

MULTIFAMILY FOR SALE

**MARINER APARTMENTS: 16 MULTI-FAMILY UNITS**

1101 EAST MAIN STREET, LEAGUE CITY, TX 77573



FOR SALE

**KELLER WILLIAMS HOUSTON MEMORIAL**

1220 Augusta Dr  
Houston, TX 77057



Each Office Independently Owned and Operated

**PRESENTED BY:**

**TIM LARSON**

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

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. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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1101 EAST MAIN STREET



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## EXECUTIVE SUMMARY

1101 EAST MAIN STREET



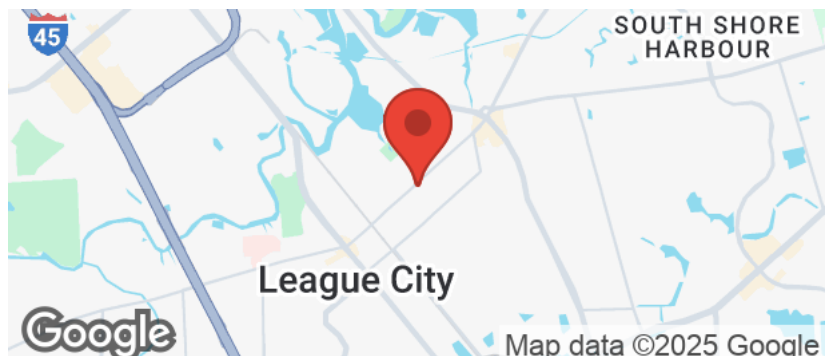
### OFFERING SUMMARY

<b>PRICE:</b>	\$1,895,000
<b>NUMBER OF UNITS:</b>	16 UNITS
<b>PRICE / UNIT:</b>	\$118,437/Unit
<b>BUILDING SF:</b>	13,890 SF
<b>PRICE / SF:</b>	\$136.43/SF
<b>NOI:</b>	\$110,000
<b>CAP RATE:</b>	5.8% CAP RATE
<b>OCCUPANCY:</b>	100%
<b>LOT SIZE:</b>	43,560 SF
<b>RENOVATED:</b>	2024
<b>YEAR BUILT:</b>	1971
<b>PARKING:</b>	25+
<b>ZONING:</b>	MLT FAM DWLG

### PROPERTY OVERVIEW

Mariner Apartment Complex: 16-Units (10) 2BR/1BA, (6)1BR/1BA, Laundry Room Facility with Coin-Operated W/D's, & room for expansion on this 1-Acre lot in League City, TX. Lots of shade & trees, 25+ parking spaces, front, middle, and rear parking areas. Recent improvements include updated Units, new leases, AC Units, Plumbing, Paint, etc. Separately metered. Upside in Rental Income (below market rents currently)

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center, Southeast Medical Center.



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## LOCATION & HIGHLIGHTS

1101 EAST MAIN STREET



### LOCATION INFORMATION

Building Name: Mariner Apartments: 16 Multi-Family Units  
Street Address: 1101 E Main Street  
City, State, Zip: League City, TX, 77573  
County: Galveston  
Market: Houston  
Sub-market: Southeast  
Cross Streets: Hwy 3



### LOCATION OVERVIEW

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center & the Southeast Medical Center. Popular area for fishing & boating enthusiasts in Clear Lake & Galveston Bay, 30-minutes south to Galveston Beach. South Shore Harbour Country Club & Yacht Club, Clear Lake Shores, Kemah, Webster, Friendswood. Close to I-45, major retailers including Wal-Mart Supercenter, Home Depot, Target, Lowe's, restaurants, parks, schools, etc.



### PROPERTY HIGHLIGHTS

- 16-Units that are individually metered
- Room for expansion, 1-Acre lot
- Separate Laundry Room, Coin-Operated W/D
- Desirable Unit Mix: (10)2BR/1BA, (6)1BR/1BA
- Close to NASA Space Center, Webster, Southeast Medical Center
- Popular area for boating, fishing, golf, and walking trails
- Upside in Rental Income (below market currently).

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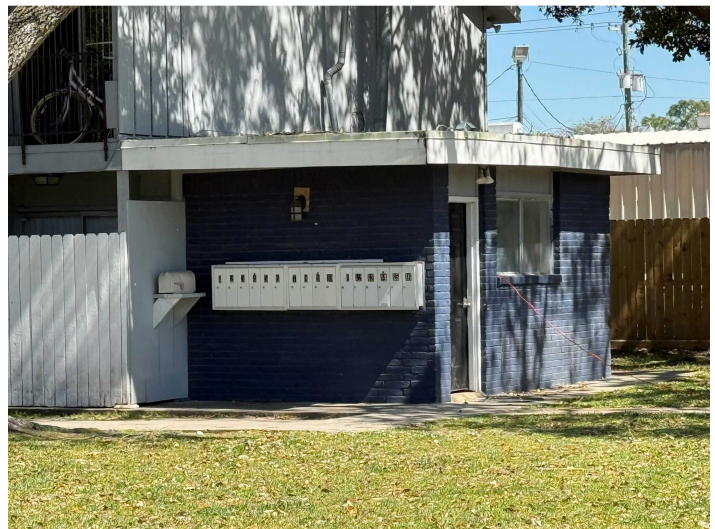
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## PROPERTY PHOTOS

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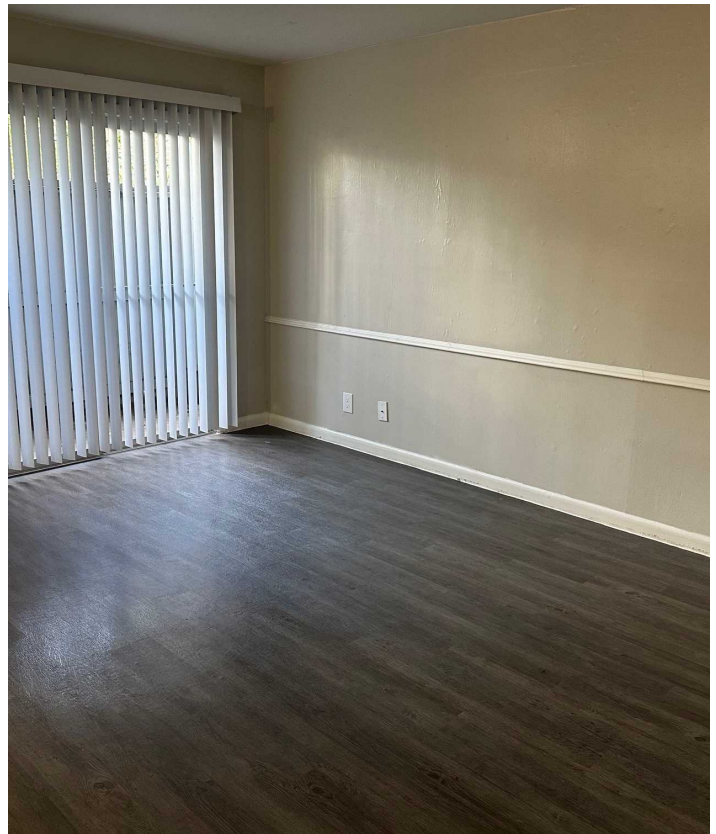
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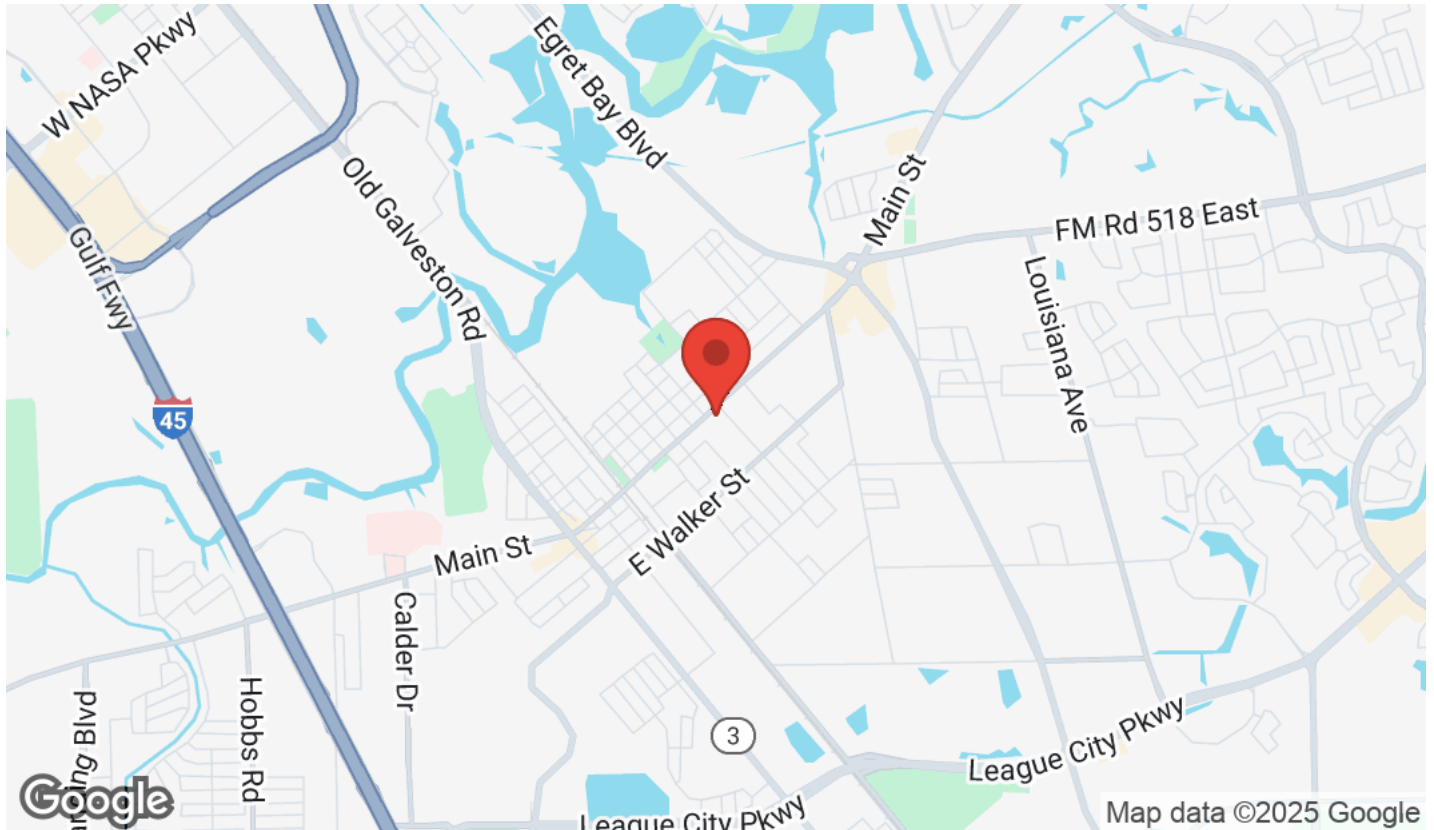
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## LOCATION MAPS

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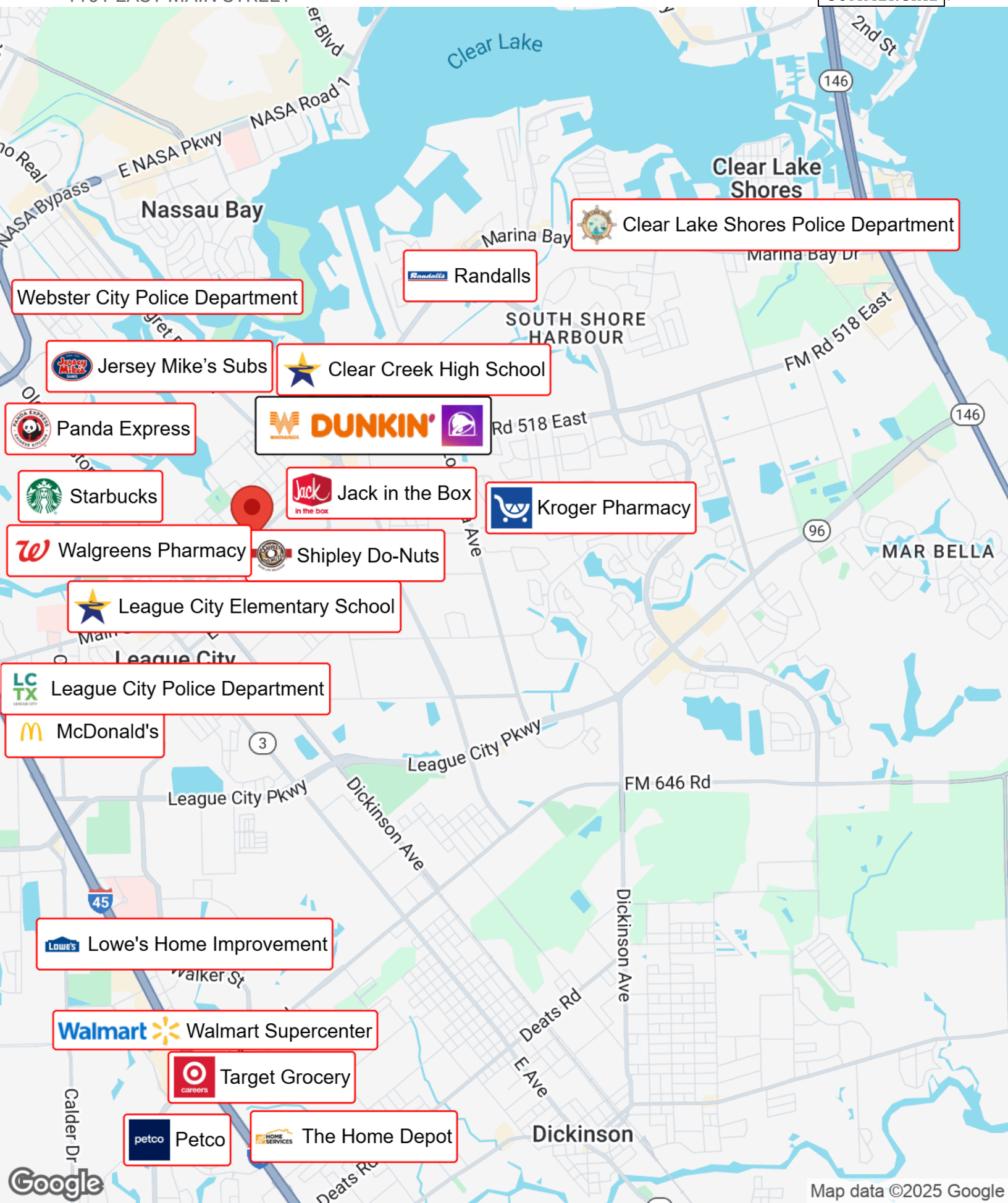
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## BUSINESS MAP

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Webster City Police Department

Clear Lake Shores Police Department

Randalls

Jersey Mike's Subs

Clear Creek High School

Panda Express

DUNKIN'

Starbucks

Jack in the Box

Kroger Pharmacy

Walgreens Pharmacy

Shipley Do-Nuts

League City Elementary School

League City Police Department

McDonald's

Lowe's Home Improvement

Walmart Supercenter

Target Grocery

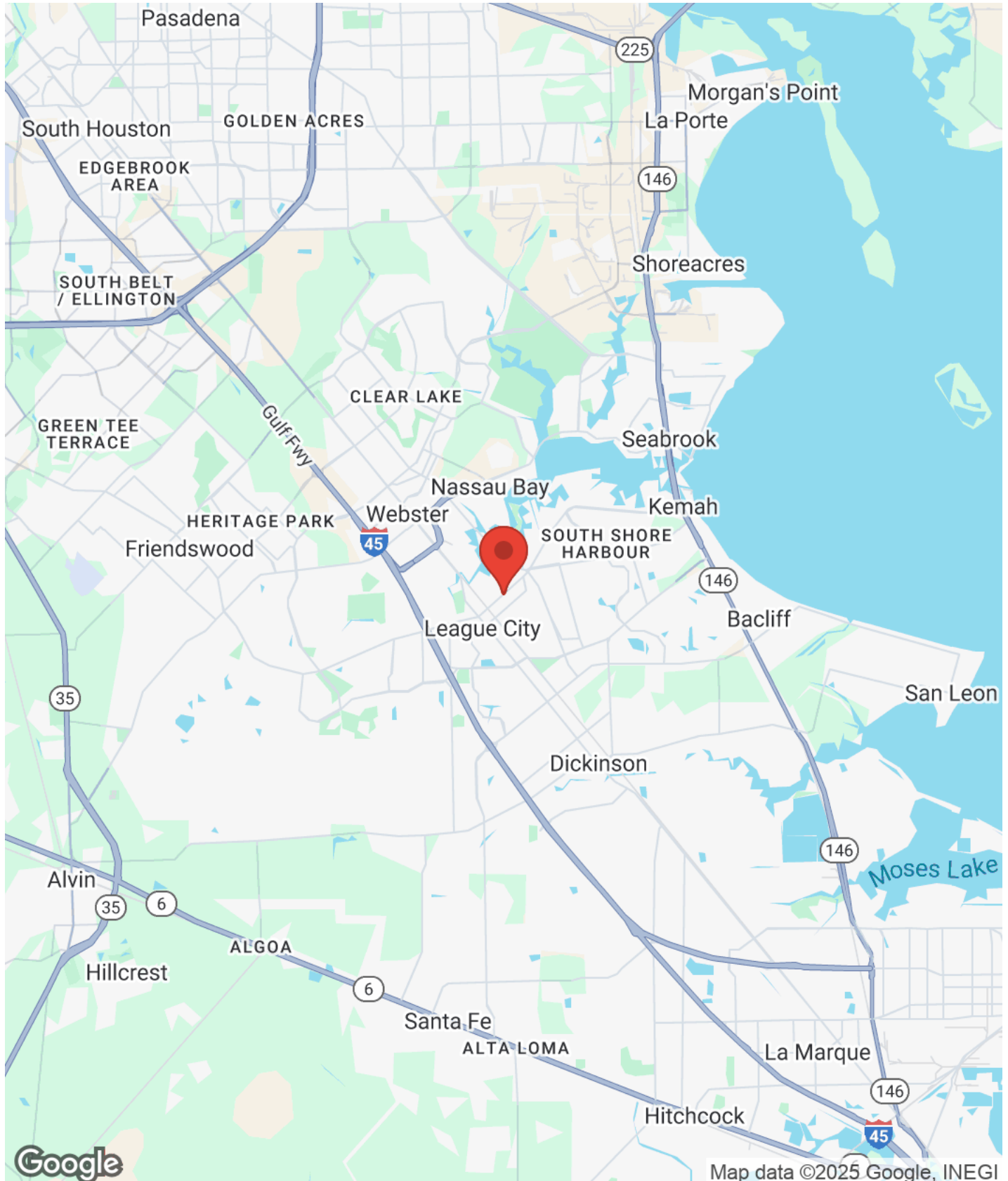
Petco

The Home Depot



## REGIONAL MAP

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## AERIAL MAP

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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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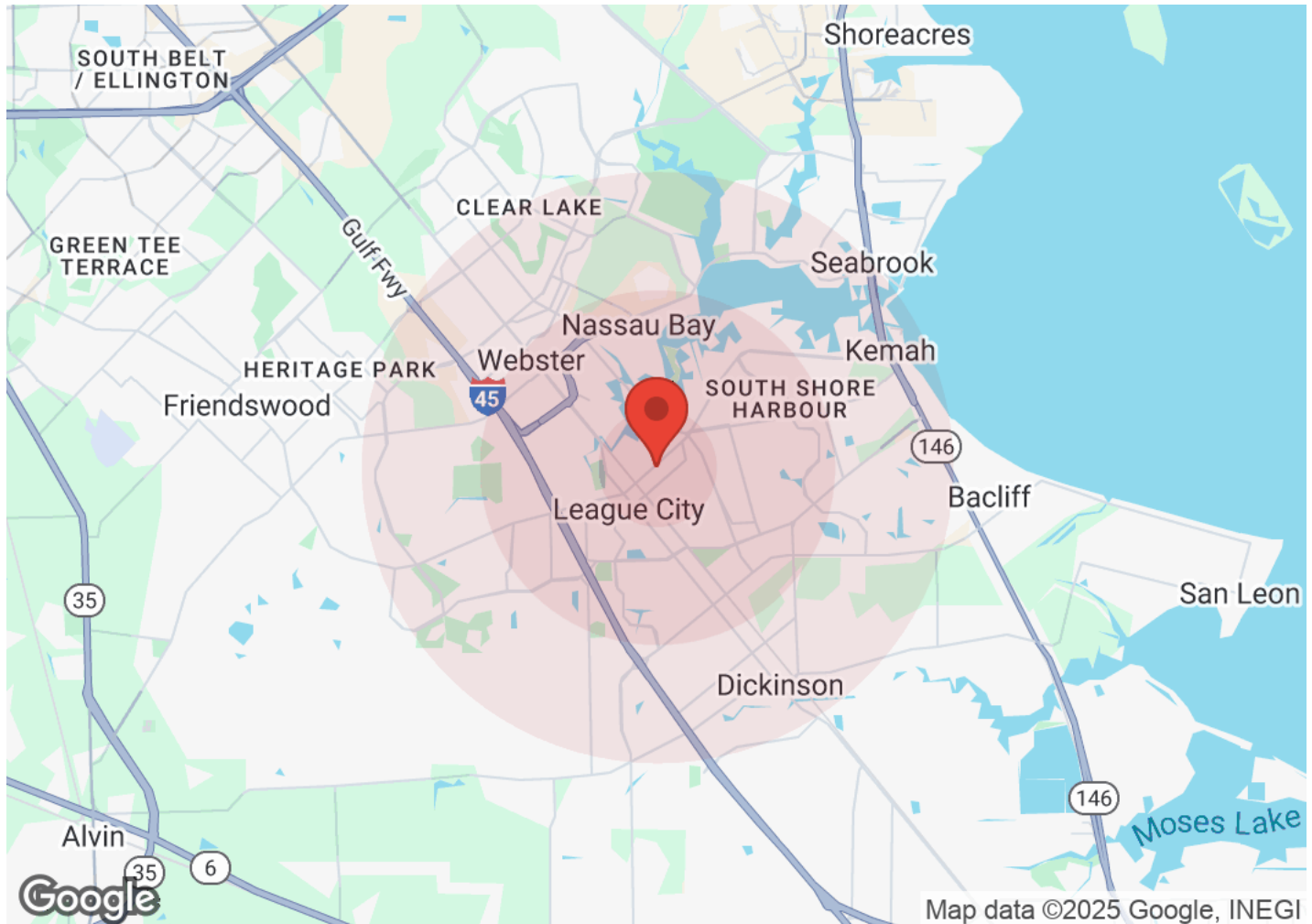
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,312	38,278	99,281	Median	\$109,005	\$94,592	\$95,422
Female	3,297	38,451	101,190	< \$15,000	74	1,291	3,970
Total Population	6,609	76,729	200,471	\$15,000-\$24,999	224	1,314	3,348
				\$25,000-\$34,999	150	1,357	4,652
				\$35,000-\$49,999	173	2,867	6,516
				\$50,000-\$74,999	384	5,441	13,154
				\$75,000-\$99,999	155	4,404	10,052
				\$100,000-\$149,999	357	5,643	15,845
				\$150,000-\$199,999	399	3,664	9,575
				> \$200,000	532	5,461	12,593
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	3,622	40,544	101,859	Total Units	2,844	35,679	90,290
Black	348	8,855	23,255	Occupied	2,448	31,440	79,705
Am In/AK Nat	13	92	261	Owner Occupied	1,546	16,023	44,629
Hawaiian	2	23	60	Renter Occupied	902	15,417	35,076
Hispanic	2,378	21,008	57,375	Vacant	396	4,239	10,585
Asian	114	4,611	13,211				
Multi-Racial	124	1,481	4,090				
Other	8	115	361				

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# FLOOD MAP- OUT

1101 EAST MAIN STREET



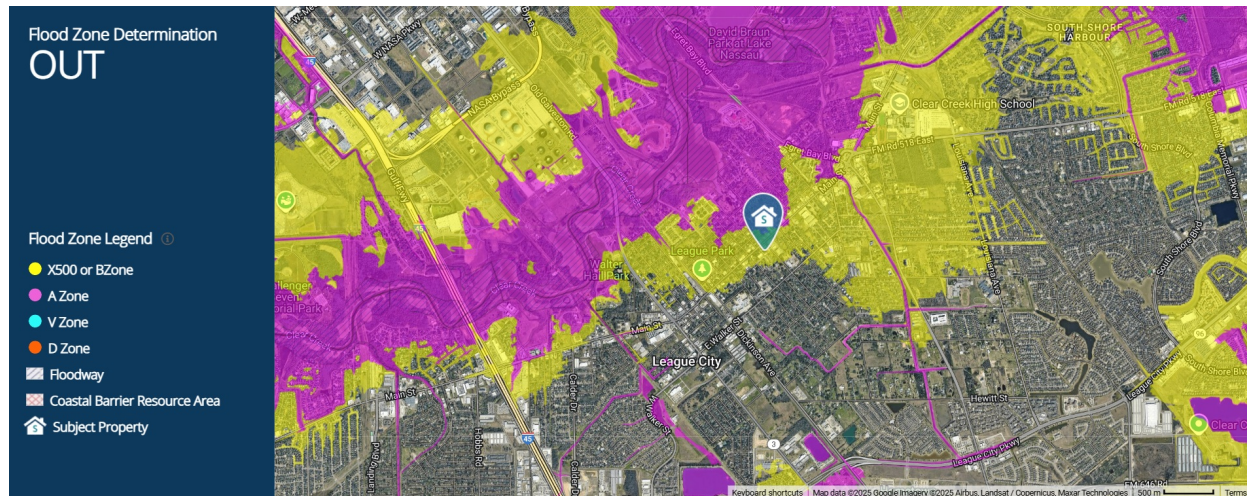
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APN 4602-0000-0002-002 | CLIP 8478338711

📍 1101 E Main St, League City, TX 77573, Galveston County

## STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	560 ft
Community Number - Map Panel & Suffix	485488-0039G
Flood Zone Code	X500
Panel Date	August, 15, 2019
County	Galveston
Original Panel Firm Date	June, 5, 1970
FIPS Code	48167
Coastal Barrier Resource Area (CBRA)	Out
Community Name	League City, City Of
Letter of Map Amendment (LOMA)	N/A

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Flood Map Courtesy of Timothy Larson, Keller Williams Memorial Houston Association of REALTORS



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The data within this report is compiled by CoreLogic from public and proprietary sources. It is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. This report is for informational purposes only and is not a Flood Certification Report.





## Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

### SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

### Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

### Community

A 6-digit community number code for the community.

### Community Name

Name of the community.

### Map Number

FEMA Map Number for the Flood Insurance Rate Map.

### Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

### Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

### Panel Date

Date of the FEMA map panel.

### CBRA

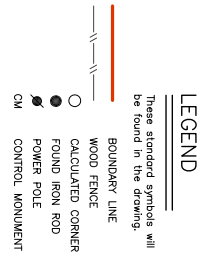
Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

### Flood Zone

Flood zone for the property location based on the FEMA FIRM.

### FIPS Code

The five-digit state and county FIPS code.



NOTE: THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITMENT REPORT ISSUED BY IDEAL NATIONAL TITLE INSURANCE COMPANY OF NO. 11-1978-1978015450-EP ISSUED ON 06/25/2018.

THESE EXIST A PLEINER EVIDENT AS RECORDED IN VOLUME 549, PAGE 321, VOLUME 1189, PAGE 501+ DEED RECORDS, GALVESTON COUNTY, TEXAS.

THERE EXIST A WATER AND SEWER EVIDENT AS RECORDED IN VOLUME 631, PAGE 130, VOLUME 1757, PAGE 279, DEED RECORDS, GALVESTON COUNTY, TEXAS.

FLOOD INFORMATION

FILE# 4854888 PANEL# 0010 D

REV. DATE: 09/22/1999

ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE INFORMATION PROVIDED BY THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES AND FLOOD INSURANCE REQUIREMENTS. THE FLOODING CONDITIONS WE ARE NOT RESPONSIBLE FOR THE F.I.M.'S ACCURACY.

I, **DAVID E. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas,  
do hereby certify to \_\_\_\_\_  
**PNE LAWYERS TITLE OF DEW, INC.**  
and \_\_\_\_\_  
that the above map is true and correct according to an actual field survey, made by me under my supervision,  
and that I am duly qualified to make such surveys.  
I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except  
as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and/or  
no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.  
Description: **BEING A 1.00 ACRES PARCEL OF LAND** recorded in \_\_\_\_\_  
**SECTION 28, T4S N, R10E S, COUNTY OF DALLAS, TEXAS.**  
located in the \_\_\_\_\_  
**STEPHEN F. JUSTIN STREET, A-3**  
Borough: **KAREEM PARK**  
Address: **1101 E. MAIN ST., LEAGUE CITY, TX 77591** GF No. **L-1976-17010105-00-2P**

1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212  
Tel: 281.940.8869 Fax: 281.207.6476  
**Overland Consortium Inc.**  
**Surveyors**

METES AND BOUNDS  
1.00 ACRE PARCEL  
LOCATED IN THE  
AUSTIN SURVEY,  
ABSTRACT 3,  
GALVESTON COUNTY, TEXAS

THURCK, Smith 24, 40° 13' West called Smith 42, 40° 07' East, a distance of 37500 m, and taking the 1400-hour time of the call. The Smith 42 call was recorded in the NW of the BURNAGE area, 17° 30' north and 104° 50' west of the station.



<b>LAND TITLE SUBVEY</b>		13		81	
JOB NO.:	1807010769	NO.	1	SECTION	1
DATE:	07/07/18				
DRAWN BY:	MF				
APPROVED BY:	DEK				



FIRM REGISTRATION NO. 10190700  
DAVID E. KING, JR., C.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 6272  
77657



# IABS- LISTING AGENT

1101 EAST MAIN STREET



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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