

OFFERING MEMORANDUM



1623 BRAZOS ST
HEMPSTEAD, TX 77445

FOR SALE:
4 UNIT MOBILE HOME PARK



Gary Greene
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PROPERTY SUMMARY

Price	Contact Broker
Lot Size (acres)	0.29
Units	4.00
Tax Amount	\$12,336.73
Utilities	City Water/Sewer
Meter	Individually Metered
County	Waller
Subdivision Name	HEMPSTEAD
Parcel ID / APN	519000-095-001-000

INVESTMENT SUMMARY

1623 Brazos is a fully occupied 4-unit mobile home park situated on 0.3 acres in the growing Hempstead area. The property consists of three 3-bedroom, 2-bath units and one 2-bedroom, 2-bath unit, all generating consistent rental income and immediate cash flow. Each unit is individually metered for city water and sewer, minimizing landlord responsibilities and management overhead.

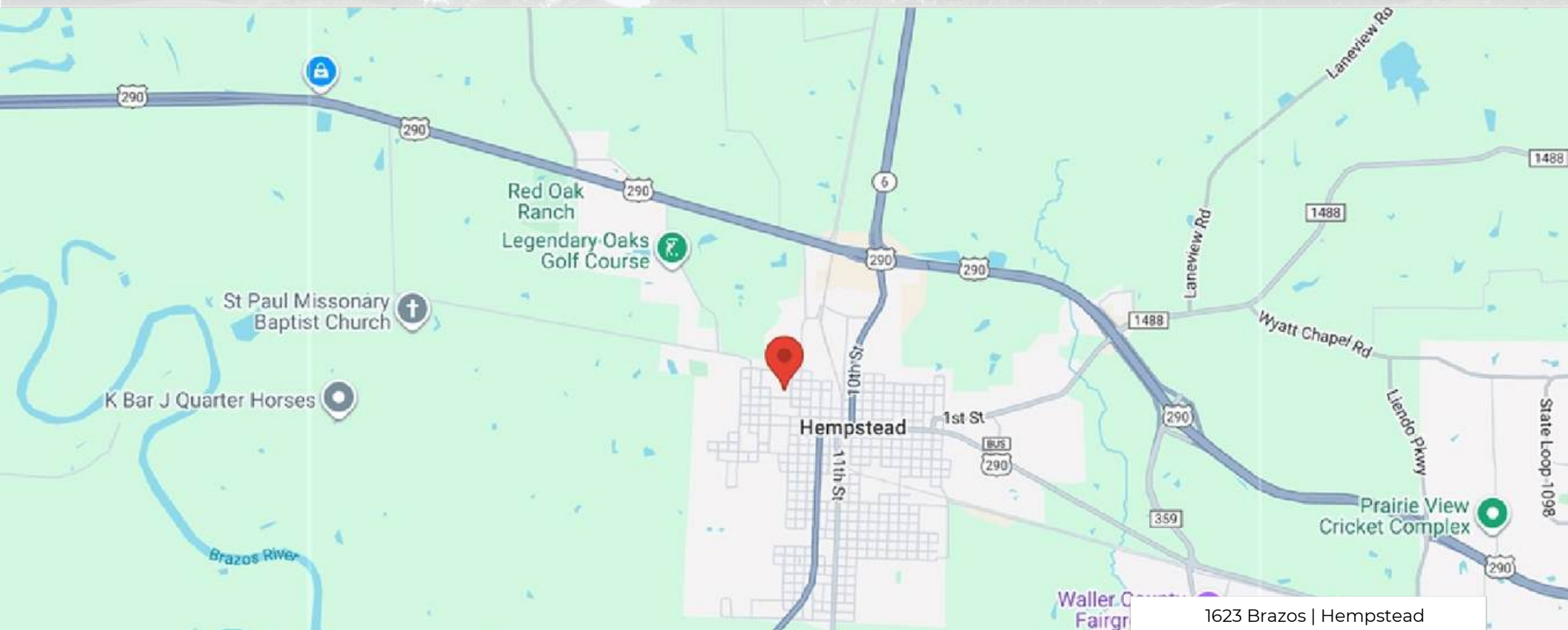
The mobile homes are older and will require replacement in the future, and the pricing reflects these anticipated operating costs, offering value for investors willing to take a hands-on approach. Despite this, the property presents a turnkey investment opportunity in a compact, manageable size with strong occupancy and income stability. Located in an area experiencing growth and development, 1623 Brazos offers both short-term cash flow and long-term appreciation potential, making it an attractive acquisition for investors seeking a combination of income and future upside.



1623 Brazos | Hempstead

INVESTMENT HIGHLIGHTS

- Fully Occupied: 100% occupancy provides immediate, stable cash flow.
- Turnkey Income Property: Small, manageable 4-unit park ideal for hands-on or semi-passive investors.
- Individually Metered Utilities: City water and sewer with individual meters reduce landlord responsibilities and operating costs.
- Minimal Management Requirements: Low-maintenance park with straightforward day-to-day operations.
- Strong Growth Market: Located in an expanding area of Hempstead with potential for rental growth and property appreciation.
- Value-Add Opportunity: Older mobile homes provide upside potential through unit updates or replacements. Current rents are below market, allowing for rental increases and higher income potential.





LOCATION HIGHLIGHTS

- **Strategic Location:** Situated approximately 50 miles northwest of downtown Houston, 1623 Brazos offers convenient access to major transportation routes, including U.S. Highway 290 and Texas State Highways 6 and 159. This prime location enhances connectivity for residents and potential tenants.
- **Educational Opportunities:** The city is in proximity to esteemed institutions such as Prairie View A&M University, Texas A&M University, and Blinn College, providing access to higher education and a skilled workforce.
- **Economic Growth:** Hempstead is experiencing a resurgence, with the Hempstead Economic Development Corporation (HEDC) actively promoting and enhancing economic growth in the city. Their mission is to serve as a catalyst for business development and attract strategic business partners to improve the quality of life for residents.
- **Central Position:** Located in the heart of Hempstead, 1623 Brazos St offers immediate access to local amenities, schools, and government services, enhancing tenant convenience and appeal.
- **Nearby Schools:** Educational institutions such as Hempstead Elementary, Middle, and High Schools are within a short distance, appealing to families seeking proximity to quality education.
- **Community Setting:** The property is nestled within a stable residential area, characterized by a mix of single-family homes and small multifamily units, fostering a sense of community and consistent demand for rental properties.



3 MILE RADIUS



POPULATION
5,912



DAYTIME POPULATION
7,233



HOUSEHOLDS
2,339



AVG. HOUSEHOLD INCOME
\$ 71,316

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RENT ROLL

UNIT#	TENANT NAME	SQUARE FOOTAGE	MONTHLY RENT	ANNUAL BASE RENT	EXPENSE REIMBURSEMENTS	LEASE TYPE	LEASE START	LEASE END	NOTES
1	AA	1,250	\$845	\$10,140.00		MG	06/15/2023	-	3bed, 2 ba. M2M
2	JW	1,080	\$850	\$10,200.00		MG	02/06/2025	01/31/2026	2bed, 2 ba 3bed,
3	AT	1,500	\$850	\$10,200.00		MG	02/07/2025	01/31/2026	2 ba 3bed, 2 ba.
4	DA	1,080	\$750	\$9,000.00		MG	06/10/2020	-	M2M
TOTAL		4,910	\$3,295	\$39,540.00	\$0.00				



FINANCIAL ANALYSIS

	IN PLACE	PROFORMA
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$39,540.00	\$43,200.00
		*Proforma assumes \$900/mo/unit market rent
OPERATING EXPENSES		
PROPERTY TAX	\$1,336.75	\$1,336.75
INSURANCE	\$2,777.40	\$2,777.40
TOTAL OPERATING EXPENSES	\$4,114.15	\$4,114.15
NET OPERATING INCOME	\$35,425.85	\$39,085.85





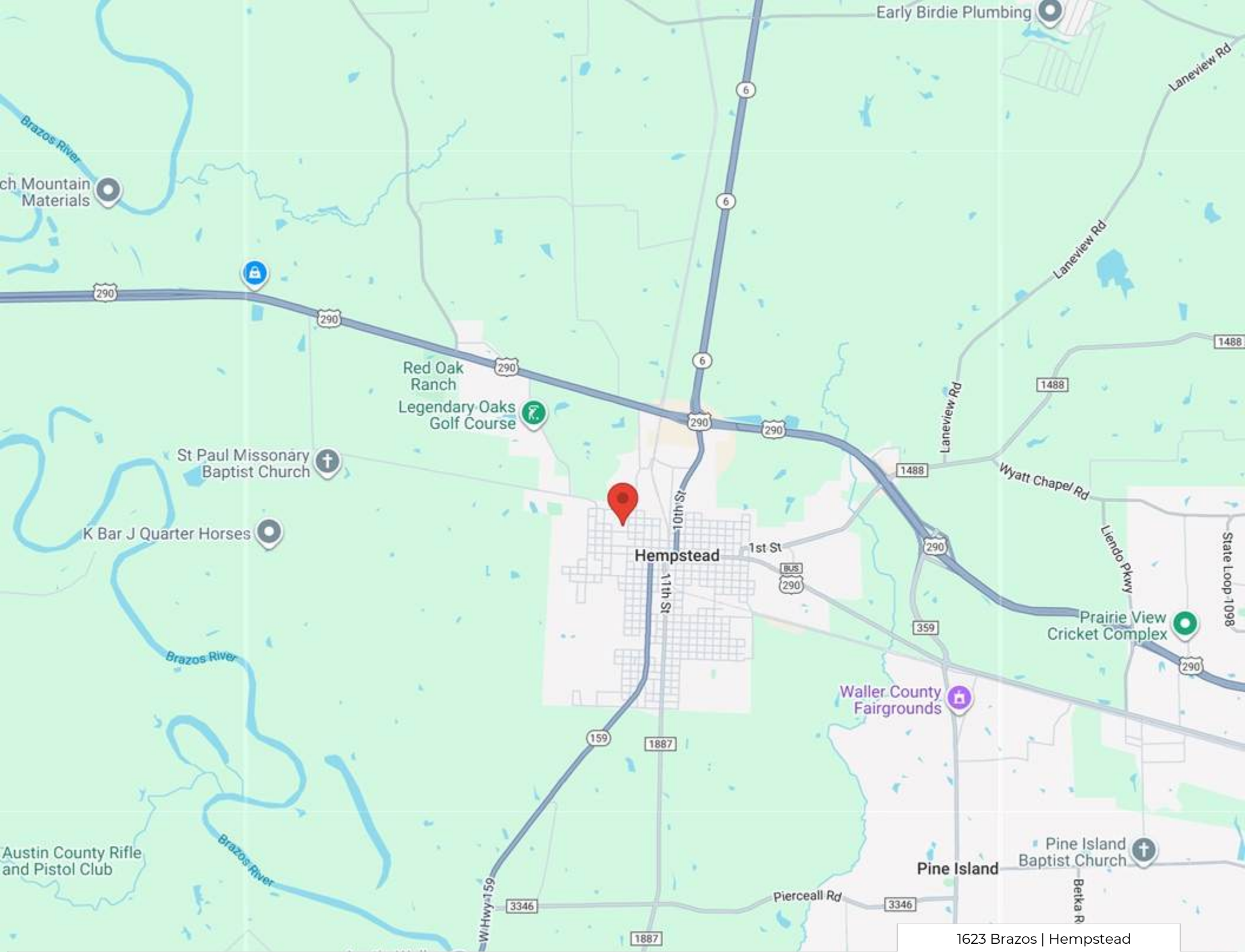
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,460	5,262	7,131
2010 Population	2,944	6,358	8,947
2025 Population	2,688	5,912	8,801
2030 Population	2,634	5,795	8,739
2025-2030 Growth Rate	-0.41 %	-0.4 %	-0.14 %
2025 Daytime Population	3,678	7,233	9,387

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	71	155	352
\$15000-24999	94	173	204
\$25000-34999	62	241	385
\$35000-49999	134	348	490
\$50000-74999	348	750	954
\$75000-99999	103	217	333
\$100000-149999	82	241	375
\$150000-199999	53	136	238
\$200000 or greater	24	79	211
Median HH Income	\$ 54,996	\$ 54,976	\$ 56,117
Average HH Income	\$ 67,659	\$ 71,316	\$ 77,708

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	813	1,876	2,574
2010 Total Households	954	2,261	3,237
2025 Total Households	971	2,339	3,542
2030 Total Households	982	2,375	3,626
2025 Average Household Size	2.74	2.5	2.47
2025 Owner Occupied Housing	617	1,518	2,289
2030 Owner Occupied Housing	640	1,584	2,413
2025 Renter Occupied Housing	354	821	1,253
2030 Renter Occupied Housing	341	791	1,213
2025 Vacant Housing	111	301	465
2025 Total Housing	1,082	2,640	4,007





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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to GARY GREENE COMMERCIAL. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GARY GREENE COMMERCIAL has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, GARY GREENE COMMERCIAL has not verified, and will not verify, any of the information contained herein, nor has GARY GREENE COMMERCIAL conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE GARY GREENE COMMERCIAL ADVISOR FOR MORE DETAILS.

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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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