTAL EMPLOYEES	4,876	21,094	44,443
TOTAL BUSINESSES	340	1,432	2,685
% WHITE COLLAR EMPLOYEES	30%	38%	34%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$83,664	\$84,213	\$79,135
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$76,588	\$72,272	\$66,763
ESTIMATED PER CAPITA INCOME	\$43,208	\$43,236	\$40,001
HOUSEHOLD			
TOTAL HOUSING UNITS	5,775	21,893	35,347
% HOUSING UNITS OWNER-OCCUPIED	51.00%	58.00%	57.00%
% HOUSING UNITS RENTER-OCCUPIED	43.00%	35.00%	34.00%
RACE & ETHNICITY			
% WHITE	71.19%	71.13%	66.94%
% BLACK OR AFRICAN AMERICAN	3.96%	3.92%	4.37%
% ASIAN	2.64%	2.03%	1.73%
% OTHER	22.21%	22.92%	26.96%
% HISPANIC POPULATION	29.99%	33.22%	38.52%
% NOT HISPANIC POPULATION	70.01%	66.78%	61.48%

DISCLAIMER

Edge Realty Capital Markets LLC exclusively presents the listing of Huntington Place (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Edge Realty Capital Markets LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Capital Markets LLC or owner. No representation is made as to the

value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Edge Realty Capital Markets LLC's consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.

HUNTINGTON PLACE

4042 Huntington Ln, San Angelo, TX 76904

CONFIDENTIAL
OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

Mart Martindale

Managing Principal

mmartindale@edge-cm.com
214.545.6917

Wilson Stafford

Principal

wstafford@edge-cm.com
214.545.6933

Claire Schmeltekopf

Senior Associate

claire@edge-cm.com
214.545.6941

WEST TEXAS PARTNER

Rick Sherwood

rds@lonestarcommercial.com
806.392.6649

Edge Capital Markets

5950 Berkshire Lane, Suite 700
Dallas, Texas 75225
214.545.6900 | edge-re.com