

Offering Memorandum



Houston, TX Residential Portfolio- Hillsboro St.

TBD Hillsboro St.
Houston, TX 77020





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Exclusively Presented By:



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PORTFOLIO SUMMARY

Property Address	7419 Hillsboro St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	812 SF
Parcel ID	0181050000026
Property Address	7423 Hillsboro St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	868 SF
Parcel ID	0181050000028
Property Address	7427 Hillsboro St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	680 SF
Parcel ID	0181050000030
Property Address	0 Hillsboro St.
Offering Price	CALL
Lot Size	2500 SF
Building Size	N/A
Parcel ID	0181050000032
Property Address	7431 Hillsboro St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	N/A
Parcel ID	0181050000033
Property Address	7435 Hillsboro St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	2,128 SF; Triplex 1,660 SF, Single 468 SF
Parcel ID	0181050000035
Property Address	438 Crown St.
Offering Price	CALL
Lot Size	5000 SF
Building Size	N/A
Parcel ID	0181050000015

INVESTMENT SUMMARY

This seven-property residential portfolio in Houston, Texas offers a flexible investment opportunity with a combination of improved properties and vacant land. The portfolio includes four lots with existing improvements, including one triplex, along with three vacant lots offering potential for future development.

Located along Hillsboro Street and Crown Street, the properties are available for purchase as a complete portfolio or individually, allowing investors to pursue an acquisition strategy that fits their specific objectives. With existing residential improvements, multi-unit potential, and undeveloped lots within the same area, the offering presents multiple opportunities for investment, redevelopment, or long-term hold.



INVESTMENT HIGHLIGHTS

- Seven-Property Portfolio – Combination of improved and vacant residential properties
- Four Improved Lots – Existing structures provide immediate investment potential
- Triplex Included – Multi-unit residential asset within the portfolio
- Three Vacant Lots – Opportunity for new residential development
- Flexible Acquisition Options – Properties offered together or individually
- Houston Location – Positioned within the greater Houston residential market
- Concentrated Portfolio – Properties located along Hillsboro Street and Crown Street for convenient ownership and management
- Multiple Investment Strategies – Suitable for rental income, redevelopment, new construction, or long-term investment



LOCATION HIGHLIGHTS

- Minutes from Downtown Houston – Conveniently located east of Downtown Houston, providing access to one of the region's largest concentrations of employment, entertainment, dining, and services.
- Immediate I-10 Access – Positioned near the I-10/East Freeway corridor, offering convenient connectivity to Downtown Houston and destinations throughout the greater Houston area.
- Convenient I-610 Connectivity – Proximity to the I-610 East Loop provides additional access to Houston's extensive freeway network and major employment centers.
- Near East River Development – Located approximately 4 miles from the 150-acre East River mixed-use development, a major redevelopment project bringing new residential, retail, dining, office, recreational, and entertainment uses to Houston's east side.
- Established Residential Area – Situated within the Denver Harbor–Port Houston area, an established residential community east of Downtown Houston.
- Residential Investment Activity – The surrounding area includes a mix of established housing, multifamily properties, vacant residential lots, and newer infill construction, supporting opportunities for rental ownership and future development.
- Proximity to Major Employment Corridors – Convenient access to Downtown Houston as well as East Houston's industrial, logistics, and employment centers supports the portfolio's position as a residential investment opportunity.
- Nearby Schools & Community Amenities – Neighborhood schools, parks, retail, dining, and everyday services are accessible throughout the surrounding East Houston area.
- Central Houston Investment Location – Proximity to Downtown, major freeways, established neighborhoods, and ongoing redevelopment provides a strong location foundation for rental income, new construction, redevelopment, or long-term residential investment.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2024	17,720	104,135	335,760
2023	18,043	104,771	332,693
2022	18,907	105,179	337,797
2021	20,256	107,789	341,903
Age			
2024 Median Age	41.4	37.4	35.2
Under 20	4,618	27,745	86,844
20 - 25	1,157	6,437	27,395
25 - 45	4,149	29,332	100,002
45 - 65	4,729	25,450	77,119
Over 65	2,589	12,690	37,281
Household Income			
2024 Median Income	\$48,995	\$46,283	\$53,292
Under \$25k	1,393	10,957	31,209
\$25k - \$50k	1,788	10,110	26,455
\$50k - \$100k	1,904	11,612	34,129
\$100k - \$150k	572	4,002	14,094
Above \$150k	543	2,985	15,155

Demographic information has been obtained from Crexi and is deemed reliable; however, accuracy is not guaranteed and should be independently verified.

ABOUT HOUSTON, TEXAS

Houston, Texas is the largest city in Texas and a major economic center within the greater Houston metropolitan region. Home to a diverse economy driven by energy, healthcare, manufacturing, transportation, aerospace, and international trade, Houston continues to attract businesses, investors, developers, and residents from across the country and around the world. Its extensive highway network, two major commercial airports, and access to Port Houston further strengthen the city's position as a leading business and logistics hub.

County: Harris County

Total Area: Approximately 662.8 square miles

Land Area: Approximately 640.4 square miles

Water Area: Approximately 22.4 square miles

Elevation: Approximately 49 feet above sea level



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PROPERTIES



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