

HODDE

REAL ESTATE CO.

C O M M E R C I A L

HREC #21-004

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COMMERCIAL/INVESTMENT



RESERVE ON SABINE

BRENHAM, TEXAS

WWW.HODDERE.COM



Welcome to The Reserve on Sabine - a luxurious 16 unit multifamily complex! This property is a lucrative addition to any investment portfolio, offering immediate cash flow and long-term growth potential in a highly desirable location! The complex boasts a proven track record of steady and reliable rental income and minimal turnover. With the majority of units currently occupied, you can step into a profitable venture from day one. Great cap rate, and minimal operating expenses you can be sure your investment dollars are well placed. The property is a 2 story, 4 building complex, with 4 units within each building. Each unit features modern finishes, including contemporary kitchen appliances, washer/dryer hookups, and high-speed internet access, providing tenants with the convenience and comfort they desire. Brenham historically has a strong rental market which presents an opportunity for rent appreciation, further increasing returns on your investment. This 16-unit multifamily complex offers an exceptional investment opportunity with immediate income and a solid foundation for future growth. With a thriving rental market, well-maintained property, and strong tenant demand, this investment is a wise choice for seasoned and new investors alike.

ASKING PRICE: \$3,350,000



606 SABINE STREET
BRENHAM, TEXAS 77833

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ ACREAGE SIZE: ±1.435 AC.
- ★ EST. TAXES: \$36,997 (PER WCAD)

- ★ ZONING: R2-MIXED RESIDENTIAL
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ WATER/SEWER: CITY OF BRENHAM
- ★ ELECTRIC: CITY OF BRENHAM

- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: N/A
- ★ 34 TOTAL PARKING SPACES
- ★ 16 TOTAL UNITS

COMPLEX AND UNIT INFORMATION



COMPLEX INFORMATION:

- › CONSTRUCTION COMPLETED IN 2018
- › THE TWO-STORY BUILDINGS HOST 16 UNITS:
 - 4 BUILDINGS WITH 4 UNITS IN EACH BUILDING
- › SMOKE FREE COMPLEX
- › ALL UNITS ARE 2 BEDROOMS AND 2 BATHROOMS
- › EACH UNIT IS INDIVIDUALLY METERED
- › 34 TOTAL PARKING SPACES - 2 DESIGNATED HANDICAPPED
- › SITUATED ON ±1.435 ACRES

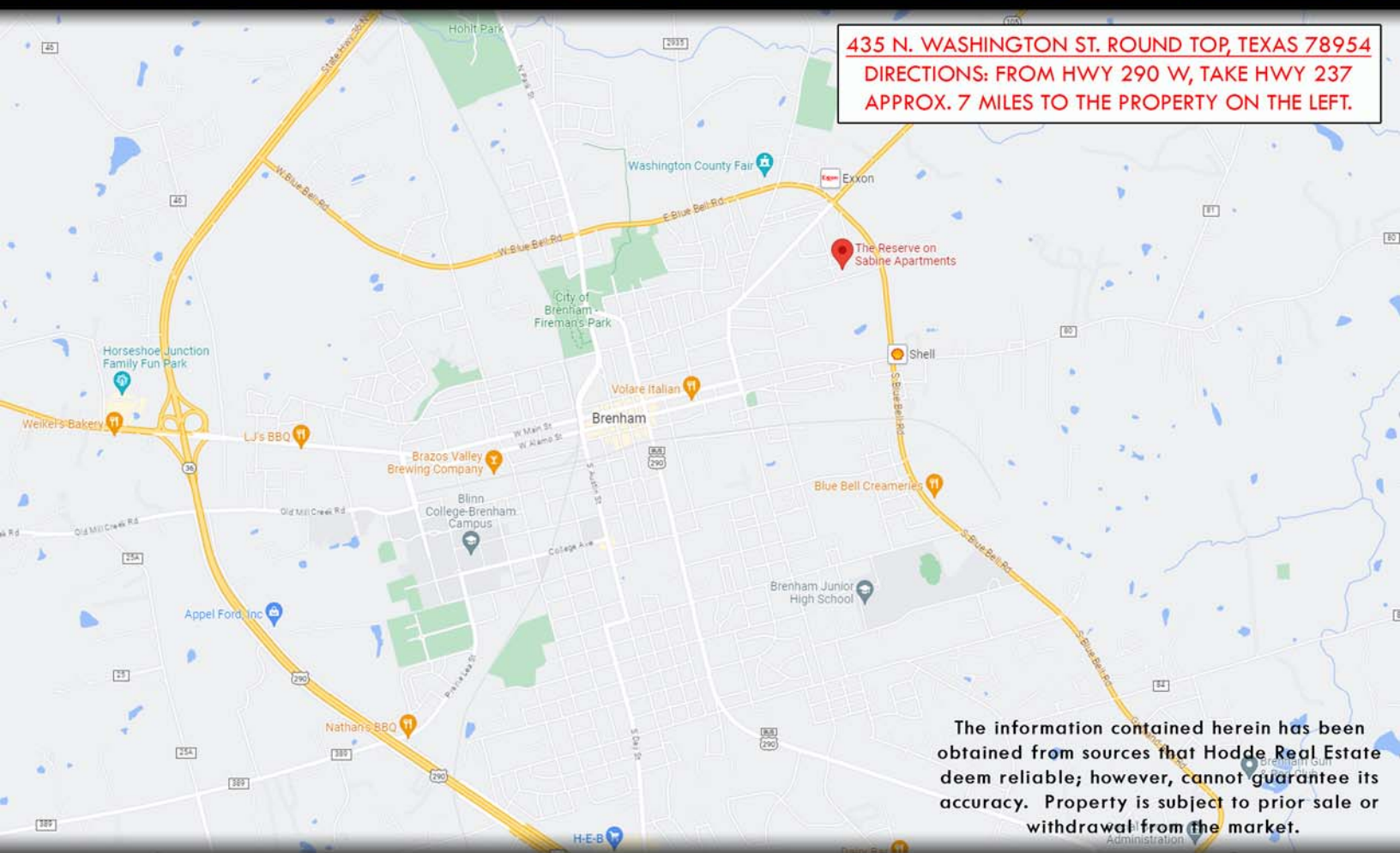
APARTMENT FEATURES:

- › QUARTZ COUNTERTOPS AND UNDER-CABINET LIGHTING IN THE KITCHEN
- › REFRIGERATOR, MICROWAVE, SMOOTH-TOP ELECTRIC RANGE AND DISHWASHER IN EACH UNIT
- › KITCHEN HAS AN ISLAND WITH A LARGE PANTRY AND GOOSENECK FAUCET FIXTURES
- › RECESSED LIGHTING AND MODERN FANS
- › WASHER/DRYER HOOK UPS OR OPPORTUNITY TO RENT PER UNIT
- › AT&T HIGH-SPEED INTERNET
- › PRIVATE BATHROOMS AND INDIVIDUAL LOCKING BEDROOMS FOR ADDED PRIVACY



UNIT PHOTOS





435 N. WASHINGTON ST. ROUND TOP, TEXAS 78954
DIRECTIONS: FROM HWY 290 W, TAKE HWY 237
APPROX. 7 MILES TO THE PROPERTY ON THE LEFT.

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

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