



# 1211 Avenue K.

Galveston TX, 77550

Johnathan P. Callery  
*Real Estate Specialist*



832.802.1715 Mobile | 281.598.5716 Fax

[Johnathan.Callery@RealmPro.Com](mailto:Johnathan.Callery@RealmPro.Com)





## Subject Property Details

<b>Address</b>	<b>1211 Avenue K</b>
Bedrooms	Two Bedrooms
Bathrooms	Two Bathrooms
Stories	Two Levels
Square Feet	1,380
Lot Size	2,580
Property Type	Single Family
Year Built	1955
Roof	Composition Shingle
Vacant	YES



# Subject Property CAD Details



Parcel Number	3505-0072-0005-001
Tax ID	R100667
Owners ID	604255
Legal Description	GALVESTON TOWNSITE ABST 628 M B MENARD SUR E 1/2 OF LOT 5 (5-1) BLK 72 GALVESTON
Tax Rate	1.75
Current Tax Amount	\$7,064.42





# Deed History



Contract Date	1/3/2019	8/5/2014	4/10/2014
Recording Date	1/24/2019	8/8/2014	4/10/2014
Document Type	Sheriff's Deed	Deed of Distribution	Gift Deed
Sale Price	\$85,200	-	-
Buyer Name	DANG S ENTERPRISES INC	DEBBY CATHERINE WOODS, ERIC ROBERT WOODS	RODDRICK ERIC WOODS, BRODDRICK ERIC WOODS
Buyer ID	Company or Corporation	Individual(s)	Individual(s)
Price Code Description	Full amount stated on Document	-	-
Seller Name	DEBBY CATHEERINE WOODS, CHAUNTAE MONIQUE BUTLER	BILLY A WILLIAMS JR, ESTATE OF PEARLIE WOODS	ROBERT ERIC WOODS, ERIC WOODS
Seller ID	Trustor/Debtor (Borrower in Default/Foreclosure on Trustee's Deed)	Executor	Individual(s)
Buyer Mailing Address	2010 HOLMES RD, HOUSTON, TX 77045	1211 AVENUE K, GALVESTON, TX 77550	2113 MAGNOLIA DR, LA MARQUE, TX 77568
Document #	2019003897	2014044604	2014018955
Title Company Name	NONE AVAILABLE	NONE AVAILABLE	NONE AVAILABLE
Partial Interest Transferred	-	25	-
Multi-APN Flag	-	-	Researched APN



# Property Description



- GREAT DEAL POTENTIAL!!! Discover the potential of 1211 Avenue K in Galveston, TX. This 2-bedroom, 2-bathroom 2-story home is being offered As-Is, presenting a blank canvas ready to transform. Situated in a coveted Galveston location near UTMB medical center, the downtown strand district, and the vibrant seawall beach, this property is brimming with opportunity. While it may need some tender loving care, its prime location makes it an enticing investment. With ample land available, both buyers and investors have the chance to craft a multi-level townhome with a garage apartment, maximizing space and value. Unlock its potential as a prime short or long-term rental property, capitalizing on Galveston's allure. Seize the opportunity to shape this property into a lucrative venture and a coveted piece of Galveston's dynamic landscape.



# Maximize Value



- The property is currently a 2 bedroom 2 bathroom home but based on the market and nearby comparable 2 bedroom properties as well as 3 bedroom properties nearby if a investor transforms the garage located off the back of the home into a garage apartment with additional living space above the garage creating an additional 2 bedroom, 1 bathroom living space, the investor has the opportunity to maximize land use with little to no city requirements requested but also maximize the potential value of the property. Great Opportunity for short term rentals from tourist as well as long term rentals from locals and medical staff and students relocating to the island.



# Expected Repairs / Improvements



Room	Rehab	Description
Landscaping	Yes	Front & Back Yard has overgrown Grass
Windows	Yes	Windows Need to be replaced
Electrical	Yes	Electrical needs to be checked and/or replaced
Plumbing	Yes	
Roof	No	Roof Appears to be adequate
Living room	Yes	Living Room needs to be improved/upgraded
Bedrooms	Yes	Bedrooms need to be improved/upgraded
Bathrooms	Yes	Bathrooms need to be improved/upgraded
Building Exterior	Yes	Front Porch and Back Porch needs to be repaired
Floors	Yes	Flooring throughout needs to be upgraded
HVAC System	Yes	HVAC appear to be non working, repaired or replaced.
<b>Bonus</b>		Transform Garage in Additional Living Space for max value potential



# Comparable **Sold** Properties



Note: Comps Provided as of 06.01.2024 for This slide

Address	Bed   Bath	Square Ft.	Sold Price	Date Sold	\$ Per SqFt.	Rehab / Livable
703 12 <sup>th</sup> St.	2 Bed   1 Bath	1,064	\$390K	05.29.2024	\$375.00	livable
810 Broadway St.	2 Bed   1 Bath	1,008	\$265K	01.16.2024	<b>\$276.79</b>	livable
1317 12 <sup>th</sup> St	2 Bed   2 Bath	1,028	\$405k	03.04.2024	\$389.01	livable
1417 16 <sup>th</sup> St	2 Bed   2 Bath	940	\$305K	04.18.2024	\$318.09	livable
1710 Avenue N	2 Bed   1 Bath	720	\$322K	05.28.2024	<b>\$461.11</b>	livable
1719 Avenue N 1/2	2 Bed   1 Bath	815	\$337K	04.30.2024	<b>\$429.45</b>	livable
1410 26 <sup>th</sup> St	2 Bed   1.5 Bath	1,020	\$419K	05.17.2024	<b>\$410.78</b>	livable
2408 Bernardo De Galvez	2 Bed   1 Bath	730	\$330K	04.24.2024	<b>\$464.38</b>	livable
2123 Avenue M 1/2	2 Bed   1 Bath	1,153	\$339K	03.12.2024	<b>\$294.02</b>	livable
3610 Avenue Q	2 Bed   2 Bath	1,184	\$367K	02.16.2024	\$316.72	livable
<b>1211 Avenue K</b>	<b>2 Bed   2 Bath</b>	<b>1,380</b>	<b>Asking \$350K</b>	<b>?</b>	<b>?</b>	<b>Rehab</b>



# Comparable Sold Properties 2023



Note: Comps are from the previous year 2023 and for 2 Bed Comparable Properties

ADDRESS	Beds   Baths	SqFt	Sold Price	Sold Date	Price Per SqFt
823 Broadway St.	2 Bed   2 Bath	1,501	\$474K	06.02.2023	\$316.39
907 Winnie St.	2 Bed   2 Bath	1,290	\$440K	04.21.2023	\$348.84
1211 14 <sup>th</sup> St.	2 Bed   2 Bath	1,107	\$290K	06.23.2023	\$293.59
1115 Broadway St.	2 Bed   1 Bath	1,333	\$310K	11.10.2022	\$255.94
1207 15 <sup>th</sup> St.	2 Bed   2 Bath	1,299	\$465K	02.01.2023	357.97
1502 Avenue M	2 Bed   2 Bath	1,146	\$385K	05.05.2023	\$362.13
1414 15 <sup>th</sup> St.	2 Bed   1.5 Bath	980	\$420K	12.13.2022	\$459.18
815 Winnie St.	2 Bed   1 Bath	1,154	\$394K	08.14.2023	\$341.85
1319 Winnie St.	2 Bed   1 Bath	1,196	\$397K	06.06.2023	\$329.85
1712 Avenue O	2 Bed   1 Bath	1,184	\$375K	03.29.2023	\$320.95
1311 19 <sup>th</sup> St	2 Bed   1 Bath	1,128	\$375K	07.14.2023	359.04
<b>1211 Avenue K</b>	<b>2 Bed   2 Bath</b>	<b>1,380</b>	<b>\$450K</b>		<b>\$327.00</b>

# Comparable Sold Properties 2023

Note: 3 Bedroom Comps are to be considered if investor willing to transform the garage into a additional living space with 2 bedrooms |1 Bathroom



ADDRESS	Beds   Baths	SqFt	Sold Price	Sold Date	Price Per SqFt
711 9 <sup>th</sup> St	3 Bed   2 Bath	1,624	\$399K	04.25.2023	\$245.69
1227 Broadway St.	3 Bed   2 Bath	2,086	\$420K	07.26.2023	\$215.72
313 14 <sup>th</sup> St.	3 Bed   2 Bath	1,800	\$425K	03.27.2023	\$249.72
1524 Avenue K	3 Bed   2 Bath	2,208	\$630K	06.23.2023	\$293.93
1608 Church St.	3 Bed   2 Bath	1,823	\$735K	02.27.2023	394.40
1512 Mechanic St.	3 Bed   2 Bath	2,188	\$550K	07.21.2023	\$269.20
1709 Mechanic St.	3 Bed   2 Bath	1,536	\$565K	04.21.2023	\$374.28
1813 Ave N 1/2	3 Bed   3 Bath	1,864	\$515K	06.30.2023	\$281.65
1613 19 <sup>th</sup> St	3 Bed   2 Bath	2,169	\$500K	02.17.2023	\$230.06
1409 22 <sup>nd</sup> St	3 Bed   2.5 Bath	1,651	\$539K	05.25.2023	\$326.47
2210 Ursuline	3 Bed   2.5 Bath	1,770	\$515K	12.22.2023	296.61
<b>1211 Avenue K</b>	<b>2 Bed   2 Bath</b>	<b>1,380</b>	<b>\$450K</b>		<b>\$327.00</b>



# Nearby Attractions

Attraction	Distance   Time
Tanger Shopping Outlet	24 Miles   30 Minutes
Number 13 Steakhouse	6 Miles   11 Min
Galveston Historic Strand District	1 Miles   5 Min
Kemah Boardwalk	27 Miles   36 Min
Galveston Historic Pleasure Pier	1.5 Miles   4 Min
Moody Gardens	6 Miles   14 Min
Downtown Houston TX	51 Miles   50 Min
Galveston Island Beach	0.6 Miles   2 Min
Schlitterbahn Waterpark	6 Miles   15 Min

