



OFFERING MEMORANDUM

RIVER RANCH DUPLEX COMMUNITY

DAYTON, TEXAS 77535
HOUSTON MSA



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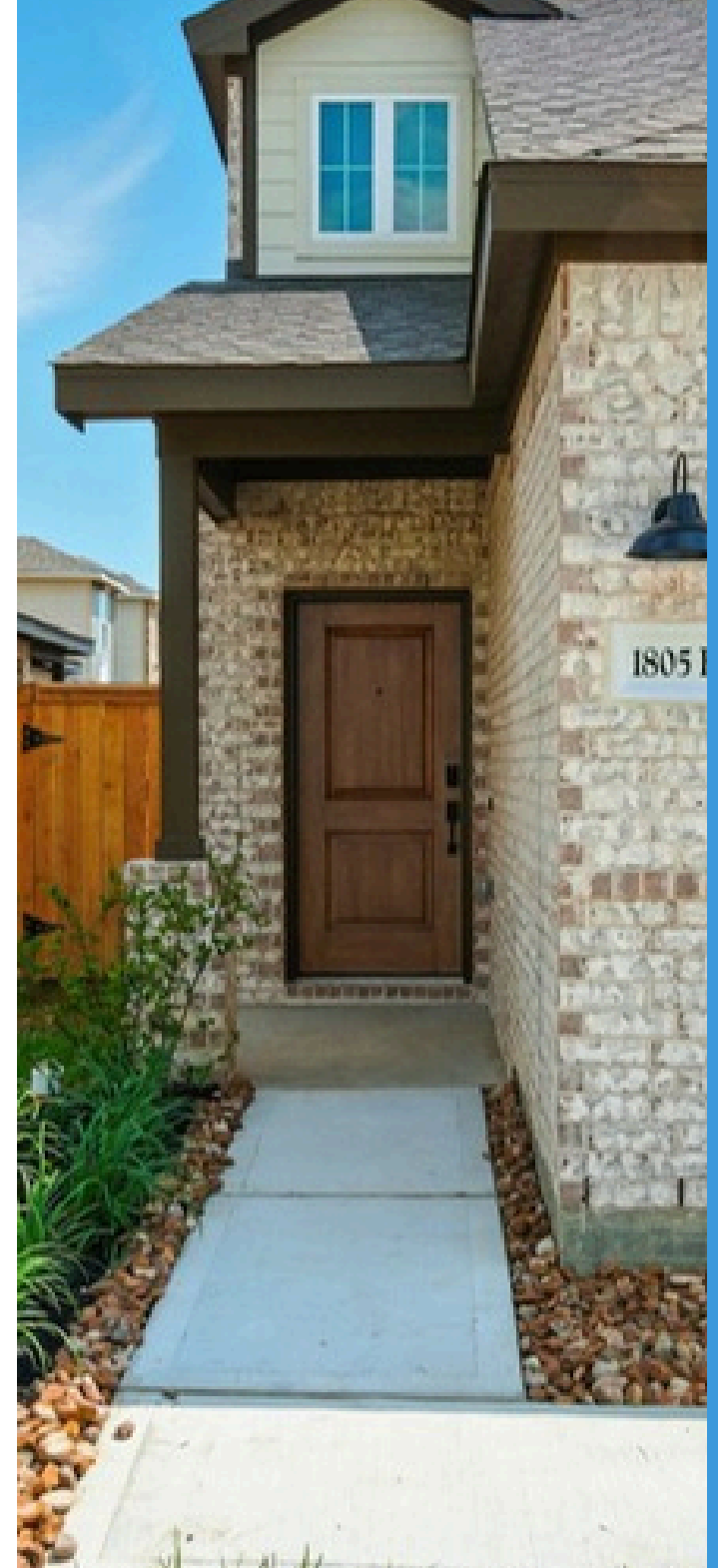


TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 FINANCIAL OVERVIEW
- 03 FLOOR PLANS
- 04 PROPERTY PHOTOS
- 05 AREA OVERVIEW

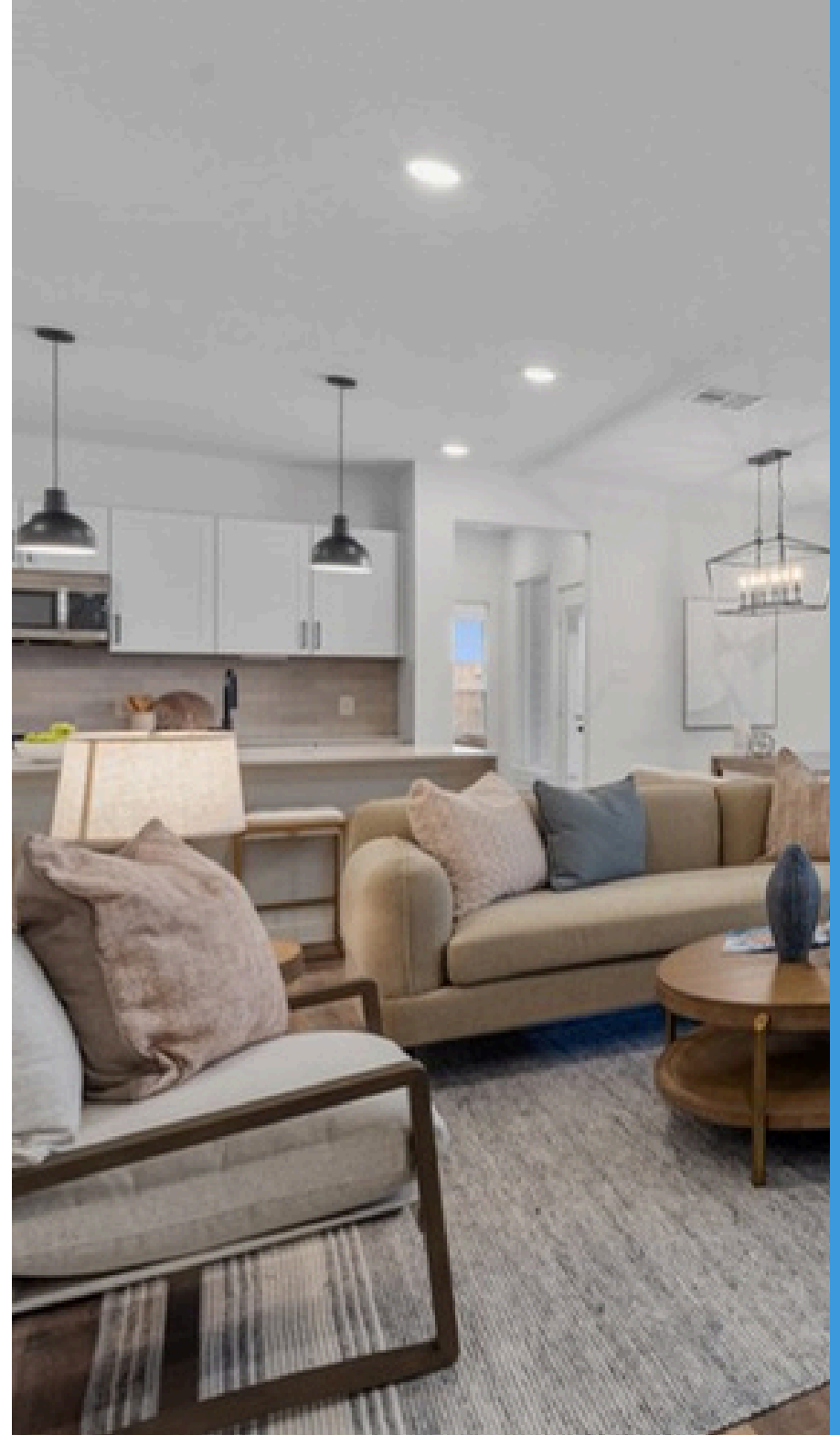


01

INVESTMENT OVERVIEW

THE OFFERING

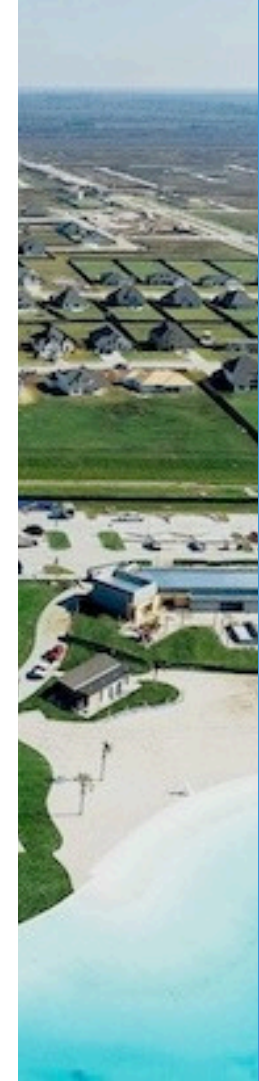
PROPERTY SUMMARY



THE OFFERING

Presenting a rare opportunity to acquire new construction, Class-A duplexes in a master planned community with world-class, resort-style amenities in Dayton, Texas, located in the northeast quadrant of the Houston Metro Area. Turnkey and cashflow positive in a market with high population and job growth prospects and strong Tenant demand.

PROPERTY ADDRESS	Dayton, Texas 77535
SQUARE FEET	2802, 3192, 3300, 3656, 4296, 5148
YEAR BUILT	2025-2026
CLASS	A
ASKING PRICE	\$579,000-\$715,000
PRICE PER UNIT	\$289,500 - \$362,500
CAP RATE	5.35 - 5.51%



PROPERTY SUMMARY

Prime investment opportunity in the Houston MSA with positive cashflow on newly built Class-A duplexes at Sundera at River Ranch in Dayton, Texas. These luxury properties are located in a highly sought-after master-planned community. River Ranch offers resort-style living with world-class amenities, including Angel Lagoon, a swim-up bar, rentable cabanas, on-site restaurants and food trucks, beach volleyball and pickleball courts, a fitness and recreational center, and more. We offer a variety of 5 floor plans with 3-, 4-, and 5-bedroom options, 2-car garages, fenced-in backyards, and covered patios. Located 40 minutes from Downtown Houston, 7 miles from US90 and Grand Parkway and 25 minutes from Houston Methodist Baytown, the community benefits from strong tenant demand driven by good schools, major healthcare, and retail. Eli Lilly is building a massive \$6.5 billion active pharmaceutical ingredient (API) manufacturing facility for GLP-1 at Generation Park near Humble, expected to be completed in 2030.

HIGHLIGHTS

- **Special Financing Incentive:** 4.25% interest rate via preferred lender
- **Attractive Returns:** Cash-flow positive with IRRs between 13.84%–14.30%
- **Strong Demographics:** Liberty County, Texas, is experiencing rapid population growth, ranking as 6th fastest growing county in the U.S from 2023–2024.
- **Prime Location:** 40 minutes to Downtown Houston; 25 minutes to Houston Methodist Baytown and 7 miles to US90
- **Corporate & Economic Growth:** Eli Lilly is building a massive \$6.5 billion active pharmaceutical ingredient (API) manufacturing facility for GLP-1
- **Tenant Demand Drivers:** The east quadrant is the economic engine of Houston, great average income
- **Quality Finishes:** Granite countertops, LVT flooring, tile backsplash, recessed lighting, walk-in showers, covered patios, and fenced yards
- **Professional Management:** Professional-grade property management in place at a competitive 6.5% rate. (5% for the first 2 years)
- **Market Momentum:** The 8-county Houston-Galveston Area Council (H-GAC) region is expected to add 3.6 million people over the next 25 years.

02

FINANCIAL OVERVIEW

RENT ROLL
PROFORMA



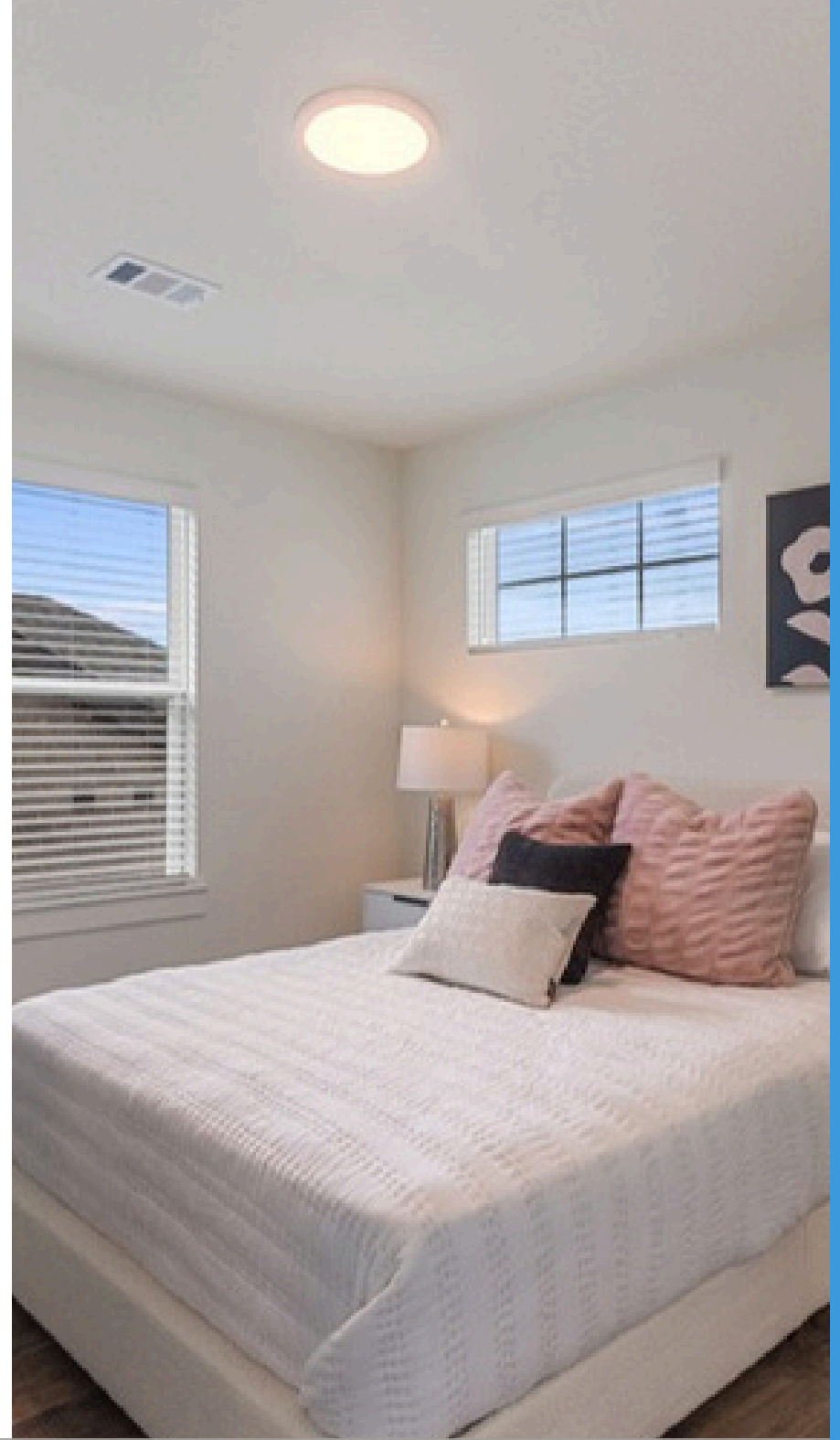
RENT ROLL

	TYPE	SQ. FT.	BEDS/BATHS	MONTHLY RENT (PROFORMA)	RENT/SF (PROFORMA)
1-story	Duplex	1401	3/2	2299	1.64
2-story	Duplex	1596	3/2.5	2350	1.47
2-story	Duplex	1650	3/2.5	2385	1.45
2-story	Duplex	1828	3/2.5	2450	1.34
2-story	Duplex	2148	4/2.5	2595	1.21
2-story	Duplex	2574	5/2.5	2775	1.08

*** In addition to the rent, Tenants also pay \$75 per month fee that covers alarm service and access to the Lagoon

03

FLOOR PLANS



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FLOOR PLAN: 1401SF 3-BED UNIT, ONE-STORY DUPLEX

LEASES FOR 2295/MO



FLOOR PLAN: 1596SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2350/MO



EXCLUSIVE OFFERING MEMORANDUM

FLOOR PLAN: 1650SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2385/MO



EXCLUSIVE OFFERING MEMORANDUM

FLOOR PLAN: 1828SF 3-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2450/MO



EXCLUSIVE OFFERING MEMORANDUM

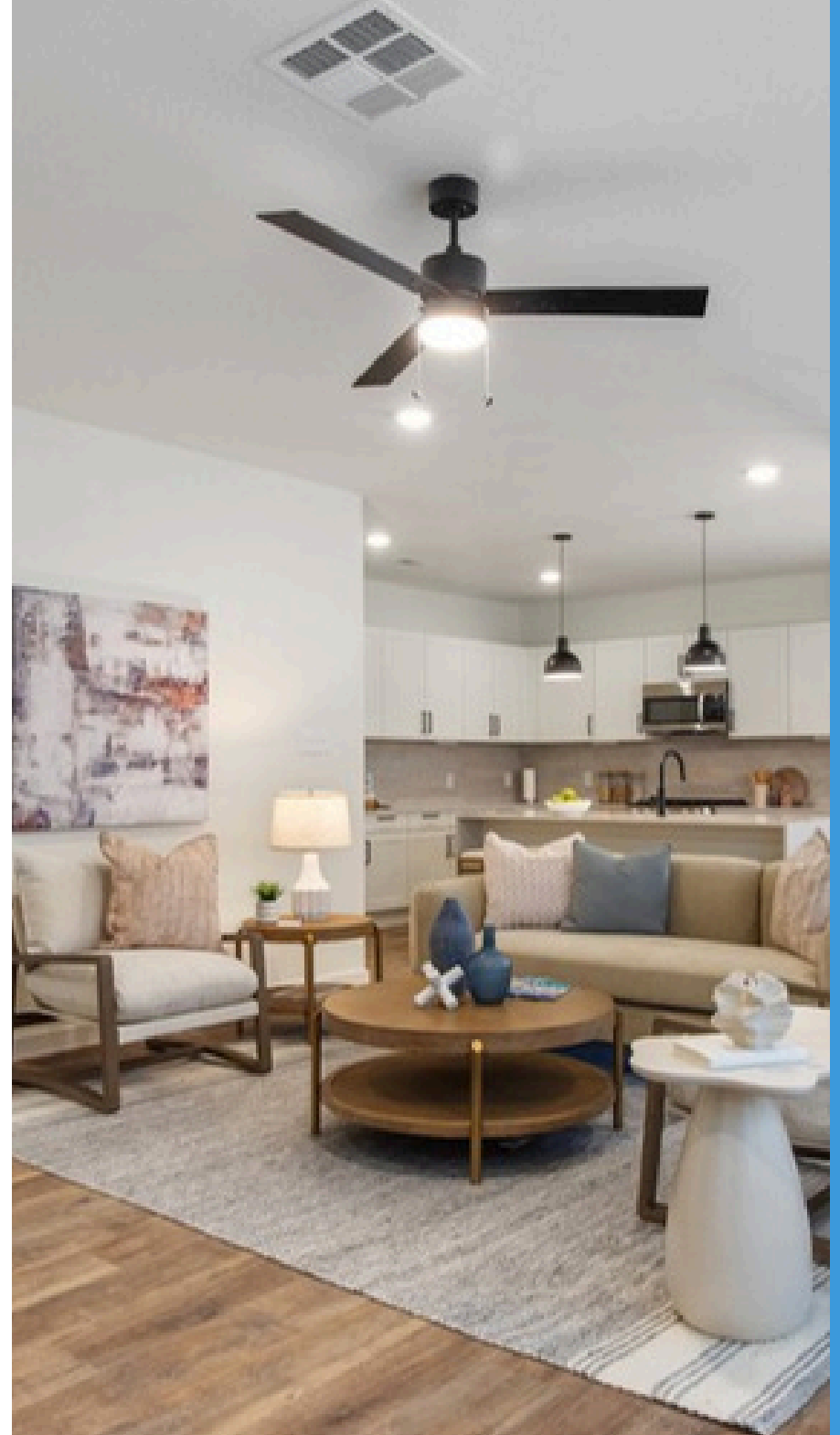
FLOOR PLAN: 2148SF 4-BED UNIT, TWO-STORY DUPLEX

LEASES FOR 2595/MO



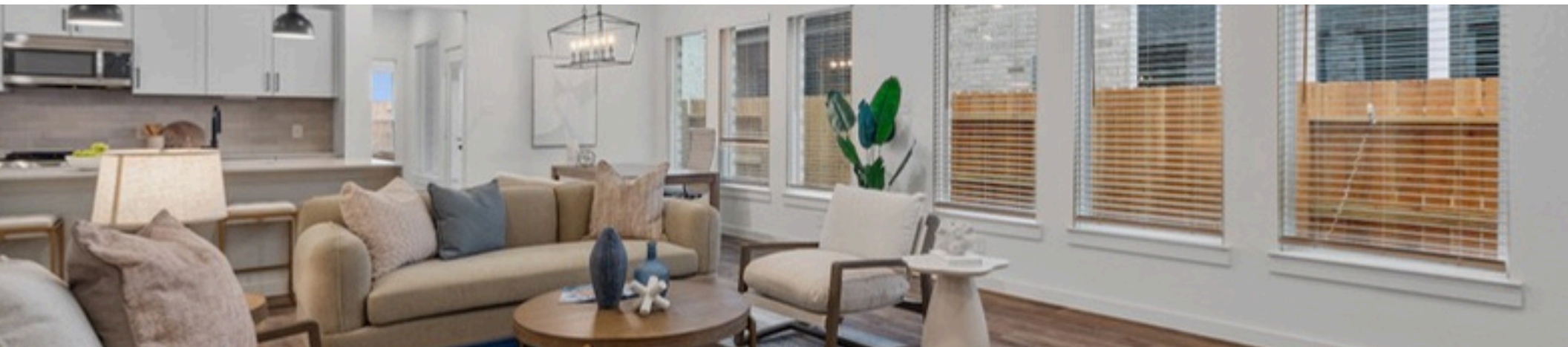
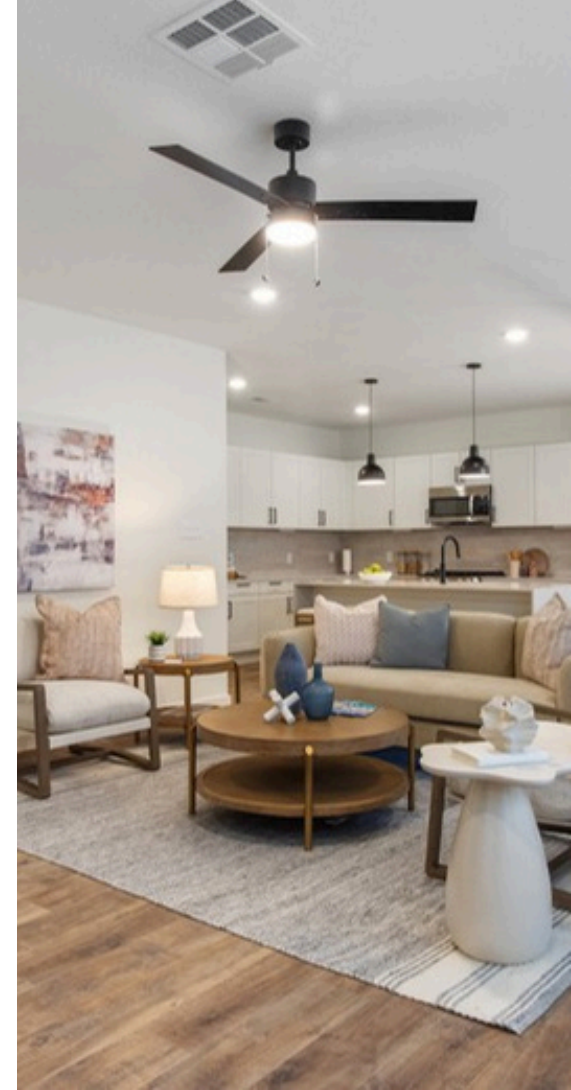
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PROPERTY PHOTOS











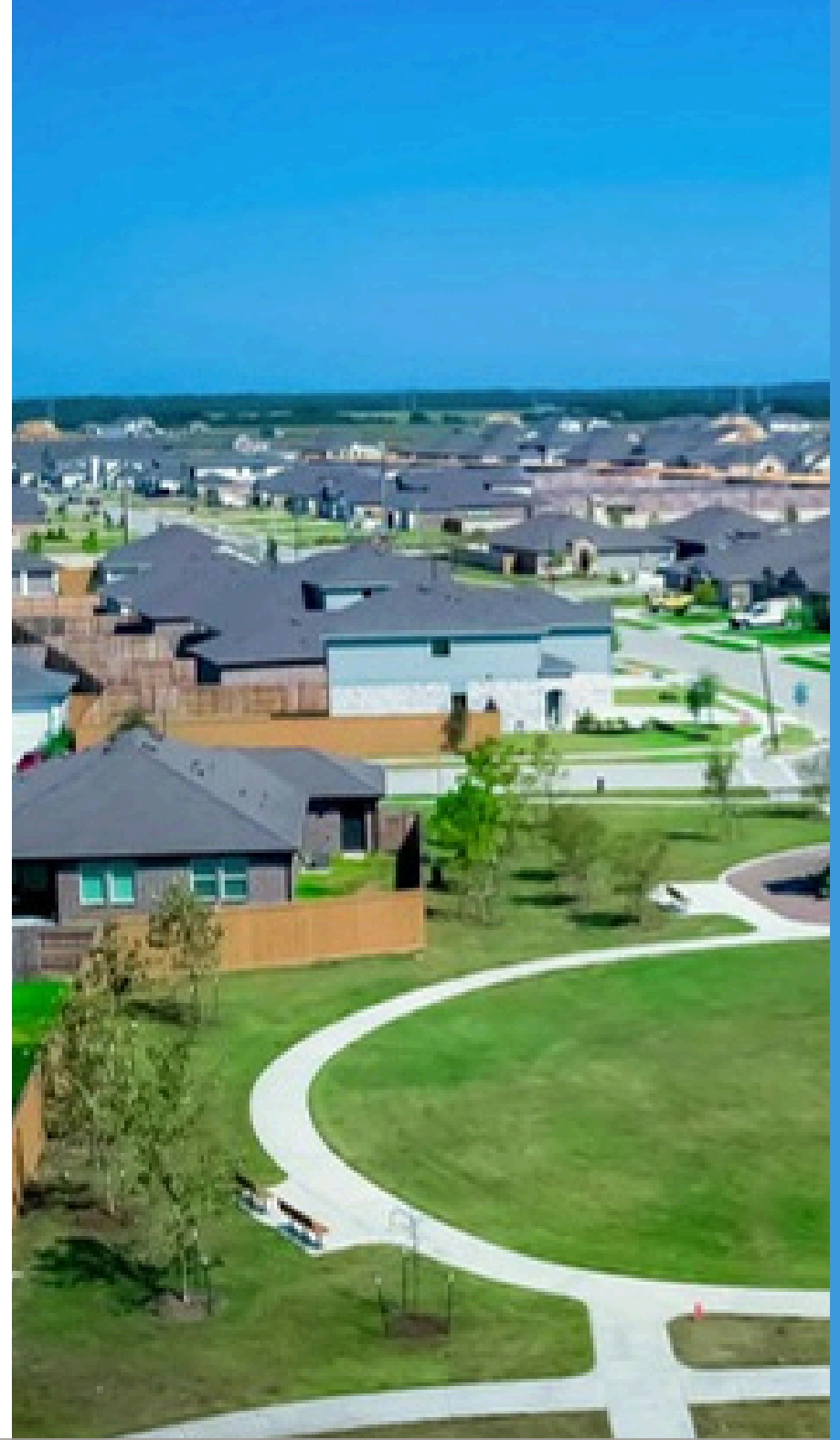
05

AREA OVERVIEW

AREA OVERVIEW

WHAT'S NEARBY

LOCATION HIGHLIGHTS IN THE NEWS



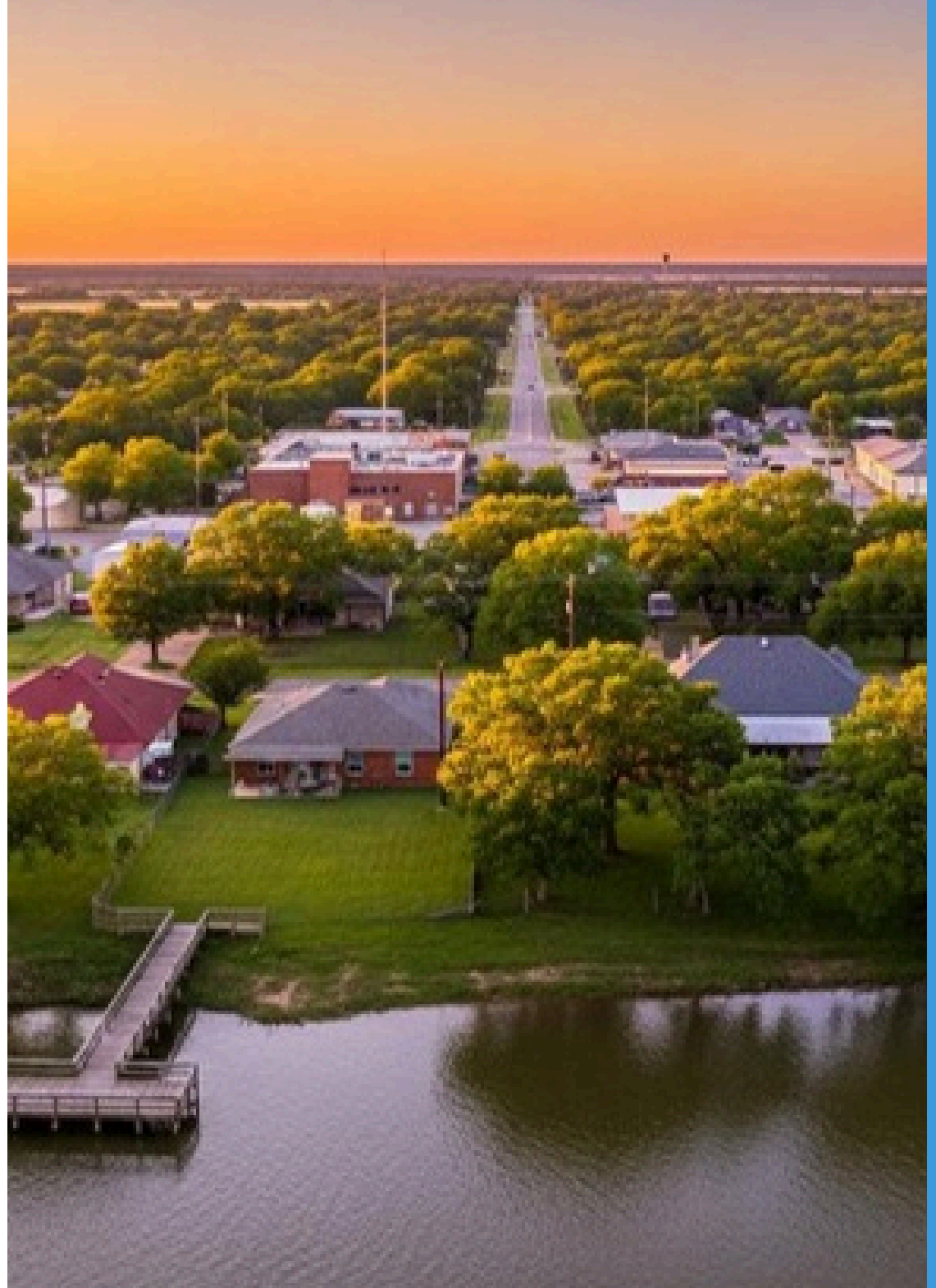
AREA OVERVIEW

DAYTON TEXAS

Dayton, strategically positioned in Liberty County just 40 minutes northeast of Downtown Houston, has rapidly emerged as one of the most dynamic and fastest-growing suburban logistics and residential hubs in Texas. Benefiting from a massive geographic repositioning, Liberty County's population surged 47.4% over the past decade, with a current 5.4% annual growth rate that ranks it as the second-fastest-growing county in the state.

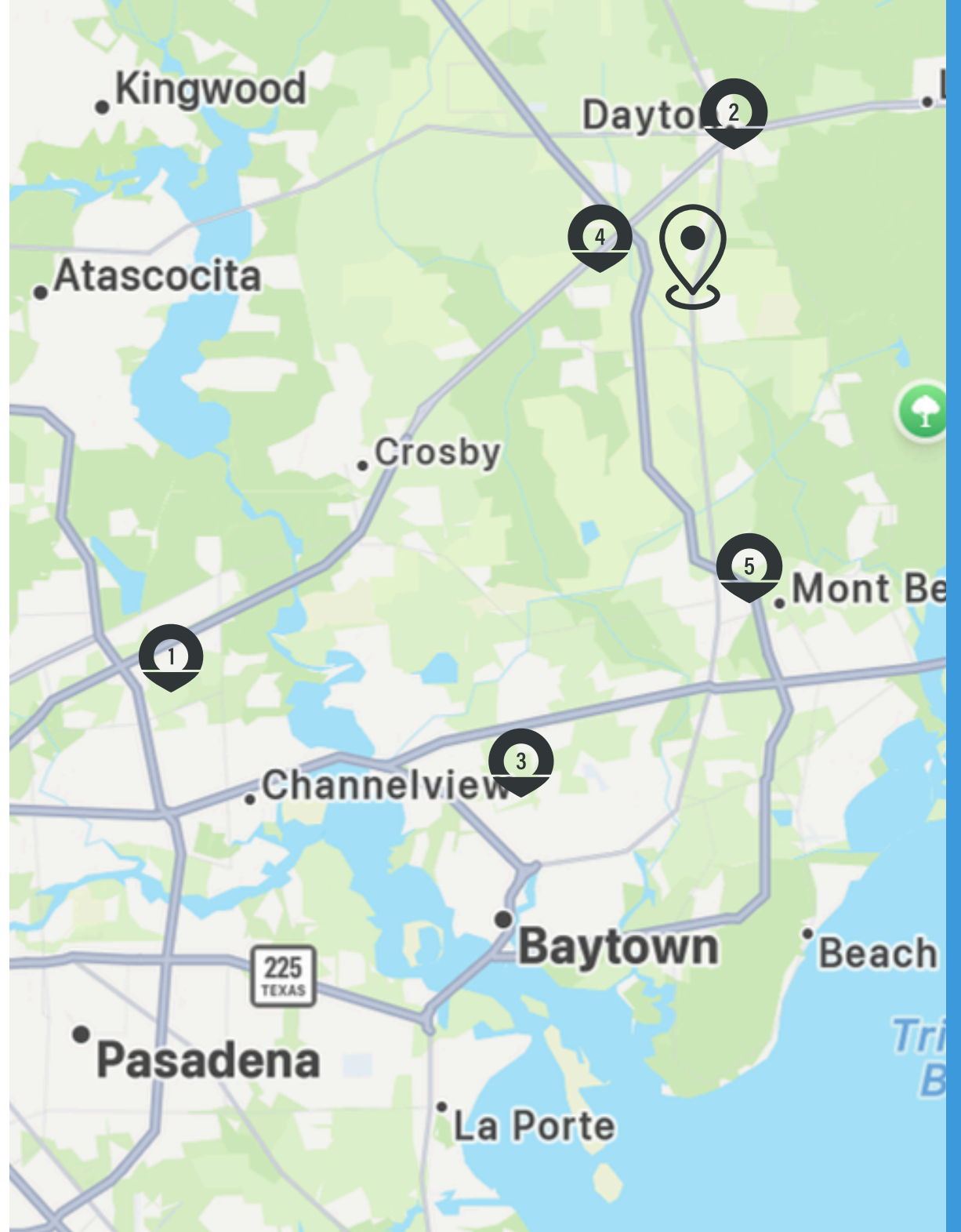
This unprecedented regional expansion is being fueled by monumental infrastructure and corporate investments, most notably the completion of the Grand Parkway (State Highway 99), Eli Lilly's historic \$6.5 billion biomanufacturing facility in Generation Park and the delivery of the 3,800-acre Gulf Inland Logistics Park projecting the creation of over 10,000 high-quality logistics and manufacturing jobs. This immense influx of highly skilled labor and capital is creating a profound, structural housing deficit in the surrounding suburban perimeter

Dayton offers excellent connectivity via a dedicated exit off Grand Parkway, 7-minute drive to Mont Belvieu and a 15-min drive to Baytown's petrochemical jobs as well as a safe, family-friendly suburban environment. With the projected population and economic growth Dayton and Liberty County are positioned for strong rent growth, property value appreciation, and long-term investment stability.



WHAT'S NEARBY

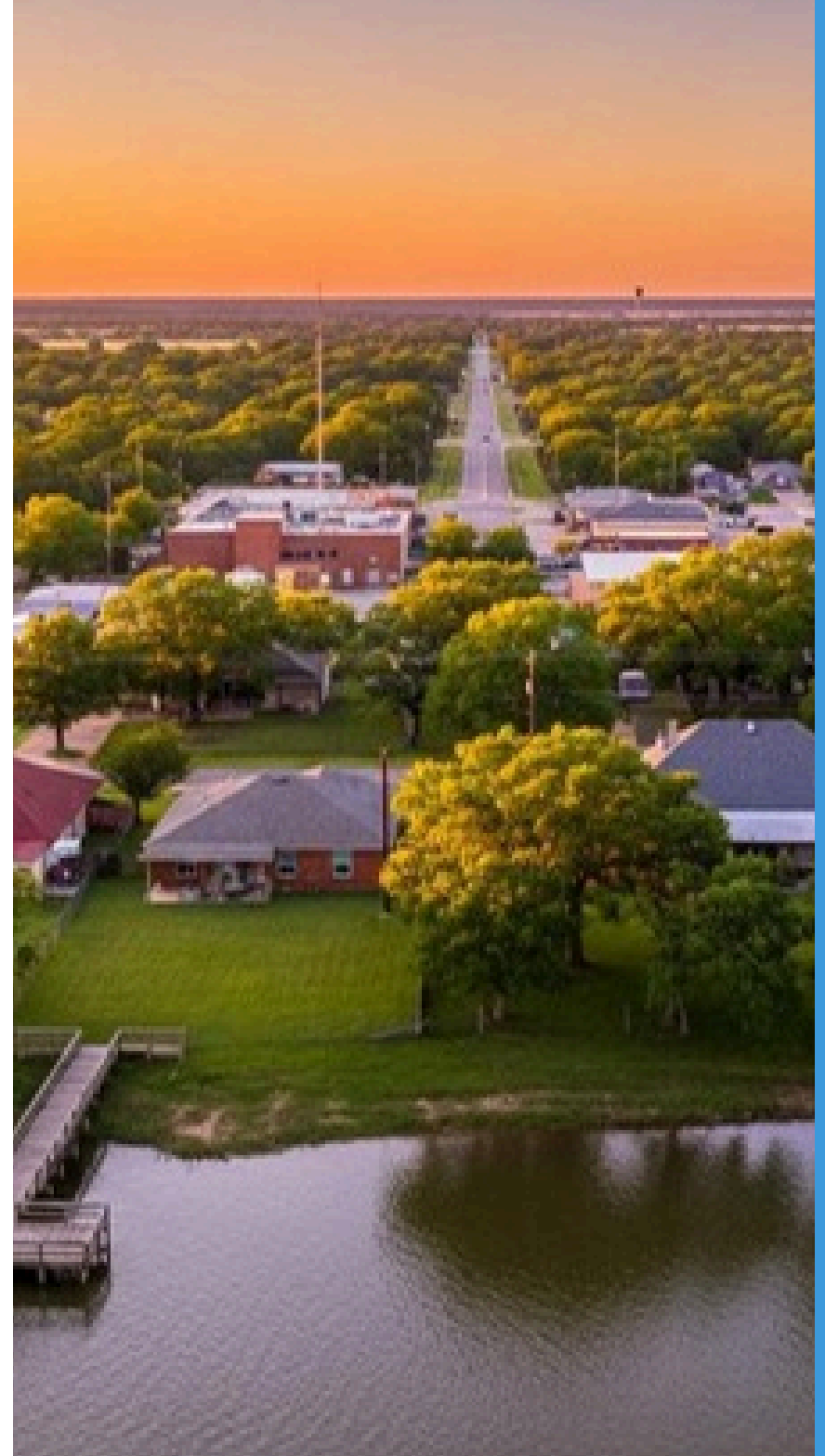
- 1 Eli Lilly 6.5B Plant
- 2 Gulf Inland Logistics Park
- 3 Houston Methodist Baytown
- 4 Grand Parkway
- 5 Mount Belvieu Retail



AREA OVERVIEW

LOCATION HIGHLIGHTS IN THE NEWS

- **Liberty County Ranks as 2nd Fastest-Growing County in Texas**: Population grew by 5.4% annually, driven by massive domestic migration and corporate relocations into the Northeast Houston corridor
- **Grand Parkway (99) Transforms Regional Connectivity**: The \$1.28 billion Segment expansion of the nation's longest highway loop provides Dayton with unparalleled, high-speed access to major employment centers and the Port of Houston
- **Gulf Inland Logistics Park Celebrates Phase 1 Grand Opening (Oct. 2025)**: The 3,800-acre dual-rail megasite officially opens, bringing 400+ immediate new jobs and \$250 million in capital investment, with a long-term projection of 10,000 local jobs
- **River Ranch Master-Planned Community Set to Add 22,000 Residents**: The massive 7,000-acre residential project is rapidly advancing, slated to deliver 16,000 new homes, 400 acres of commercial space, and a dedicated school site to the Dayton area
- **QYK Brands announces a \$400 million biochemical manufacturing plant in Liberty County**: Projected to create 1,000 new jobs, further solidifying the region's industrial dominance.





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