



1000 April Sound Boulevard, Montgomery, TX 77356

FOR SALE

MULTIFAMILY



**SWEETWATER
CONDOMINIUMS
AT APRIL SOUND**



PATRICK BUCKHOFF
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587831, Texas

23309 Kuykendahl Road | Tomball, TX 77375

832.560.2100 | CommercialSpaceHouston.com

Each Office Independently Owned and Operated.



Property Summary

| | |
|-----------------|-----------------|
| Building SF: | 49,918 |
| Lot Size: | 3.0 Acres |
| Parking Ratio: | 1000 |
| Parking: | 85 |
| Permitted Uses: | Residential |
| Price: | Ask for Pricing |
| Type: | Multifamily |
| Year Built: | 1980 |
| Zoning: | 3 |

Property Overview

This is a rare opportunity to purchase a waterfront commercial property on Lake Conroe, next to the prestigious April Sound Golf & Country Club in Montgomery, Texas.

The property includes two multi tenant buildings with a total of 24 units (12 in each building). It is located inside a manned, gated community, a rare feature for a waterfront commercial property

Access the Deal Room: Financials, rent roll, documents, and due diligence materials are available in the secure deal room: <https://rem.ax/SweetwaterDealRoom>

Key Investment Highlights

- 24Unit Value Add Inside Gated April Sound – Rare multifamily control in a prestigious, manned gated Lake Conroe community.
- Clear Path to Stabilization & Rent Growth – Renovation driven upside with defined lease up strategy and operational lift.
- Supply Constrained Waterfront Market – Limited competing inventory within gated communities supports long term pricing power.
- Multiple Exit Strategies – Stabilize and refinance, hold for appreciation, or explore individual unit selloff potential.
- Experienced Operator Opportunity – This opportunity is best suited for principals with direct experience in multifamily repositioning, capital deployment, and value-add execution. The roadmap is built – the right operator will recognize it immediately.



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

SWEETWATER CONDOMINIUMS AT APRIL SOUND

1000 April Sound Boulevard | Montgomery, TX 77356

FOR SALE | 24-UNIT MULTIFAMILY | WATERFRONT | GATED COMMUNITY

KEY INVESTMENT HIGHLIGHTS

◆ **Rare Waterfront Multifamily Inside a Manned, Gated Community**

One of the only investor-controlled rental assets on Lake Conroe located inside April Sound Golf & Country Club — a prestigious, 24-hour manned-gated community. This type of opportunity almost never comes to market.

◆ **24 Units | 49,918 SF | 3 Acres | Spacious 2BD Units Up to 2,185 SF**

Two buildings, 12 units each, with large floor plans featuring balconies, fireplaces, lake views, and unit sizes that command premium rents post-renovation.

◆ **Supply-Constrained Market with Long-Term Pricing Power**

No competing multifamily inventory exists inside this gated community. Waterfront rental scarcity on Lake Conroe supports durable rent growth and strong exit valuations.

◆ **Affluent, High-Income Tenant Base Already in Place**

Within 5 miles: \$106K median household income, \$567K median net worth, 73% white-collar employment, and 45%+ with bachelor's degrees or higher.

◆ **Defined Value-Add Path — The Roadmap Is Already Built**

14-month stabilization timeline with renovation-to-lease-up strategy fully modeled. Institutional-grade financial analysis provided to qualified buyers under NDA.

◆ **Projected ~10% IRR | ~3x Equity Multiple | 7-Year Hold**

Conservative assumptions. Bridge-to-permanent financing structure. Complete pro forma available upon execution of NDA and buyer qualification.

◆ **Multiple Exit Strategies**

Stabilize & refinance, hold for long-term cash flow, or explore individual unit selloff potential. The gated waterfront location supports all three paths.

HOW TO RECEIVE THE FULL OFFERING MEMORANDUM

This offering is available to qualified buyers only. To receive the complete Offering Memorandum including full financial analysis, pro forma, and engineering reports, please contact:

Patrick J Buckhoff, CCIM

Principal & Broker Associate | RE/MAX Commercial

(832) 560-2100 | Patrick@commercialspacehouston.com

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PROPERTY PHOTOS

SWEETWATER CONDOMINIUMS

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PROPERTY PHOTOS

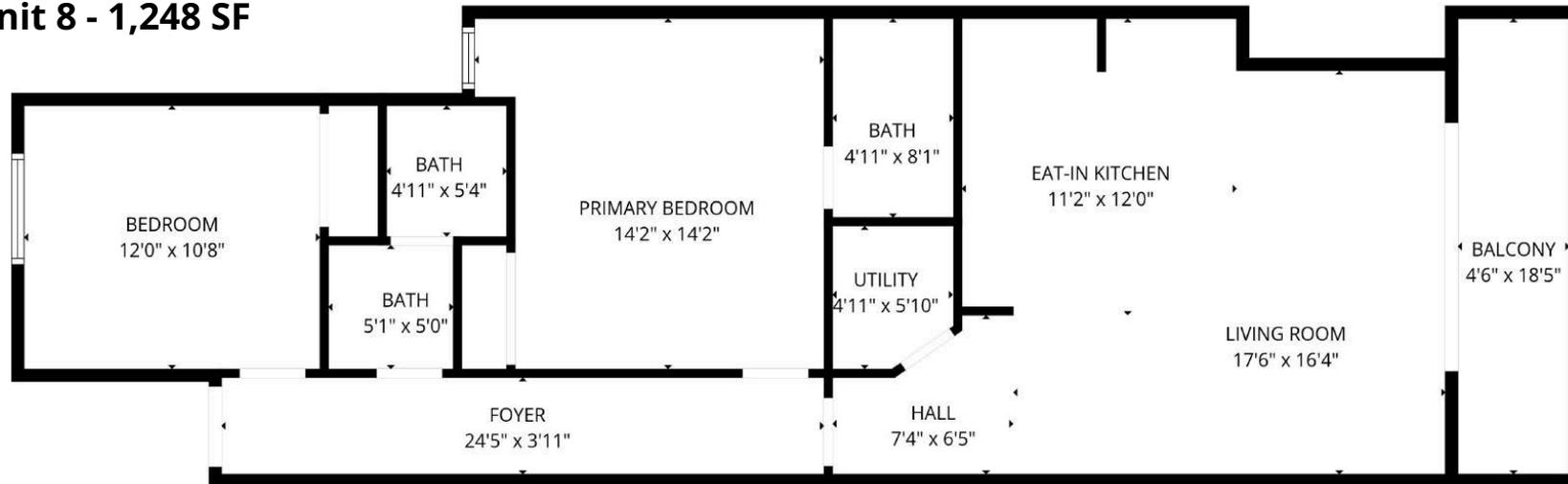
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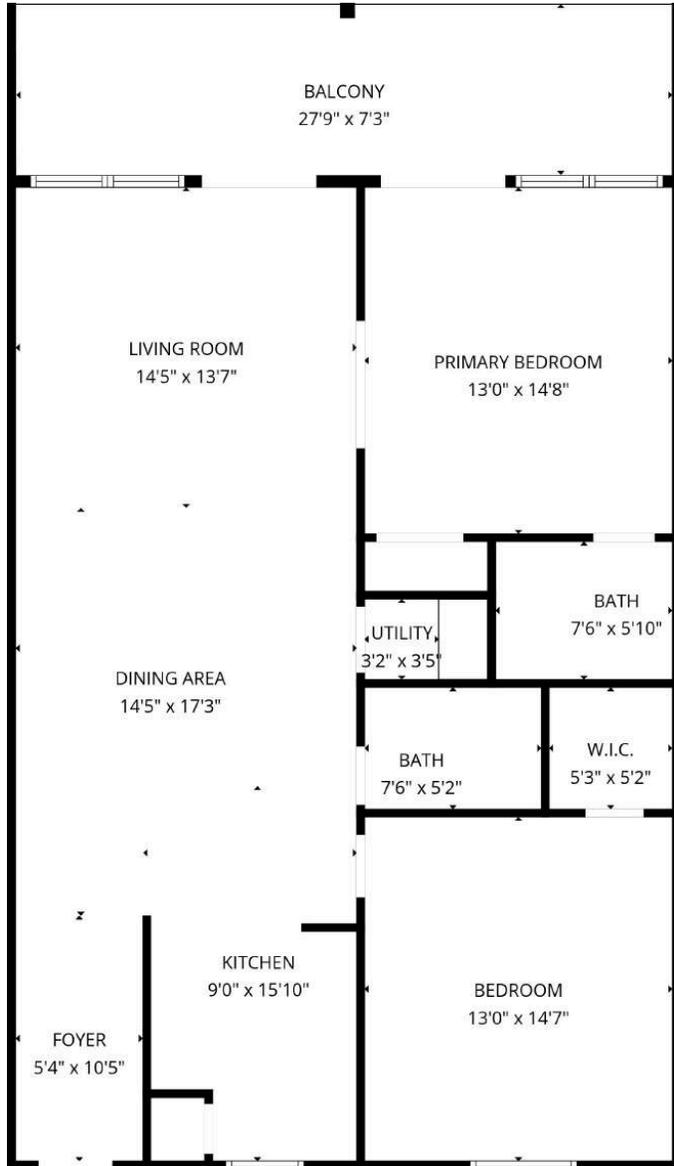
Unit 8 - 1,248 SF





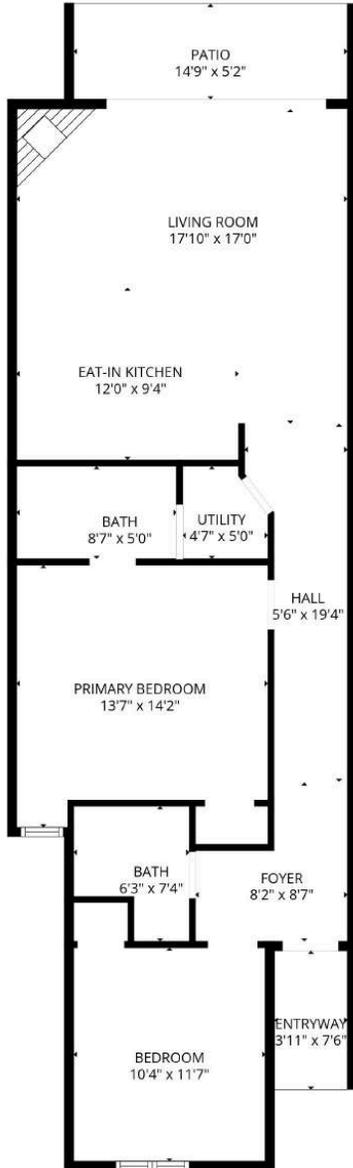


Unit 11 - 1,596 SF



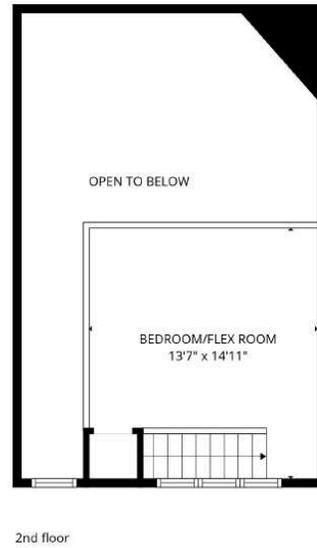


Unit 14 - 1,216 SF





Unit 23 - 1,411 SF



PROPERTY PHOTOS

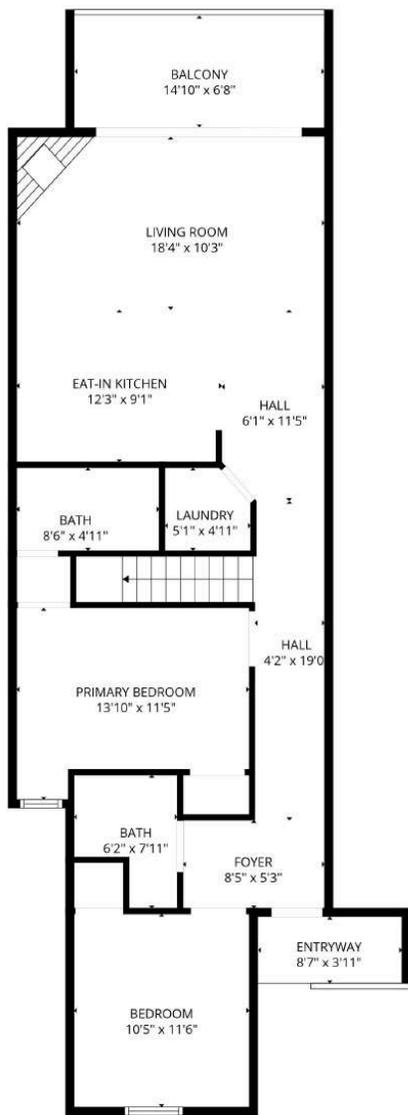
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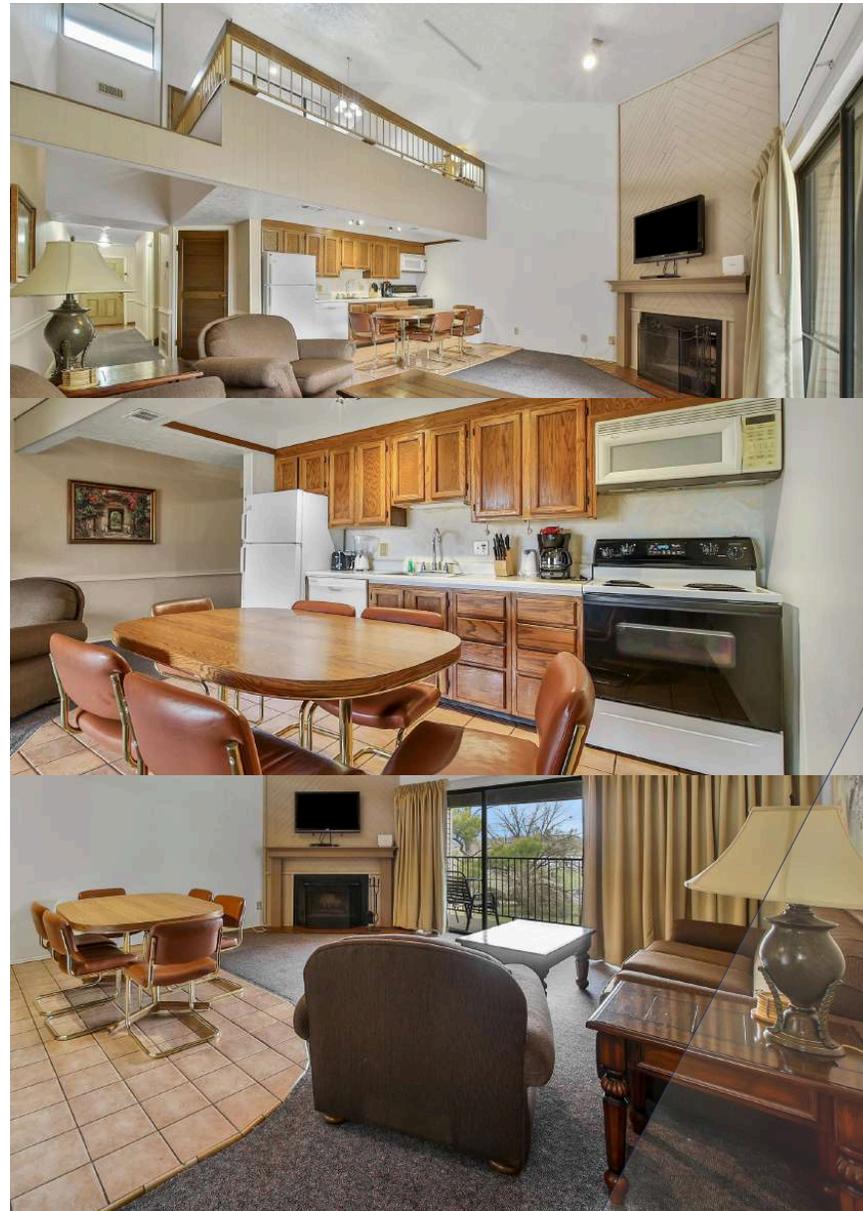
Unit 24 - 1,443 SF



1st floor

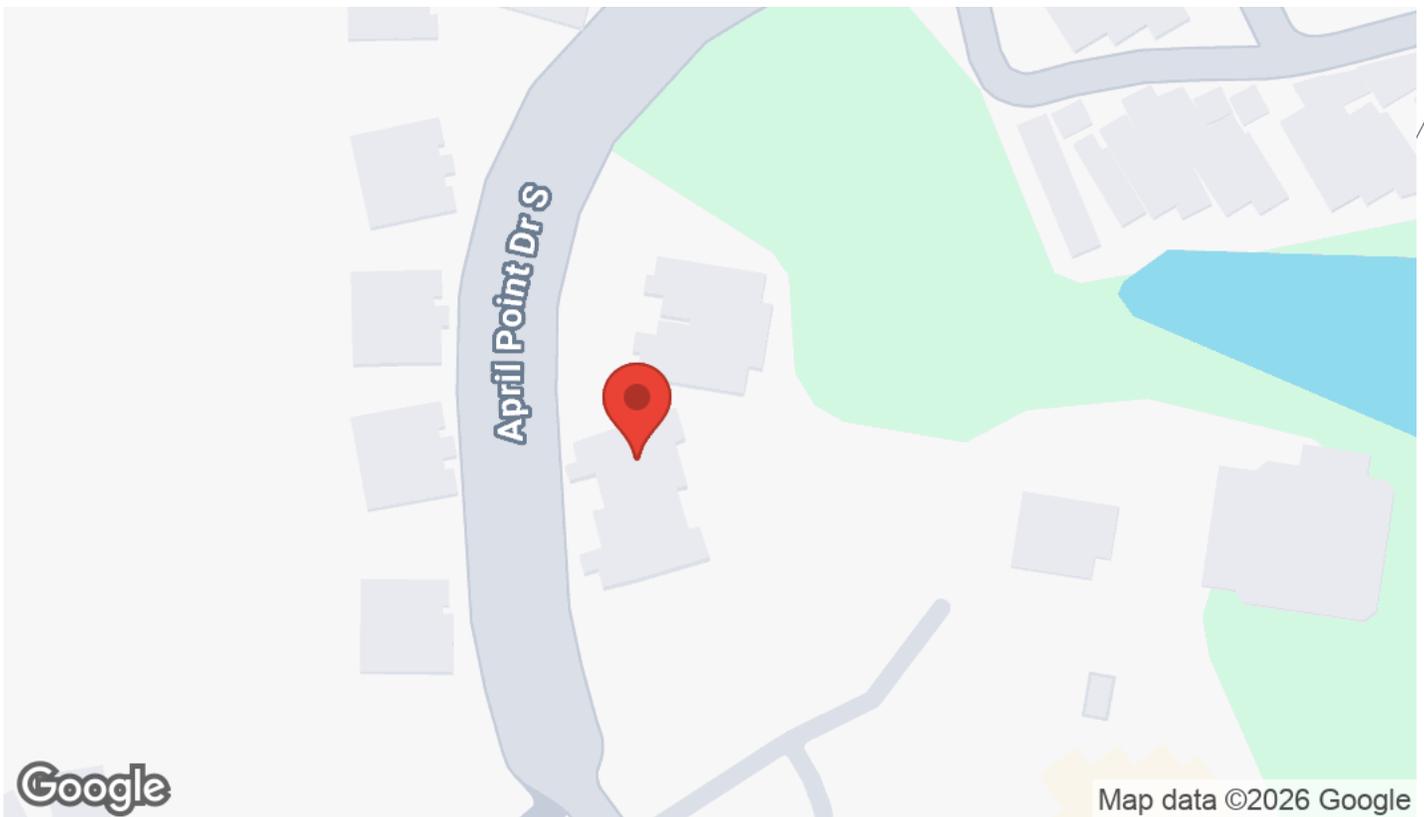
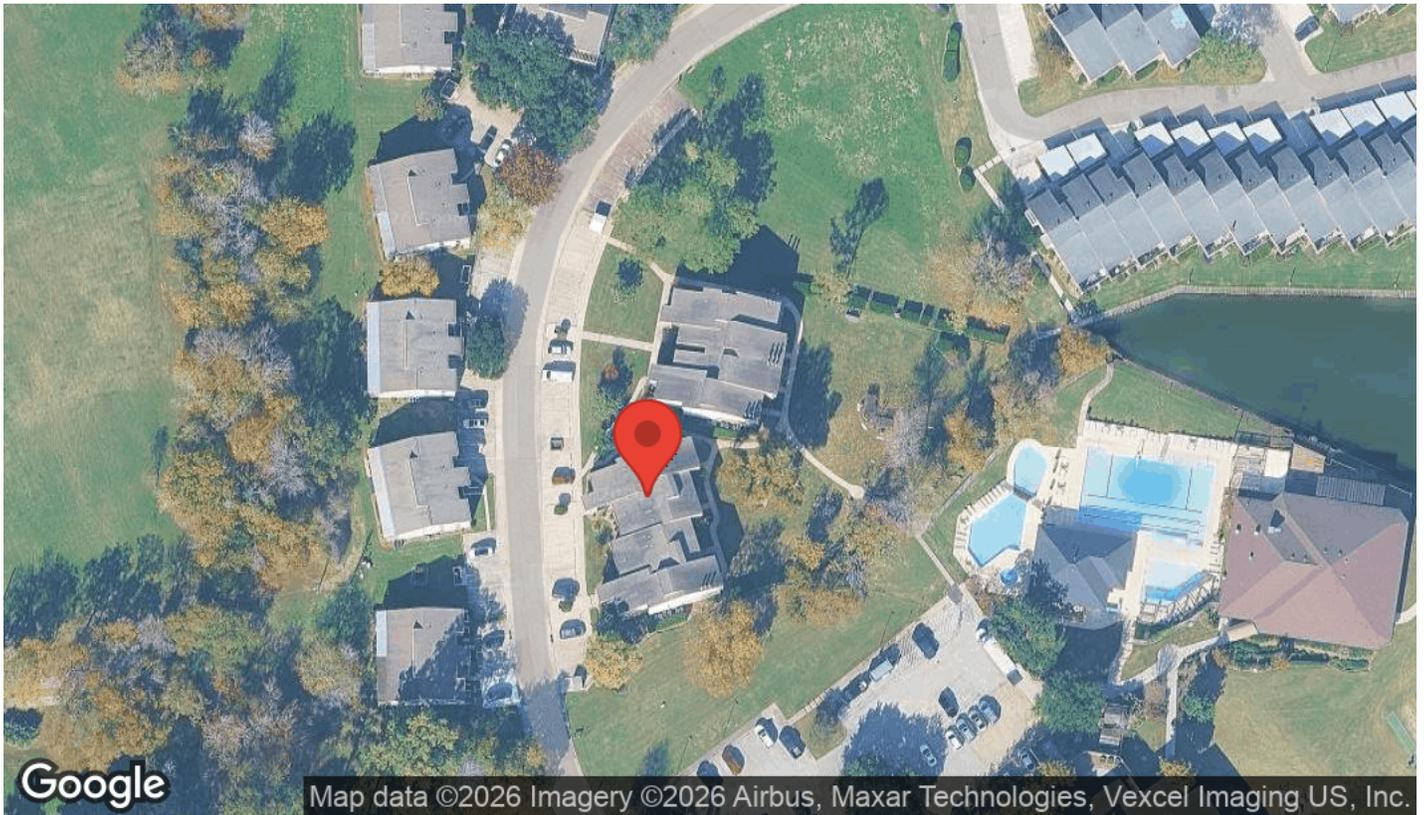


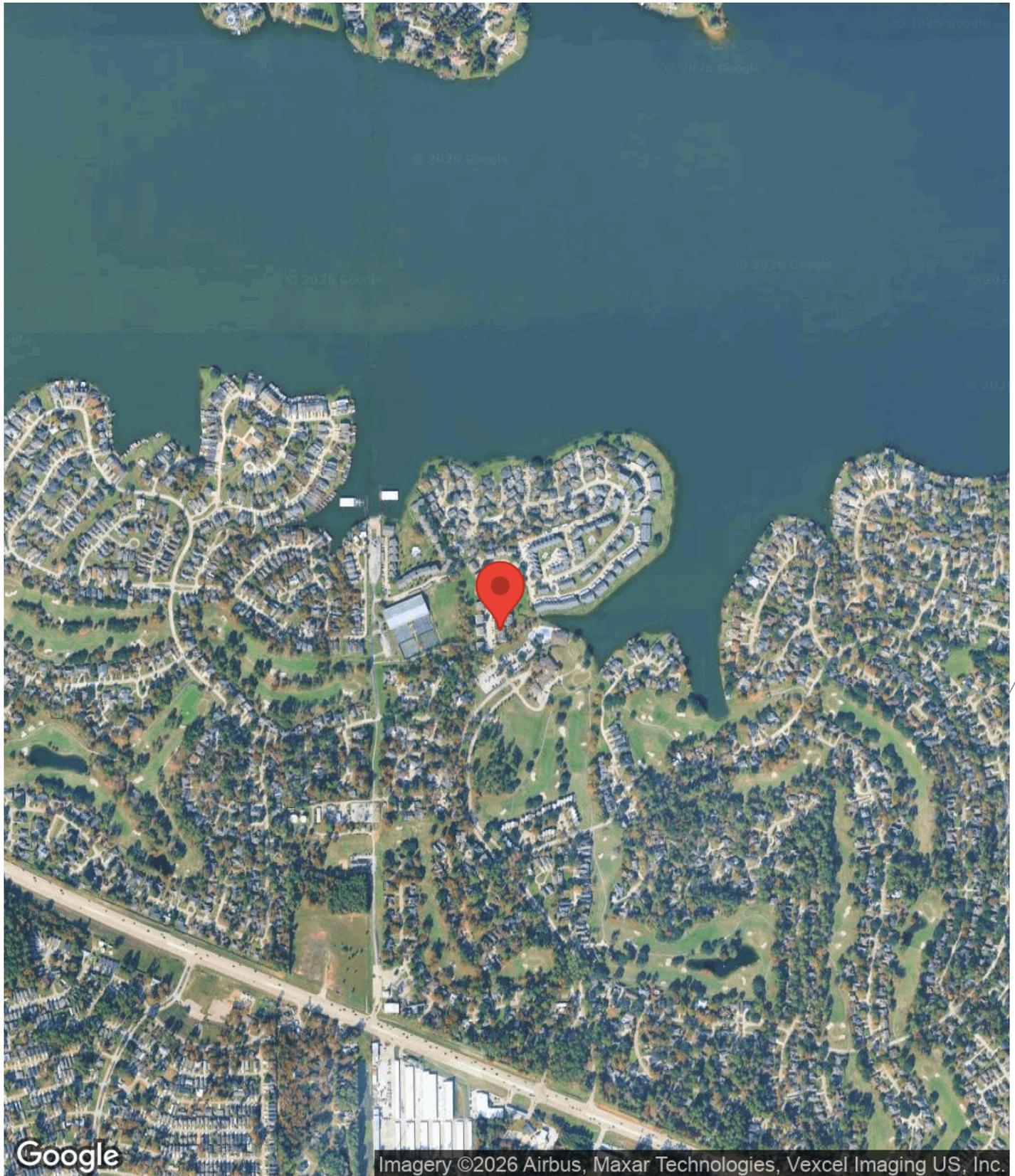
2nd floor



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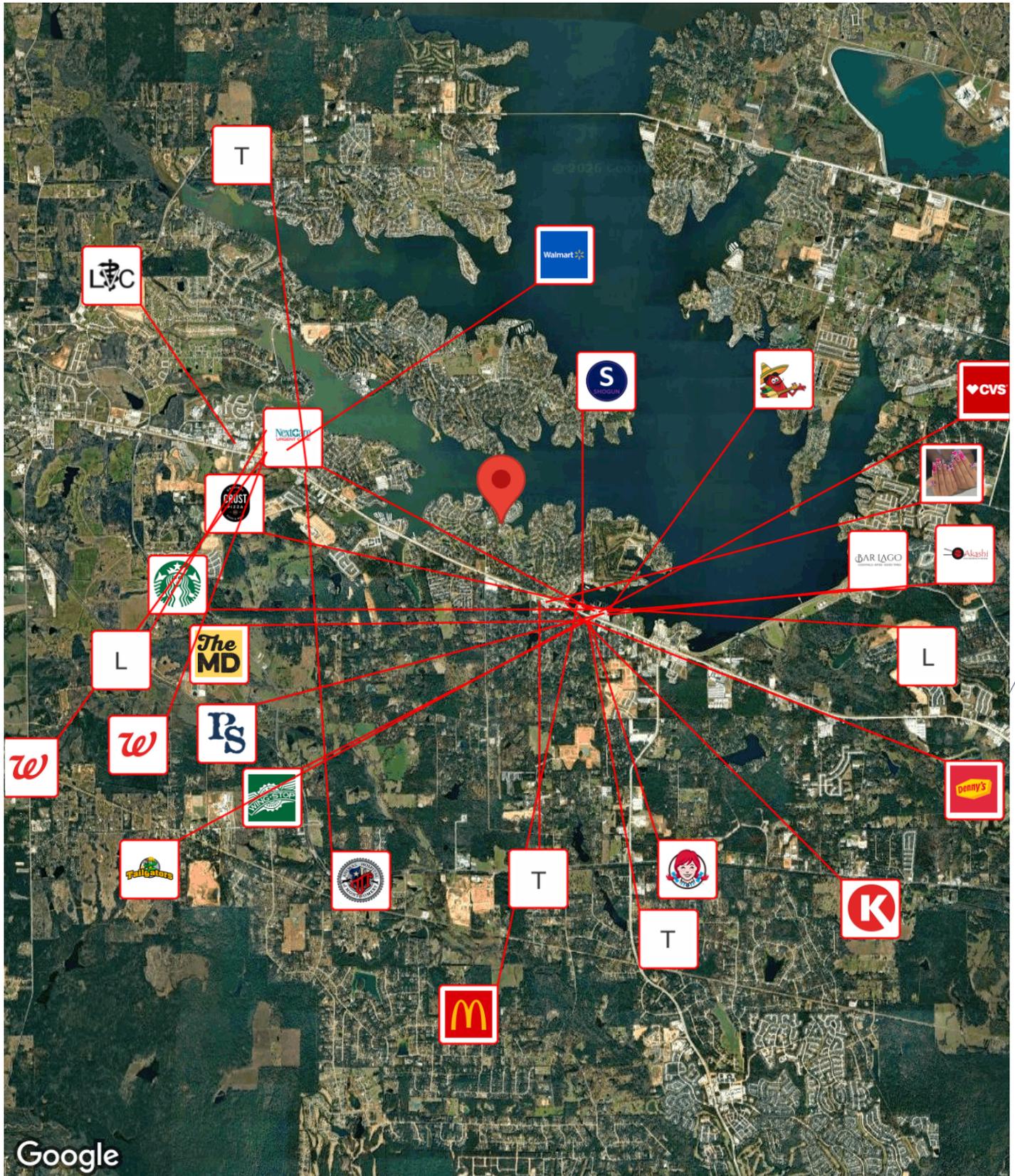


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BUSINESS MAP

SWEETWATER CONDOMINIUMS

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Google



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Demographic Summary

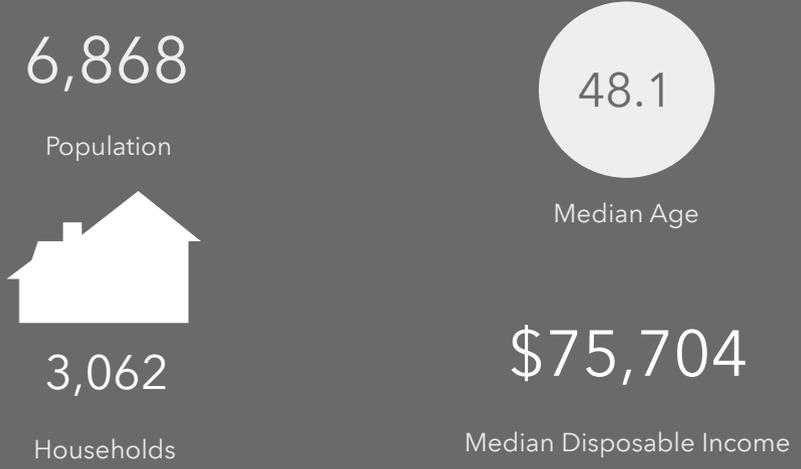
Sweetwater at Lake Conroe (1 mile)
 Sweetwater at Lake Conroe
 Ring of 1 mile

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.37269
 Longitude: -95.61162

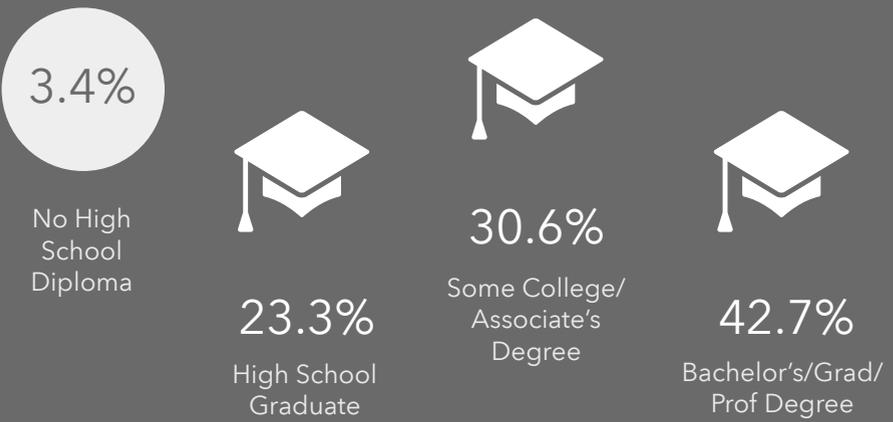
DEMOGRAPHIC SUMMARY

Sweetwater at Lake Conroe
 Ring of 1 mile

KEY FACTS



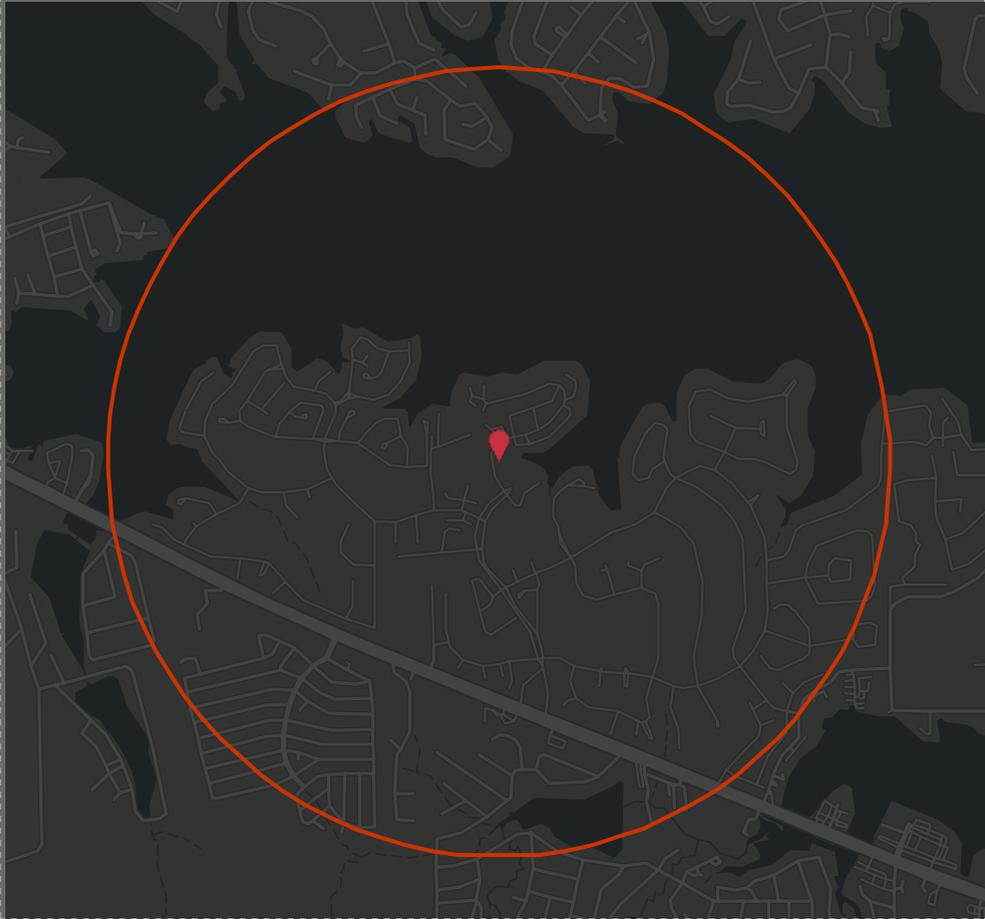
EDUCATION



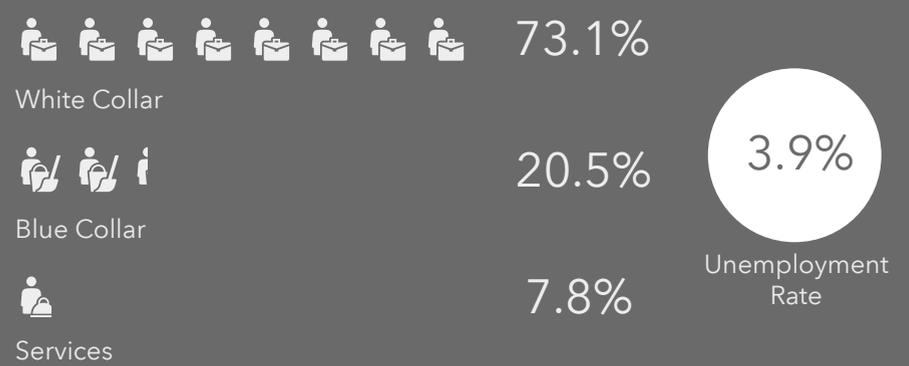
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

Sweetwater at Lake Conroe (3 miles)
 Sweetwater at Lake Conroe
 Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.37269
 Longitude: -95.61162

DEMOGRAPHIC SUMMARY

Sweetwater at Lake Conroe
 Ring of 3 miles

KEY FACTS

25,777

Population



10,791

Households

45.7

Median Age

\$77,262

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



21.9%

High School Graduate



30.4%

Some College/
Associate's Degree



44.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,439

Median Household Income



\$52,833

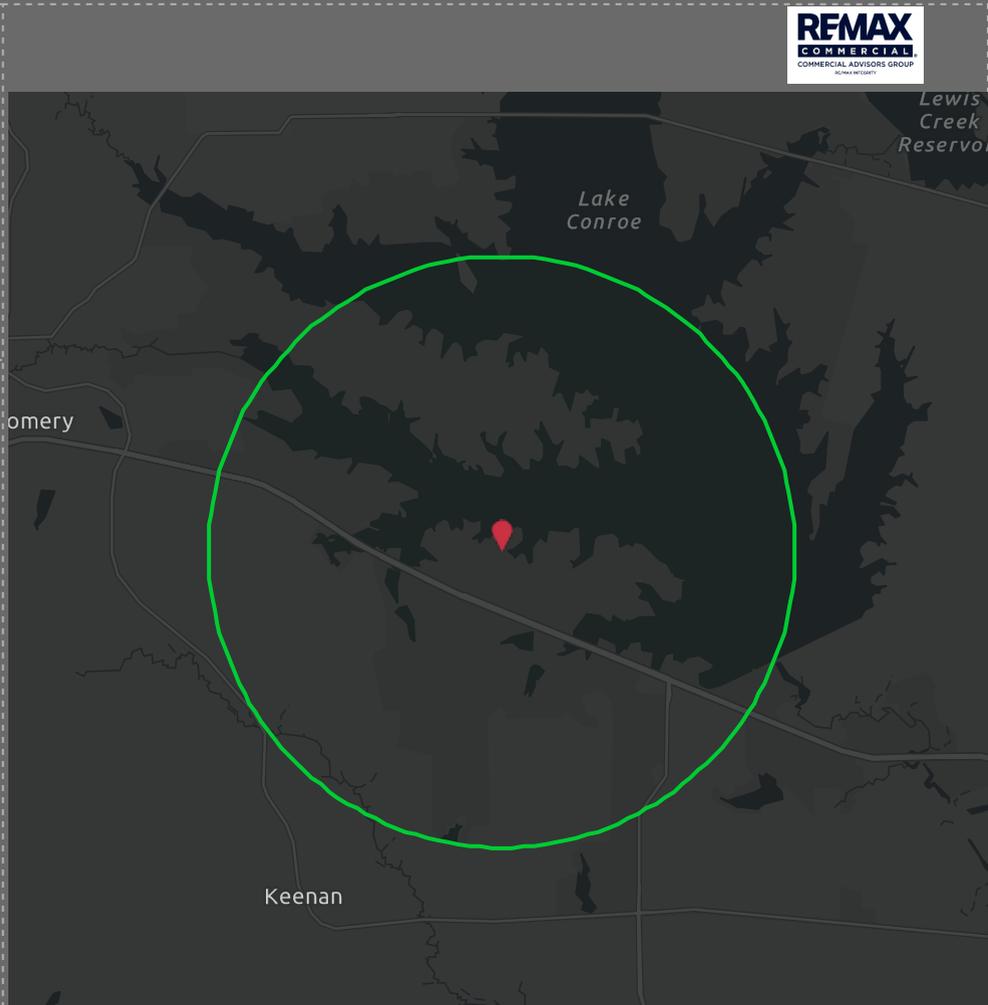
Per Capita Income



\$425,614

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

72.1%

White Collar



17.3%

Blue Collar



12.2%

Services

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Demographic Summary

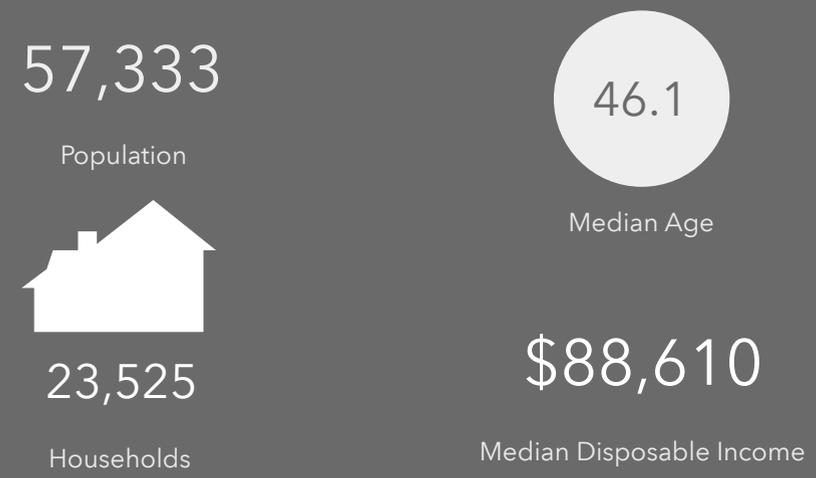
Sweetwater at Lake Conroe (5 miles)
 Sweetwater at Lake Conroe
 Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
 Latitude: 30.37269
 Longitude: -95.61162

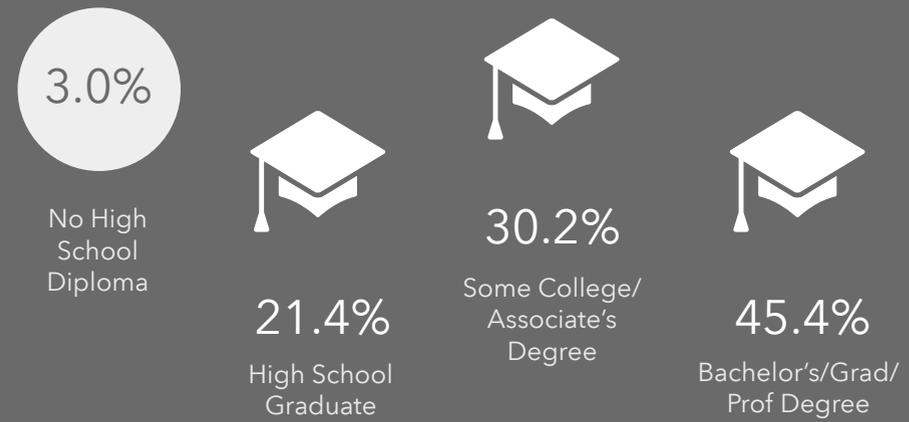
DEMOGRAPHIC SUMMARY

Sweetwater at Lake Conroe
 Ring of 5 miles

KEY FACTS



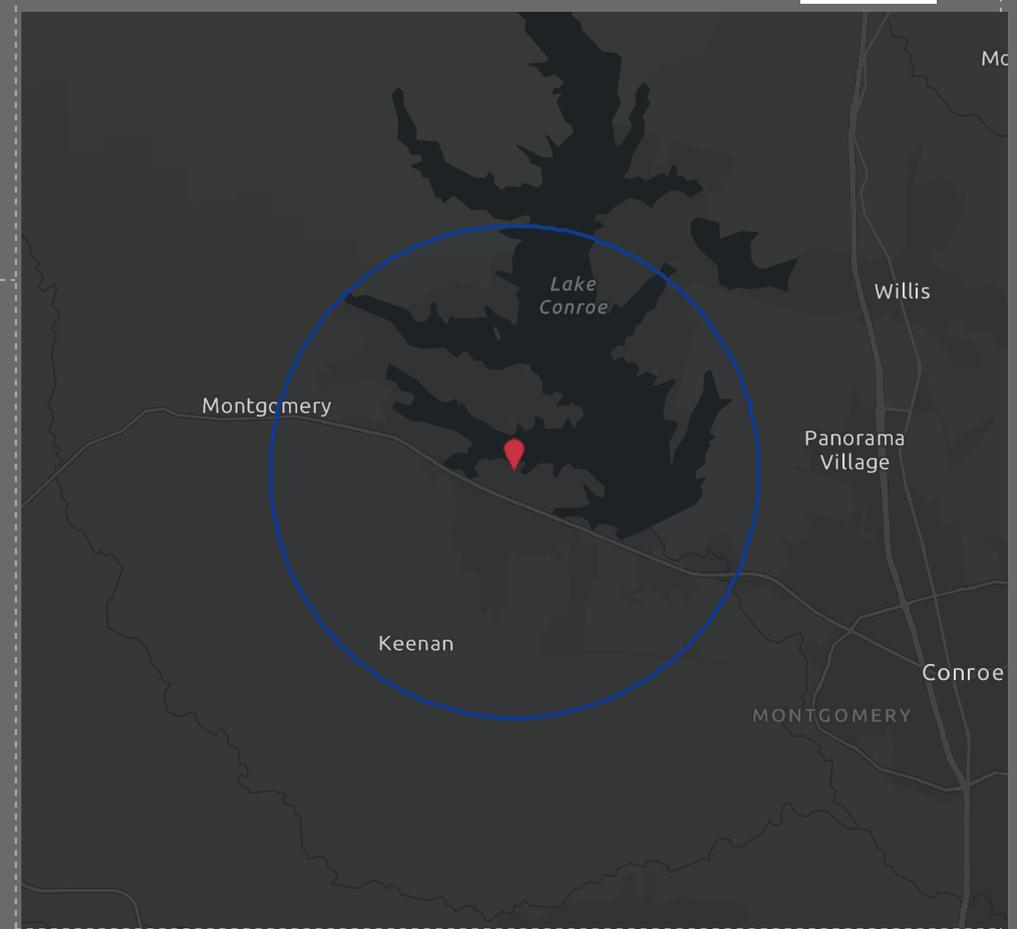
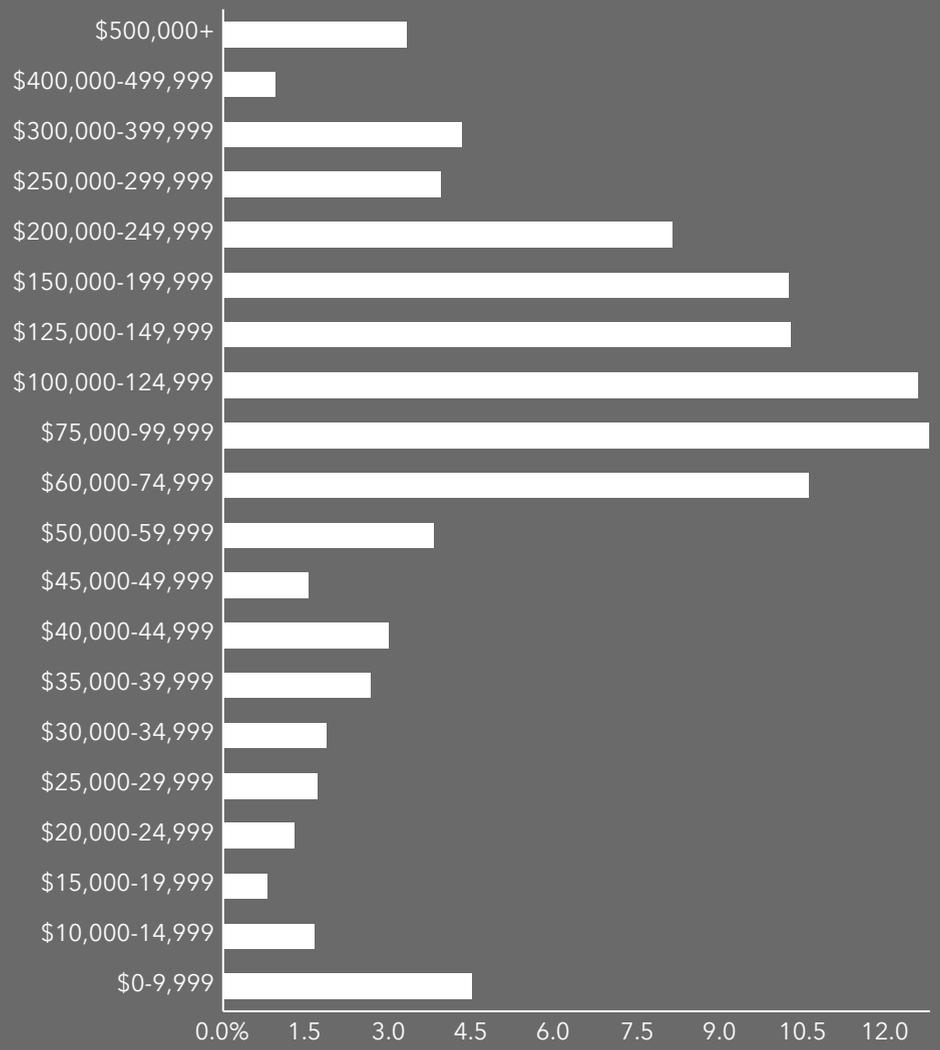
EDUCATION



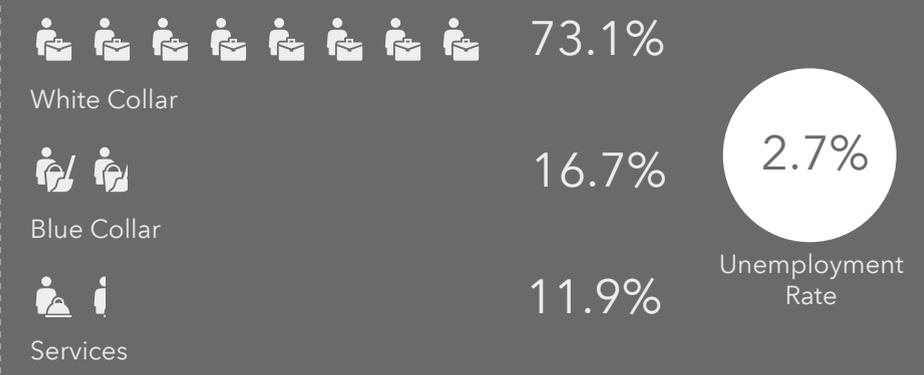
INCOME



HOUSEHOLD INCOME



EMPLOYMENT



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PATRICK BUCKHOFF

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I'm a commercial real estate broker based in Houston, Texas, committed to helping property owners sell or lease faster, for more money, and with less stress. With over 20 years of experience, incorporating P&L experience in sales & manufacturing with commercial real estate to deliver solutions that work. Whether your asset is industrial, retail, office, or land, you'll benefit from the same high-level marketing and service usually reserved for the "big guys." We understand what clients go through because we are business owners, landlords, and tenants ourselves. Our unmatched, active marketing strategy means your property gets maximum visibility—more eyes, more quickly, which means better results. "What Matters to our Clients Matters to Us" isn't just a tagline; it's our philosophy. As a CCIM and multi-award winner, I'm proud to help hundreds achieve their business goals. Learn more at www.commercialspacehouston.com.



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JEREMY LARKIN

Founder / CEO

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Jeremy Larkin is the Founder/CEO of The Jeremy Larkin Team, Keller Williams, located in The Woodlands, Texas. With 20 years of experience, Jeremy and his team of real estate experts are consistently recognized as their office's "Top Producing Real Estate Team".

After a successful 9-year career in the United States Air Force, Jeremy obtained his Bachelor's degree in CIS/Management from Park University. Soon after he began his journey to become an industry expert and one of the most dependable expert real estate agents in the Greater Houston area.

Jeremy and his team have won many prestigious awards including, a 5-time winner of the The Greater Houston Builders Association's "Realtor Team of the Year" award. Since 2014 they have been consistently recognized as a "Top 25 Residential Real Estate Team" by the Houston Business Journal.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

23309 Kuykendahl Road
Tomball, TX 77375



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PRESENTED BY:

PATRICK BUCKHOFF

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

| | | | |
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| Ruben Villareal | 415433 | sold@rubenandnancy.com | (713)557-7095 |
| Designated Broker of Firm | License No. | Email | Phone |
| Ruben Villareal | 415433 | sold@rubenandnancy.com | (713)557-7095 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Patrick J. Buckhoff, CCIM | 587831 | patrick@commercialshouston.com | (832)560-2100 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RE/MAX Commercial Advisors Group, 19510 B Kuykendahl Rd Spring TX 77379
Patrick Buckhoff

Information available at www.trec.texas.gov

IABS 1-0 Date

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