

MULTI-FAMILY FOR SALE



**COLDWELL
BANKER
COMMERCIAL**

REALTY

Brentwood Retreat

26904 Brentwood Rd, Splendora, TX 77372

Price
Reduced

6 Cottages, 1 House, 1 Warehouse, 1 Event Hall, 2 RV Storage Spaces & 2.5 Acres

SALE PRICE: \$998,000

CAP RATE: 8.43% Proforma

PROFORMA NOI: \$84,110

BUILDING SIZE: 10,266 SF

LOT SIZE: 2.50 Acres

UNITS/OTHER: 8+ Buildings
11 Rental Units

CROSS STREETS: Brentwood &
S. Tram Rd

PROPERTY HIGHLIGHTS

- Currently Operating as a Retreat in Splendora, TX
- Located in a Quiet Residential Country Community on a Dead-End Road.
- Perfect for a Bed & Breakfast, S/T Rentals, L/T Rentals, an Event Center, or Senior Living Living
- Great Mix of Income Producing Assets incl. 6 Cottages, 1 House, 1 Warehouse, 1 Event Hall, 2 RV Storage Units & Plenty of Land to Hold Large Events
- FF&E in Cottages & Event Hall Convey. House Furnishings Negotiable
- Level Wooded Acreage
- Property will be Delivered Vacant at Closing

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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PROPERTY OVERVIEW

Impeccably maintained retreat on 2.5 wooded acres. This property features 7 residential units (6 buildings), a community pavilion, a recreation/ event hall, and a warehouse.

The property is ideally constructed to operate as a bed & breakfast, short term rentals, or long-term rentals. May also work for an event center or retirement facility. Property operates on city water and septic.

It contains a great mix of income producing assets including 6 cottages, a house, a warehouse, an event hall, 2 RV storage spaces & plenty of land to hold large events. See full **"BUILDING IMPROVEMENTS AND LAND DESCRIPTIONS"** within this flyer.

The main house is approximately 2,400 SF with 3 bedrooms and 2.5 bathrooms. Cottages are a mix of 2 Bed/1 Bath, 1 Bed/1 Bath, & Efficiencies. Each of the buildings is individually metered for electric. Furniture in all cottages convey with sale, including linens. Items needed to operate an event center also convey, including tables, chairs, linens. Laundry Facilities & Linen Storage is also available on the property.

The Recreation/Event Hall and the surrounding 2.5 wooded acres is ideal for holding large events including weddings, family reunions, church events or other events requiring overnight accommodations. Warehouse may also be used for events during cooler months.

The 2,720 SF Warehouse includes some air-conditioned storage and has enough room to store antique cars with 2 roll-up doors & 2 additional entries. There are also 2 dedicated RV Storage Spaces Available. **PROPERTY WILL BE DELIVERED VACANT AT CLOSING**

**** Access will NOT be granted without Agent****



ALL PROPERTY TOURS MUST BE SCHEDULED

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BUILDINGS, IMPROVEMENT & LAND DESCRIPTIONS

The Main House: 2400 SF with Covered Patio, 3 Bed/ 2.5 Bath (tub/2 showers), Living Room, Dining Room, Kitchen, Pantry & Large Laundry Room. Granite Counters, Refrigerator, Electric Stove, Microwave, Central HVAC, W/D Hookup. Furnishings negotiable. Stamped Concrete 3-Car Carport & Walkways. Built in 2005.

The Tropical Cottage: 15 X 30 with 8 x 30 Covered Deck. 1 Bed/ 1 Bath (shower only), Living Room & Kitchenette Refrigerator, Electric Stove, Microwave & 2 Newer Mini-Split HVAC units. Furnished - Queen Bed, Dresser, Lazyboy Loveseat Pullout (Twin), Recliner, Built-in Entertainment Center, 2 Smart TVs, DVD Player. Disability Ramp. Built in 2009.

The Country Cottage: 12 x 32 with 8 x 12 Covered Deck. 1 Bed / 1 Bath (tub/shower), Living Room, Dining Room, & Kitchen. Refrigerator, Gas Stove, Microwave, 2 Newer Mini-Split HVAC units, Built-in Pantry & Gutters. Furnished - Queen Bed, Dresser, Lazyboy Loveseat Pullout (Twin), Recliner, Built-in Entertainment Center, 2 Smart TVs, DVD Player & Dining Table. Built in 2013.

The Americana Cottage: 24 x 40 with 8 x 12 Covered Deck. 2 Bed/ 1 Bath (tub/shower), Living Room, Dining room, Kitchen & Pantry. Refrigerator, Electric Stove, Microwave & Dishwasher, 1 Newer Mini-Split HVAC unit (Living Room), 2 Window HVAC units (bedrooms). Furnished - 1 Queen Bed, 2 Twins w/trundle, 2 Dressers, Loveseat, Recliner, Chair, Coffee Table, Mini-electric Fireplace, 3 TVs, DVD Player & Dining Table. Disability Ramp. Built in 2015.

The Lodge: 24 x 46 with 8 x 12 Covered Deck, 2 Bed/ 1 Bath (tub/shower), Living Room, Dining Room, Kitchen, Pantry & Storage Room. Refrigerator, Electric Stove, Microwave & Dishwasher. 1 Newer Mini-Split HVAC unit (Living Room), 2 Window HVAC units (bedrooms). Furnished - 1 Queen Bed, 2 Twins w/trundle, 2 Dressers, Sofa, 2 Recliners, Desk, Mini-electric Fireplace, 3 TVs, DVD Player & Dining Table. Built in 2013.



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BUILDINGS, IMPROVEMENT & LAND DESCRIPTIONS (cont)

The Angel Suite: 12 x 24 with 8 x 12 Covered Deck. 1 Bed/ 1 Bath (shower only) similar to a hotel room. Coffee Bar & Sitting Area. Hotel Refrigerator, Microwave, Granite Counters, Instant Hot Water Heater, 1 Newer Mini-Split HVAC unit & Spray-in Foam Insulation. Furnished - 2 Twin Beds, Recliner & Chair Drop-Leaf Dining Table, TV, DVD Player. Built in 2018.

The Believe Suite: 14 x 16 with 8 x 12 Covered Deck. 1 Bed/ 1 Bath (shower only) similar to a hotel room. Coffee Bar & Sitting Area. Hotel Refrigerator, Microwave, Granite Counters, Window HVAC unit. Furnished - Queen Bed, & Recliner, TV, DVD Player. Built in 2017.

The Laundry Room: 14 x 16, 2 Newer W/Ds, Built-in Cabinets, 500-count DVD Library. (Located in Same Building as Believe Suite)

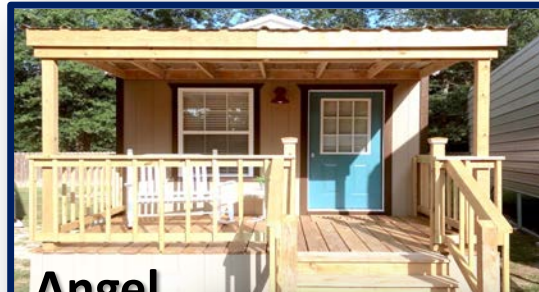
Linen Storage: 8 x 14, with shelving. Linens included. (Located in Same Building as Believe Suite)

All Cottages & Suites: Electric only (except the Country Cottage), Wired Wi-fi, Ceiling Fans, Outdoor Furniture. Rocking Chairs will be replaced soon. All Conveys.

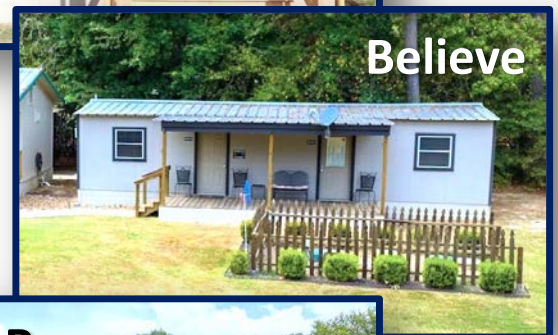
The Great Room: 32 x 40, Full Kitchen, Dining Area & 1 Restroom. SS Refrigerator, SS Electric Stove, SS Microwave, SS Dishwasher, Large Rolling Service Bar, Beverage Bar, Pantry. Concrete Counters, Designer Backsplash & Fixtures, & Central HVAC. Furnished - Tables/Chairs (seats 50), TV, & Sound System. (Located in Same Building as the Shop.)

The Shop: 40 x 68, 14' Height. Inside Enclosed Storage (288 SF) with A/C Unit. Additional storage upstairs (288 SF). 1 Restroom. 2 Roll-Ups (12' & 10'), 2 Standard Door Entrances. Lots of Shelving, Workbench & Cabinet. Built in 2016. (Located in Same Building as the Great Room)

The Pavilion: 18 x 36 with Concrete Counter & Grill, Ceiling Fans & Lighting. Furnished - Tables/Chairs (seats 25). Built in 2015.



Angel



Believe



Great Room



The Shop



Pavilion

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BUILDINGS, IMPROVEMENT & LAND DESCRIPTIONS (cont)

Metal Storage Container: 8 x 20

Wood Shed: 16 x 32 with shelves. Large enough to hold equipment

Equipment Shed: 12 x 16 for additional equipment.

The Rock: 10 x 10 Above-ground storm shelter seats 15 people. 5-inch concrete walls and ceiling. Cat 5 hurricane proof. F5 tornado proof. Building is tied down with Tornado Straps. Building weighs 26,000 lbs. Built in 2022.

Generac Generator: Main house. Installed 2021.

Roads: Paved Asphalt.

Water Purification: System feeds all residential areas. Installed 2021.

Utilities: City water & Septic/Aerobic system. Electric for all Buildings individually metered

RV Barns: 16 x 30 and 18 x 45. Overhead Coverage Only

Sitting Garden: with Swing

Outdoor Staging Area: 150' x 110'. Grassy Area for Outdoor Events. Lots of Trees for Shade.



Tropical Porch



The Rock
Seats 15



Sitting Garden



Outdoor Staging Area

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AERIAL VIEW

SHOWS LOCATION OF ALL BUILDINGS, IMPROVEMENTS & OUTDOOR AREAS



<u>Buildings</u>	<u>SF</u>	<u>Config</u>	<u>Bldg #</u>
The Main House	2,400 SF	3/2.5	1
The Tropical Cottage	450 SF	1/1	3
The Country Cottage	504 SF	1/1	5
The Americana Cottage	960 SF	2/1	4
The Lodge	1,104 SF	2/1	6
The Angel Suite	288 SF	Studio/1	7
The Believe Suite	224 SF	Studio/1	2
The Laundry Room	224 SF		2
Linen Storage	112 SF		2
The Great Room	1,280 SF		8
The Shop	2,720 SF		8
Total	<u>10,266</u> SF		

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THE MAIN HOUSE



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COTTAGES



Furnished Living - Americana



Furnished Living - Lodge



Furnished Living - Country



Furnished Kitchen - Country



Furnished Dining - Americana



Furnished Dining - Lodge

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COTTAGES



Furnished Bedroom - Believe



Furnished Bedroom - Americana



Furnished Bedroom - Lodge



Furnished Bedroom - Tropical



Furnished Bedroom - Lodge



Furnished Room - Angel Suite

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THE GREAT ROOM



Great Room Entrance

Large Area Seats 50

Dining Area w/Rolling Server



Gourmet Stainless Steel Kitchen

All Furnishings Convey

Rolling Beverage Bar



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OTHER BUILDINGS



**Pavilion w/Grill
Seats 25**



**Warehouse/Shop
2 Storage Areas**

**RV Barns
Room for 2 RVs**

**Community Laundry Room
2 Washer/Dryer Sets**



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Detailed Financial Information (for Serious Buyers Only)

Financial Analysis has been performed on this property. Please request the Proforma from admin@bhcrehouston.com.

If you are sincerely interested in investing in this property, please be prepared to provide Proof of Funds, such as bank statements and/or a Pre-Approval Letter from your financial institution.

Our client is interested in serious buyers only and is ready to move forward with the purchase of this property.

We look forward to working with you!

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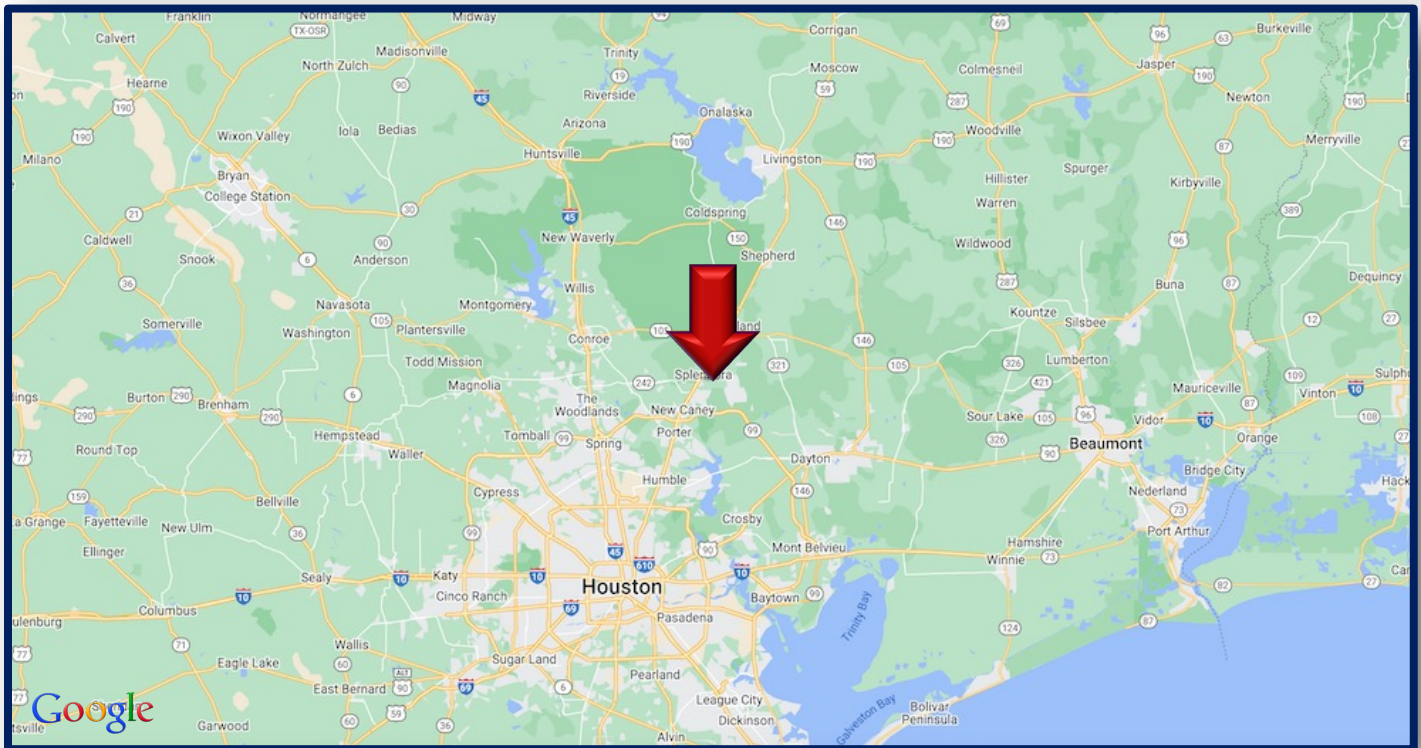
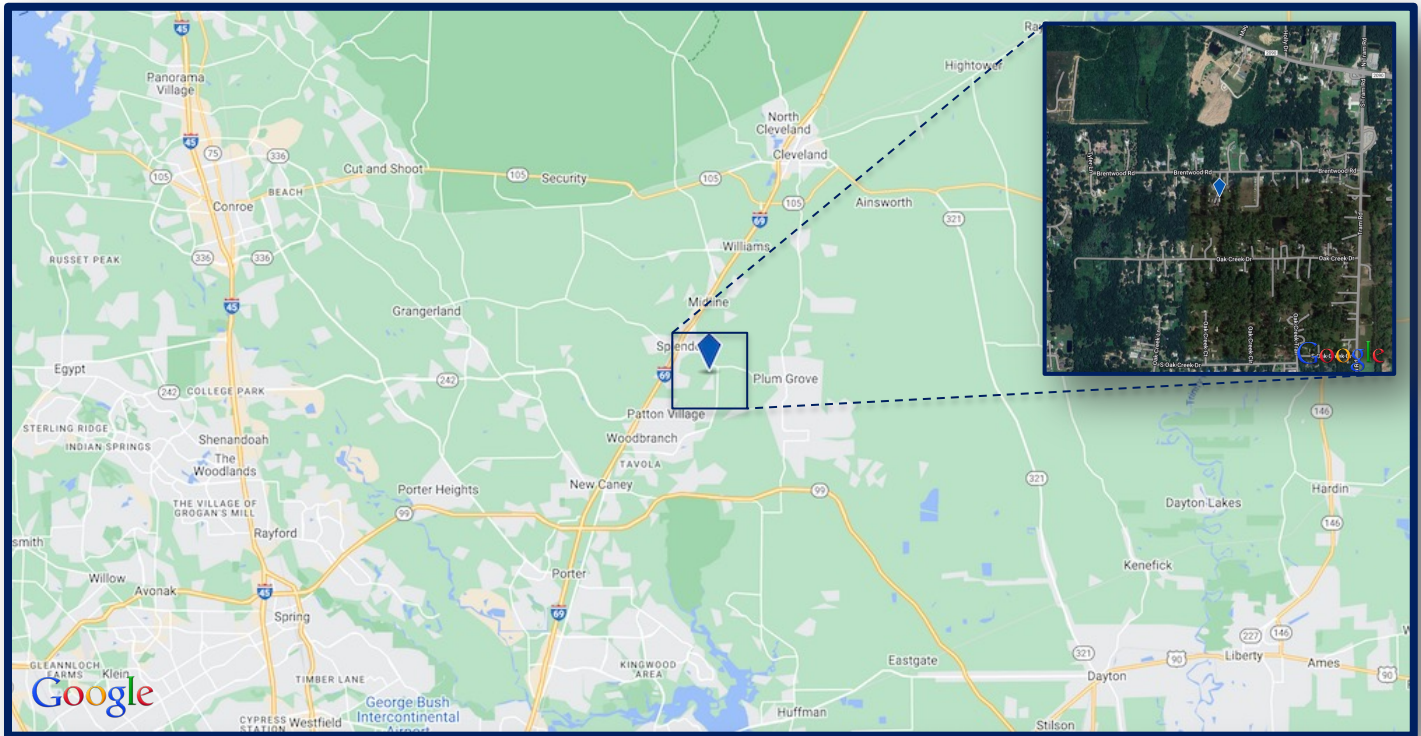


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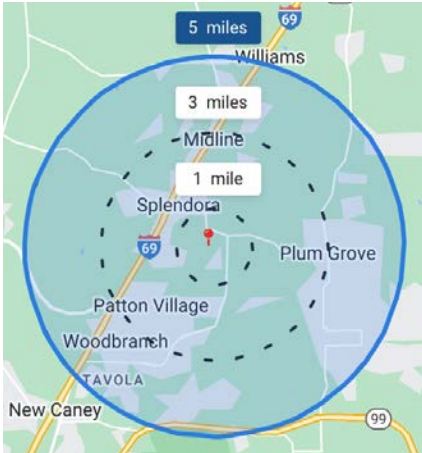
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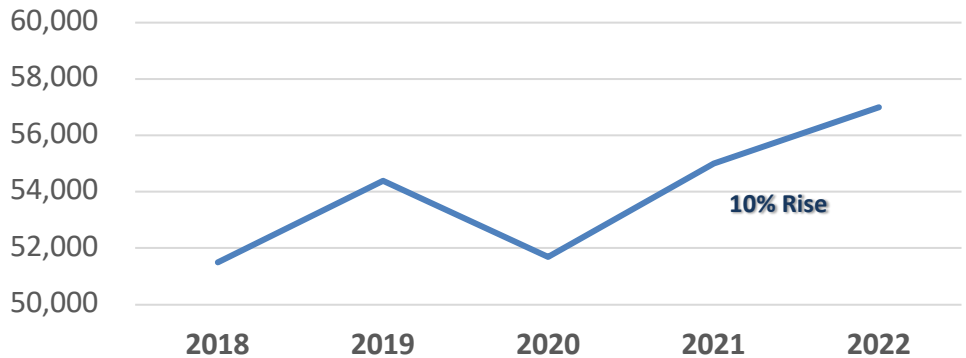
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Demographics – 5 Mile Radius



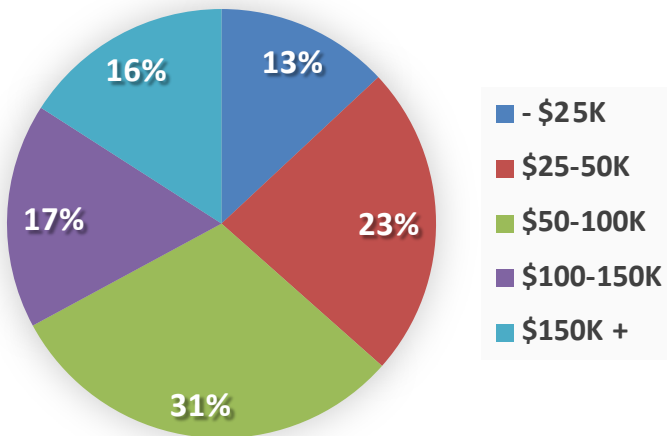
Population: 57,000



Household Income

Median: \$68.2K

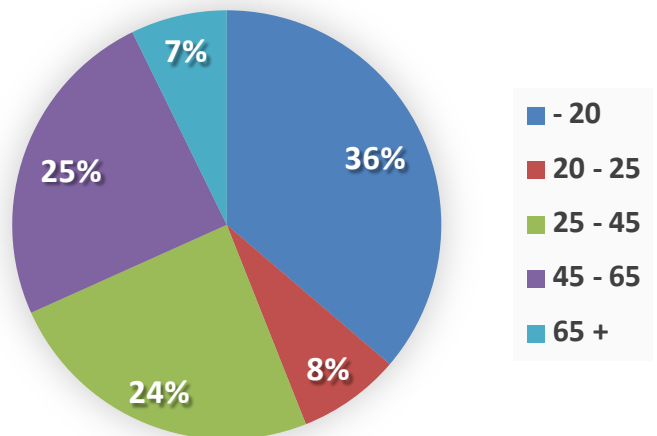
2028 Est: \$81.6K



Age Demographics

Median Age: 30

2028 Est: 39



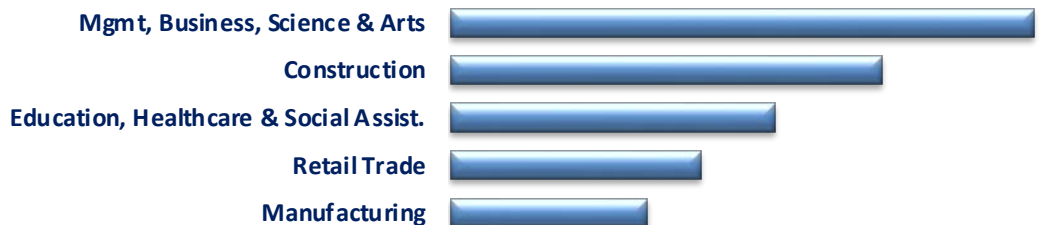
Housing Occupancy Ratio 6:1



Owner to Renter Ratio 6:1



Top 5 Employment Categories (40,600 Employees)



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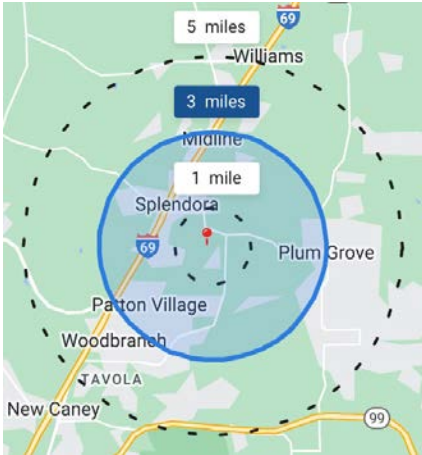
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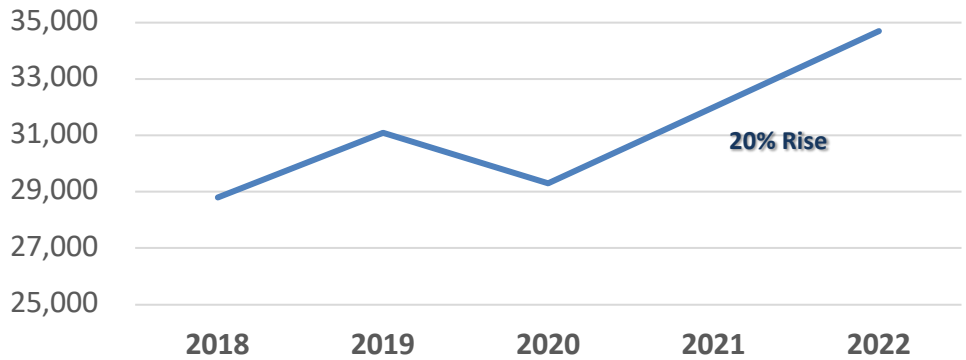
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Demographics – 3 Mile Radius



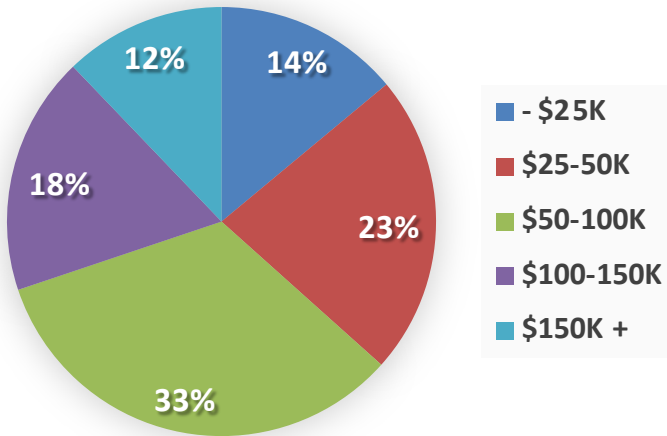
Population: 34,700



Household Income

Median: \$64.9K

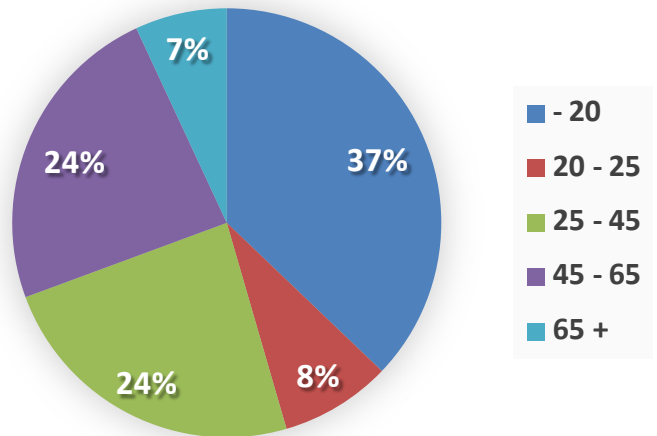
2028 Est: \$83.1K



Age Demographics

Median Age: 29

2028 Est: 39



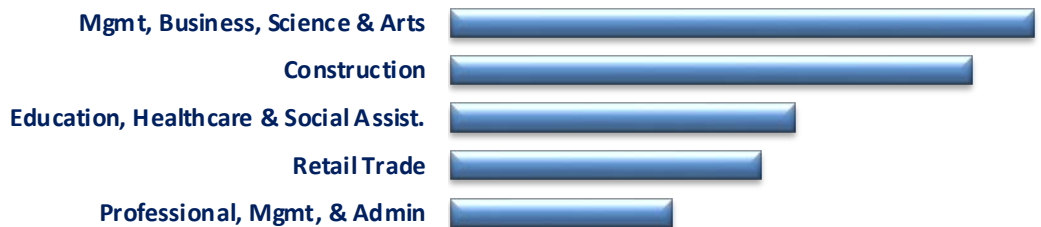
Housing Occupancy Ratio 6:1



Owner to Renter Ratio 6:1



Top 5 Employment Categories (24,400 Employees)



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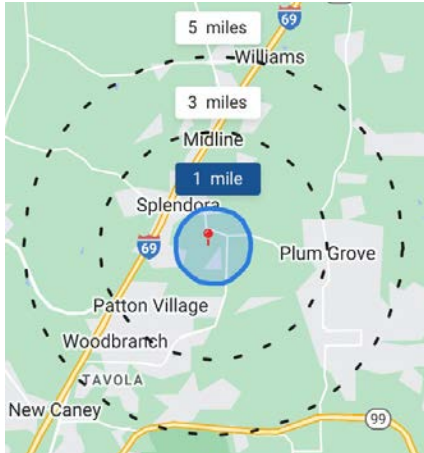
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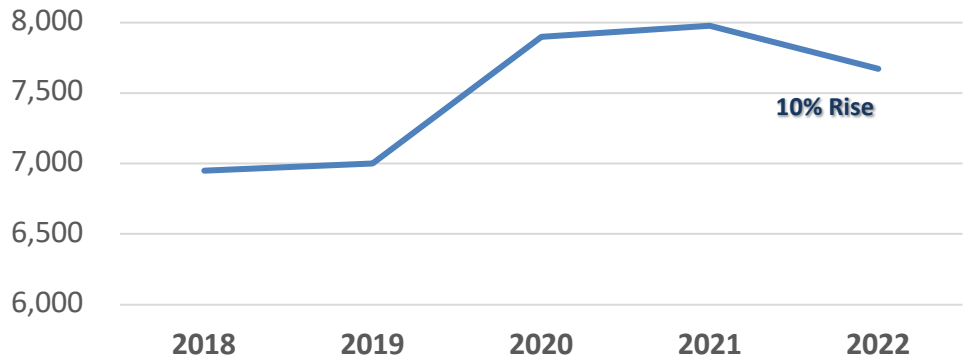
Brentwood Retreat

26904 Brentwood Rd, Splendor, TX 77372

Demographics – 1 Mile Radius



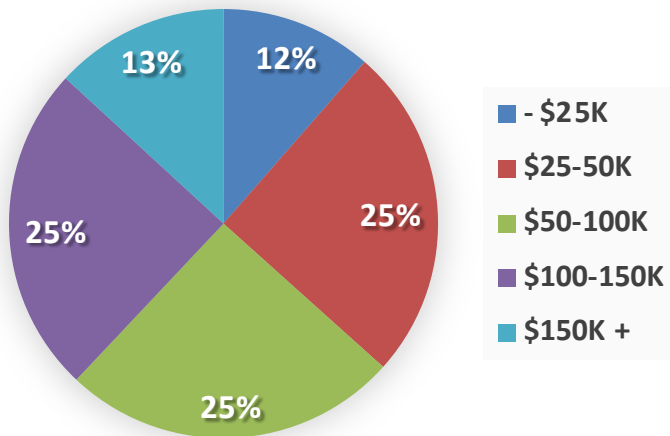
Population: 7,672



Household Income

Median: \$71.2K

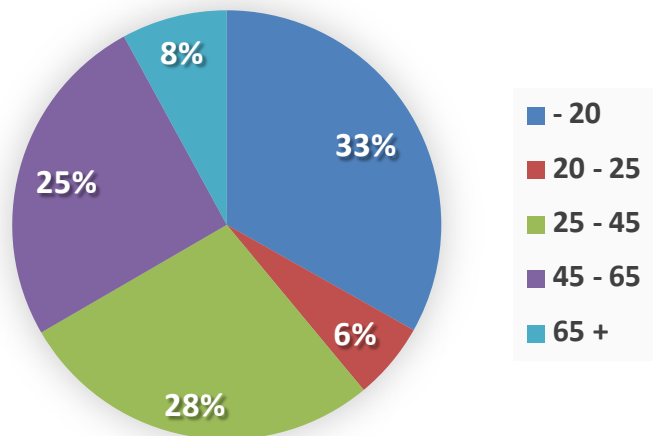
2028 Est: \$82.8K



Age Demographics

Median Age: 34

2028 Est: 40



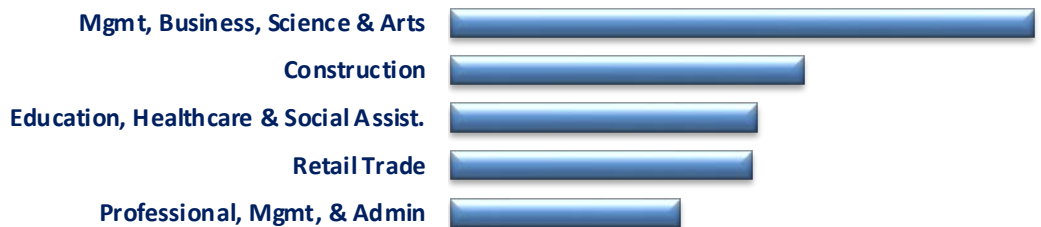
Housing Occupancy Ratio 8:1



Owner to Renter Ratio 6:1



Top 5 Employment Categories (5,817 Employees)



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

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2023 Coldwell Banker
 Top Commercial Producer ~ Houston Region
 2nd Top Commercial Producer ~ Texas

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OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date