



FOR  
**SALE**

449 FINK ST  
YOAKUM, TX 77995

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GOLDEN OAKS  
DUPLEXES



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01

# PROPERTY **OVERVIEW**

# PROPERTY HIGHLIGHTS



## • PROPERTY OVERVIEW:

- Located at 449 Fink Street in Yoakum, Texas, this property includes 22 buildings—20 single-story duplexes, a management and laundry facility, and a storage building—totaling 40 units across 4.13 acres with 32,736 rentable square feet.

## • PROPERTY COMPOSITION

- The community features uniform single-story duplexes for ease of access and maintenance. On-site management, laundry, and storage facilities add convenience and operational efficiency.

## • PROPERTY HISTORY & CONDITION

- Built in 1983 and owner-operated for 18 years, the property has been well maintained with tile flooring throughout, offering easy turnovers and reduced maintenance costs.

## • OPERATIONAL HIGHLIGHTS

- With consistent 100% occupancy and a strong management record, the property demonstrates reliable performance and enduring tenant demand in the Yoakum market.

### ADDRESS

449 FINK ST  
YOAKUM, TX 77995

### NUMBER OF UNITS

40-UNITS

### OCCUPANCY RATE

100%

### YEAR BUILT

1983

### LOT AREA OF 3 BUILDINGS

4.13 acres

### BUILDING AREA

32,736 SF

### NUMBER OF FLOORS

SINGLE FLOOR

# SALIENT FACTS



## FOUNDATION

Post tension concrete slabs



## HVAC

Split units, cooling Condenser ground mounted  
Evaporator coils located in Hallways  
All units are R-410 units.



## ELECTRICAL

All units are individually metered and in tenants name  
Electrical wiring copper



## APPLIANCES

All appliances are Electric no gas  
Each unit has its own electric hot water heater



## ROOFING

Pitched Asphalt Shingles  
Last replaced 2007  
Three buildings roof replaced within the last 2 years



## BUILDINGS

20 Duplexes,  
1 storage 1 laundry, maintenance and office  
The Laundry room has 3 washers and 3 dryers (Owner Operated)  
capacity for a total of 5 washers and 5 gas dryers



## PLUMBING

Water lines all Copper  
Sewer lines all PVC  
Owner pas water and sewer bill



## FLOORING

All Tile



## UTILITIES

All Electric  
No Gas (Except for Laundry)

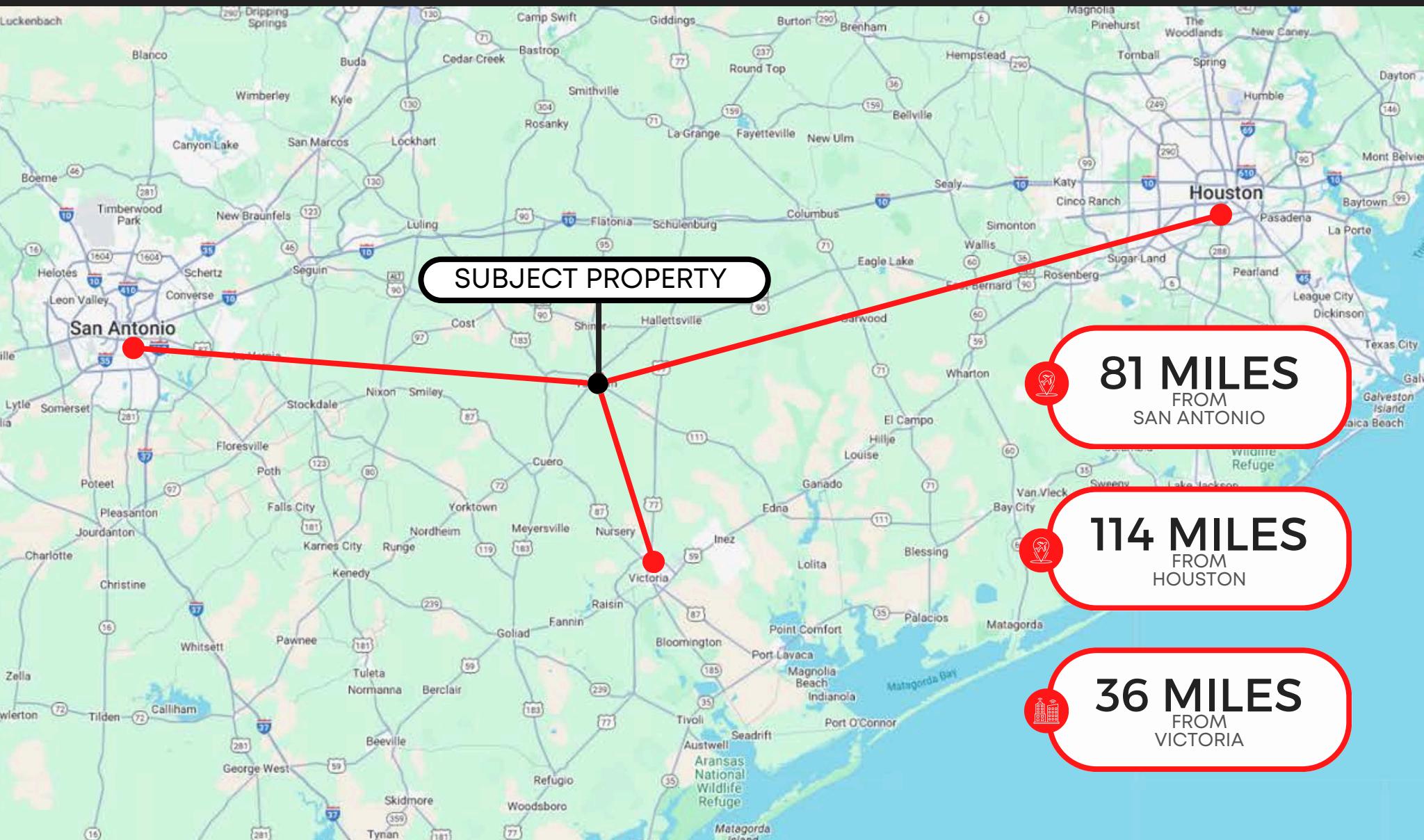


# 02

## LOCATION OVERVIEW

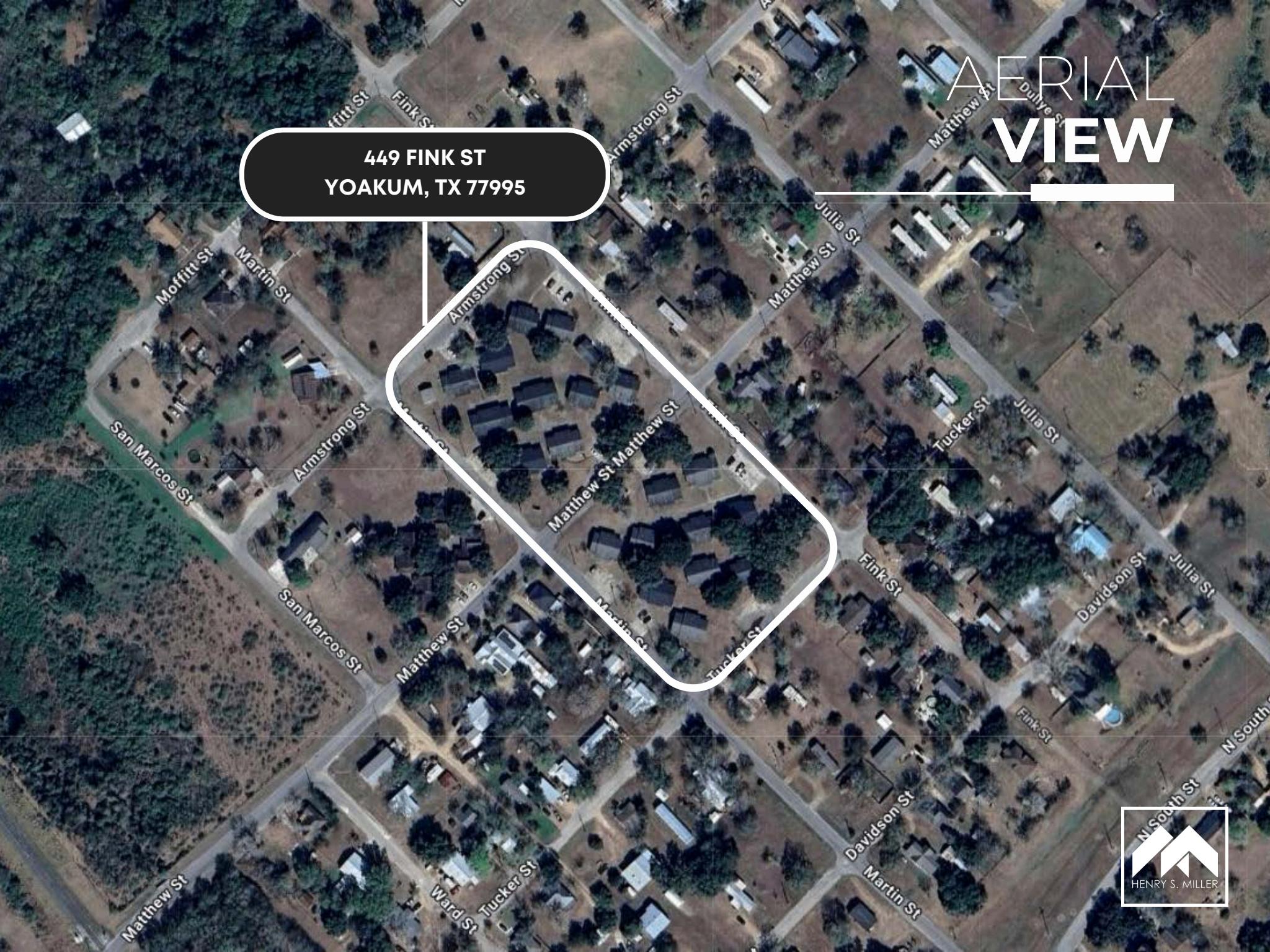
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# PROXIMITY MAP



# AERIAL VIEW

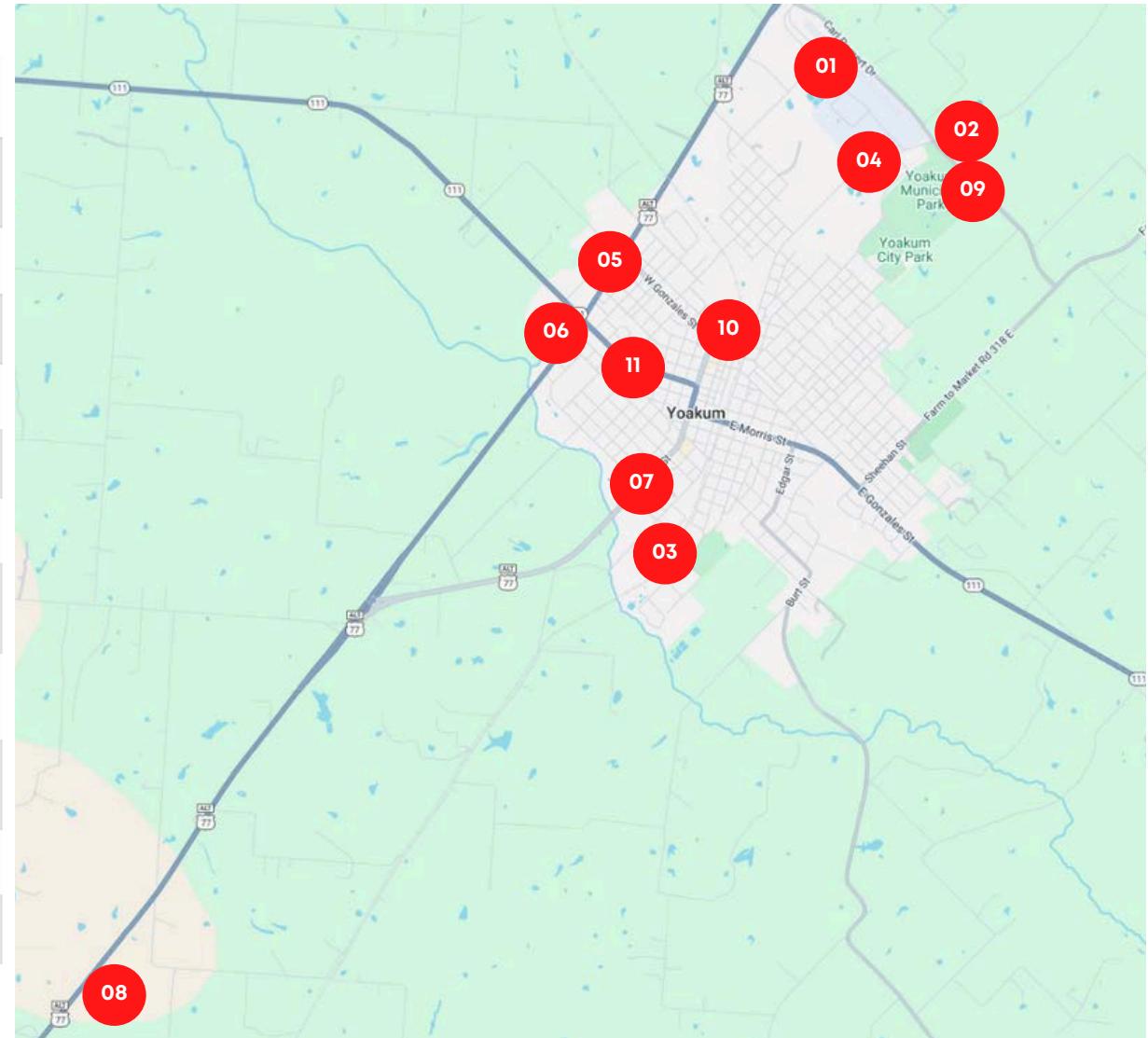
449 FINK ST  
YOAKUM, TX 77995



# LARGEST EMPLOYERS



NO.	COMPANY NAME
01	EDDY PACKING COMPANY
02	YOAKUM COMMUNITY HOSPITAL
03	ADVANCED DRAINAGE SYSTEMS (ADS)
04	CIRCLE Y SADDLES
05	HOCHHEIM PRAIRIE INSURANCE
06	CITY OF YOAKUM
07	TEXAS DEPARTMENT OF TRANSPORTATION
08	RANGER GATE CO
09	REGENCY HEALTHCARE
10	HEB
11	DOLLAR GENERAL AND FAMILY DOLLAR



5,649  
ESTIMATED POPULATION SINCE JULY 2023

\$54,674  
2025 MEDIAN  
HOUSEHOLD INCOME

\$134,100  
2025 MEDIAN  
HOME VALUE

4.3%  
UNEMPLOYMENT RATE SINCE AUGUST 2025

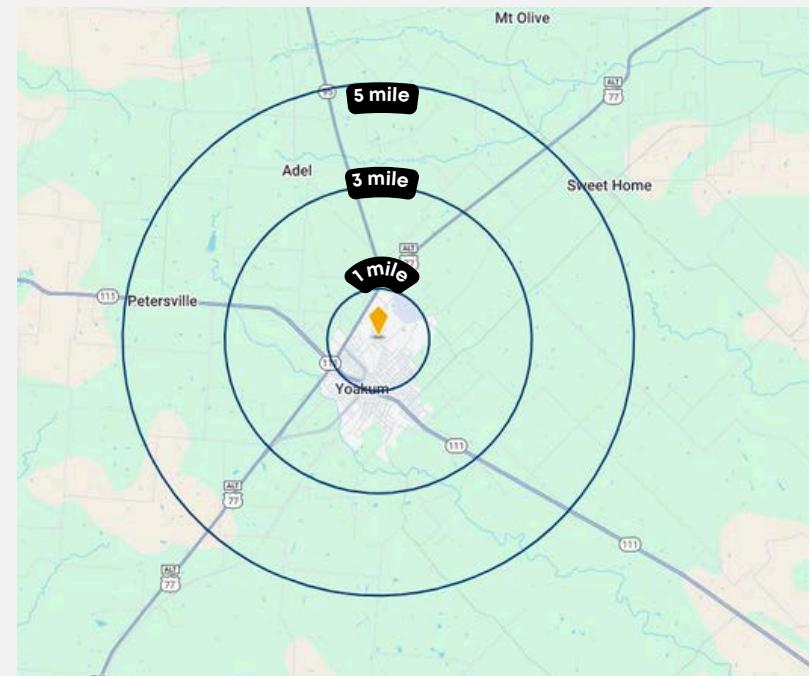
# KEY DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HISTORICAL ANNUAL GROWTH 2010-2025	-	-	-
PROJECTED ANNUAL GROWTH 2025-2030	-0.2%	-0.2%	-0.2%
2025 ESTIMATED MEDIAN AGE	34.1 YEARS	36.7 YEARS	37.5 YEARS
2025 ESTIMATED TOTAL POPULATION	3,196	6,659	7,760

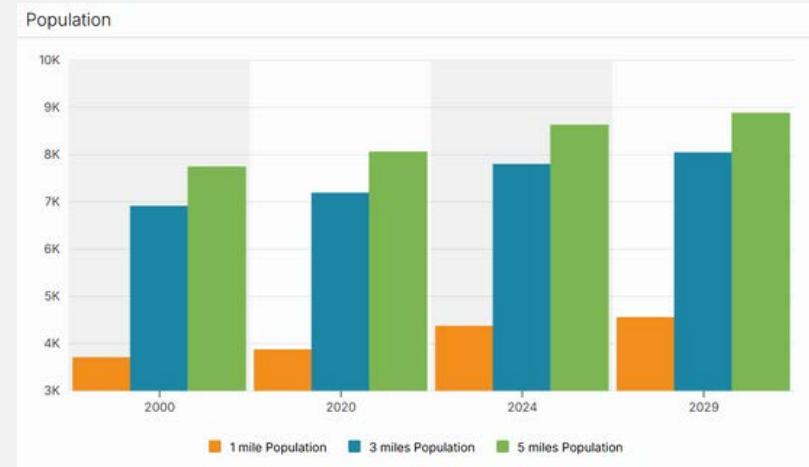
HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HISTORICAL ANNUAL GROWTH 2010 - 2025	-	-	0.1%
PROJECTED ANNUAL GROWTH 2025-2028	-0.3%	-0.2%	-0.1%
2030 PROJECTED HOUSEHOLDS	1,157	2,495	2,930
2025 ESTIMATED TOTAL HOUSEHOLDS	1,172	2,514	2,952

INCOME / EXPENDITURES	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 EST. AVERAGE HOUSEHOLD INCOME	\$67,302	\$72,209	\$74,053
2025 EST. MEDIAN HOUSEHOLD INCOME	\$48,530	\$53,284	\$54,674
2025 EST. PER CAPITA INCOME	\$24,859	\$27,404	\$28,312
2025 ESTIMATED TOTAL BUSINESSES	155	358	372
2025 EST. TOTAL EMPLOYEES	1,478	4,419	4,543

OCCUPATION	1 MILE	3 MILE	5 MILE
2025 OCCUPATION: POPULATION AGE 16 YEARS OR OVER	2,463	5,181	6,058
2025 MGMT, BUSINESS, & FINANCIAL OPERATIONS	11.9%	11.5%	11.7%
2025 PROFESSIONAL, RELATED	12.6%	13.3%	14.2%
2025 SERVICE	20.8%	21.2%	20.9%
2025 SALES, OFFICE	15.9%	18.5%	18.2%
2025 FARMING, FISHING, FORESTRY	0.2%	0.4%	0.6%
2025 CONSTRUCTION, EXTRACTION, MAINTENANCE	17.4%	14.6%	14.4%
2025 PRODUCTION, TRANSPORT, MATERIAL MOVING	21.2%	20.6%	19.9%
2025 WHITE COLLAR WORKERS	40.5%	43.3%	44.1%
2025 BLUE COLLAR WORKERS	59.5%	56.7%	55.9%

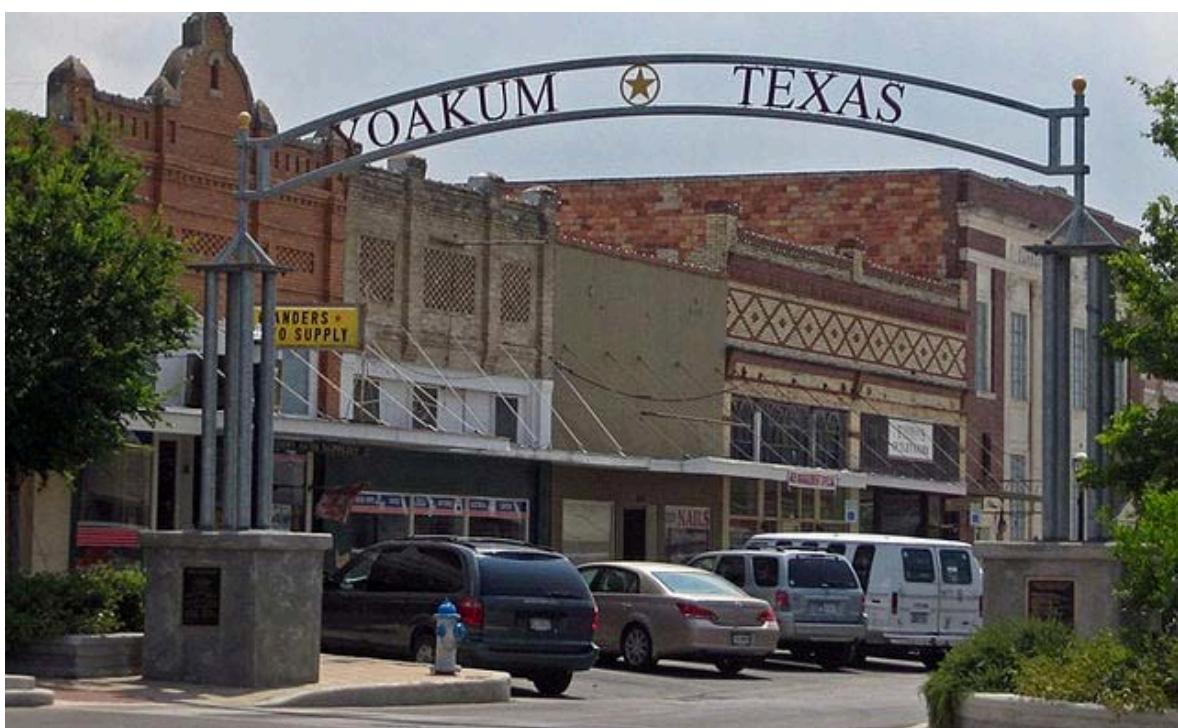


INCOME	1 MILE	3 MILE	5 MILE
2025 EST. HH INCOME \$200,000 OR MORE	2.4%	3.2%	3.5%
2025 EST. HH INCOME \$150,000 TO \$199,999	4.8%	4.3%	4.6%
2025 EST. HH INCOME \$100,000 TO \$149,999	10.1%	13.8%	14.2%
2025 EST. HH INCOME \$75,000 TO \$99,999	9.6%	11.5%	11.5%
2025 EST. HH INCOME \$50,000 TO \$74,999	25.1%	23.1%	22.7%
2025 EST. HH INCOME \$35,000 TO \$49,999	15.5%	13.1%	12.8%
2025 EST. HH INCOME \$25,000 TO \$34,999	14.1%	12.2%	11.9%
2025 EST. HH INCOME \$15,000 TO \$24,999	10.7%	10.6%	10.5%
2025 EST. HH INCOME UNDER \$15,000	7.6%	8.3%	8.3%



# CITY OF YOAKUM

Yoakum, Texas, is a small city located in the crossroads of DeWitt and Lavaca counties in South Central Texas, about halfway between San Antonio and Houston. Known historically as the "Leather Capital of the Southwest," Yoakum's economy was long driven by leather goods manufacturing and the railroad industry. Today, the city maintains a blend of agricultural, industrial, and small-business activity. With a population of around 6,000 residents, Yoakum offers a close-knit community atmosphere, historic charm, and annual events like the Yoakum Tom-Tom Festival, celebrating its rich heritage and local pride.





# 04

## FINANCIAL ANALYSIS

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# UNIT MIX

## UNIT MIX

UNIT MIX			CURRENT		PROFORMA	
NUMBER OF UNITS	BED/BATH	SF/UNIT	RENT	PSF	RENT	PSF
12	1/1	713	\$596	\$0.84	\$700	\$0.98
24	2/1	837	\$671	\$0.80	\$750	\$0.90
4	3/1.5	1,023	\$770	\$0.75	\$800	\$0.78
<b>40</b>	<b>TOTALS</b>	<b>32,736</b>	<b>\$26,325</b>		<b>\$29,600</b>	
	<b>AVERAGES</b>	<b>818</b>	<b>\$658</b>	<b>\$0.80</b>	<b>\$740</b>	<b>\$0.90</b>

## ANNUALIZED OPERATING DATA

INCOME			CURRENT				PROFORMA
Scheduled Rent Income			\$315,901		\$355,200		
Laundry	\$/Unit/Month	\$8.33	\$6,000				\$6,000
Other Income		\$5.21	\$2,500				\$2,500
Scheduled Gross Income			\$324,401				\$363,700
Vacancy		4.76%	(\$15,441)		2.34%		(\$8,511)
<b>GROSS OPERATING INCOME</b>	<b>P/Month</b>	<b>\$25,747</b>	<b>\$308,960</b>	<b>P/Month</b>	<b>\$29,599</b>		<b>\$355,189</b>
<b>TOTAL EXPENSES</b>		<b>50.04%</b>	<b>\$154,592</b>		<b>53.39%</b>		<b>\$189,626</b>
<b>NET OPERATING INCOME</b>			<b>\$154,368</b>				<b>\$165,563</b>

## ANNUALIZED EXPENSES

EXPENSES			P/SF	CURRENT		P/SF	PROFORMA
Taxes	Rate 1.9288%	.53	\$17,326		.70	\$22,904	
Insurance	\$591 P/U/Year	.72	\$23,636		0.72	\$23,640	
Payroll		1.32	\$43,184		1.71	\$56,000	
Mgmt Fee		-	\$0		0.43	\$14,208	
Utilities	P/U/Month	\$85.81	1.26	\$41,189		1.20	\$41,189
R&M	% of Collections	7.00%	0.69	\$22,435		0.76	\$24,863
Administration		0.18	\$6,038		0.08	\$6,038	
Advertising Promotions		0.02	\$784		0.07	\$784	
<b>TOTAL EXPENSES</b>			<b>\$154,592</b>				<b>\$189,626</b>
Total Expenses Per Unit			\$3,865				\$4,741
Total Expenses Per Square Foot			\$4.72				\$5.79



# CONTACT

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