



Kempwood Place *Townhomes*

8800 Kempwood Drive, Houston, TX 77080

EXECUTIVE SUMMARY

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36 Individually Titled Townhomes
in highly desirable Spring Branch

CBRE

CAPITAL MARKETS | INVESTMENT PROPERTIES



THE OFFERING

Kempwood Place Townhomes presents a rare and compelling opportunity for multifamily investors to acquire a portfolio of 36 individually titled townhomes in Houston's highly sought-after Spring Branch submarket. With over 37 years of stable ownership and the option to assume an attractive 3.5% loan featuring approximately 3 years of interest-only payments remaining, this asset offers immediate financial upside and long-term value.

Strategically located across from Edgewood Elementary School within the acclaimed Spring Branch ISD, the property is ideally suited for families, enhancing tenant retention and demand. Each spacious 3-bedroom, 2.5-bath unit caters to the needs of today's renters, while proximity to major employment hubs—including the Energy Corridor and Westchase District—further strengthens the investment's appeal.


Residents benefit from unparalleled access to premier retail, healthcare, and lifestyle destinations such as Memorial City Mall,

Memorial Hermann Memorial City Hospital, CityCentre, and Town & Country Village, along with a wide array of grocery, dining, and entertainment options—all within minutes of the property.


In 2015, ownership invested significantly in capital improvements, enhancing both the interior and exterior appeal of the townhomes. Upgrades include granite countertops, stainless steel appliances, gas stoves, microwaves, new cabinetry, ceramic tile backsplashes, new tubs and surrounds, undermount sinks, modern lighting, fixtures, and hardware, full window replacements, full-size washers and dryers, and ring camera installations for added security.

Kempwood Place Townhomes combines location, quality, and financial flexibility—making it a standout investment opportunity in one of Houston's most resilient and growing neighborhoods.


INVESTMENT SUMMARY




36
INDIVIDUALLY TITLED UNITS




1978/2015
YEAR BUILT/RENOVATED




52,164
NET RENTABLE AREA




1,449 SF
AVERAGE UNIT SIZE




\$2,000
AVG. MARKET RENT/UNIT



\$1.38
AVG. MARKET RENT/SF




94%
CURRENT OCCUPANCY
(AS OF 8/31/25)




72
PARKING SPACES

INVESTMENT HIGHLIGHTS




ATTRACTIVE ASSUMABLE LOAN

- Below market interest rate of 3.5% with approximately 3 years of interest only remaining




STABILITY WITH LONG-TERM, OWNERSHIP

- 37 years - same ownership



FAMILY ORIENTED UNIT MIX

- 100% of the units are 3 bedroom/2.5 bath




INDIVIDUALLY TITLED UNITS

STRONG AREA DEMOGRAPHICS

\$790,000
3 bedroom homes for sale within 1/2 mile radius

\$133,613
average household income within 5-mile radius

\$76,269
median household income within 5-mile radius



LIMITED SUPPLY

- No competing properties under construction within a 3-mile radius



Kempwood Place

Townhomes

INVESTMENT OVERVIEW

GENERAL INFORMATION	
No. of Individually Titled Units	36
Total Net Rentable SF	52,164
Average Unit Size	1,449
Years Built/Year Renovated	1978/2015
No. of Buildings	4
Avg. Market Rent/Unit	\$2,000
Avg. Market Rent/SF	\$1.38
Total Acres	1.837
Total Acreage/Density	19.6 Units/Acre

PARKING	
Total Parking Spaces	72
- Covered/Reserved Spaces	72
- Plus Additional Surface Spaces	
Parking Ratio	2/Unit

CONSTRUCTION	
Exterior	Brick
Roofs	Pitched with Shingles
Framing	Wood
Foundation	Concrete Slab
Plumbing	PVC
Electrical Wiring	Copper; 1 building has aluminum that is pigtailed and CO/AL Red
Hot Water	Individual electric; 40 gallon
HVAC	Ground Mounted

PERSONNEL	
Property Manager (F/T)	1
Maintenance Supervisor (P/T)	0.5
Groundskeeper (F/T)	1
Total	2.5

SCHOOLS	
School System:	Spring Branch ISD
Pre-K	The Lion Lane School (1.9 miles)
Elementary School:	Edgewood (0.1 miles)
Middle School:	Northbrook (2 miles)
High School:	Northbrook (1.8 miles)

FLOOD ZONE	
Kempwood Place Townhomes are located in Zone AE. 2 of 4 buildings have been removed from the flood zone.	

ASSUMABLE LOAN TERMS	
Lender	Fannie Mae
Loan Amount	\$4,670,000
Interest Rate	3.50%
Origination Date	10/1/2019
Maturity Date	9/30/2029
Interest Only Period	108 mo (final year of term is amortizing)

TAX INFORMATION	
County	Harris
HCAD Account #	Individually Parceled (36 separate parcels)
2025 Tax Assessment	\$3,835,553
2024 Tax Millage Rate	2.3043

UTILITIES	
Water Provider:	City of Houston
Billing:	Individually Metered
Paid By:	Resident
Gas Provider:	CenterPoint Energy
Paid By:	Resident
Electric Provider:	Resident's Choice
Paid By:	Resident
Trash Provider:	City of Houston
Paid By:	Resident
Valet Trash:	Property Personnel
Paid By:	Property
Telephone Provider:	Resident's Choice
Paid By:	Resident
Cable/Internet Provider:	Resident's Choice
Paid By:	Resident
Pest Control:	Webb Pest Control
Paid By:	Property

FEE STRUCTURE (REFUNDABLE/NON-REFUNDABLE)	
Security Deposit:	\$500 (refundable)
Pet Deposit (per Pet):	\$500 (non-refundable)
Pet Policy:	no aggressive breeds; 50 lb. limit
Application Fee:	\$150 (non-refundable)
Admin Fee: (Non-Refundable)	\$0
M-T-M Leases:	Yes, \$100/month upcharge

UNIT MIX

UNIT DESCRIPTION	UNIT COUNT	UNIT MIX	SF	TOTAL SF	MARKET RENT/UNIT	MARKET RENT/SF	MONTHLY RENT
3 Bed / 2.5 Bath	36	100.00%	1,449	52,164	\$2,000	\$1.38	\$72,000
Totals/Averages	36	100%	1449	52,164	\$2,000	\$1.38	\$72,000



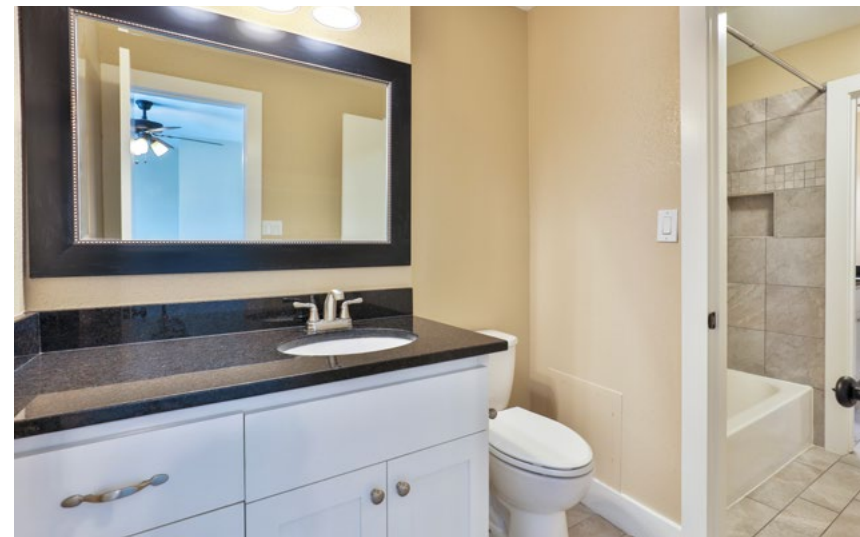
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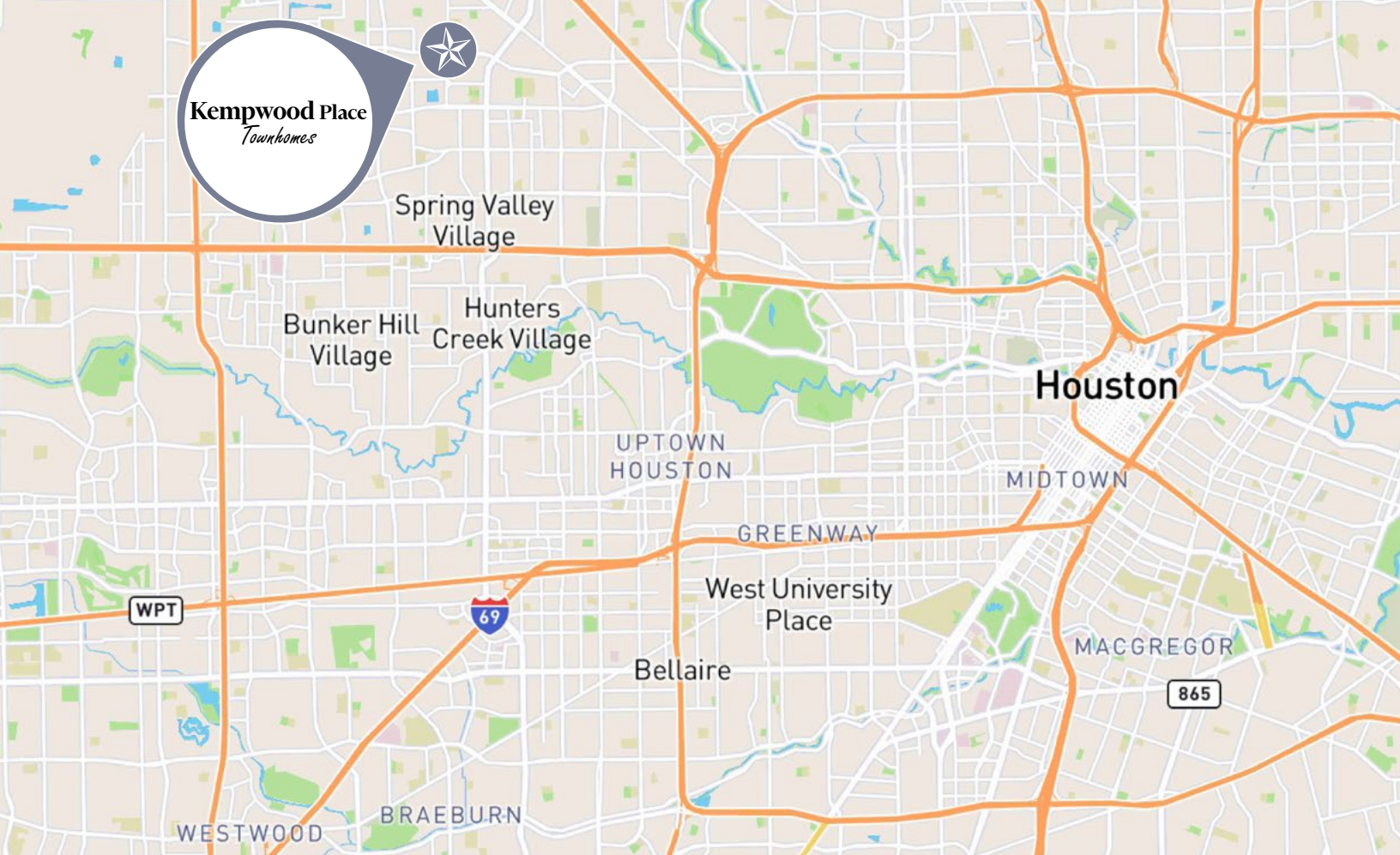
COMMUNITY & APARTMENT AMENITIES

- Spacious 2-Story Townhomes
- Beautiful Landscaping
- Covered/Assigned Parking
- Gated Access
- Pet Friendly
- Valet Trash
- Public Parks Nearby
- Easy Access to Freeways
- Shopping & Dining Nearby
- Granite Countertops
- Stainless Steel Appliances
- Microwave
- Travertine Floors
- Ceiling Fans
- Washer & Dryer
- Ring Cameras
- Walk-In Closets
- Balcony or Patio
- Extra Storage
- Central Air & Heating



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