

# MULTIFAMILY FOR SALE

## MARINER APARTMENTS: 16 MULTI-FAMILY UNITS

1101 EAST MAIN STREET, LEAGUE CITY, TX 77573



# FOR SALE

### KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr  
Houston, TX 77057



Each Office Independently Owned and Operated

### PRESENTED BY:

#### TIM LARSON

Commercial Realtor

O: (713) 461-9393

C: (281) 508-0800

tlarson@kw.com

0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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# EXECUTIVE SUMMARY

1101 EAST MAIN STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,850,000
<b>NUMBER OF UNITS:</b>	16 UNITS
<b>PRICE / UNIT:</b>	\$115,625/Unit
<b>BUILDING SF:</b>	13,890 SF
<b>PRICE / SF:</b>	\$133.19/SF
<b>NOI:</b>	\$111,800
<b>CAP RATE:</b>	6.04% CAP RATE
<b>OCCUPANCY:</b>	100%
<b>LOT SIZE:</b>	43,560 SF
<b>RENOVATED:</b>	2024
<b>YEAR BUILT:</b>	1971
<b>PARKING:</b>	25+
<b>ZONING:</b>	MLT FAM DWLG

## PROPERTY OVERVIEW

Mariner Apartment Complex: 16-Units (10) 2BR/1BA, (6)1BR/1BA, Laundry Room Facility with Coin-Operated W/D's, & room for expansion on this 1-Acre lot in League City, TX. Lots of shade & trees, 25+ parking spaces, front, middle, and rear parking areas. Recent improvements include updated Units, new leases, AC Units, Plumbing, Paint, etc. Separately metered. Upside in Rental Income (below market rents currently)

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center, Southeast Medical Center.



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## LOCATION & HIGHLIGHTS

1101 EAST MAIN STREET



### LOCATION INFORMATION

Building Name: Mariner Apartments: 16 Multi-Family Units  
Street Address: 1101 E Main Street  
City, State, Zip: League City, TX, 77573  
County: Galveston  
Market: Houston  
Sub-market: Southeast  
Cross Streets: Hwy 3



### LOCATION OVERVIEW

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center & the Southeast Medical Center. Popular area for fishing & boating enthusiasts in Clear Lake & Galveston Bay, 30-minutes south to Galveston Beach. South Shore Harbour Country Club & Yacht Club, Clear Lake Shores, Kemah, Webster, Friendswood. Close to I-45, major retailers including Wal-Mart Supercenter, Home Depot, Target, Lowe's, restaurants, parks, schools, etc.



### PROPERTY HIGHLIGHTS

- 16-Units that are individually metered
- Room for expansion, 1-Acre lot
- Separate Laundry Room, Coin-Operated W/D
- Desirable Unit Mix: (10)2BR/1BA, (6)1BR/1BA
- Close to NASA Space Center, Webster, Southeast Medical Center
- Popular area for boating, fishing, golf, and walking trails
- Upside in Rental Income (below market currently).

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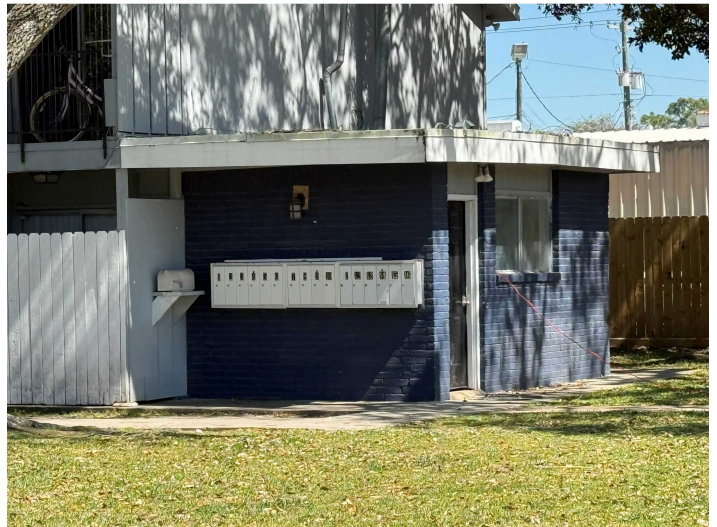


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# PROPERTY PHOTOS

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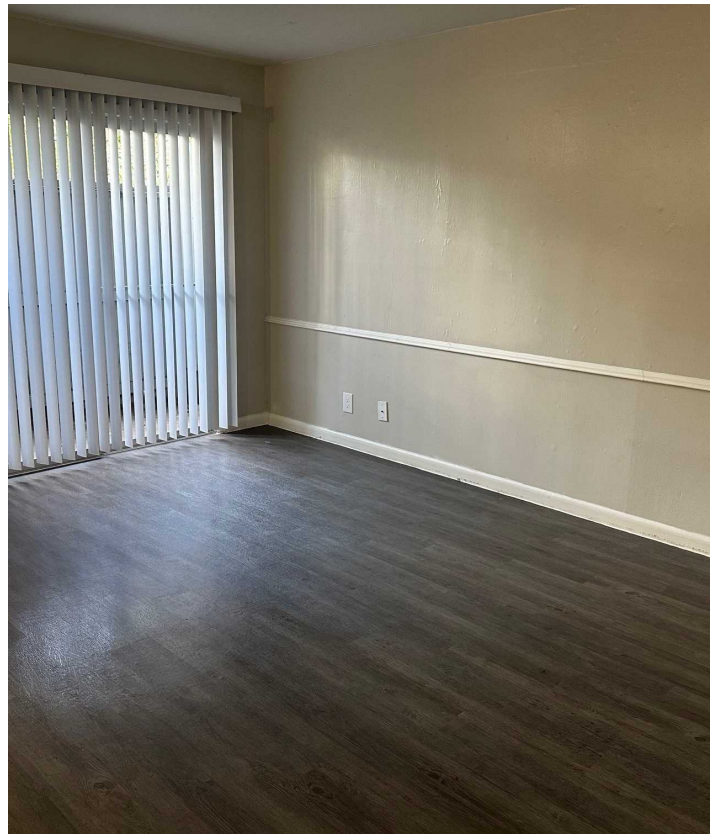


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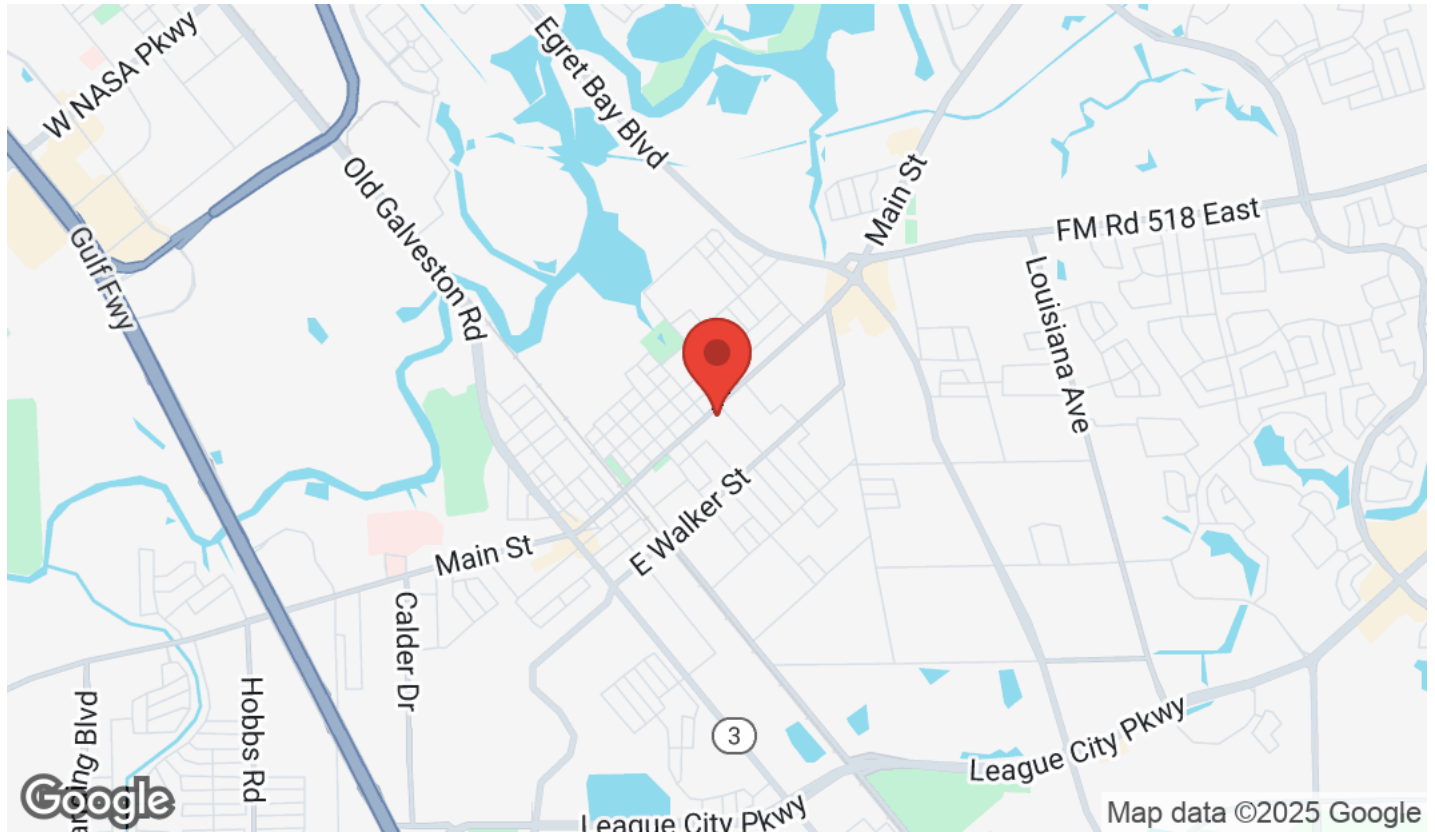


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# LOCATION MAPS

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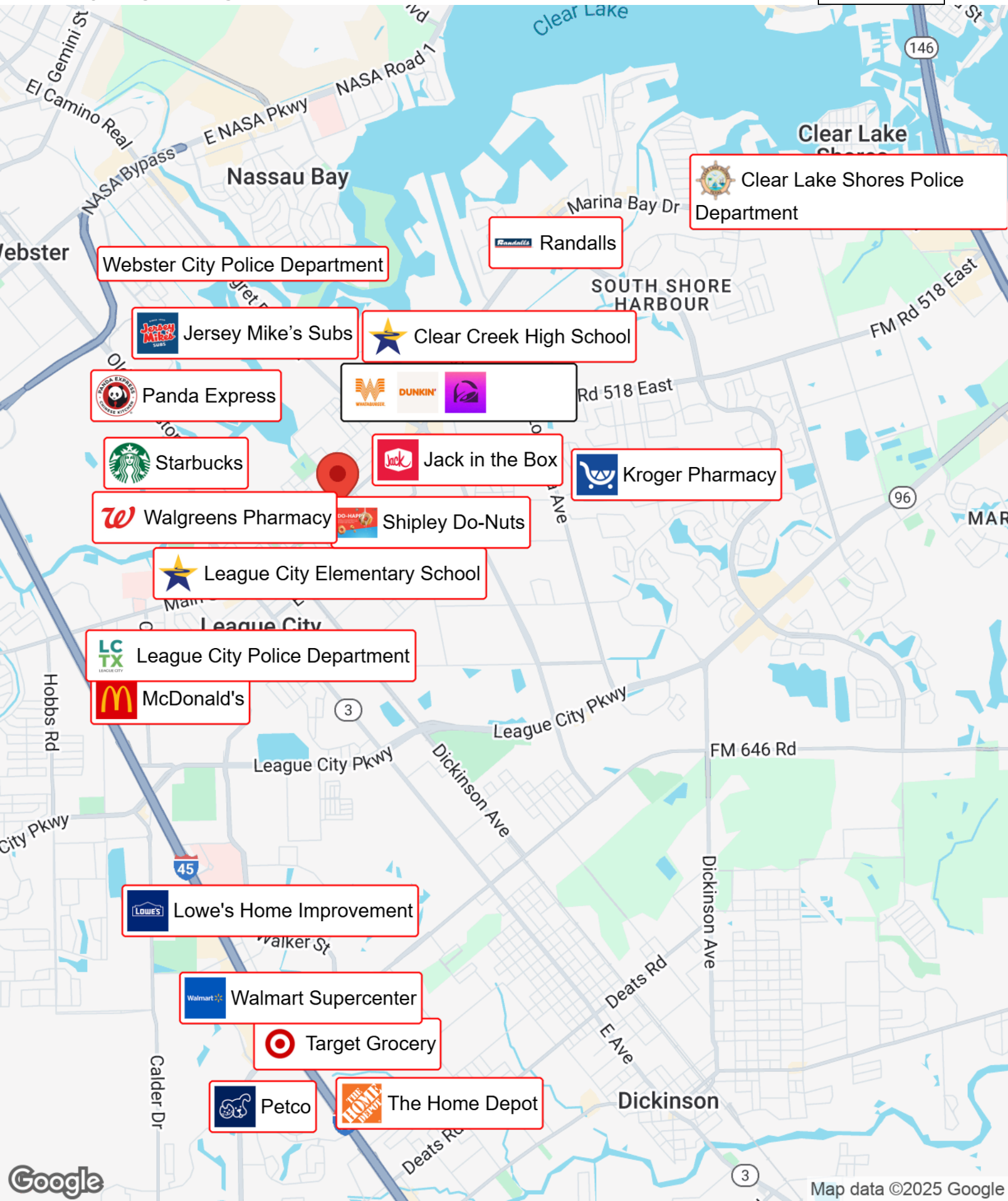



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# BUSINESS MAP


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 Clear Lake Shores Police Department

 Webster City Police Department

 Randalls

 Jersey Mike's Subs

 Clear Creek High School


 Panda Express


 Wendy's


 Dunkin'





 Starbucks

 Jack in the Box

 Kroger Pharmacy


 Walgreens Pharmacy

 Shipleys Do-Nuts

 League City Elementary School

 League City Police Department

 McDonald's

 Lowe's Home Improvement

 Walmart Supercenter

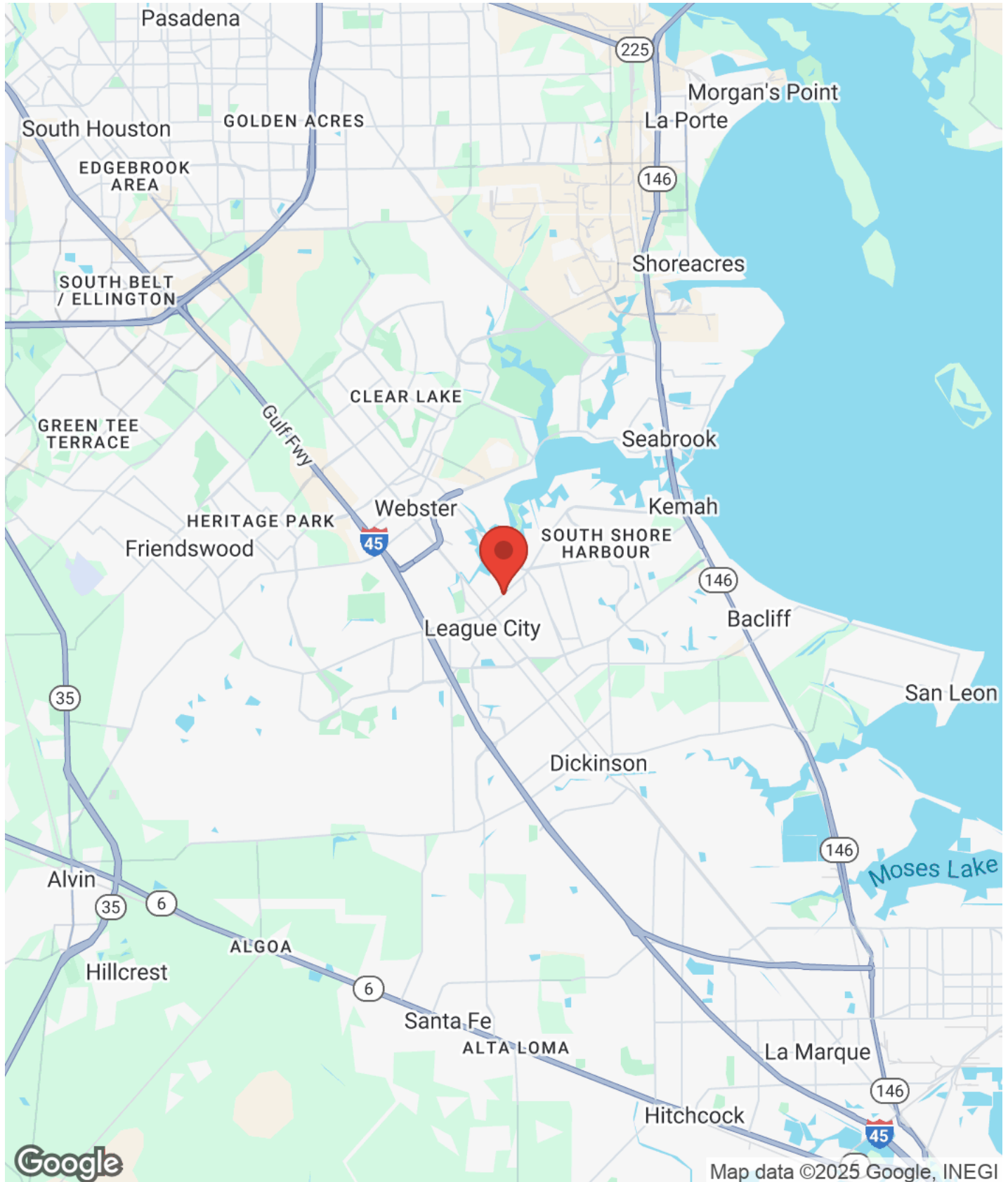
 Target Grocery

 Petco

 The Home Depot

# REGIONAL MAP

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Map data ©2025 Google, INEGI

# AERIAL MAP

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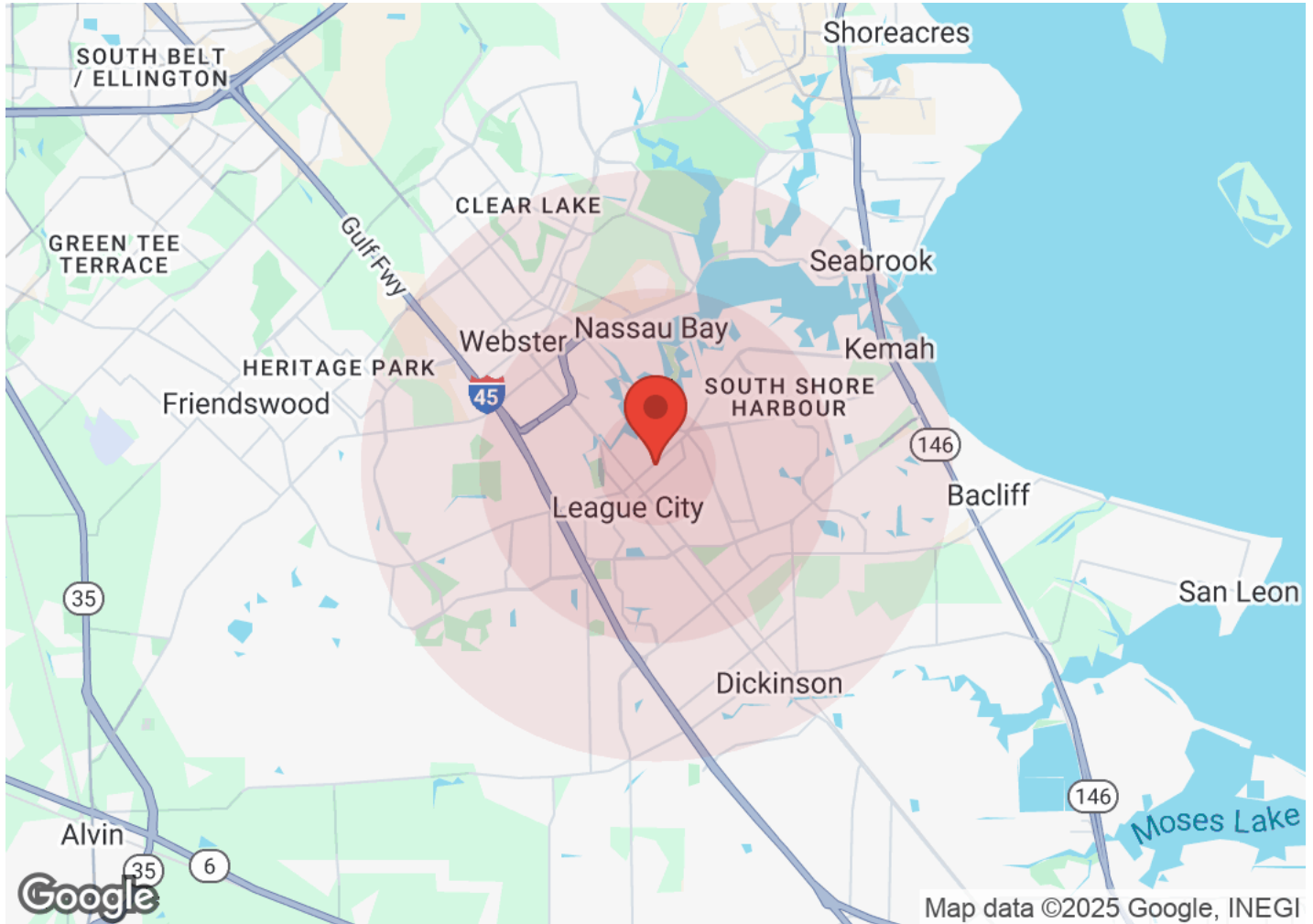


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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,312	38,278	99,281
Female	3,297	38,451	101,190
Total Population	6,609	76,729	200,471

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,292	14,363	38,797
Ages 15-24	866	10,150	26,270
Ages 25-54	2,637	31,989	84,003
Ages 55-64	712	8,631	22,292
Ages 65+	1,101	11,595	29,109

Race	1 Mile	3 Miles	5 Miles
White	3,622	40,544	101,859
Black	348	8,855	23,255
Am In/AK Nat	13	92	261
Hawaiian	2	23	60
Hispanic	2,378	21,008	57,375
Asian	114	4,611	13,211
Multi-Racial	124	1,481	4,090
Other	8	115	361

Income	1 Mile	3 Miles	5 Miles
Median	\$109,005	\$94,592	\$95,422
< \$15,000	74	1,291	3,970
\$15,000-\$24,999	224	1,314	3,348
\$25,000-\$34,999	150	1,357	4,652
\$35,000-\$49,999	173	2,867	6,516
\$50,000-\$74,999	384	5,441	13,154
\$75,000-\$99,999	155	4,404	10,052
\$100,000-\$149,999	357	5,643	15,845
\$150,000-\$199,999	399	3,664	9,575
> \$200,000	532	5,461	12,593

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,844	35,679	90,290
Occupied	2,448	31,440	79,705
Owner Occupied	1,546	16,023	44,629
Renter Occupied	902	15,417	35,076
Vacant	396	4,239	10,585

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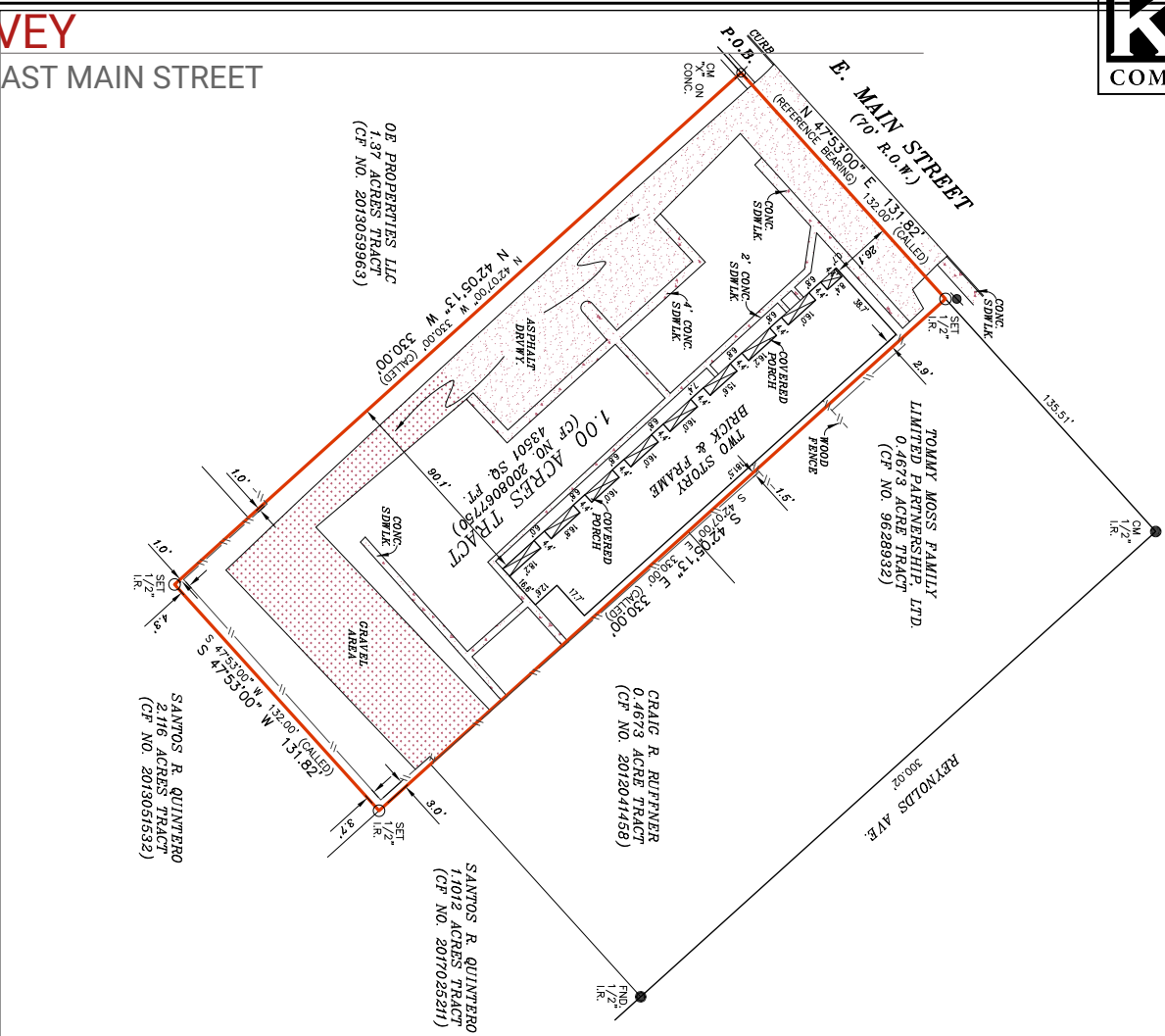
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# SURVEY

## 1101 EAST MAIN STREET



### LEGEND

These standard symbols will be found in the drawing:

- BOUNDARY LINE
- WOOD FENCE
- FOUND IRON CORNER
- FOUND IRON ROD
- POWER POLE
- CONTROL MONUMENT

**NOTE:**  
THIS SURVEY MEETS THE CURRENT STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS SURVEYING AND SPECIFICATION FOR A CATEGORY 1A, CONDITION II SURVEY.

THIS SURVEY IS BASED ON A TITLE COMMITTEE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NO. LT-1978-1978015450-EP ISSUED ON 06/25/2018.

THE PRELIMINARY EASEMENT AS RECORDED IN VOLUME 487, PAGE 564, VOLUME 507, PAGE 83, DEED RECORDS, GALVESTON COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THIS SURVEY. THE LOCATION AND THE ENDUSE AS TO ITS LOCATION ON THE GROUND.

THE COMMUNICATION LINES EASEMENT AS RECORDED IN VOLUME 549, PAGE 321, VOLUME 1188, PAGE 501, DEED RECORDS, GALVESTON COUNTY, TEXAS, DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY.

THERE EXIST A PRELIMINARY EASEMENT AS RECORDED IN VOLUME 549, PAGE 321, VOLUME 1188, PAGE 501, DEED RECORDS, GALVESTON COUNTY, TEXAS.

THERE EXIST A WATER AND SEWER EASEMENT AS RECORDED IN VOLUME 631, PAGE 130, VOLUME 1757, PAGE 279, DEED RECORDS, GALVESTON COUNTY, TEXAS.

FLOOD INFORMATION:  
FIRM#: 4854888 PANEL: 0010 D  
ZONE: X

FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE FLOOD INFORMATION DATE THE STRIPED PATTERN ON THIS FLOOD INFORMATION. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD INFORMATION. THE FIRM'S ACCURACY FOR THE FIRM'S ACCURACY.

I, **DAVID R. KING, JR.**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **FNC LAWYERS TITLE OF P.V., INC.** that the above map is true and correct according to an actual field survey made by me or under my supervision, and the property shown hereon or described by field notes accompanying this drawing, I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.

Description: **2008067780** **STEPHEN P. AUSTIN SURVEY, A-3** located in the **KAREN CHUVEN** of **DAVID R. KING, JR.** Borrower: **1101 E. MAIN ST., LAMARQUE CITY, TX 77573** CP No. **DE-98-19801658-2R**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: PROPERTY PHOTOGRAPH:  
**Overland Consortium Inc.**  
1528 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212  
Tel: 281.940.8869 Fax: 281.207.6476

WITNES AND POINTS  
106 ACRES PARCEL  
LOCATED IN THE  
AUSTIN SURVEY,  
GALVESTON COUNTY, TEXAS

Being a 1/2 acre parcel of land situated in the Austin Survey, Township 3 North, Range 10 West, and being part of a 1/2 acre Division of 1/2 acre, County of Galveston, Texas, and being the same property as described in deed recorded in Galveston County, Texas, Book 2008067780, with the best of bearings being used and being more particularly described as follows:  
**BEING** in an X found in corner in the southeast right of way of East Main Street (70' R.O.W.) for the southeast corner of the called 1.37 acres as recorded in G.C.C.F. 201909065, and marking the southeast corner of the same described parcel.  
**THENCE** North 47° 57' 00" West a distance of 111.83 feet (called 112.00 feet) along the southeast line of the called 1.16 acres to a 1/2" iron rod set with plastic cap for the southeast corner of the called 0.8673 acres as recorded in G.C.C.F. 8628932, and marking the southeast corner of the same described parcel.  
**THENCE** South 42° 07' 13" East (called South 42° 07' East) a distance of 330.00 feet along the southeast line of the called 0.673 acres, the called 0.673 acres as recorded in G.C.C.F. 2012041458, and the called 1.012 acres as recorded in G.C.C.F. 201909065, and marking the southeast corner of the same described parcel.  
**THENCE** South 47° 57' 00" West a distance of 111.83 feet (called 112.00 feet) along the southeast line of the called 1.16 acres to a 1/2" iron rod set with plastic cap for an interior corner of the called 2.16 acres, and marking the southeast corner of the same described parcel.  
**THENCE** North 42° 07' 13" West (called North 42° 07' West) a distance of 330.00 feet along the southeast line of the called 1.16 acres and the called 1.37 acres back to the POINT OF BEGINNING, and containing 1.00 acre of land.



**GRAPHIC SCALE**  
0' 50' 100'

**LAND TITLE SURVEY**

JOB NO.: 1807010789 (NO. 1807010789)  
DRAWN BY: JF  
APPROVED BY: DEK

DAVID R. KING, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6272

STATE OF TEXAS  
DAVID R. KING, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 6272

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# IABS- LISTING AGENT

1101 EAST MAIN STREET



## 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.



### 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.

### 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Keller Williams Realty Memorial	9000862	klrw10@kw.com	(713) 461-9393
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713) 461-9393
Designated Broker of Firm	License No.	Email	Phone
Roger Aad	692211	Rogeraad@kw.com	713-461-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

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