

FOR SALE

138 GREY MOSS CT

138 GREY MOSS COURT, INGRAM, TX 78025



FOR SALE

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

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PROPERTY SUMMARY

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Property Summary

Price:	\$370,000
Lot Size:	0.82 Acres
Price / Acre:	\$457,317
Zoning:	OCL
APN:	41094

Property Overview

Income-Producing Rental Property in Westwood Oaks Subdivision

This fully occupied, turnkey investment features two renovated units on a 0.38-acre lot in the desirable Texas Hill Country. The property includes a 3-bedroom/2-bath mobile home (1,368 SF) and a 1-bedroom/1-bath cottage (694 SF), offering a total of 2,062 SF. Both units feature modern appliances, vinyl flooring, and wood-look cabinetry, with privacy fencing between them. Located in the Ingram Independent School District and close to Kerrville and San Antonio, this property provides stable cash flow with a proven rental history generating \$2,750 monthly income. Recent renovations, low maintenance needs, and potential seller financing make this an ideal investment opportunity.

Location Overview

Situated in the scenic Texas Hill Country, Ingram offers a growing, family-friendly community with strong rental demand. Westwood Oaks subdivision is a sought-after neighborhood close to Kerrville and San Antonio, featuring quality schools and easy access to local amenities, healthcare, and recreational opportunities. The area benefits from a stable economy driven by tourism, healthcare, and an expanding retirement community.

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PROPERTY PHOTOS

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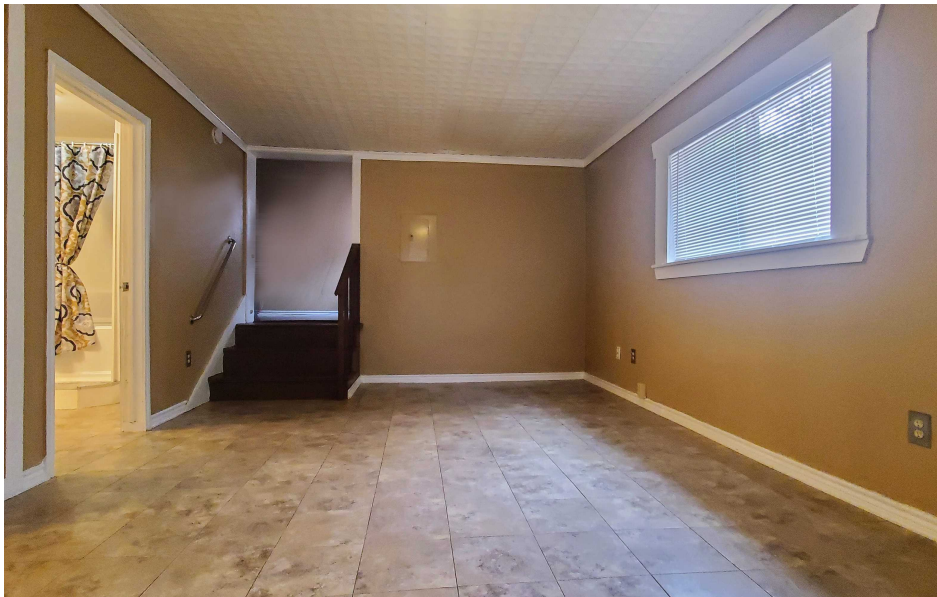


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PROPERTY PHOTOS INSIDE

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PROPERTY PHOTOS

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Unit B



Unit A

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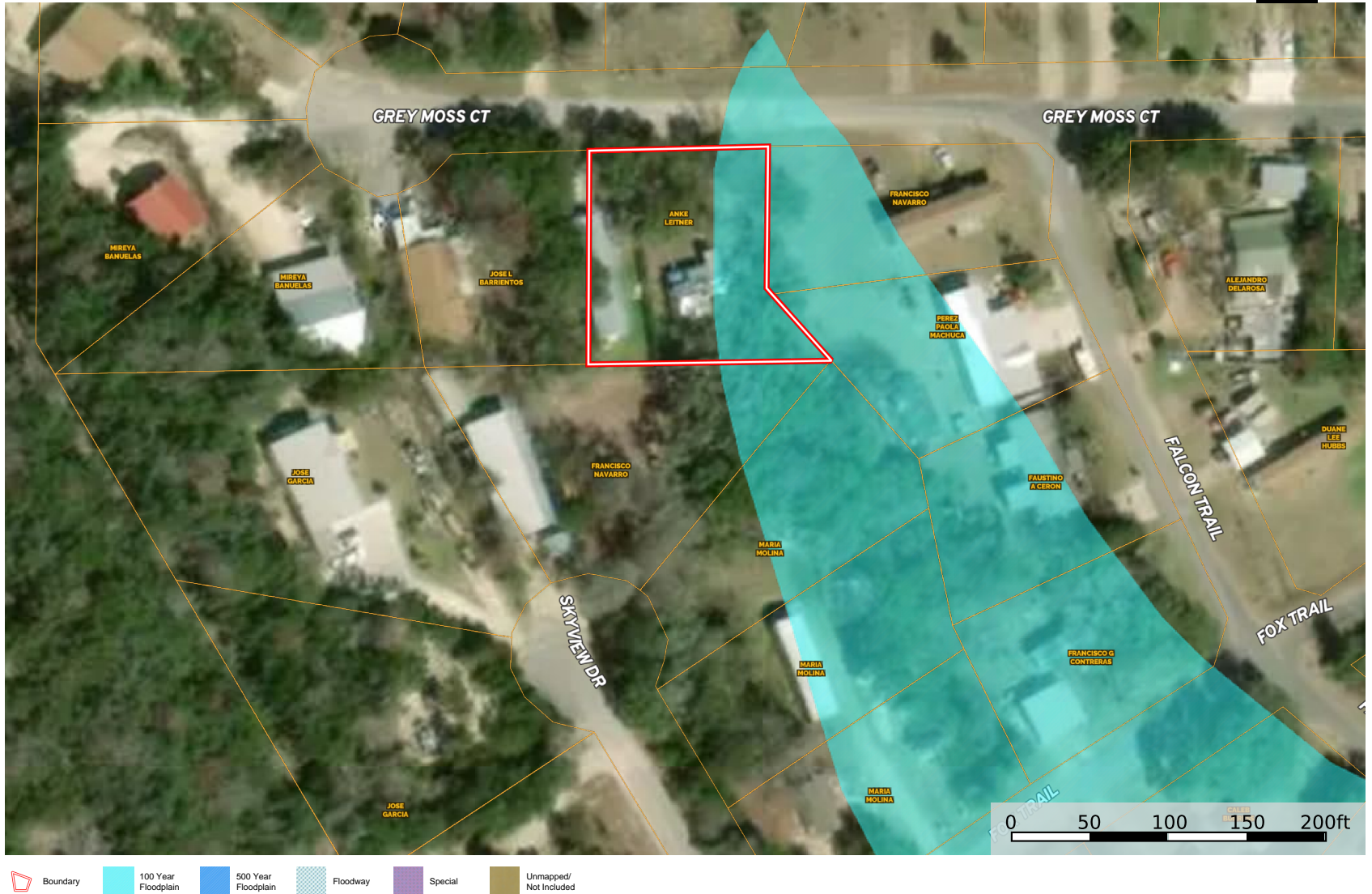


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FEMA MAP

138 GREY MOSS COURT | INGRAM, TX 78025
138 Grey Moss
Texas, AC +/-



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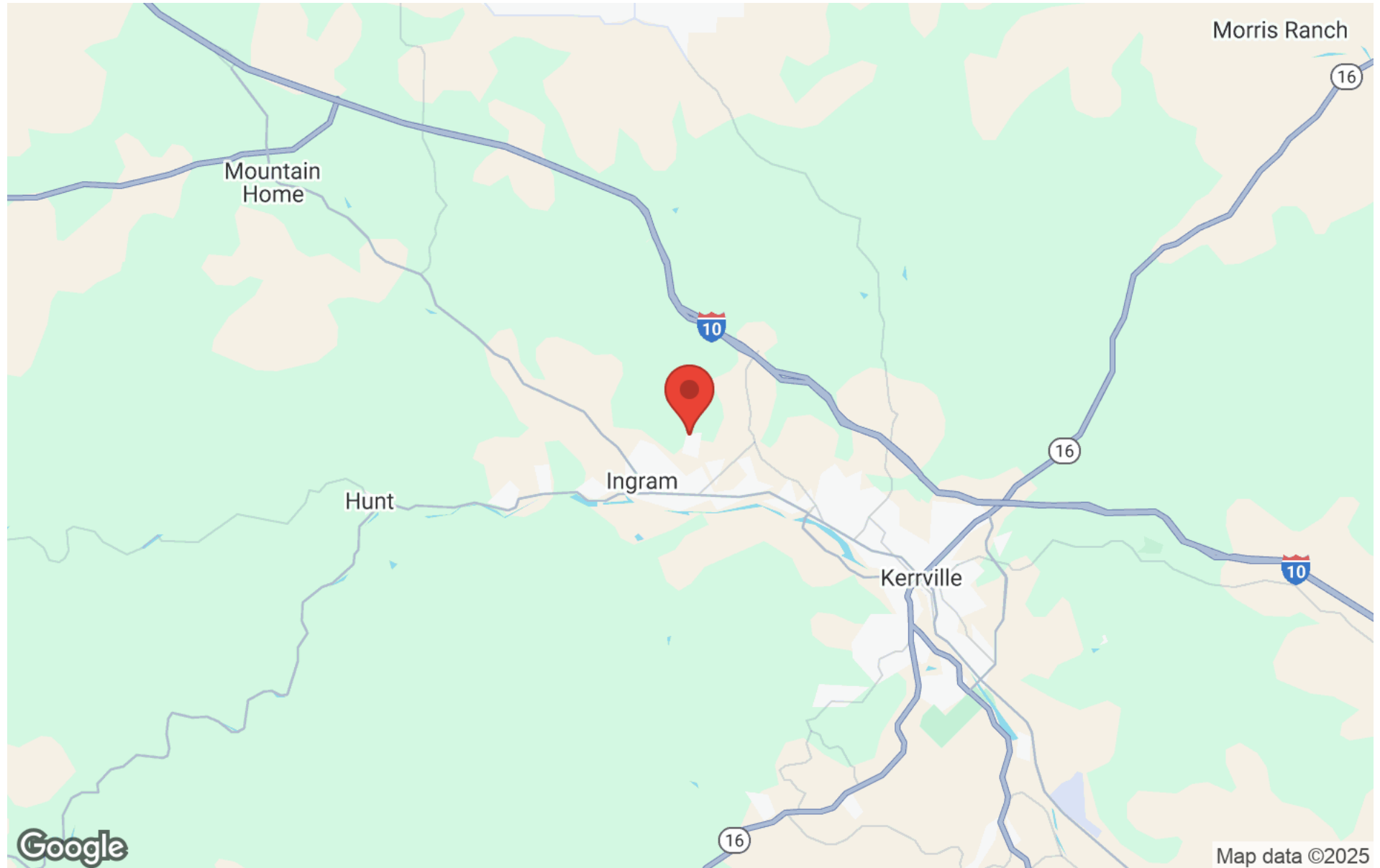
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REGIONAL MAP

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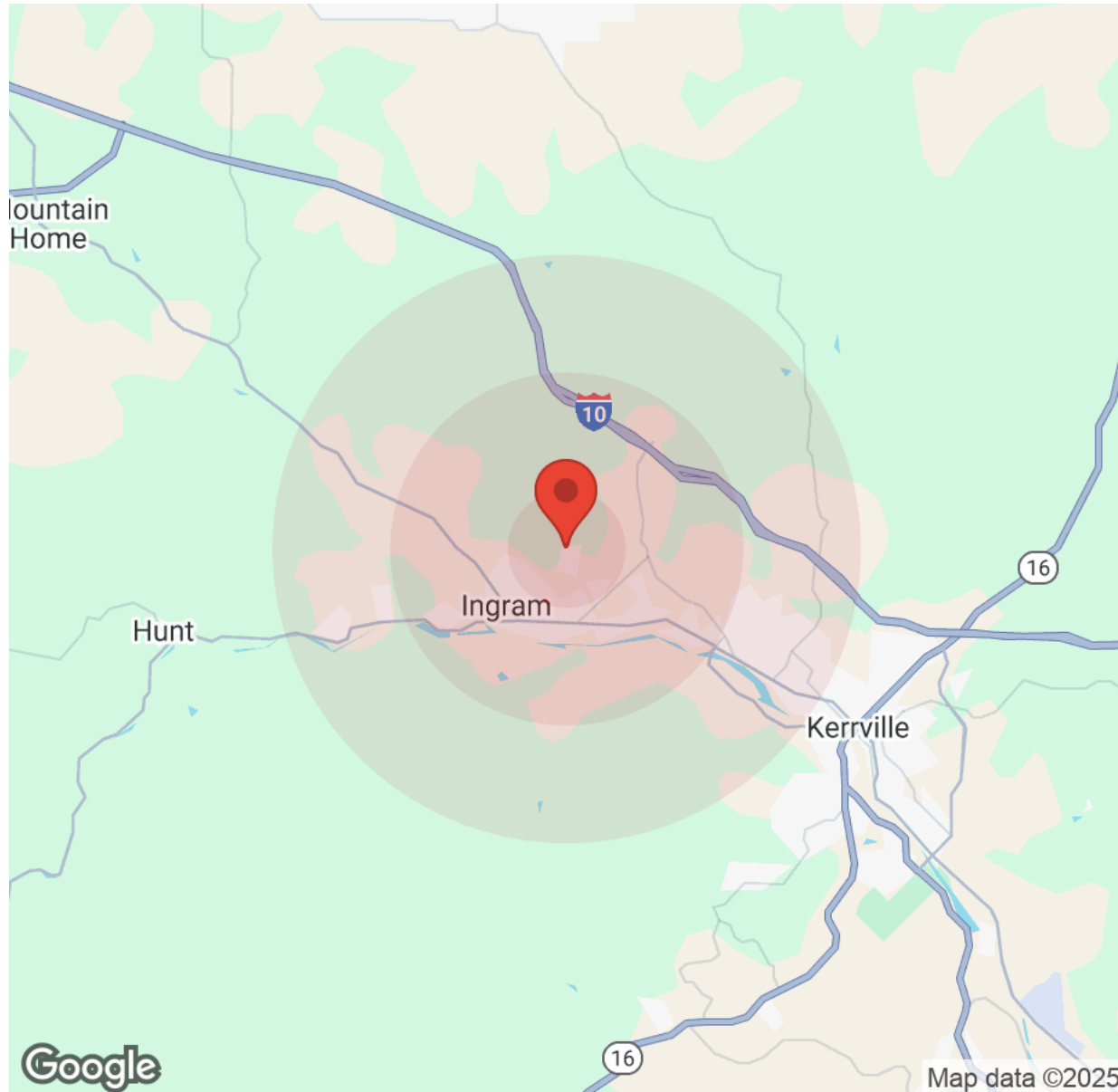


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	901	3,749	8,658
Female	967	3,893	9,239
Total Population	1,869	7,642	17,897

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	317	1,224	2,720
Ages 15-24	189	764	1,649
Ages 25-54	589	2,260	5,263
Ages 55-64	242	1,093	2,572
Ages 65+	530	2,302	5,693

Race	1 Mile	3 Miles	5 Miles
White	1,256	5,336	12,798
Black	26	88	231
Am In/AK Nat	3	12	27
Hawaiian	N/A	3	9
Hispanic	534	2,001	4,319
Asian	17	69	208
Multi-Racial	32	124	288
Other	2	8	20

Income	1 Mile	3 Miles	5 Miles
Median	\$78,641	\$65,914	\$71,326
< \$15,000	43	235	583
\$15,000-\$24,999	42	209	553
\$25,000-\$34,999	81	313	523
\$35,000-\$49,999	59	462	1,132
\$50,000-\$74,999	143	574	1,269
\$75,000-\$99,999	81	329	907
\$100,000-\$149,999	206	654	1,649
\$150,000-\$199,999	41	163	564
> \$200,000	63	279	578

Housing	1 Mile	3 Miles	5 Miles
Total Units	879	3,781	9,005
Occupied	759	3,218	7,758
Owner Occupied	559	2,365	5,605
Renter Occupied	200	853	2,153
Vacant	120	564	1,248

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11-2-2015



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.

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.

Phyllis Browning Company	400203	broker@phyllisbrowning.com	(210) 824-7878
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Designated Broker of Firm	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 201-5444
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	(210)857-7085
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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TXR 2501

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Designated Broker of Firm	License No.	Email	Phone
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Teresa Weirich	352139	tweirich@phyllisbrowning.com	512-517-2691
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DISCLAIMER

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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