



\$2M
REDUCED
PRICING
FOR SALE

NewQuest
16 UNITS AT BISSONNET

8807 Bissonnet Street | Houston, TX
Fully Stabilized Multifamily Purchase Opportunity

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Project Highlights

Highlights

- 16-unit apartments across 4 buildings
- 19,836-SF building
- ±1.53-acre lot
- 1-story and 2-story town home units
- 2 bedrooms with 2.5 baths
- ±200 feet of frontage on Bissonnet Street

Location

- Under 1 mile to I-69 South
- Within 2 miles to Westwood and Braeburn communities
- Within 2 miles to Memorial Hermann Southwest Hospital and Houston Christian University
- Within HISD school district
- Easy access to U.S. 59/I-69 and Beltway 8

Financial

- Average rent: \$1,300 per month
- Annual in place: NOI of \$176,688.70
- Projected 100% occupied NOI: \$190,000

Utilities

- Available
- Recently renovated with new HVAC units
- Recently repaired roof



11%
POPULATION
GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025



\$85K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES



572K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

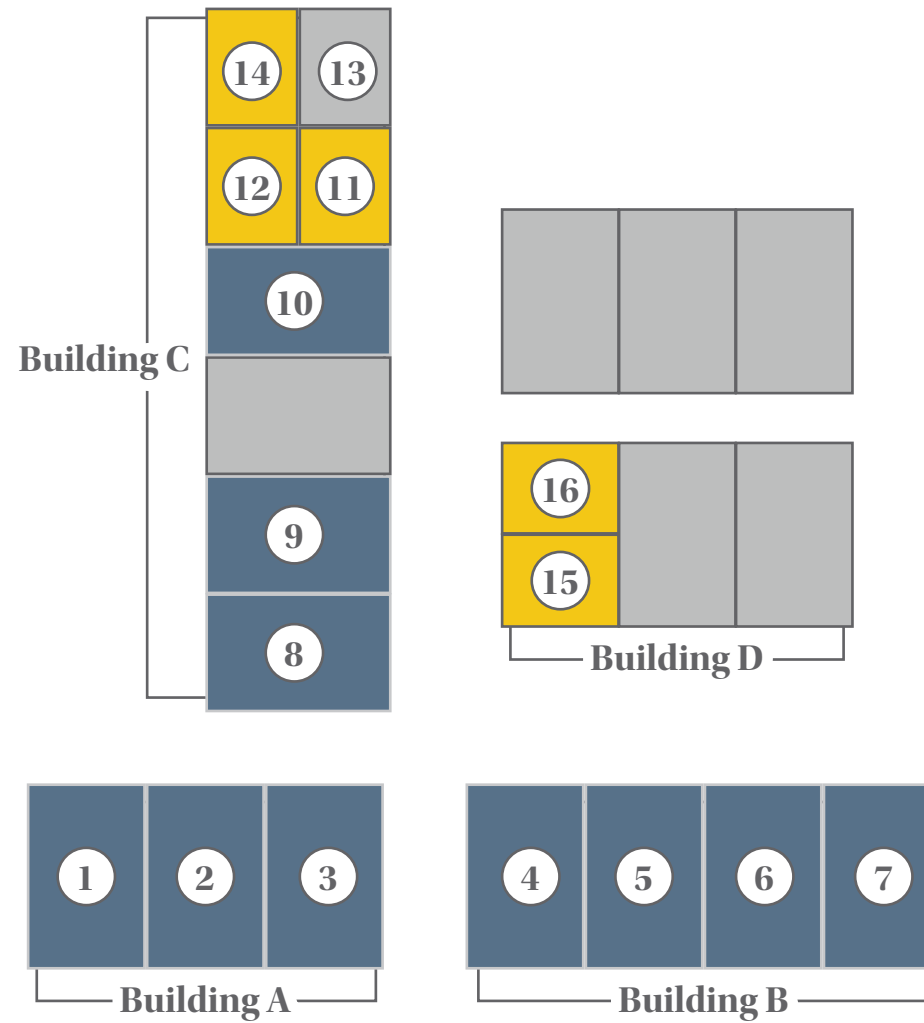
MAJOR AREA BUSINESSES



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Bissonnet Street



HOUSTON, TEXAS



4TH MOST
POPULATED CITY
IN THE U.S.
2.3 MILLION RESIDENTS¹



MOST DIVERSE
& LARGE CITY IN
THE COUNTRY⁴



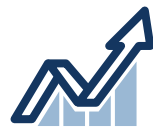
HOUSTON
METRO RANKS 7TH
NATIONALLY IN GDP
\$537 BILLION⁵



#5 NATIONALLY IN
FORTUNE 1000 HQ'S
48 HEADQUARTERS³



#3 NATIONALLY IN
FORTUNE 500 HQ'S
26 HEADQUARTERS³



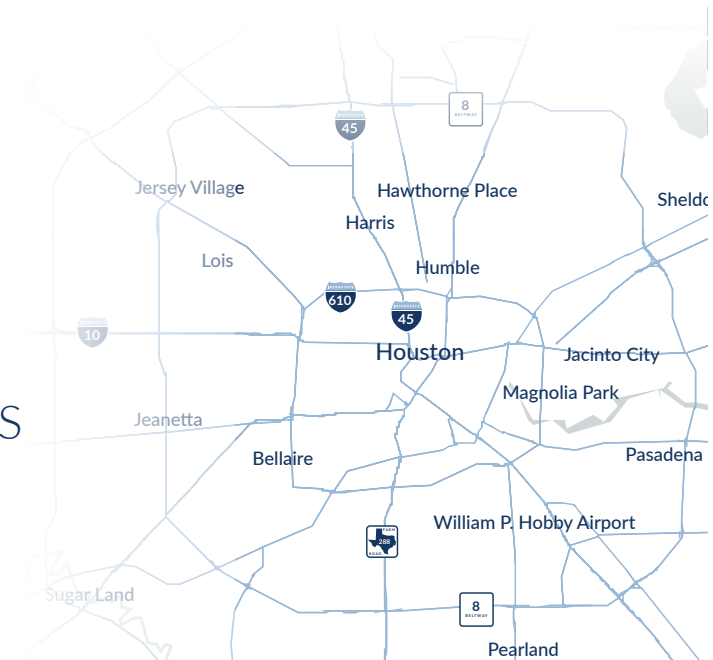
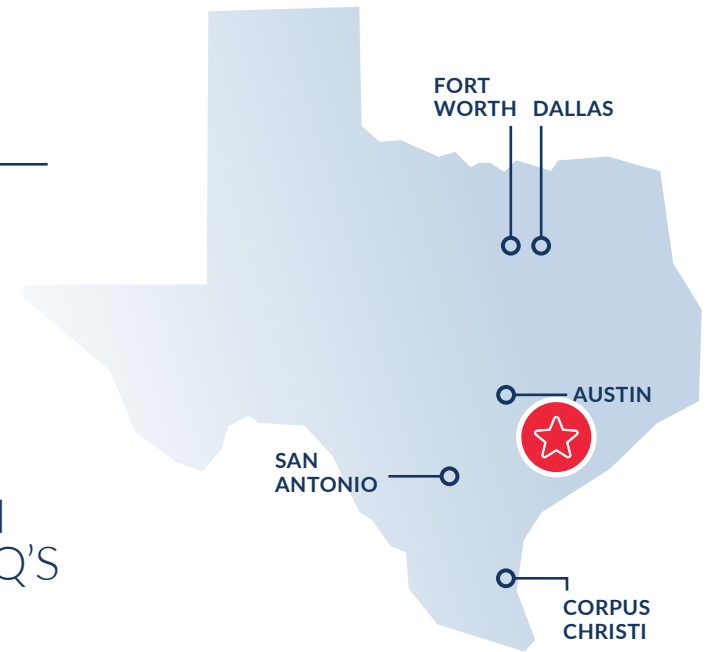
2ND LARGEST
INCREASE IN
EMPLOYMENT
**81K JOBS ADDED
JANUARY-MAY 2024²**



WORLD'S LARGEST
MEDICAL COMPLEX
1,345 ACRES⁶



RIISING HOME
BUILDING PERMITS
**8% INCREASE SINCE
2021⁷**



¹U.S. Census, 2020 | ²U.S. Bureau of Labor Statistics, 2024 | ³Greater Houston Partnership, 2024 | ⁴WalletHub, 2024 | ⁵Visual Capitalist, 2024 | ⁶Texas Medical Center, 2024 | ⁷U.S. Census Bureau Permits Survey, 2024

Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	8,809	87,558	216,580
Current Population	23,075	240,389	571,651
2020 Census Average Persons per Household	2.62	2.75	2.64
2020 Census Population	20,732	216,947	512,716
Population Growth 2020 to 2025	11.30%	10.81%	11.49%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	27.77%	23.22%	27.82%
2 Person Households	28.25%	29.53%	28.33%
3+ Person Households	43.98%	47.25%	43.85%
Owner-Occupied Housing Units	23.03%	31.10%	32.00%
Renter-Occupied Housing Units	76.97%	68.90%	68.00%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	19.17%	22.57%	25.32%
Black or African American	26.72%	24.40%	24.24%
Asian or Pacific Islander	4.35%	10.54%	11.80%
Other Races	48.51%	41.20%	37.33%
Hispanic	56.45%	50.65%	46.10%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$58,802	\$70,640	\$84,884
Median Household Income	\$44,730	\$55,109	\$63,948
Per Capita Income	\$22,203	\$25,502	\$31,971
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	23.35%	24.04%	22.50%
Estimated Bachelor's Degree	11.65%	15.06%	18.28%
Estimated Graduate Degree	8.08%	8.63%	11.43%
AGE	1 MILE	3 MILES	5 MILES
Median Age	32.1	33.4	33.8

Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Nguyen	622480	jnguyen@newquest.com	281.477.4326
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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