

4 Fully Leased Single Family Home Portfolio For Sale

All located in Santa Fe subdivision built by LT Homes in Cleveland, TX

Brought to you by:

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Asking - \$1,050,000



Addresses

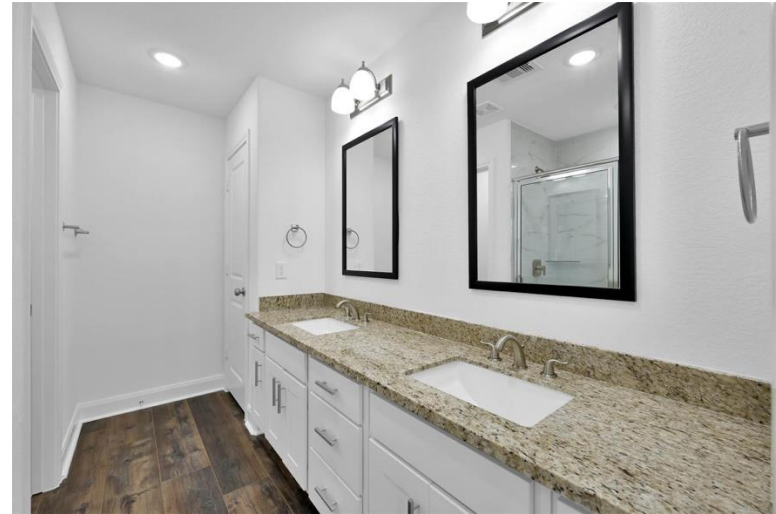
- 1053 Road 5740 Cleveland, TX 77327
- 1441 Road 5734 Cleveland, TX 77327
- 1449 Road 5734 Cleveland, TX 77327
- 1089 Road 5740 Cleveland, TX 77327

Marketing Description

4 Single Family Homes all located in the Santa Fe Subdivision in Cleveland, TX. 100% Leased. This beautifully upgraded open concept home has it all. Granite countertops throughout, vinyl plank flooring, stainless steel appliances including refrigerator, plumed for water softener, insulated garage door, ceiling fans in all 5 bedrooms, cabinets in laundry room, land scaping, large driveway, and so much more. This neighborhood boasts cement roads with roundabouts throughout community, New Charter K-12 school free to attend, and fiber available! Call for more info today.

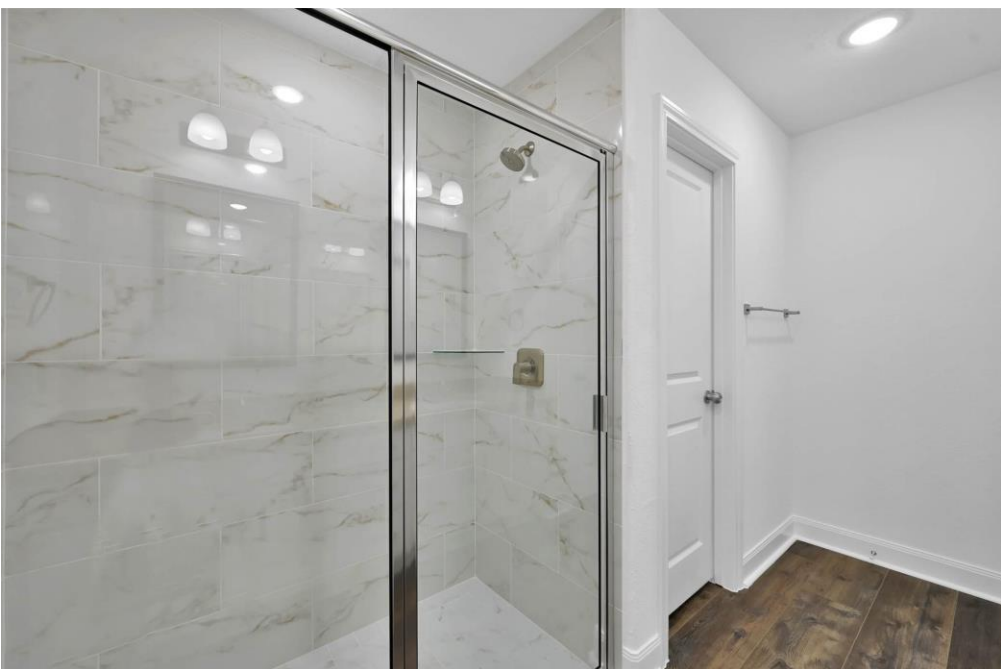
	1053 Road 5740	1441 Road 5734	1449 Road 5734	1089 Road 5740
Expiration	4/30/2026	11/23/2025	1/3/2026	4/30/2026
rent monthly	\$2,000	\$2,000	\$2,200	\$2,200
insurance	\$TBD	\$TBD	\$TBD	\$TBD
hoa	\$125	\$125	\$125	\$125
sqft	1,814	1,814	2,084	2,084
lot sqft	7,841	7,841	7,841	7,841
Suggested Price	\$249,999	\$249,999	\$274,999	\$274,999
year built	2023	2023	2023	2023
taxes	\$675	\$675	\$675	\$675

1053 Road 5740 – 5 Bed 2.5 Bath

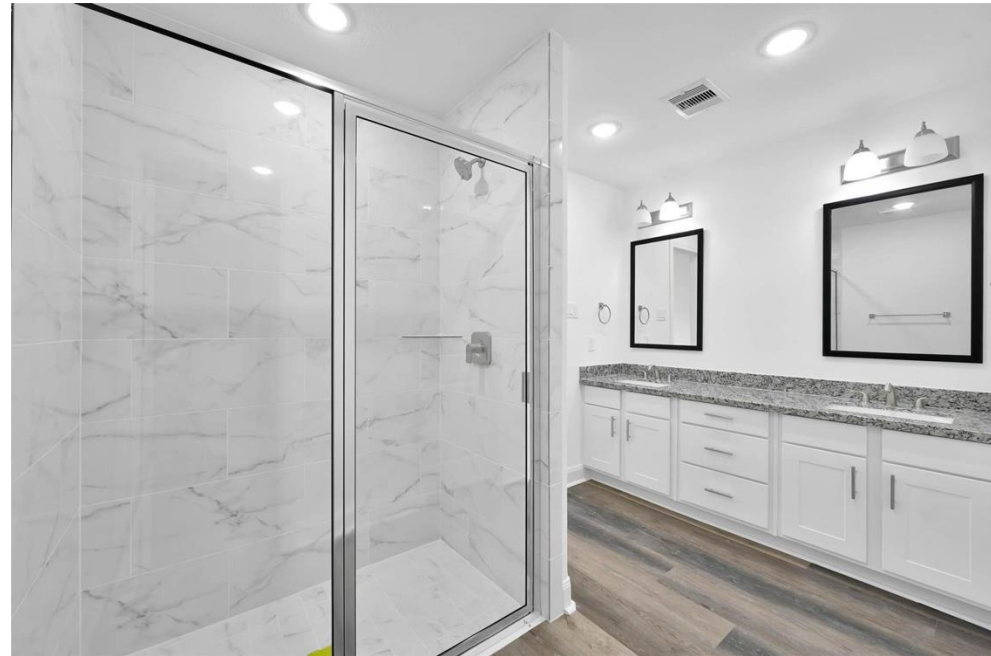




1441 Road 5734 – 5 Bed 2.5 Bath



1449 Road 5734 – 5 Bed 2.5 Bath





1089 Road 5740 – 5 Bed 2.5 Bath



Santa Fe – Cleveland, TX

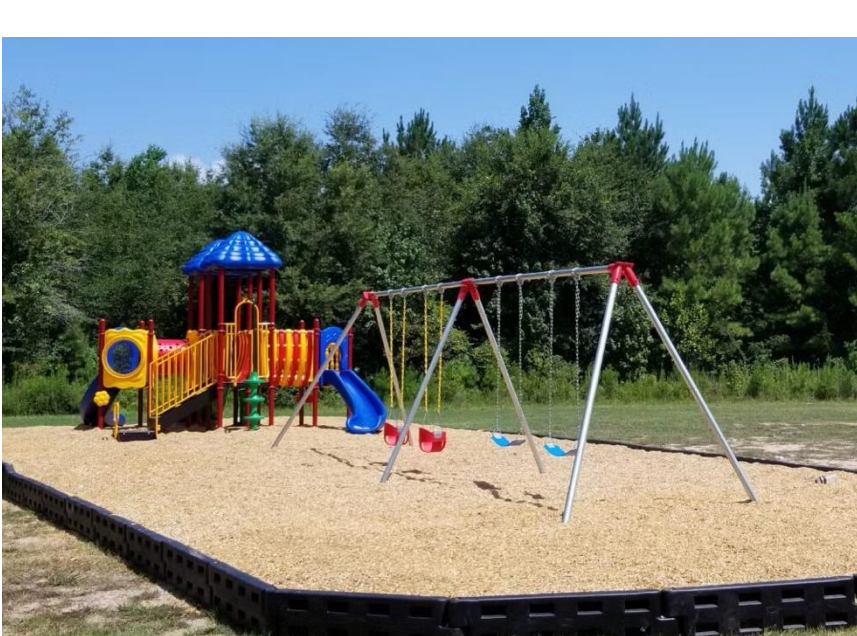
When you live in Santa Fe, you are minutes away from the new Grand Parkway and Highway 59. Enjoy the community amenities such as multiple playgrounds, splash pad and picnic areas located throughout the community. Santa Fe boasts being just minutes away from world-class shopping at the new Valley Ranch Town Center all while having a small town feel.

Santa Fe is a master-planned community in Cleveland, Texas, boasting a small-town feel just minutes away from world-class amenities as well as one of the lowest tax rates in the Houston Metro area at 2.15%.



Location

- Santa Fe is situated on the outskirts of Plum Grove, a charming small town offering picturesque landscapes, a historic downtown replete with preserved architecture, and quaint shops, as well as crystal clear waters and scenic walking trails along the Plum River. Plum Grove Road runs through the heart of the town and will take you straight north to Cleveland, while nearby US HWY 99 will get you to I-69 and all points south.
- Santa Fe is nestled in a residential area just off Plum Grove Rd. south of Cleveland proper, Santa Fe is surrounded by the stunning wetlands and piney woods unique to East Texas. Neighborhood residents can take advantage of multiple playgrounds, picnic areas, and a splash pad, all right down the street.



SCHOOL INFO

School District	Cleveland ISD
Elementary School	Cottonwood Elementary School
Middle School	Cleveland Middle School
High School	Cleveland High School

Santa Fe is located at the south end of the Cleveland School District, one of the fastest-growing districts in Texas. This PK-12 system serves roughly 10,800 students and boasts new state-of-the-art elementary and middle schools, as well as recent upgrades and improvements to several other buildings and facilities. Students in Santa Fe will attend Cottonwood Elementary, Cleveland Middle School, and Cleveland High School.

Major Employers Near Santa Fe

Thanks to an easy 45-minute commute to downtown Houston and copious business communities throughout the metro area—such as New Caney and The Woodlands—employment opportunities near Santa Fe abound. The Houston Metro Area alone boasts the headquarters of 26 Fortune 500 companies, like Exxon Mobil, Phillips 66, Sysco, H.E.B., and Halliburton, with other major employers nearby including:

- Memorial Hermann Hospital system
- Shell Oil
- Kroger
- Port of Houston Authority
- SLB
- Baylor College of Medicine
- National Oilwell Varco
- Houston Methodist Hospital System
- Walmart Distribution
- United Airlines
- UT MD Anderson Cancer Center

Details

Property Type **Single Family**

Subtype **Single Family Rental Portfolio**

Net Rentable (sq ft) **7,796**

Cap Rate **7.27%**

Occupancy **100%**

NOI **\$76,311**

Units **4**

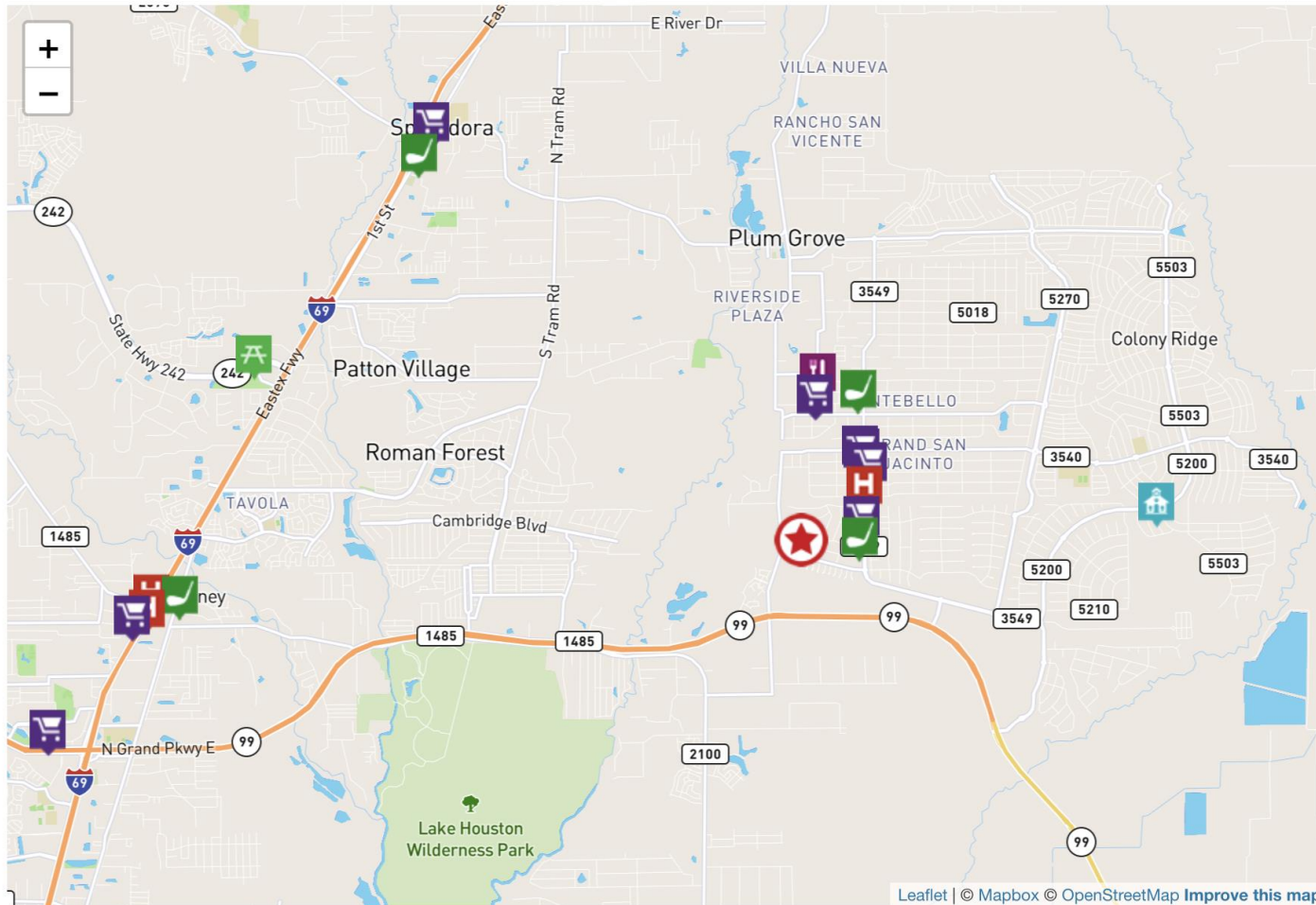
Buildings **4**

Parking (per unit) **6**

APN **007319006130000, 007319006431000, 007319006430000, 007319006136000**

Price/Unit **\$249,999-\$274,999**

Local Attractions



AIRPORT



AMUSEMENT PARK



BAKERY



DOCTOR



HOSPITAL



PARK



SCHOOL



STORE

Community Center & Amenities

