

MORAD FIKI

FORMER U.S. NAVAL OFFICER | #1 HOUSTON REALTOR® ON SOCIAL MEDIA



0, 21241, 21249, 21251, & 21255 W MEMORIAL DRIVE | PORTER, TX 77365

Morad Fiki
TOP SELLING AGENT

PORTER, TX 77365 | 5 LOTS | 1.581 +/- ACRES | 4 UNITS

An aerial photograph of a residential property, outlined in red. The property features a large house with a grey roof, a swimming pool, a playground, and several vehicles including a white truck, a white car, and a dark car. The property is surrounded by lush green trees and a driveway. A road with two cars is visible at the top of the image.

welcome to

**0. 21241, 21249, 21251, &
21255 W MEMORIAL DRIVE**

PORTER, TX 77365

THE DETAILS

1. Summary of Land
2. Use Aerial View
3. Location Map
4. APN Map Details
5. Property Highlights
6. Additional Photos

SUMMARY OF LAND

Don't miss this incredible to own a multi-family property on five adjacent lots with cash flow! Situated on approximately 1.581 (buyer to independently verify) acres, this multi-family opportunity presents a phenomenal investment or development opportunity with excellent access to the I-69 freeway. Located between Porter and the Woodlands, you'll enjoy a convenient lifestyle with proximity to local groceries, restaurants, entertainment, shopping, the Oakhurst Golf Club, highly-rated schools, Lone Star College, and the Valley Ranch Medical District. These properties are a prime piece of real estate, featuring two spacious single-family homes and two additional mobile homes - all cashflow producing! This market area is highly desirable and presenting numerous possibilities for investment or development.

4 UNITS

21241 W MEMORIAL DRIVE | MOBILE HOME

3 BEDROOMS | 2 BATHROOMS | \$700 NET RENTAL INCOME

21249 W MEMORIAL DRIVE | SINGLE FAMILY RESIDENCE

4 BEDROOMS | 2 BATHROOMS | \$1,100 NET RENTAL INCOME

21251 W MEMORIAL DRIVE | SINGLE FAMILY RESIDENCE¹

3 BEDROOMS | 2 BATHROOMS | \$825 NET RENTAL INCOME

21255 W MEMORIAL DRIVE | MOBILE HOME

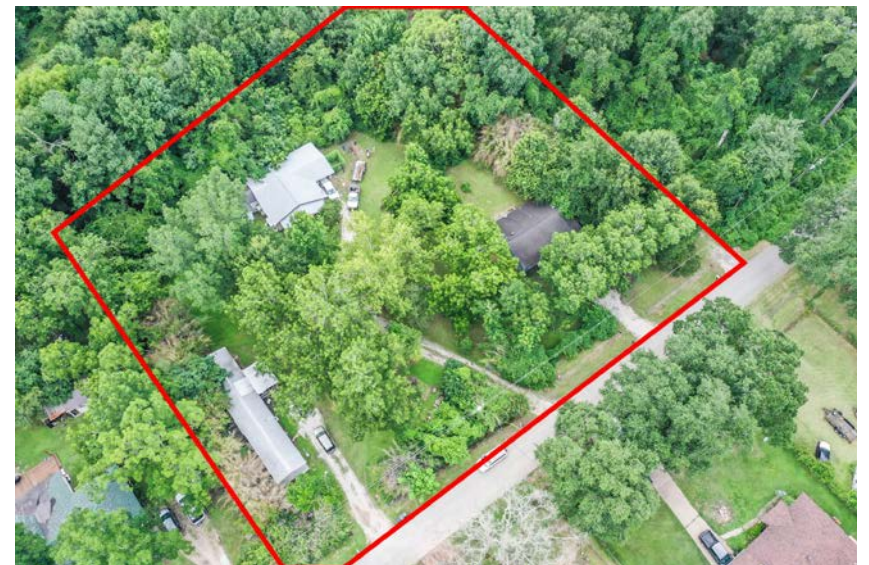
2 BEDROOMS | 1 BATHROOM | \$650 NET RENTAL INCOME

UTILITIES PAID BY TENANTS

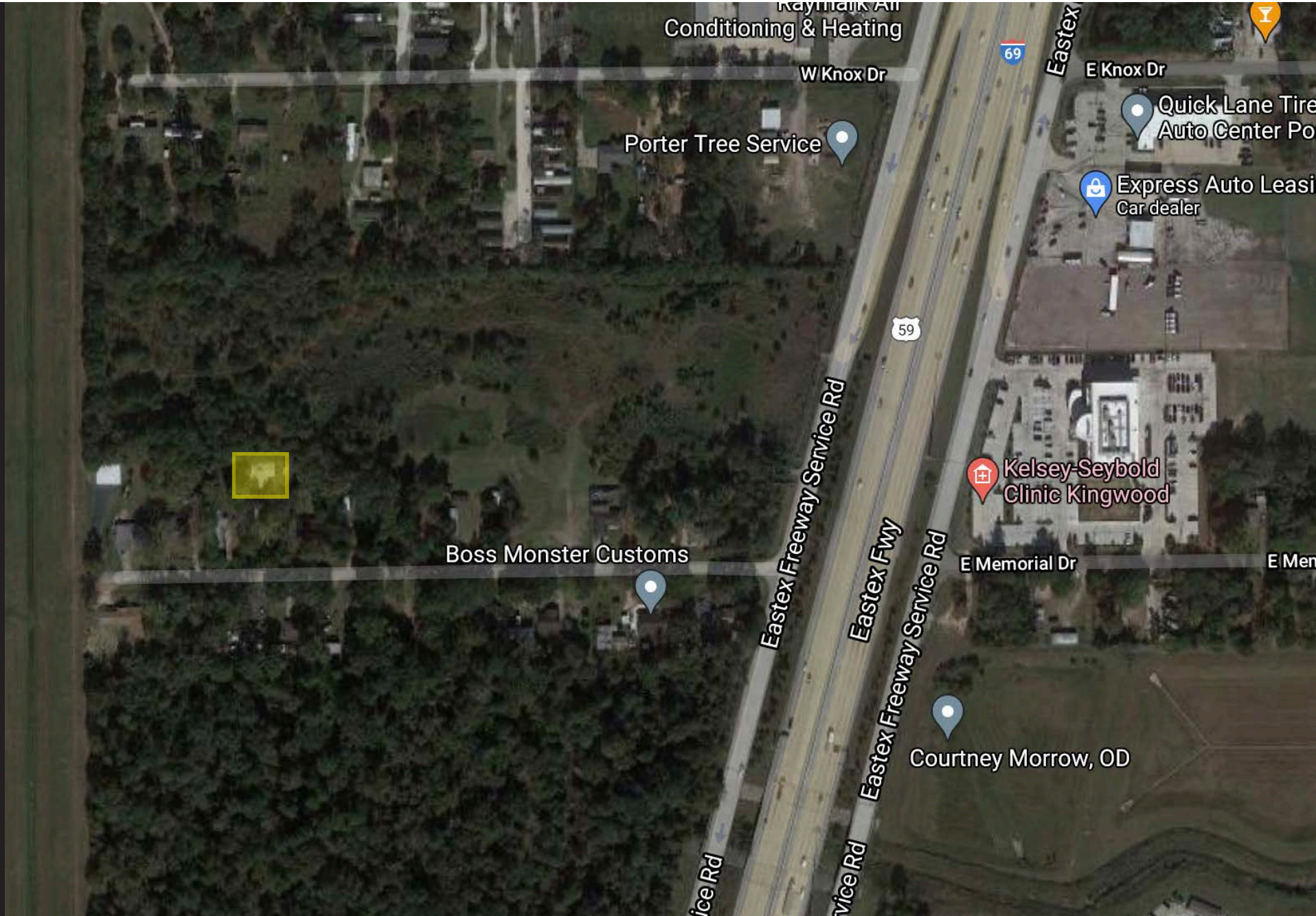
WATER | ELECTRIC | TRASH | SEWER

OFFERED AT: \$399,900

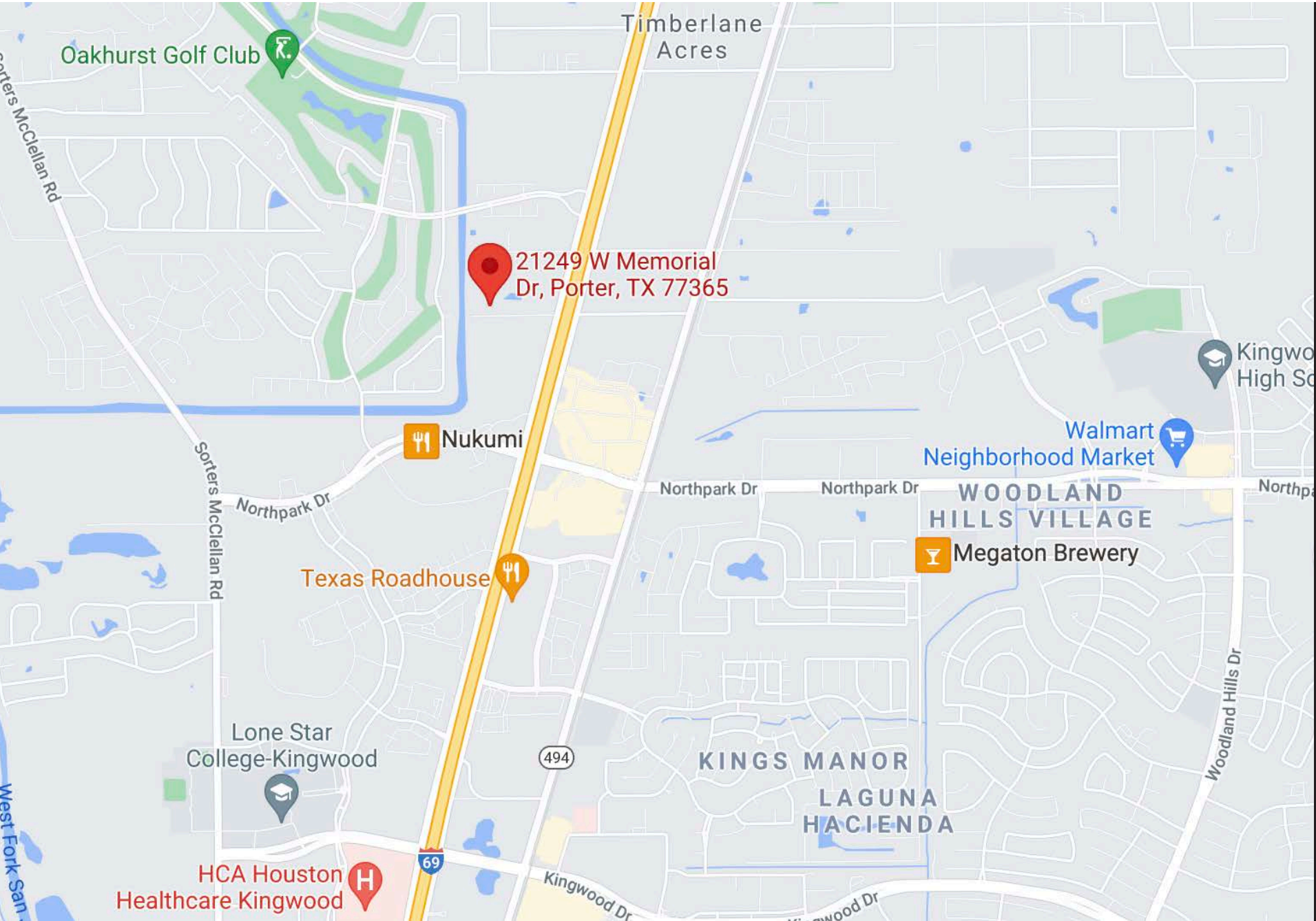
1. All properties/mobile homes are paid off except for 21251 W Memorial Drive (the blue house). Property 21251 W Memorial currently has a mortgage of approximately \$25,000. The potential monthly rent is \$1,100.



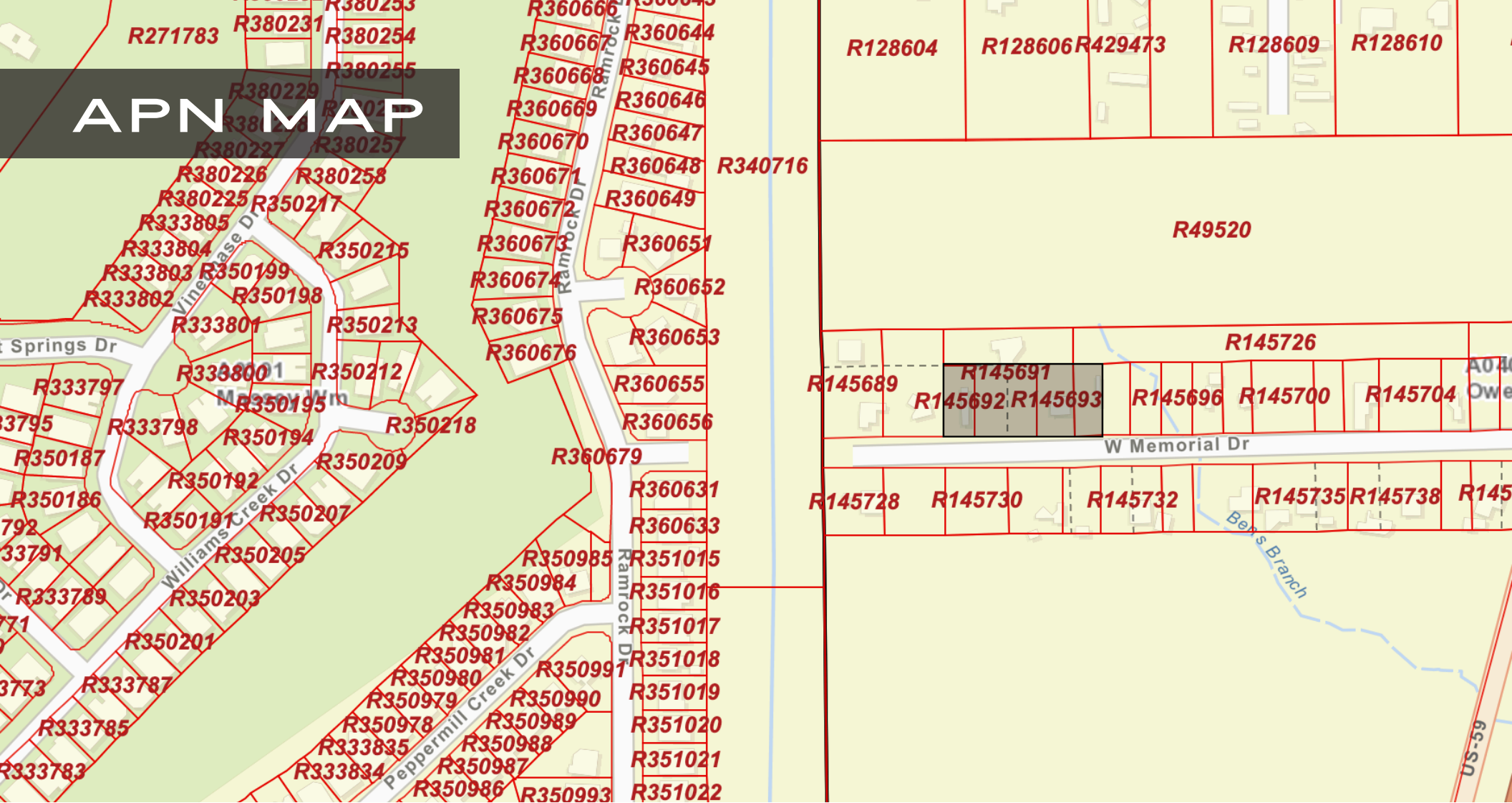
AERIAL VIEW



LOCATION MAP



APN MAP



LEGAL DESCRIPTIONS

PROPERTY M451209 | S830001 - River Oaks Estates, BLOCK 1, Lot 4-B, ACRES 0.24

PROPERTY R145691 | S830001 - River Oaks Estates, BLOCK 1, Lot 3-B, 4-A, RES C, ACRES 0.741

PROPERTY R145692 | S830001 - River Oaks Estates, BLOCK 1, Lot 3-A, ACRES 0.18

PROPERTY R145693 | S830001 - River Oaks Estates, BLOCK 1, Lot 4-B, ACRES 0.24

PROPERTY R145695 | S830001 - River Oaks Estates, BLOCK 1, Lot 5-A, ACRES 0.18

HIGHLIGHTS



LOCAL AIRPORT

Less than 20 minutes from Houston's George Bush Intercontinental Airport



THINGS TO DO

Just a quick drive to highly-rated local schools, parks, shopping centers, groceries, and convenience stores.



DINING

Located close to a wide variety of popular restaurants, bars, entertainment.



EDUCATION/ MEDICAL SERVICES

Located a few minutes from the Valley Ranch Medical District & Lone Star Community College.





CONTACT ME TODAY

FOR MORE INFORMATION



Merad Fiki
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