

OFFERING MEMORANDUM

409 BETO STREET,
HUNTSVILLE, TX 77340

Strategic Location: Less than 0.5 miles from I-45 and Hwy 19; under 10 minutes to Sam Houston State University.



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PROPERTY SUMMARY

[VIEW VIDEO](#)

409 Beto Street, Huntsville, TX 77340

SALE PRICE: \$1,700,000

NUMBER OF UNITS: 14

YEAR BUILT: 2015

PROPERTY TYPE: Multifamily

LOT SIZE: 3.66 Acres

BUILDING SIZE: 11,362 SF

Strategic Location: Less than 0.5 miles from I-45 and Hwy 19; under 10 minutes to Sam Houston State University.

Diverse Unit Mix:

- 6 units: 1 bed, 1 bath (approx 750 sqft each) *rented units at \$900/mo
- 4 units: 2 beds, 1 bath *rented units at \$1050/mo
- 4 units: 3 beds, 2 baths *rented units at \$1200/mo

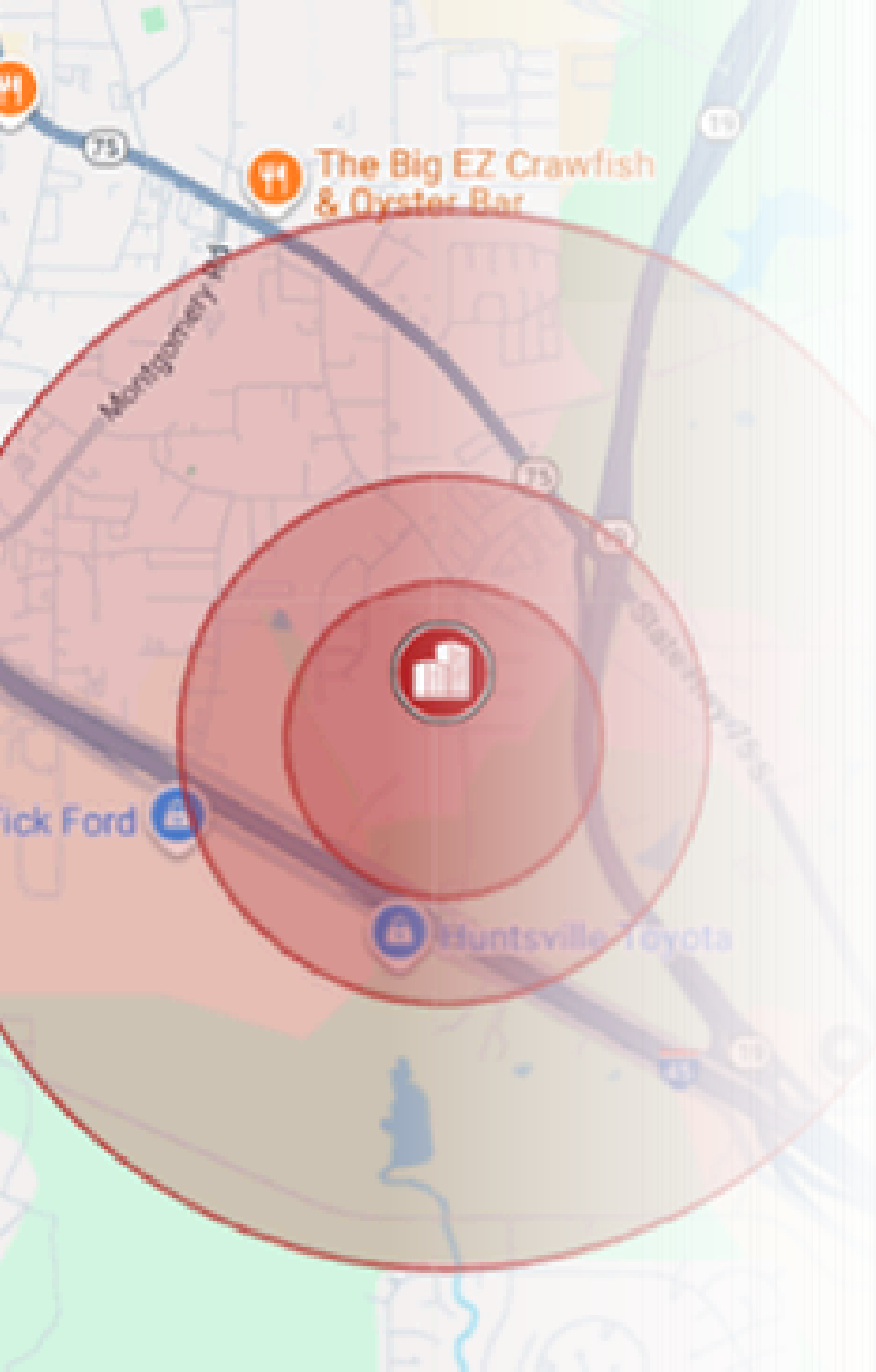


PROPERTY HIGHLIGHTS

14 Unit Multifamily Complex

- Utilities Included: Trash, water, and sewage services are covered in the rental agreement.
- Appliances Provided: Each unit comes equipped with a washer/dryer, oven, fridge, microwave, and dishwasher.
- Recent Renovations: Many units have undergone updates enhancing aesthetics and comfort.
- Potential for Development: Set near future major developments, offering significant growth potential.
- Ideal for: Investors seeking a property with immediate cash flow and future appreciation potential in a growing area.



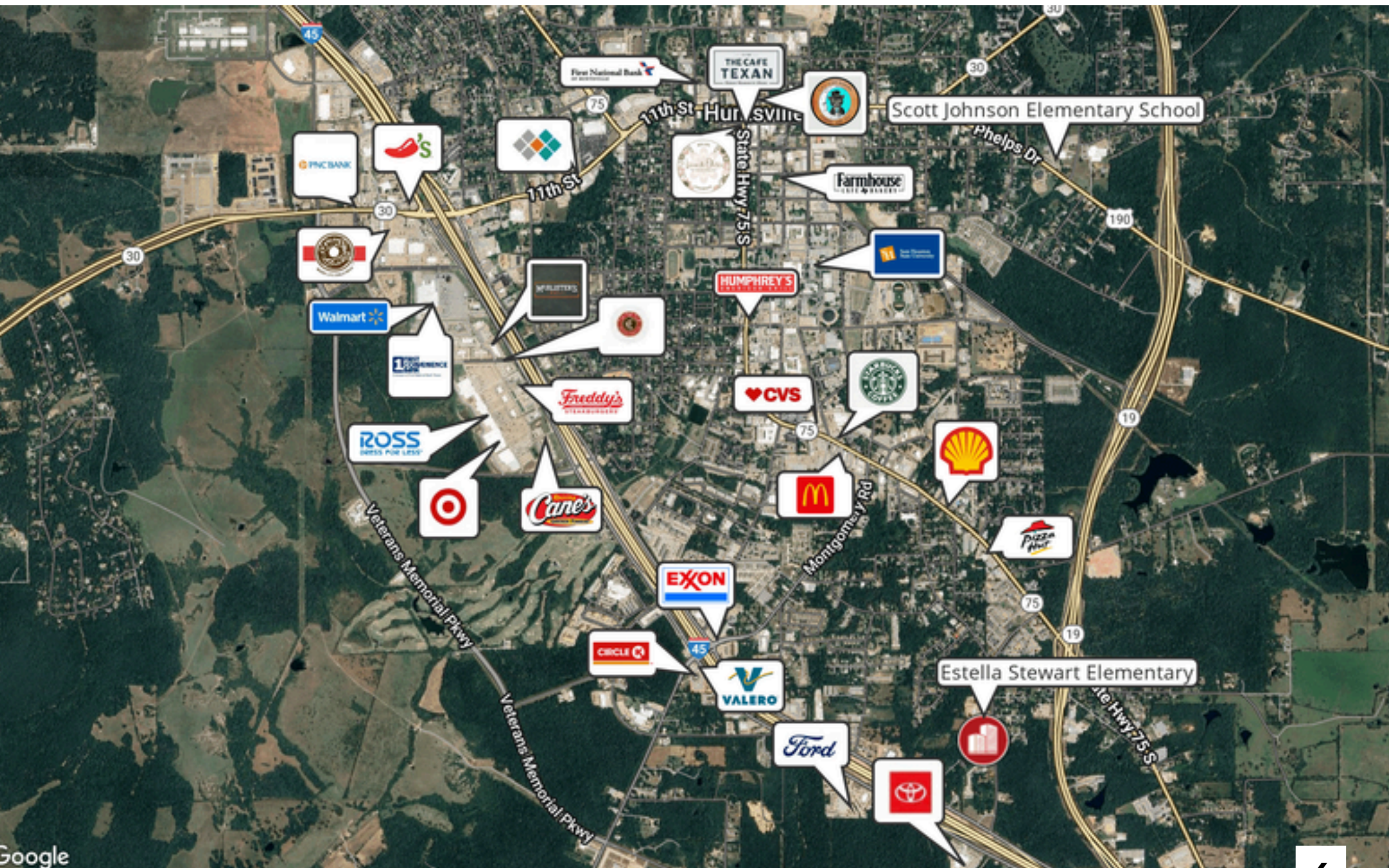


AREA OVERVIEW

Prime location less than 0.5 miles from I-45 and Hwy 19, offering easy access to major routes. Just under 10 minutes from Sam Houston State University, this 14-unit apartment complex is ideally situated for students, commuters, and professionals seeking convenience and connectivity.

	0.3 Miles	0.5 Miles	1 Miles
Total households	135	400	2,303
Total population	326	970	5,622
Persons per household	2.4	2.4	2.4
Average household income	\$57,036	\$57,374	\$52,508
Average house value	\$52,508	\$242,035	\$205,336
Average age	31	31	31
Average age male	30	30	31
Average age female	32	32	32

RETAILER MAP





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