

**FOR
SALE**



**Dogwood Townhomes
Tomball TX 77375**

**INCOME PRODUCING
33 units**



www.corproptx.com



FOR SALE

Dogwood Townhomes

Community Amenities:

- one-story and two-story garden apartment buildings and townhomes.
- Brick and wood siding exterior.
- Pitched roofs with composition shingles.
- Concrete slab foundation.
- Wood frame construction.

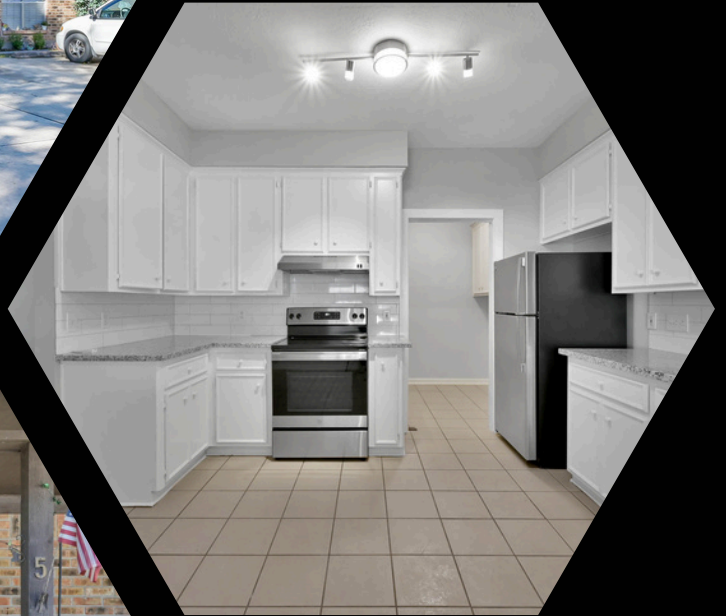


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\$5.3M

Apartment Features:

- All electric appliances (refrigerator, stove, microwave, and dishwasher).
- Partial units with wood-style laminate, living room and bathrooms and
- partial units with ceramic tile; carpet in bedrooms.
- Washer & dryer hookups in all units.
- Individual Water Heaters for all units.



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Tomball, Texas, is a thriving suburb of Houston known for its small-town charm, strong community atmosphere, and strategic location along major highways like Highway 249 and the Grand Parkway (SH 99). Over the past decade, Tomball has experienced remarkable growth, with a population increase of over 20%, transforming it into one of the region's most sought-after areas for residential and commercial development.

The city's growth is fueled by its proximity to Houston's business hubs and a booming local economy. Tomball has seen significant real estate expansion, with new master-planned communities, luxury homes, and affordable housing developments catering to diverse buyers. Since 2020, more than 2,000 new homes have been constructed, and developers continue to invest in large-scale projects.

1 BR/1 BA	1	760	760
1 BR/1 BA	1	780	780
2 BR/1 BA	8	1,000	8,000
2 BR/1 BA	1	1,190	1,190
2 BR/2 BA	2	1,067	2,134
2 BR/2 BA	1	1,092	1,092
2 BR/2 BA	18	1,123	20,214
2 BR/2 BA	1	1,150	1,150
TOTALS/AVERAGES	33	1,070	35,320



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Units: 33
 Built: 1977 & 2001
 100% Occupancy



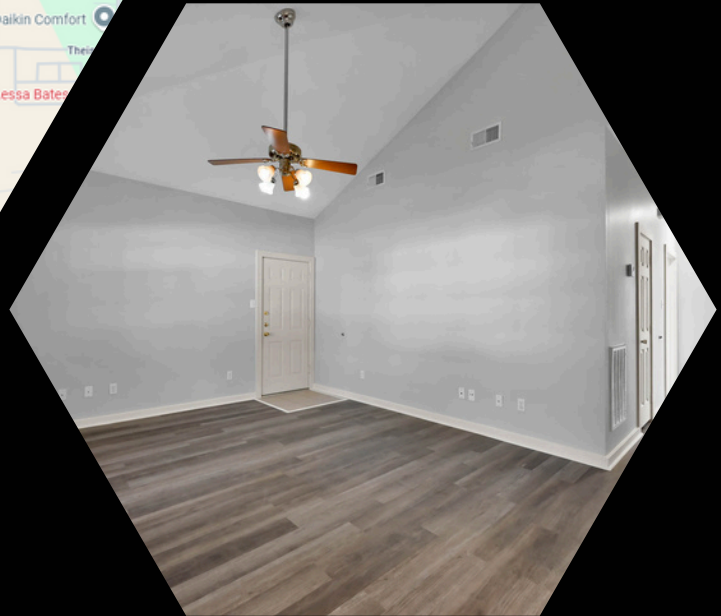
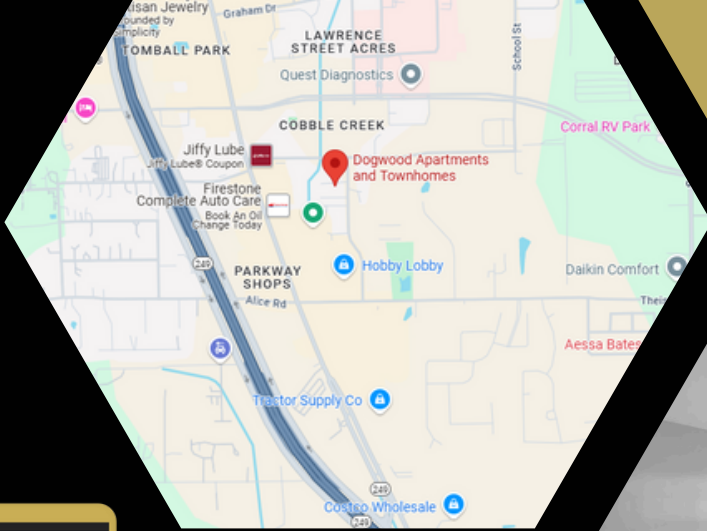
Population			
	2 miles	5 miles	10 miles
2020 Population	9,984	109,994	573,991
2024 Population	11,372	114,259	580,954
2029 Population Projection	11,880	118,801	614,726
Annual Growth 2020-2024	3.5%	1.0%	0.3%
Annual Growth 2024-2029	0.9%	0.8%	1.2%
Median Age	40.7	36	37.8
Bachelor's Degree or Higher	28%	42%	43%
U.S. Armed Forces	0	14	338

Households			
	2 miles	5 miles	10 miles
2020 Households	4,096	36,562	199,216
2024 Households	4,673	37,918	200,873
2029 Household Projection	4,887	39,449	212,747
Annual Growth 2020-2024	5.0%	2.7%	1.4%
Annual Growth 2024-2029	0.9%	0.8%	1.2%
Owner Occupied Households	2,085	29,223	152,204
Renter Occupied Households	2,802	10,226	60,543
Avg Household Size	2.3	3	2.8
Avg Household Vehicles	2	2	2



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Presenting Dogwood Townhomes, a distinguished 33-unit community strategically located in the flourishing suburb of Tomball, Texas. Originally constructed in 1977, with additions in 2001, this property enjoys a history of high occupancy and consistent rent growth, offering an excellent opportunity for increased rental income and enhanced NOI.

The townhomes feature spacious layouts and in-demand amenities such as washer and dryer hookups, making them highly desirable to tenants. Located just outside Houston, Tomball has experienced a remarkable 20% population growth over the past decade, spurring significant commercial and residential expansion. Since 2020, the area has seen the development of 400 acres of commercial space and the construction of over 2,000 new homes, further solidifying its position as a hub of growth and opportunity. Dogwood Townhomes presents a secure and lucrative investment in a dynamic market with exceptional potential for future appreciation.



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