FOR SALE

Avenue B Apartments

2312-2315 Avenue B, Dickinson, TX 77539

Hunington

Hunington Properties, Inc.
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713-623-6944
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Executive Summary

2312 & 2315 Avenue B presents a well-positioned multifamily investment opportunity in Dickinson, Texas, within the established North Galveston County submarket. The offering consists of 13 rental units situated across two adjacent parcels, providing investors with an existing income-producing asset and a diversified mix of one- and two-bedroom residences. The property's established residential use and approachable unit mix help position it to serve the area's steady demand for attainable workforce housing.

The property benefits from convenient access to major roadways and regional employment centers throughout Galveston County, including nearby retail, schools, healthcare providers, industrial employers, and the broader I-45 corridor. Its Dickinson location offers connectivity to surrounding communities such as League City, Texas City, and the greater Houston-Galveston region, supporting continued renter demand from a broad employment base.

With commercial zoning, an established rental footprint, and opportunities to improve operational efficiency and property performance over time, Avenue B Apartments offers investors the potential to capture both current cash flow and long-term value appreciation. The combination of location, unit mix, existing income, and value-add potential makes the property a compelling acquisition opportunity for investors seeking a multifamily asset in one of Galveston County's established residential markets.

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Property Overview

2312-2315 Avenue B, Dickinson, TX 77539

LIST PRICE
$900,000.00

BUILDING SF
9,200 SF

LOT SIZE SF
21,100 SF

LOT SIZE AC
0.48

UNITS
13

STORIES
2

PARCEL-IDs
5182-0008-0003-001 | 5182-0008-0005-000
5182-0008-0004-000 | 5182-0038-0009-000

FLOOD RISK
Zone X

SUBMARKET
NORTH GALVESTON COUNTY

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Property Highlights

13-unit multifamily investment opportunity spanning four adjacent parcels

Diverse unit mix featuring 1-bedroom and 2-bedroom residences

Established Dickinson location within North Galveston County

Convenient access to major thoroughfares, retail, schools, and employment centers

Income-producing property with potential for continued long-term rental demand

Value-add opportunity for investors seeking to enhance operations and property performance

Commercially zoned site with approximately 21,100 SF of land

Property Photos

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Rent Roll

Unit Mix Summary					
Unit Mix			**Actual**		**Unit Details**
Unit Type	**Unit #**	**SF**	**Rent/SF**	**Monthly Rent**	**Utilities**
2x1	2315-1	700	$1.42	$995	
1x1	2315-2	600	$1.67	$1,000.00	All Bills Paid(Not on Program)
2x1	2315-3	700	$1.42	$995.00	
2x1	2315-4	700	$1.42	$995.00	
2x1	2315-5	700	$1.68	$1,175.00	All Bills Paid
2x1	2315-6	700	$1.42	$995.00	
2x1	2315-7	700	$1.42	$995.00	
2x1	2315-8	700	$1.42	$995.00	
Trailer	2315-9	715	$0.70	$500.00	
1x1	2312-1	925	$1.16	$1,075.00	All Bills Paid
1x1	2312-2	925	$0.97	$895.00	
1.5x1	2312-3	925	$1.18	$1,095.00	All Bills Paid(Not on Program)
1x1	2312-4	925	$0.81	$750.00	
Averages		763 SF			
Total	13 Units	9,915 SF	Monthly Rent	$12,460.00	
			Annual Rent	$149,520.00	

Deal Room Instructions

CREXI

Click 'Due Diligence' at top/middle of screen for more detailed financials and rent roll information. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

LoopNet

Scroll down to the page below the executive summary and click 'Click here to access' which is located next to the Data Room. Sign the confidentiality agreement and wait for approval from the listing broker. Once the agreement has been approved by the broker, the buyer will have access to due diligence documents.

To sign the CA directly:
Contact broker mbean@hpiproperties.com, who will send a PDF copy of the confidentiality agreement for your direct signature.

**The most up to date financials will always be in the deal room.

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Financials

Line Item	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	T12 Total	Current Occupancy
INCOME														
Gross Potential Rent (GPR)	$12,100.00	$12,100.00	$12,100.00	$12,100.00	$12,100.00	$12,100.00	$12,100.00	$12,100.00	$12,280.00	$12,280.00	$12,280.00	$12,280.00	$145,920.00	$147,360.00
Less: Vacancy Loss & Concessions	$0.00	($235.00)	($1,060.00)	($1,890.00)	($1,785.00)	($1,915.00)	($1,885.00)	($1,955.00)	($2,045.00)	($1,185.00)	$0.00	($1,850.00)	($15,805.00)	($7,368.00)
Net Rental Income	$12,100.00	$11,865.00	$11,040.00	$10,210.00	$10,315.00	$10,185.00	$10,215.00	$10,145.00	$10,235.00	$11,095.00	$12,280.00	$10,430.00	$130,115.00	$139,992.00
Other Income	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL EFFECTIVE GROSS INCOME (EGI)	$12,100.00	$11,865.00	$11,040.00	$10,210.00	$10,315.00	$10,185.00	$10,215.00	$10,145.00	$10,235.00	$11,095.00	$12,280.00	$10,430.00	$130,115.00	$139,992.00
OPERATING EXPENSES														
Management Fees	$605.00	$593.25	$552.00	$510.50	$515.75	$509.25	$510.75	$507.25	$511.75	$554.75	$614.00	$521.50	$6,505.75	$6,505.75
Repairs & Maintenance	$318.45	$207.29	$312.48	$217.32	$194.56	$206.73	$157.39	$242.93	$374.28	$342.10	$129.46	$229.35	$2,932.34	$2,932.34
Contract Services (Landscaping, Pest, Pool, etc.)	$70.00	$70.00	$70.00	$70.00	$70.00	$70.00	$35.00	$35.00	$35.00	$35.00	$35.00	$70.00	$665.00	$665.00
Utilities — Electric	$489.83	$424.85	$468.84	$429.22	$375.78	$384.68	$272.22	$264.06	$244.97	$276.29	$263.62	$338.73	$4,233.09	$4,233.09
Utilities — Water / Sewer	$1,070.93	$1,084.34	$1,151.42	$1,024.54	$1,054.76	$1,111.17	$972.99	$997.71	$1,070.93	$989.47	$972.99	$1,062.68	$12,563.93	$12,563.93
Utilities — Gas	$133.35	$145.57	$134.24	$132.86	$123.47	$120.75	$117.93	$143.36	$165.24	$178.92	$159.65	$156.73	$1,712.07	$1,712.07
Utilities — Trash	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$115.40	$193.18	$1,462.58	$1,462.58
Insurance	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$674.32	$8,091.84	$8,091.84
Property Taxes	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$1,255.89	$15,070.68	$15,070.68
TOTAL OPERATING EXPENSES	$4,733.17	$4,570.91	$4,734.59	$4,430.05	$4,379.93	$4,448.19	$4,111.89	$4,235.92	$4,447.78	$4,422.14	$4,220.33	$4,502.38	$53,237.28	$53,237.28
NET OPERATING INCOME (NOI)	**$7,366.83**	**$7,294.09**	**$6,305.41**	**$5,779.95**	**$5,935.07**	**$5,736.81**	**$6,103.11**	**$5,909.08**	**$5,787.22**	**$6,672.86**	**$8,059.67**	**$5,927.62**	**$76,877.72**	**$86,754.72**

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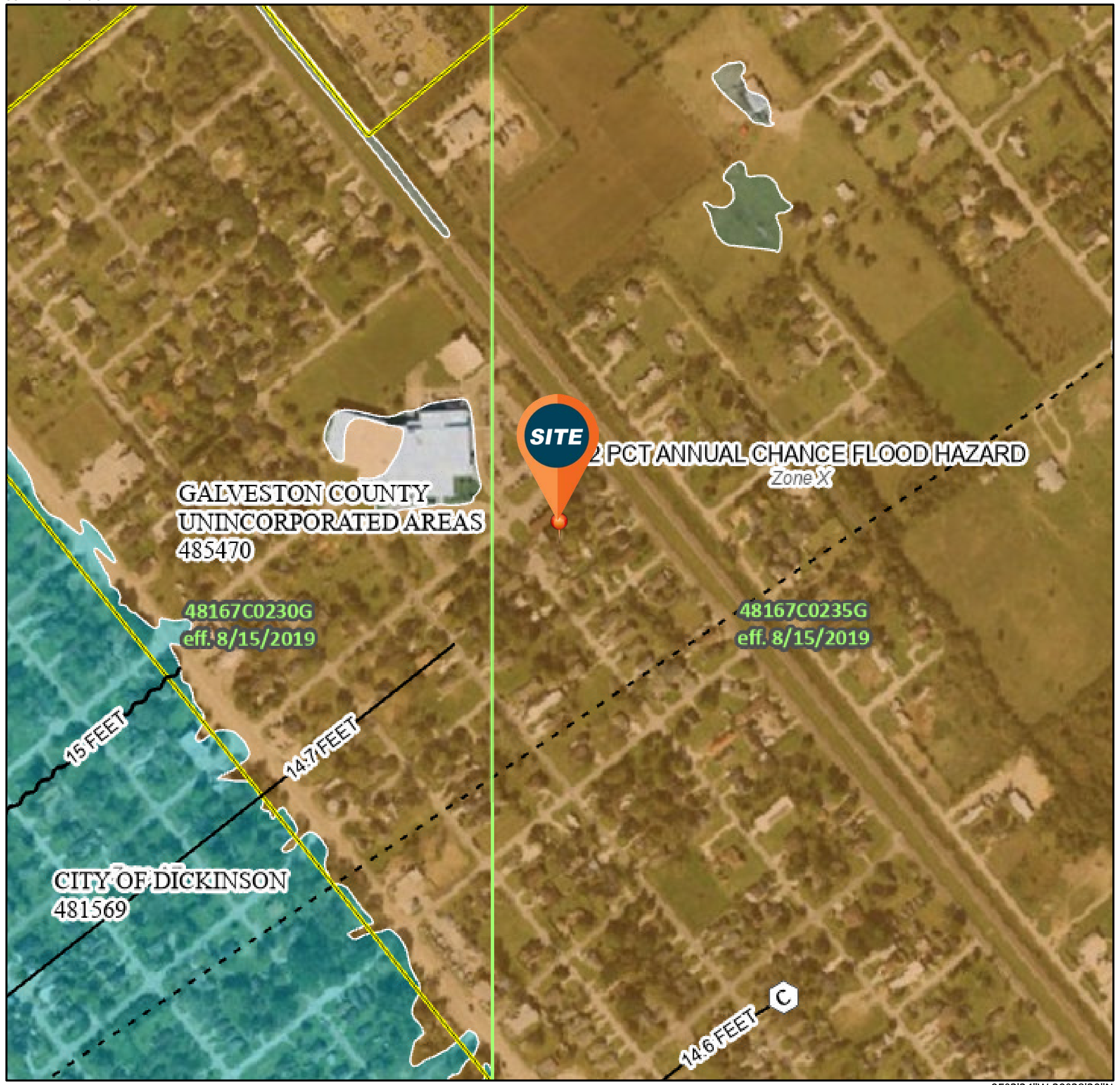
FEMA Flood Map

National Flood Hazard Layer FIRMette

FEMA

95°4'1"W 29°28'51"N



95°3'24"W 29°28'20"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/10/2026 at 4:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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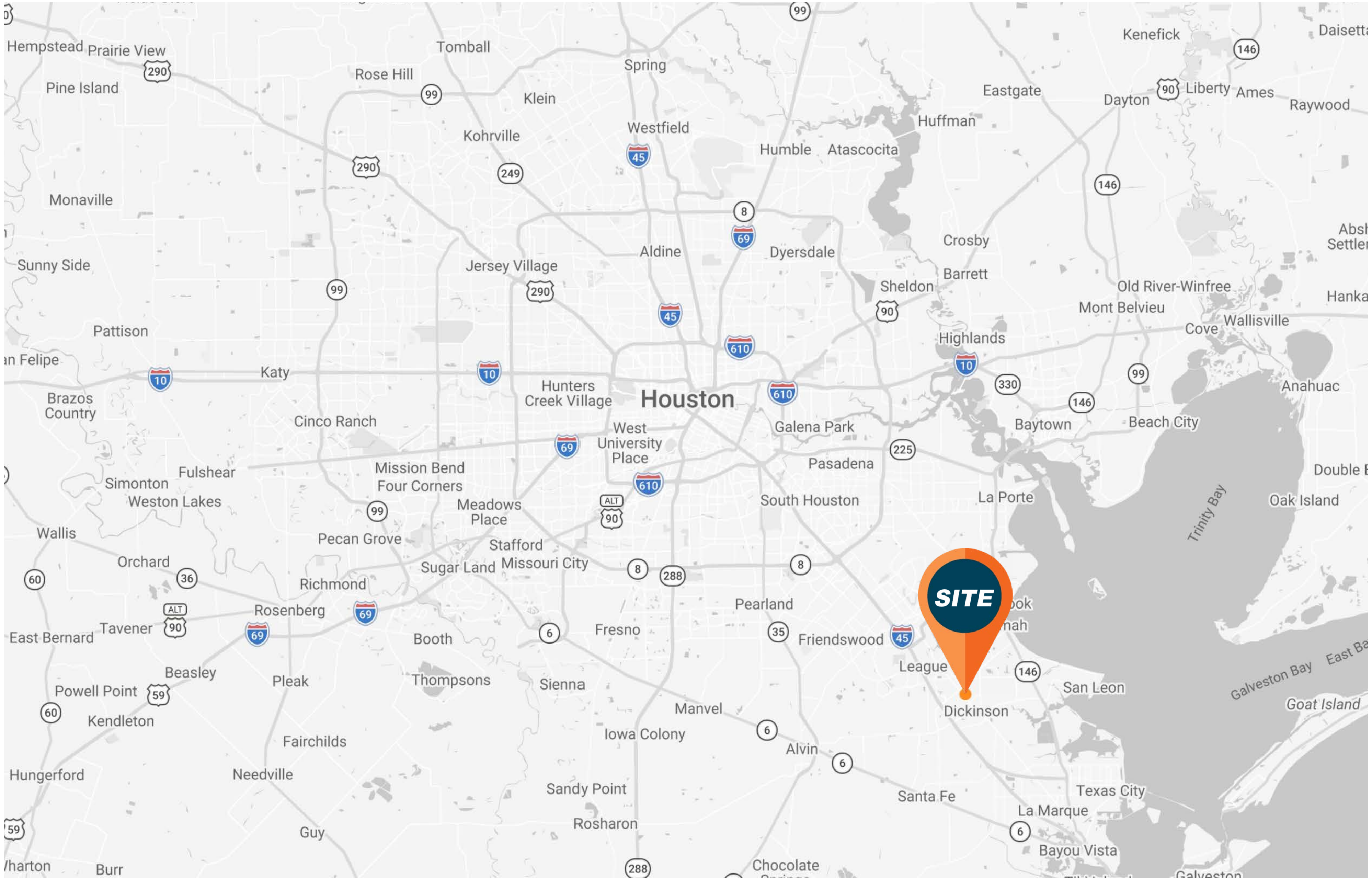
Location Map



TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name	License No.	Email	Phone
Hunington Properties	454676-BB	sandy@hpiproperties.com	713-623-6944
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713-623-6944
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Scott Lunine	787298-SA	scott@hpiproperties.com	713-623-6944
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Bean	663805	mbean@hpiproperties.com	713-303-5603
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____________ ____________ Date ____________