



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,

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



FAMILY ORIENTED UNIT MIX

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



STABILITY WITH LONG-TERM OWNERSHIP

- 37 years - same ownership



INDIVIDUALLY TITLED UNITS



LIMITED SUPPLY

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

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



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

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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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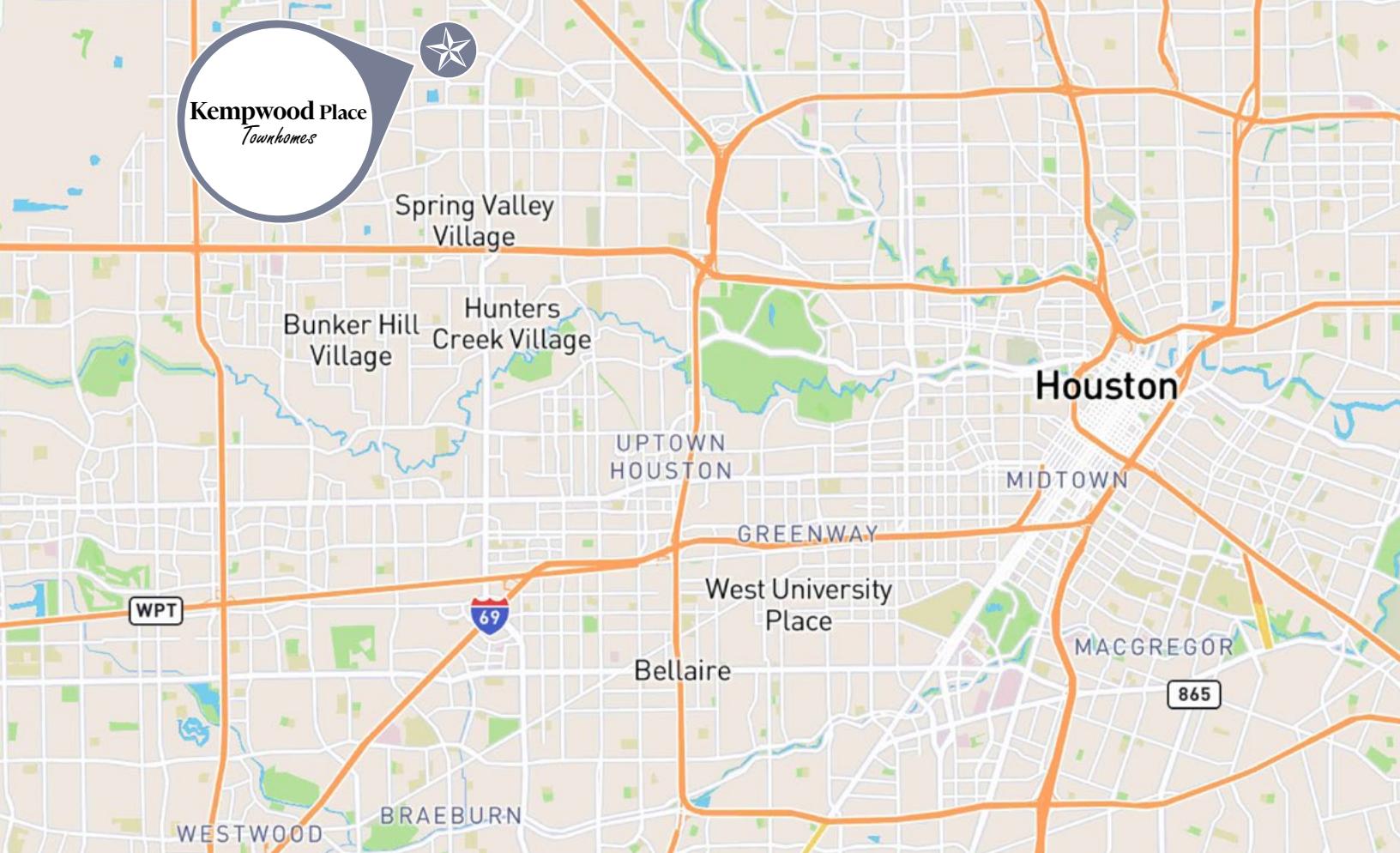
Kempwood Place

Townhomes

COMMUNITY & APARTMENT AMENITIES

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





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