



800 W WASHINGTON ST, CLARKSVILLE, TX 75426

Offering Memorandum

Real



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.

2-10-2025



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.

Table with 4 columns: Name, License No., Email, Phone. Rows include REAL Broker, LLC; Michael Yarrito; Michael Vasquez (Licensed Supervisor); and Michael Vasquez (Sales Agent/Associate).

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



INVESTMENT OVERVIEW

Address: 800 W Washington St, Clarksville, TX 75426

Sale Price: \$599,000.00

No. of Units: 9 Units

Year Built/Renovated: 1976

Total Acreage: 0.90-acre

Building Size: 6,400 SF

Zoning: MF-33

County: Red River

Tax Rate: 1.62%

Utility Information: Separate meters





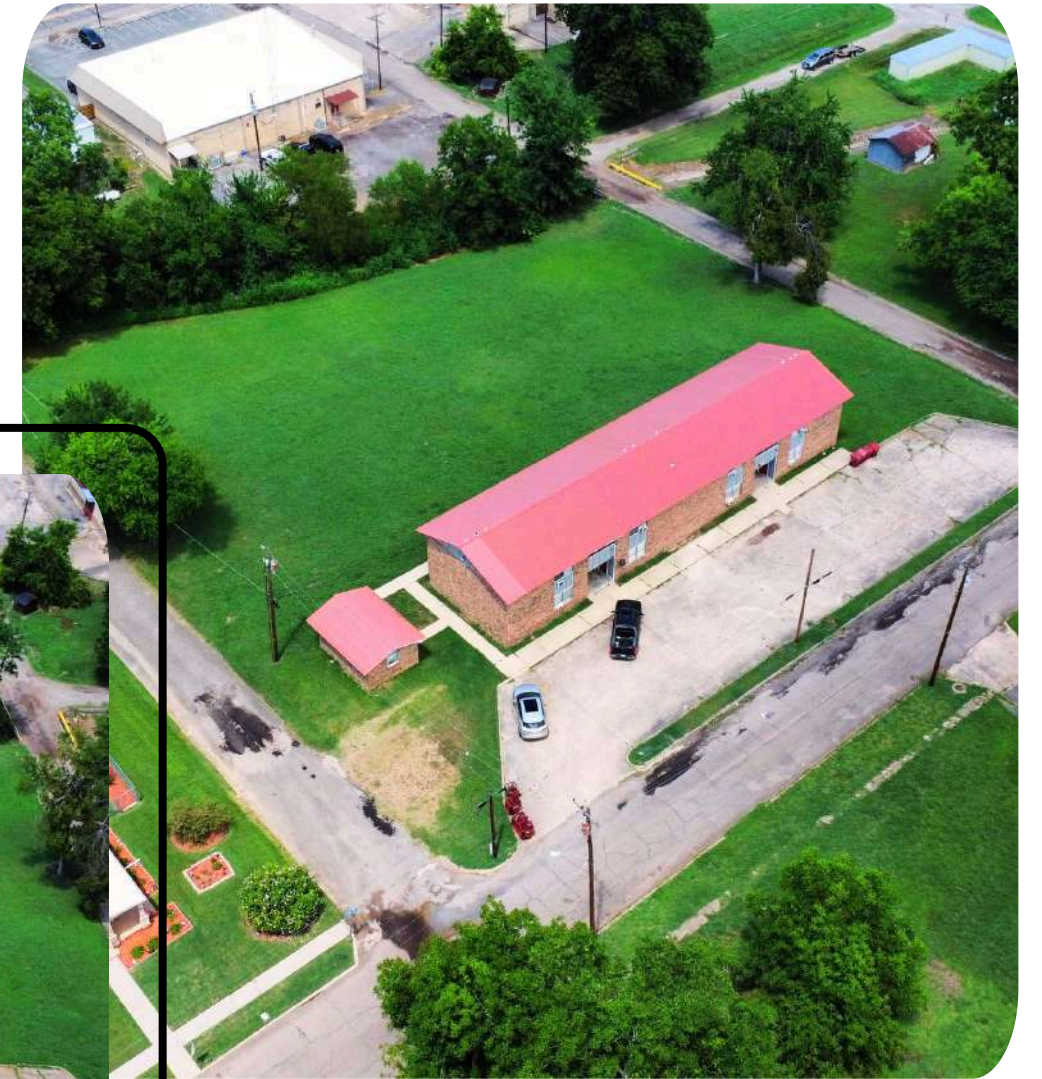
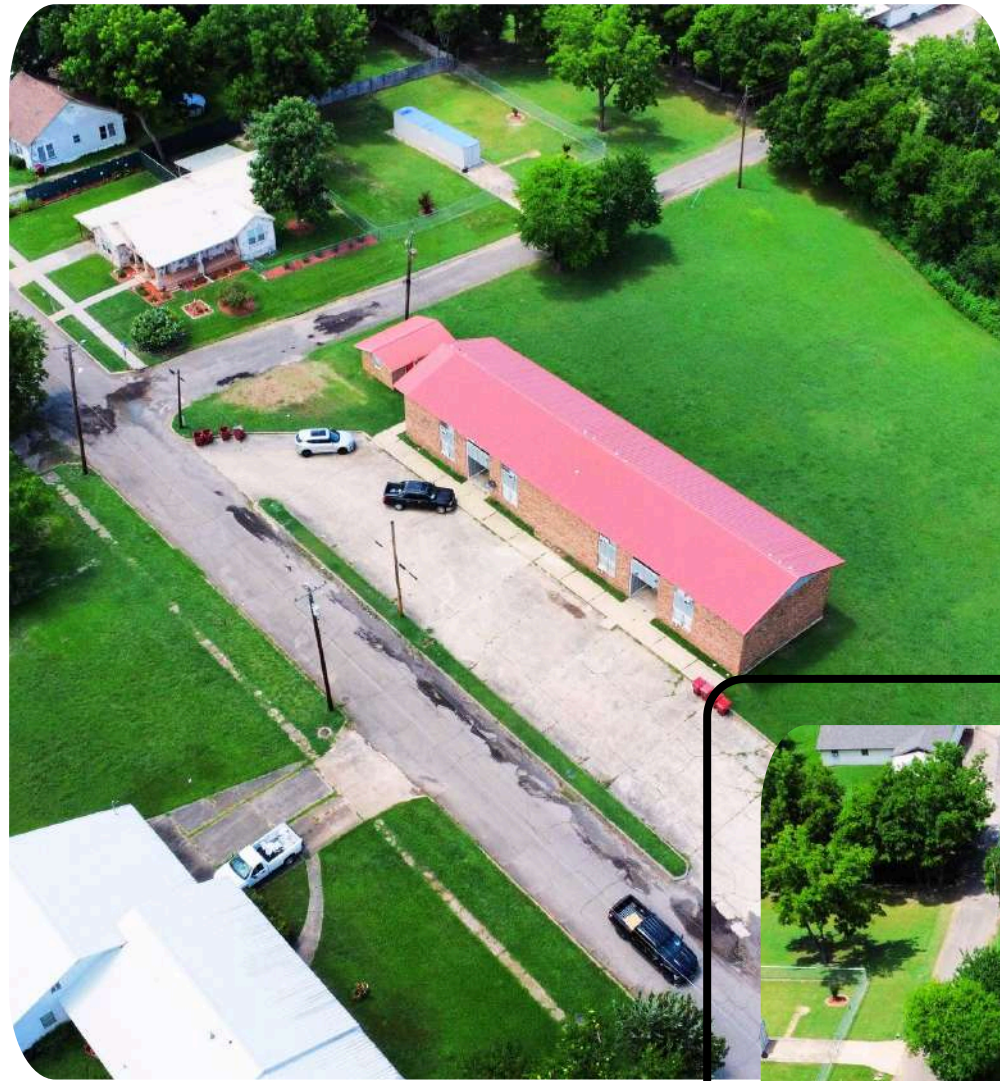
PROPERTY SUMMARY



- Situated in Red River County, this multifamily property includes a two-story building with 6,400 square feet on a 0.90-acre lot, zoned MF-33.
- The fully occupied apartment community features 9 units and is ideal for residential rental income.
- Nearby neighborhoods include Beverly Heights and Rosehill. Plus, the parking lot offers ample space with around a dozen spots available for your convenience.



Aerial Photos



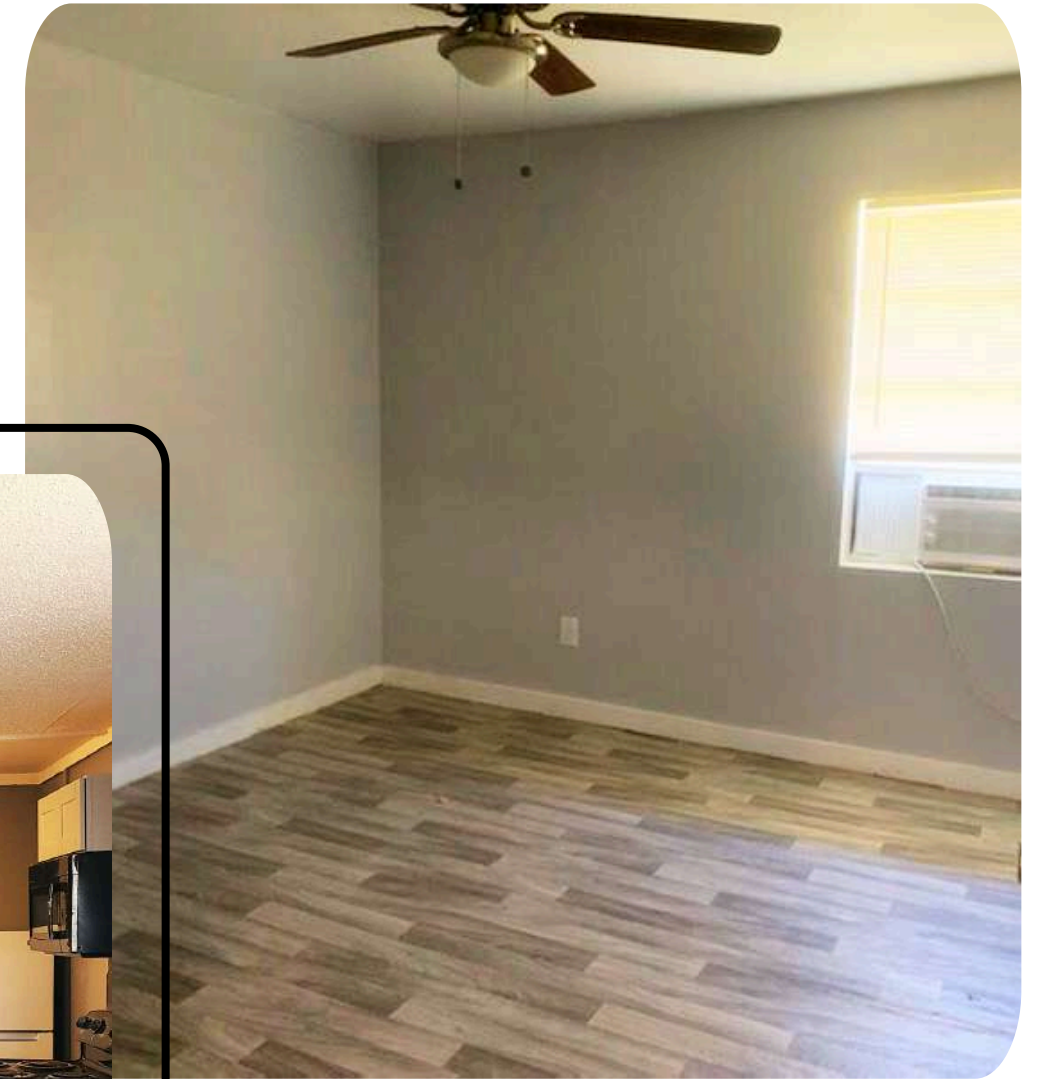


Exterior Photos





Interior Photos





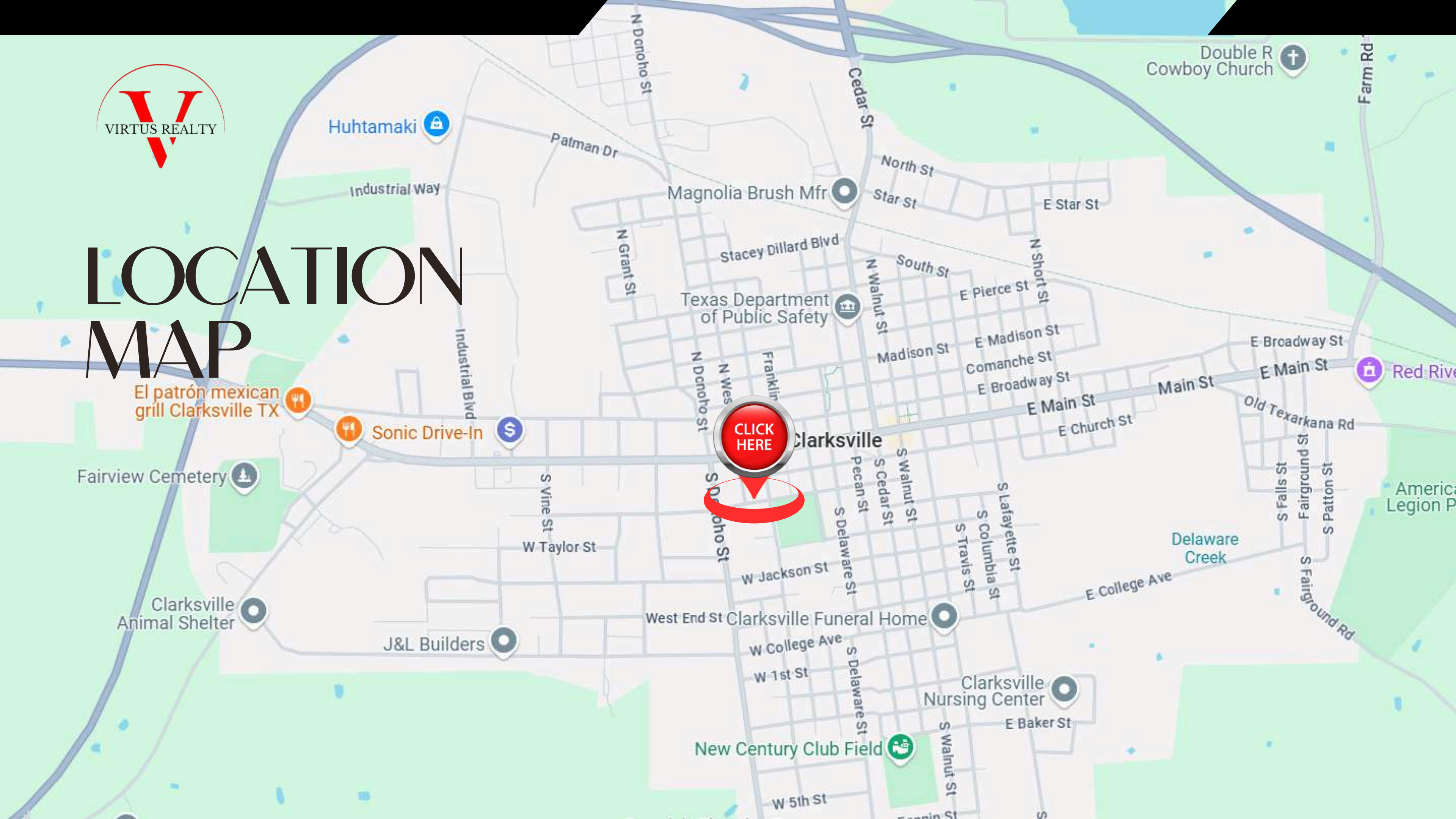
LOCATION MAP

El patrón mexican grill Clarksville TX

Sonic Drive-In



Clarksville



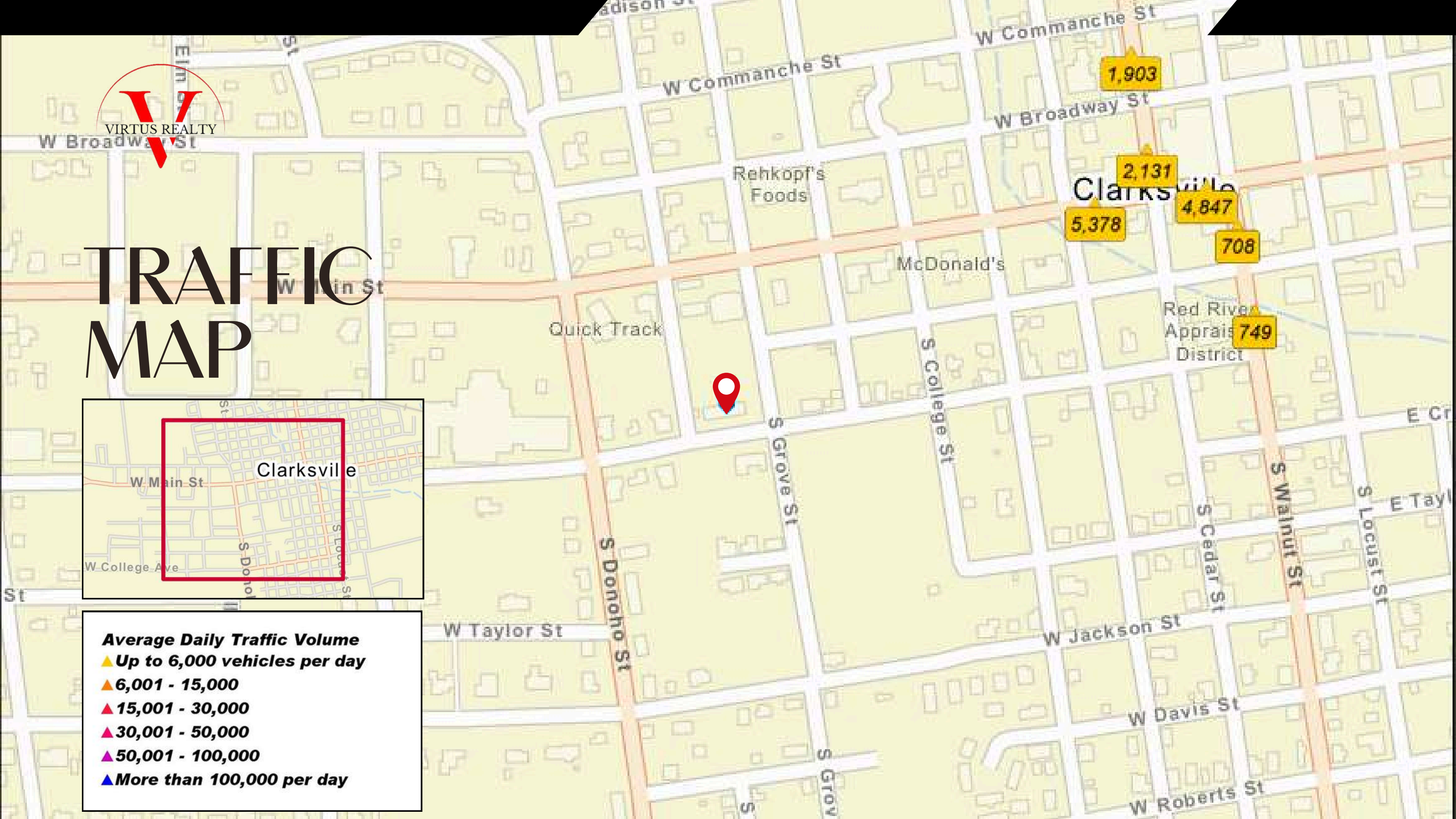


TRAFFIC MAP



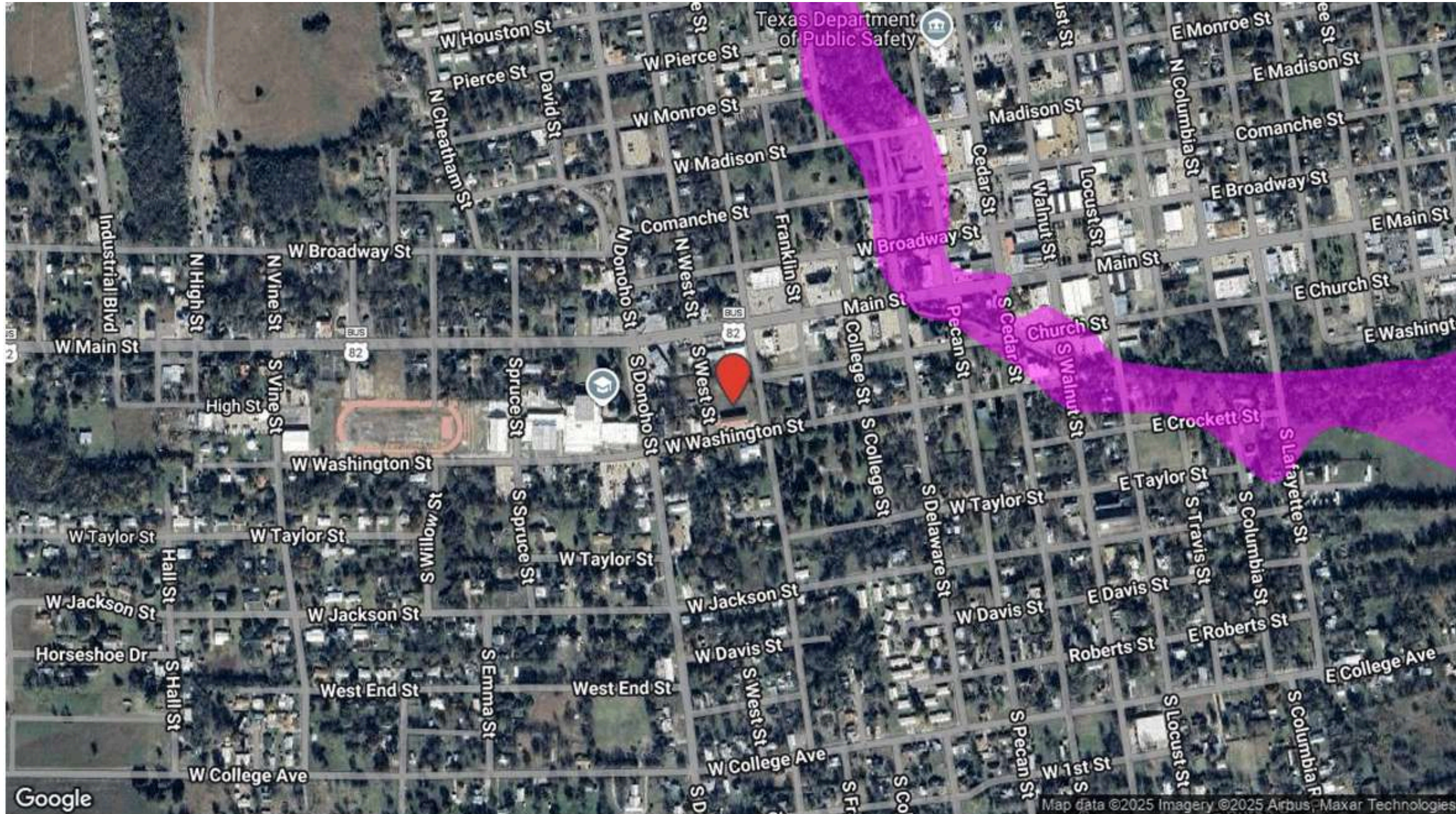
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





FLOOD ZONE MAP



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

800 W Washington St, Clarksville, Texas, 75426

Ring of 1 mile

KEY FACTS

2,467

Population

45.3

Median Age



1,083

Households

\$32,711

Median Disposable Income

EDUCATION

11.4%

No High School Diploma



47.1%

High School Graduate



30.7%

Some College/ Associate's Degree



10.8%

Bachelor's/Grad/ Prof Degree

INCOME



\$37,323

Median Household Income



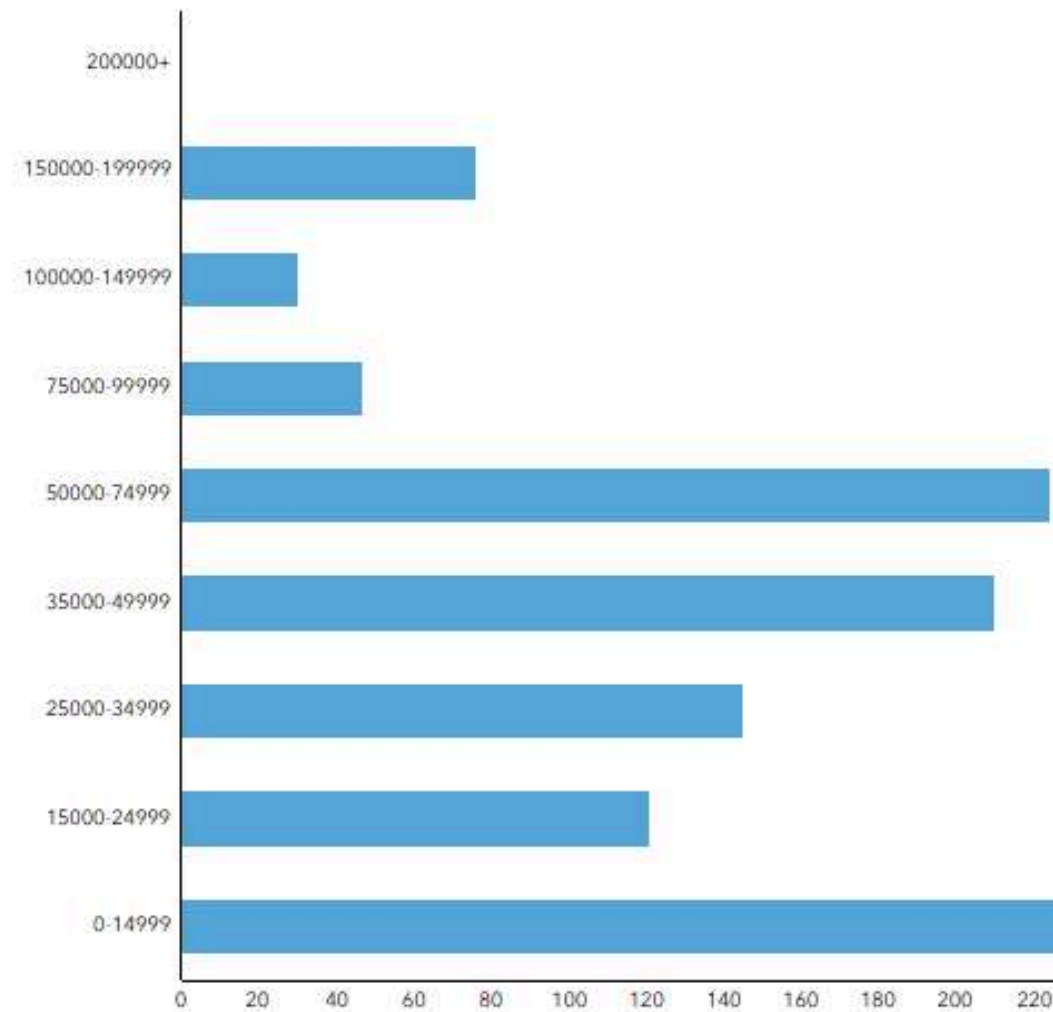
\$22,162

Per Capita Income

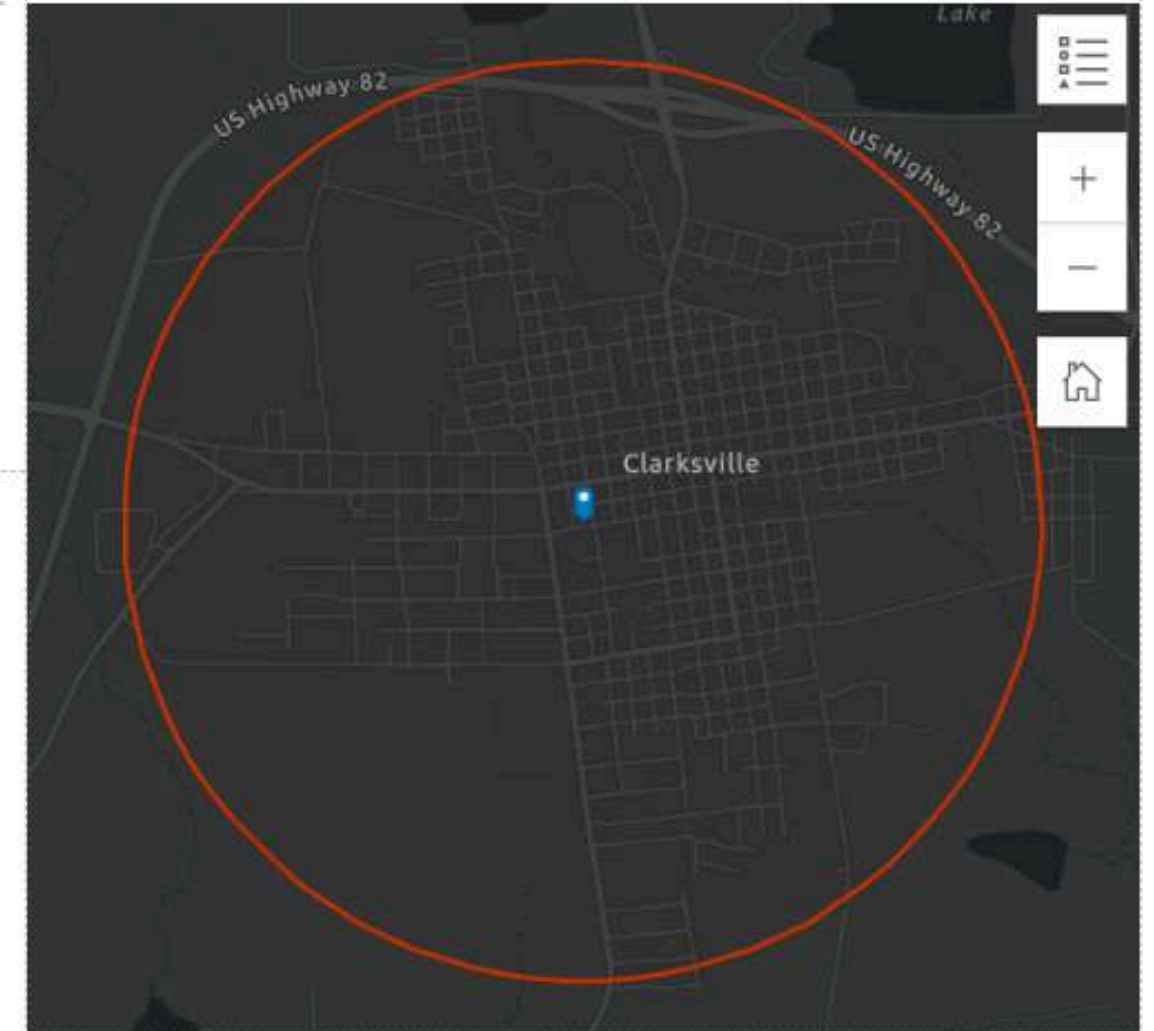


\$47,634

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



51.1%

White Collar



33.6%

Blue Collar



29.4%

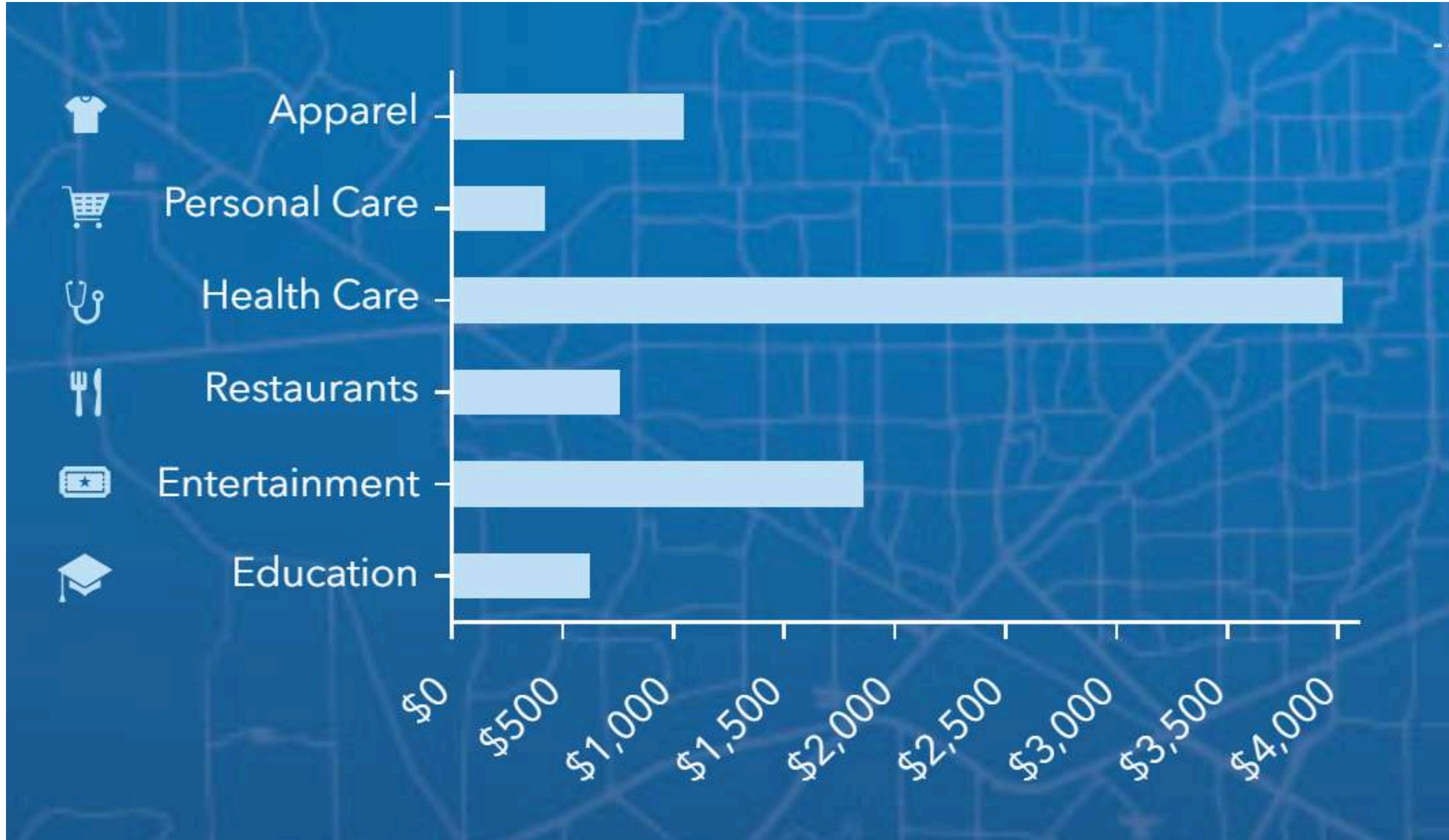
Services

3.5%

Unemployment Rate



DEMOGRAPHICS





Rental Summary

UNIT	STATUS	UNIT MIX	UNIT SIZE	RENT	MONTHLY PAYMENT	SECURITY DEPOSIT	PET DEPOSIT
1	Occupied	2/1	725 SF	\$690.00	\$700.00	\$300.00	\$200.00
2	Occupied	2/1	725 SF	\$675.00	\$675.00	\$1,500.00	\$-
3	Occupied	2/1	725 SF	\$685.00	\$725.00	\$600.00	\$200.00
4	Occupied	2/1	725 SF	\$700.00	\$700.00	\$300.00	\$-
5	Occupied	2/1	725 SF	\$735.00	\$735.00	\$1,500.00	\$-
6	Occupied	2/1	725 SF	\$700.00	\$700.00	\$300.00	\$-
7	Occupied	2/1	725 SF	\$715.00	\$715.00	\$600.00	\$-
8	Occupied	2/1	725 SF	\$785.00	\$785.00	\$600.00	\$-
9	Occupied	1/1	300 SF	\$525.00	\$570.00	\$300.00	\$200.00
MONTHLY				\$6,210.00	\$6,305.00	\$6,000.00	\$600.00
ANNUALLY				\$74,520.00	\$75,660.00		



Income Statement

GROSS INCOME		
Description	Monthly	Annualized
Rent	\$6,305.00	\$75,660.00
Other Income	\$262.01	\$3,144.17
Total	\$6,567.01	\$78,804.17

EXPENSES		
Description	Monthly	Annualized
Admin Fee	\$42.79	\$513.48
Legal	\$170.25	\$2,043.00
Maintenance	\$396.07	\$4,752.89
Utilities	\$175.42	\$2,105.05
Insurance	\$515.95	\$6,191.40
Tax	\$162.17	\$1,946.00
Total	\$1,462.65	\$17,551.82

NET INCOME	
Monthly	Annualized
\$5,104.36	\$61,252.35



real

CONTACT US



Mike Vasquez
Managing Broker

O: (210) 255-1118

C: (562) 755-7049

michael@virtusrealtytx.com

12330 West Ave Ste 201,
San Antonio, TX 78216



Copyright ©2024 Virtus Realty LLC. All rights reserved. While the information provided is from reliable sources, Virtus Realty LLC makes no guarantees about its accuracy or completeness. Projections and estimates are for illustrative purposes only and do not reflect actual property performance. We recommend conducting your own investigation and having the property independently examined, as it may contain issues such as mold, asbestos, or hazardous materials that could affect value and health. Do not rely solely on this information for decisions beyond general property insights.