

## MULTIFAMILY FOR SALE

### **MARINER APARTMENTS: 16 MULTI-FAMILY UNITS**

1101 EAST MAIN STREET, LEAGUE CITY, TX 77573



# FOR SALE

#### KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr  
Houston, TX 77057



Each Office Independently Owned and Operated

#### PRESENTED BY:

##### **TIM LARSON**

Commercial Realtor

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tlarson@kw.com

0695022, Texas

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## EXECUTIVE SUMMARY

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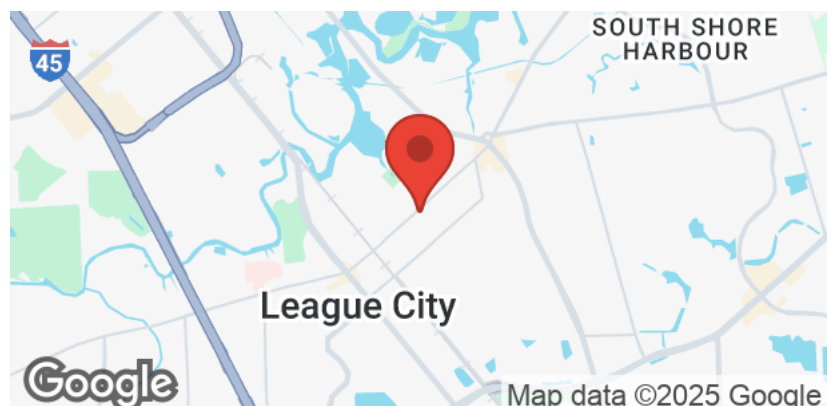
### OFFERING SUMMARY

<b>PRICE:</b>	\$2,199,500
<b>NUMBER OF UNITS:</b>	16 UNITS
<b>PRICE / UNIT:</b>	\$143,71 SF
<b>BUILDING SF:</b>	13,890 SF
<b>PRICE / SF:</b>	\$165,55
<b>NOI:</b>	\$150,804
<b>CAP RATE:</b>	6.56% CAP RATE
<b>OCCUPANCY:</b>	100%
<b>LOT SIZE:</b>	43,560 SF
<b>RENOVATED:</b>	2024
<b>YEAR BUILT:</b>	1971
<b>PARKING:</b>	25+
<b>ZONING:</b>	MLT FAM DWLG

### PROPERTY OVERVIEW

Mariner Apartment Complex: 16-Units (10) 2BR/1BA, (6)1BR/1BA, Laundry Room Facility with Coin-Operated washers/Dryers, and room for expansion on this 1-Acre lot in League City, TX. Lots of shade & trees, 25+ parking spaces, front, middle, and rear parking areas. Recent improvements include updated Units, new leases, AC Units, Plumbing, Paint, etc. Separately metered.

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center, Southeast Medical Center.



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## LOCATION & HIGHLIGHTS

1101 EAST MAIN STREET



### LOCATION INFORMATION

Building Name: Mariner Apartments: 16 Multi-Family Units  
Street Address: 1101 E Main Street  
City, State, Zip: League City, TX, 77573  
County: Galveston  
Market: Houston  
Sub-market: Southeast  
Cross Streets: Hwy 3

### LOCATION OVERVIEW

Located Southeast of downtown Houston, TX, this property is near the League City Historic District & not far from NASA Space Center & the Southeast Medical Center. Popular area for fishing & boating enthusiasts in Clear Lake & Galveston Bay, 30-minutes south to Galveston Beach. South Shore Harbour Country Club & Yacht Club, Clear Lake Shores, Kemah, Webster, Friendswood. Close to I-45, major retailers including Wal-Mart Supercenter, Home Depot, Target, Lowe's, restaurants, parks, schools, etc.

### PROPERTY HIGHLIGHTS

- 16-Units that are individually metered
- Room for expansion, 1-Acre lot
- Separate Laundry Room, Coin-Operated W/D
- Desirable Unit Mix: (10)2BR/1BA, (6)1BR/1BA
- Close to NASA Space Center, Webster, Southeast Medical Center
- Popular area for boating, fishing, golf, and walking trails

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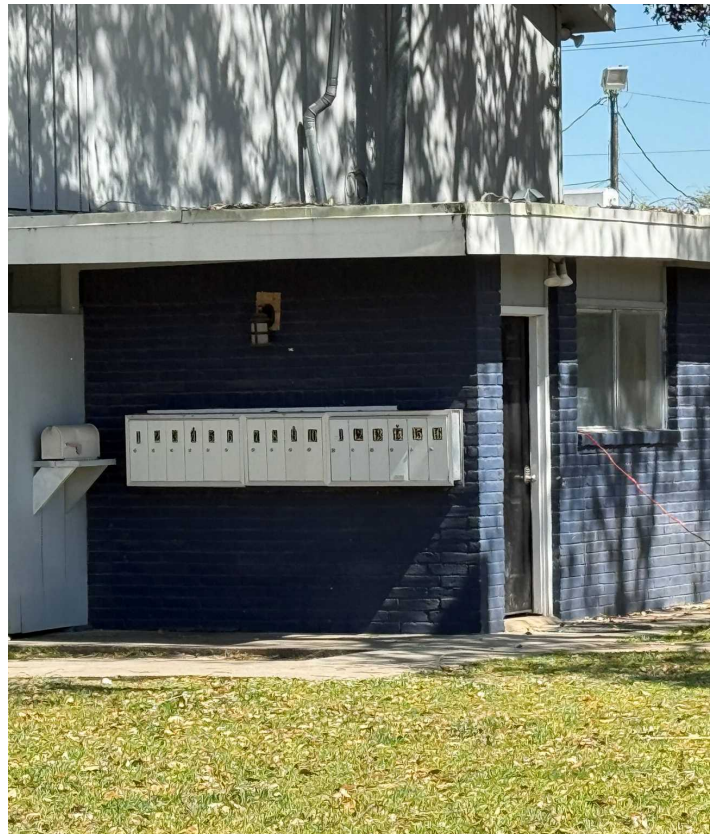
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## PROPERTY PHOTOS

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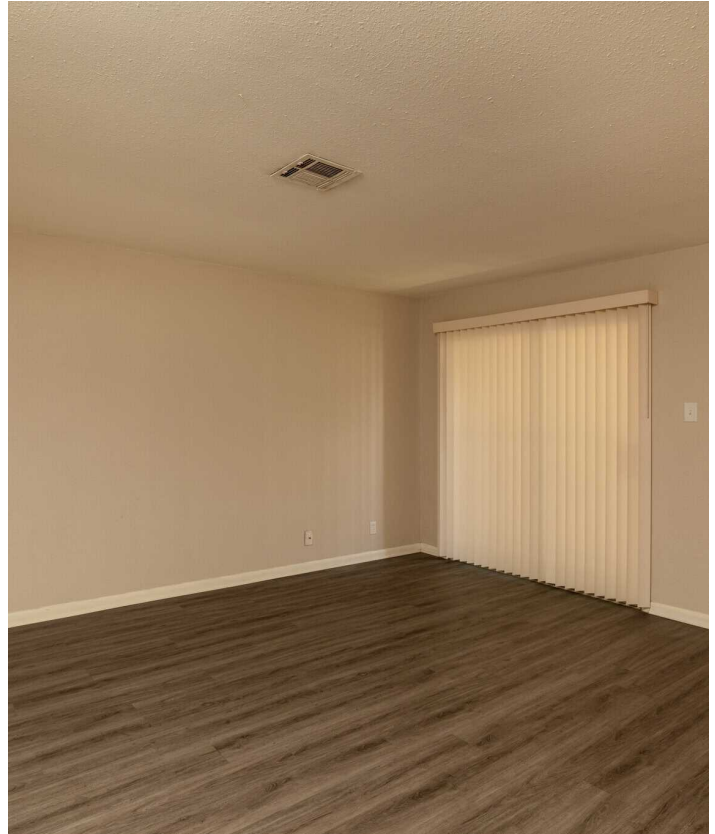
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## LOCATION MAPS

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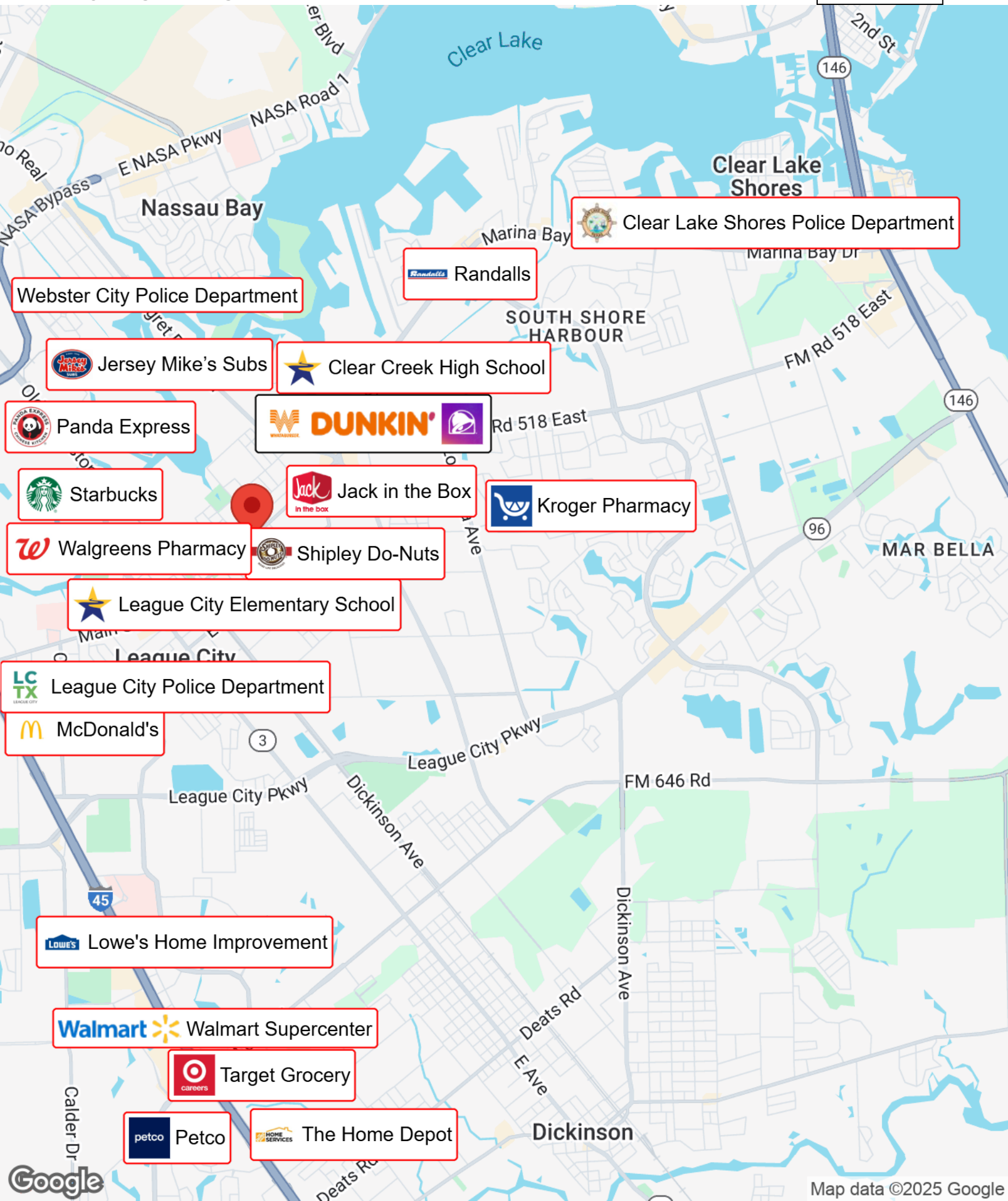
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# BUSINESS MAP


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 Clear Lake Shores Police Department

 Randalls

Webster City Police Department


 Jersey Mike's Subs

 Clear Creek High School


 Panda Express

 DUNKIN'

 Starbucks

 Jack in the Box


 Kroger Pharmacy


 Walgreens Pharmacy

 Shipley Do-Nuts


 League City Elementary School

 League City Police Department


 McDonald's

 Lowe's Home Improvement

 Walmart Supercenter

 Target Grocery

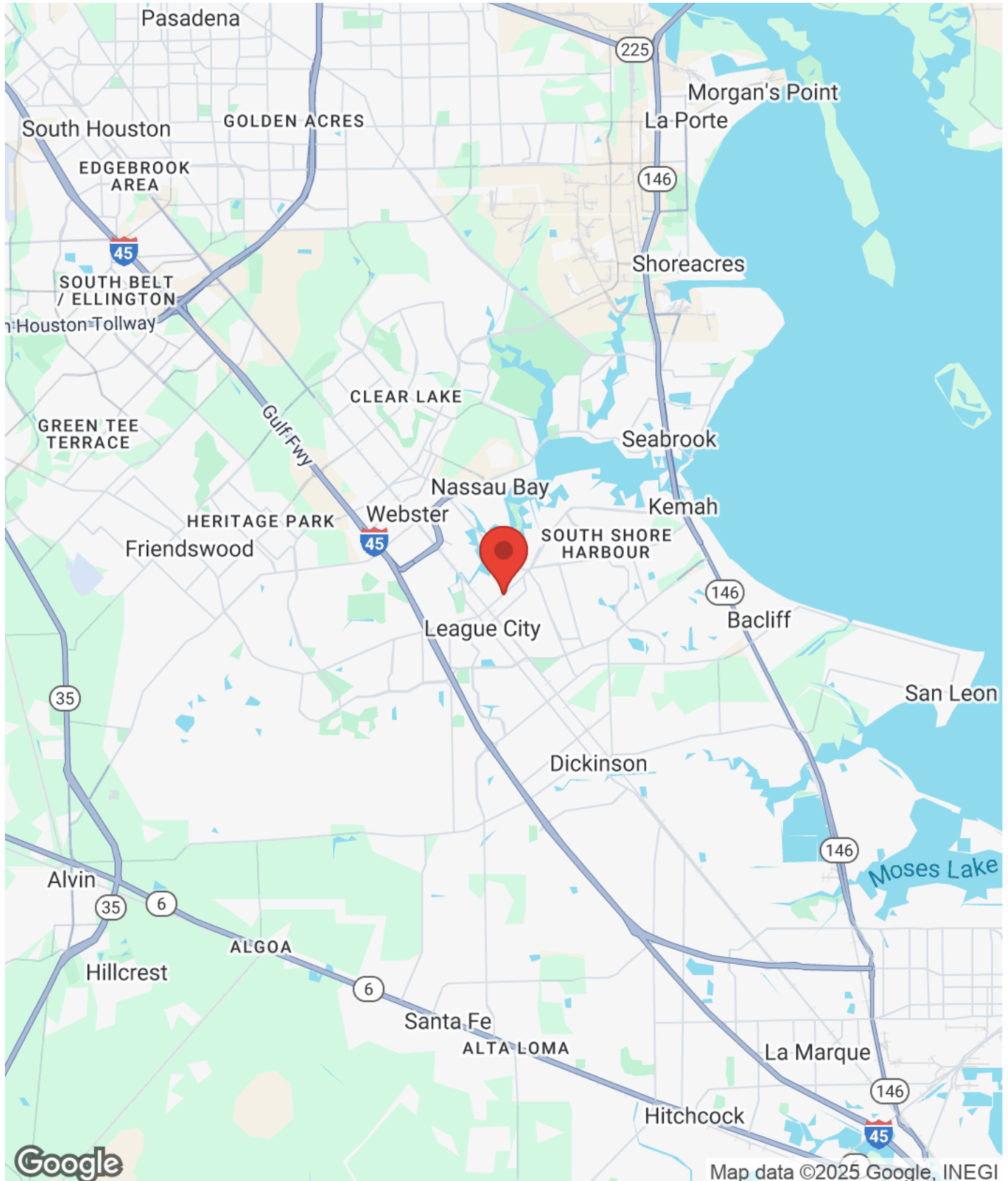
 Petco

 The Home Depot



## REGIONAL MAP

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## AERIAL MAP

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Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

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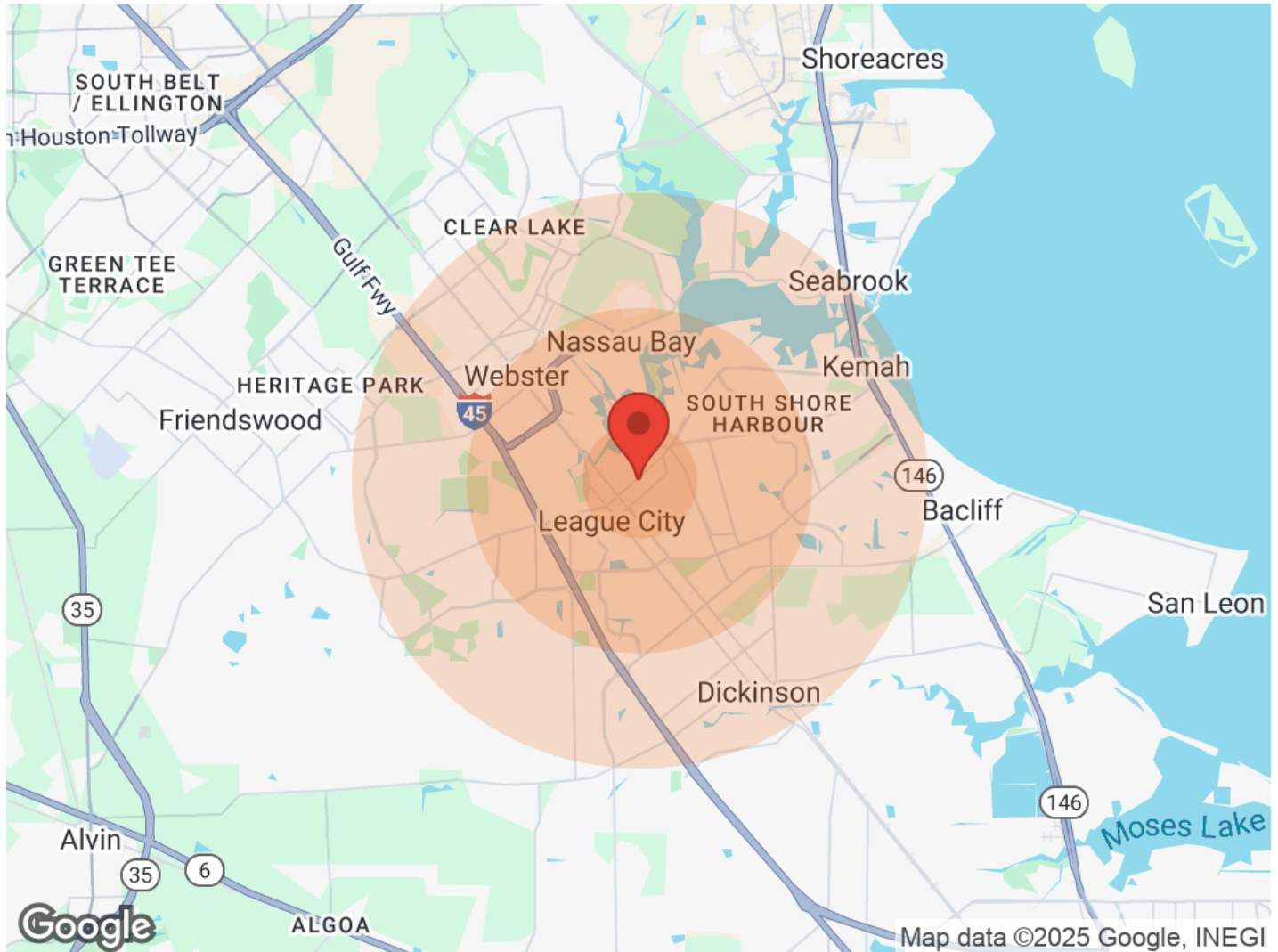
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,803	32,599	89,977
Female	1,981	32,769	90,552
Total Population	3,784	65,368	180,529

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	802	13,458	38,300
Ages 15-24	490	9,080	24,530
Ages 25-54	1,567	25,455	73,537
Ages 55-64	458	8,597	21,814
Ages 65+	467	8,778	22,348

Race	1 Mile	3 Miles	5 Miles
White	3,039	52,718	139,349
Black	43	4,174	13,422
Am In/AK Nat	N/A	55	198
Hawaiian	N/A	2	19
Hispanic	1,200	12,429	40,231
Multi-Racial	1,374	11,556	36,138

Income	1 Mile	3 Miles	5 Miles
Median	\$49,476	\$75,364	\$63,786
< \$15,000	145	1,552	5,443
\$15,000-\$24,999	149	1,780	5,589
\$25,000-\$34,999	93	1,813	5,959
\$35,000-\$49,999	200	3,004	8,935
\$50,000-\$74,999	279	4,652	13,139
\$75,000-\$99,999	199	3,896	10,593
\$100,000-\$149,999	236	5,045	12,558
\$150,000-\$199,999	52	2,101	4,961
> \$200,000	37	1,512	3,406

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,587	27,910	77,805
Occupied	1,485	25,581	70,958
Owner Occupied	996	15,841	42,859
Renter Occupied	489	9,740	28,099
Vacant	102	2,329	6,847

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# FLOOD MAP- OUT

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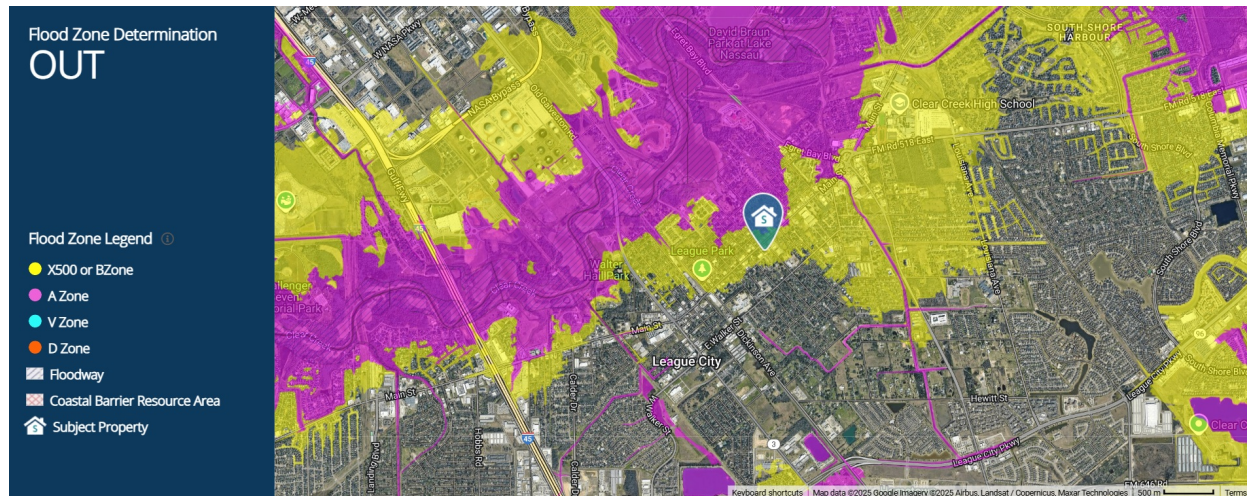
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📍 1101 E Main St, League City, TX 77573, Galveston County

## STANDARD FLOOD MAP



Special Flood Hazard Area (SFHA)	Out
Community Participation Status	R - Regular
Distance to 100 yr Flood Plain	560 ft
Community Number - Map Panel & Suffix	485488-0039G
Flood Zone Code	X500
Panel Date	August, 15, 2019
County	Galveston
Original Panel Firm Date	June, 5, 1970
FIPS Code	48167
Coastal Barrier Resource Area (CBRA)	Out
Community Name	League City, City Of
Letter of Map Amendment (LOMA)	N/A

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The data within this report is compiled by CoreLogic from public and proprietary sources and is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality. This report is for informational purposes only and is not a Flood Certification Report.



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## Flood Zone Determination

This report provides flood zone information based on the FEMA Flood Insurance Rate Maps (FIRMs). Also provides whether the property location is within a Special Flood Hazard Area (SFHA) and whether the property location is within 250 feet of the SFHA.

## SFHA (Flood Zone)

Indicates whether the property location is In or Out of a Special Flood Hazard Area (100- Year floodplain).

## Distance to 100 yr Flood Plain

Distance in feet between the property and the boundary of the 100-year flood zone located in the same catchment or sub-watershed. If a 100-year floodplain is not within the radius search, a value of -1 will be returned.

## Community

A 6-digit community number code for the community.

## Community Name

Name of the community.

## Map Number

FEMA Map Number for the Flood Insurance Rate Map.

## Letter of Map Amendment (LOMA)

A Letter of Map Amendment (LOMA) is an official amendment, by letter, to an effective National Flood Insurance Program (NFIP) map. A LOMA establishes a property's location in relation to the Special Flood Hazard Area (SFHA). LOMAs are usually issued because a property has been inadvertently mapped as being in the floodplain, but is actually on natural high ground above the base flood elevation.

Because a LOMA officially amends the effective NFIP map, it is a public record that the community must maintain. Any LOMA should be noted on the community's master flood map and filed by panel number in an accessible location.

## Panel

Two-to-four-digit number and suffix assigned by FEMA for the map panel.

## Panel Date

Date of the FEMA map panel.

## CBRA

Coastal Barrier Resource Act (CBRA) protects areas that serve as barriers against wind and tidal forces caused by coastal storms, and serves as habitat for aquatic species. Returns In or Out, for identifying whether the property is located within a CBRA zone.

## Flood Zone

Flood zone for the property location based on the FEMA FIRM.

## FIPS Code

The five-digit state and county FIPS code.





# IABS- LISTING AGENT

1101 EAST MAIN STREET



## 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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Timothy Larson	0695022	tlarson@kw.com	(281) 508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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