



# Investment Opportunity – 3 Townhome Units – Lakeridge Townhomes, College Station TX

**Total Investment Package:  
\$1,050,000 (3 Units)**

1198 Jones Butler Rd, College  
Station TX 77840

- Located only 1 mile from Texas A&M; University
- On TAMU Bus Route #35 & #36
- 4 Bedrooms, 4.5 Bathrooms per unit
- 1,808 sq ft (each unit)
- Community amenities: Pool, Hot Tub, Clubhouse, Gym, Movie Theater, Basketball Court
- HOA includes cable, internet, and water
- Gated community with 4 assigned parking spaces per unit
- Units #203, 1808 and 2708
- All rented for a one year term  
\$7K monthly income

**Call Wendy Cline Properties Group  
(281) 858-3451**

