



MINEOLA GARDEN APARTMENTS & EAST TEXAS TOWNHOMES
Two Property Portfolio | 59 Units | Value-Add Opportunity | 1984 & 1976 Vintage | Mineola, TX

EXCLUSIVE OFFERING

Vanguard Real Estate Advisors (“VREA”) is pleased to present the exclusive opportunity to purchase **Mineola Garden Apartments (24 units located at 1810 N Pacific Street, Mineola, TX 75773) and East Texas Townhomes (35 units located at 1702 N Newsom Street, Mineola, TX 75773)** (the “Portfolio”) located in city of Mineola, TX. This opportunity totals **59 units averaging a spacious 843 square feet across two complexes, just one block apart.** This offering provides significant upside for a new investor which can be achieved by increasing rents as the Portfolio is self-managed by Ownership who has focused on maintaining high occupancy and not maximizing rents. Comparable properties are achieving effective rents of \$1.58 psf where the Portfolio is averaging effective rents of \$1.10 psf. Additionally, a new Owner has the opportunity to streamline certain expense line items such as Repair & Maintenance and General & Administrative that are well above market norms. There is also the ability to add value by constructing amenities such as covered parking, a playground, dog park, etc. The Properties were constructed in **1984 (Mineola Garden Apartments) & 1976 (East Texas Townhomes).**

Both properties operate out of one leasing office located at the East Texas Townhomes.

Recent renovations on the East Texas Townhomes include all new windows, french doors, patios, and parking lot repairs. The majority of the units have granite countertops with undermount sinks in both the kitchen and bathroom(s), luxury vinyl plank flooring, and an all-black appliance package consisting of refrigerator, dishwasher, range, and microwave above the range. Additionally, all of the units have garbage disposals and washer/dryer hookups. The few units that have not been fully renovated are occupied by long-term residents, but every unit has had some upgrade/renovation/mechanical work carried out. Additionally, Mineola Garden has recieved all new windows, french doors, and similar interior amenities to the East Texas Townhomes. The roof on Mineola Garden was replaced in March of 2025. Ownership has indicated they have spent approximately \$1.5M in renovations throughout their ownership period some of which includes new roofing on 5 of the 9 buildings at East Texas Townhomes, asphalt paving at Mineola Garden, and concrete repair work at the East Texas Townhomes. New Ownership can add upgrades such as improving community amenities, exterior touch ups, and some appliance/fixture upgrades.

INVESTMENT SUMMARY

Property	Mineola Garden Apartments East Texas Townhomes
Location	Mineola Garden Apts- 1810 N Pacific St, Mineola, TX 75773 East Texas Townhomes - 1702 N Newsom St, Mineola, TX 75773
Asking Price	Priced by Market
Occupancy	Combined: 96.6% 91.67% (MGA) & 100% (ETT)
Number of Units	59
Year Built	1984 (MGA) & 1976 (ETT)
Net Rentable SF	49,712
Average Unit Size	843
In-Place Effective Rent per Unit	\$931
In-Place Effective Rent per SF	\$1.10

**Rents and Occupancy as of 04/30/2025*

**Buyer to do own diligence and analysis related to returns.*



INVESTMENT HIGHLIGHTS



Value-Add Opportunities

- Potential for a new owner to increase value by adding community amenities such as sport courts, playgrounds, picnic areas, or covered parking/communal areas and service related additions such as washer/dryers in units, streamlining utility provider contracts such as internet, and allowing for digital rental payments.
- Ability to further update/renovate some elements of units such as counter tops, light fixtures/fans, among others.
- Ability to raise rents to market levels as the average rent of the Portfolio is \$1.10 psf while comparable properties are achieving up to \$1.58 psf.
- Ability to buy additional acreage, approximately 2.48 acres, from Ownership that is adjacent to Mineola Garden Apartments, that would allow someone to expand the unit count and achieve better economies of scale.



Strategic Location

- Located just 12 minutes northwest of Lindale and 25 minutes northwest of Tyler.
- Convenient access to economic drivers, schools, and necessities such as Mineola ISD, Walmart, and East Texas Architectural Sheetmetal.
- Situated 1.5 miles north of U.S. Highway 69 and U.S. Highway 80, with additional connectivity provided by Texas State Highway 37 and Loop 564.
- Residents can drive one-half mile north to retailers such as Walmart, Taco Bell, Whataburger, Golden Chick, Brookshire's, McDonald's, Subway, and Pizza Hut.



Unique Apartment Community

- Mineola Garden contains 24 units built in 1984, and East Texas Townhomes contains 35 units built in 1976.
- Units average a spacious 843 square feet.
- In-unit amenities include hardwood style floors, black kitchen appliances, walk-in closets, and washer/dryer connections.



All Cash Opportunity

- The Portfolio is being offered on an All-Cash basis, allowing a new investor to place a new loan on at closing.











PORTFOLIO DESCRIPTION

Year Built:	1984 (Mineola Garden Apartments) & 1976 (East Texas Townhomes)	
Address:	Mineola Garden Apartments- 1810 N Pacific St, Mineola, TX 75773 East Texas Townhomes- 1702 N Newsom St, Mineola, TX 75773	
Size:	1.03 Acres (Mineola Garden Apartments) 2.53 Acres (East Texas Townhomes)	
Density:	23.3 units per acre (Mineola Garden Apartments) 13.8 units per acre (East Texas Townhomes)	
Location:	Situated in Wood County, the Properties are ideally located along N Pacific Street and Newsom Street, a main thoroughfare in Mineola. Additionally, the Properties are located less than 30 minutes from Tyler, the regional hub of East Texas, which is home to 233,479 residents. Mineola hosts a variety of major employers across sectors such as education, retail, healthcare, and manufacturing. According to a 2021 report by the Mineola Economic Development Corporation, the top employers in the city include Mineola Independent School District, Walmart Supercenter, Trinidad Benham Corporation, Wood Memorial Nursing & Rehab, and others.	
Traffic Counts:	N Pacific Street:	10,979 Vehicles Per Day 2023
	Highway 564:	4,852 Vehicles Per Day 2023
	Highway 69:	9,642 Vehicles Per Day 2023
UNIT AMENITIES	<ul style="list-style-type: none"> • Hardwood Style Floors • Walk in Closets • Patios or Balconies with French Doors • Black Appliances • Full Size Washer and Dryer Connections • Tiled Bathroom Floors 	



OFFERING PROCEDURES

Mineola Garden Apartments & East Texas Townhomes is being offered to principals only, subject to the limiting conditions described in the Offering Memorandum and the Confidentiality Agreement. Prospective investors should recognize the following:

Property Inquiries - All property information inquiries should be addressed to Vanguard REA. Please contact Jordan Cortez at 214-556-1951 (Jordan.Cortez@VanguardREA.com) or Will Droese at 214-556-1952 (Will@VanguardREA.com).

Property tours - Property tours are highly recommended and will be offered upon request. To arrange a personal tour of the Property; please contact Jordan Cortez at 214-556-1951 (Jordan.Cortez@VanguardREA.com) or Will Droese at 214-556-1952 (Will@VanguardREA.com).

Purchase Offer Instructions - Purchase offers should be submitted on a Letter of Intent basis and should clearly reflect, at a minimum, the purchase price for the Property, earnest money deposit amounts, allocation of closing costs, due diligence period, and closing period.

Financing - The Property is being offered on an All-Cash basis.

Disclaimer - Owner reserves the right, at its sole discretion, to reject any and all offers to purchase the Property and/or to terminate discussions with any prospective investors, at any time, with or without notice. Owner shall not be bound until a mutually agreed contract is executed by and delivered to all parties.

CONTACT INFORMATION

VANGUARD REAL ESTATE ADVISORS

3860 W Northwest Hwy, Suite 310
Dallas, TX 75220

www.VanguardREA.com

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

WILL DROESE
Director
214-556-1952
Will@VanguardREA.com

JAKE PAGEL
Senior Associate
214-556-2380
Jake@VanguardREA.com



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Jake Pagel | License No. 803992 | Jake@VanguardREA.com | 214-556-2380



OFFERING MEMORANDUM | MINEOLA GARDEN APARTMENTS & EAST TEXAS TOWNHOMES | Mineola, TX

JORDAN CORTEZ | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

WILL DROESE | *Director* | 214-556-1952 | Will@VanguardREA.com

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