

Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements

**1205 Avenue A
Katy, TX 77493**

\$1.25M
PRICE



Blavesco Ltd
594 Sawdust Rd #400
Spring, TX 77380
Office: 832-850-4849
www.blavesco.com
License #: 9003447



Heather Carlile
Broker
Direct: 936-672-7671
heather@blavesco.com
License #: 0443914

Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements

1205 Avenue A
Katy, TX 77493

PRICE

\$1,250,000

CONTENTS

- 3 Executive Summary
- 4 Investment Highlights
- 5 Location Highlights
- 9 Rent Roll
- 10 Market Overview
- 11 Demographics



PRESENTED BY



Heather Carlile

Broker

936-672-7671

heather@blavesco.com

Lic # 0443914

Blavesco Ltd

594 Sawdust Rd #400

Spring, TX 77380

832-850-4849

www.blavesco.com

License # 9003447



Executive Summary

1205 Avenue A · Katy, TX 77493

ASKING PRICE

\$1,250,000

We are pleased to present Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements , a 8-unit apartment community strategically located at 1205 Avenue A in Katy, Texas. This exceptional multifamily asset offers investors a rare opportunity to acquire a well-maintained residential property in one of the region's strongest rental markets.

Katy Terrace Apartments presents the opportunity to acquire a fully stabilized eight-unit apartment community in the heart of Downtown Katy. The property is 100% occupied following execution of a new lease at \$1,180 per month, demonstrating continued rental demand. Recent capital improvements, including a new roof and a complete exterior repaint just completed, significantly reduce near-term capital expenditures while enhancing curb appeal. Investors benefit from immediate cash flow, strong in-place income, and long-term appreciation potential in one of Houston’s fastest-growing suburban markets.

PROPERTY DATA

Building SqFt	6,324
Year Built	1975
Lot Size (Acres)	0.187
Parcel ID	0220290000005
County	Harris
Levels	2
Units	8
Construction	Metal
Subdivision	KATY TOWN
Year Renovated	2026

Investment Highlights

Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements is a 8-unit multifamily community comprising 6,324 total square feet on a 0.187-acre site in Katy, TX.

The property has demonstrated consistently strong stabilized occupancy, reflecting durable renter demand and effective management at this location.

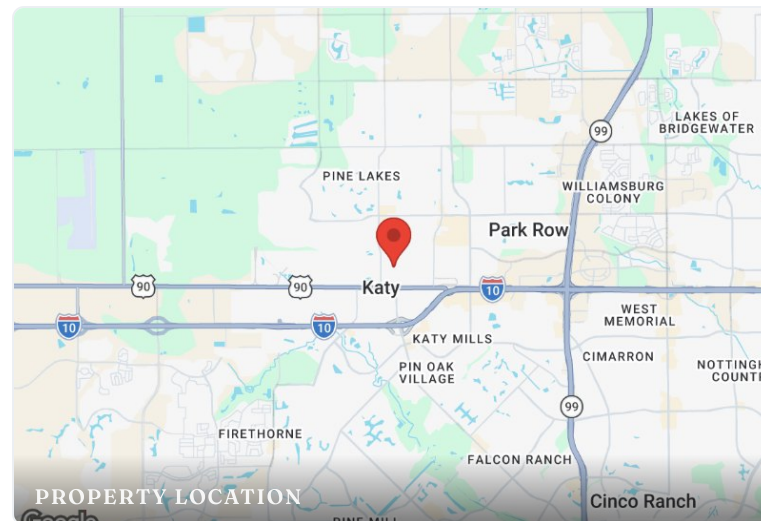
Management currently in place.

KEY METRICS

 Asking Price	\$1,250,000
 Price/SF	\$197.66
 Price/Unit	\$156,250
 Occupancy	100%
 Base Rent	\$112,620
 EGI	\$112,620
 GRM	11.10
 Building SF	6,324
 Year Built	1975

Location Highlights

Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements
is ideally positioned in one of Katy's most desirable residential neighborhoods, offering residents an outstanding live-work-play environment.



LOCATION

ADDRESS	1205 Avenue A
CITY	Katy
STATE	Texas
ZIP CODE	77493
COUNTRY	Harris

TRANSIT

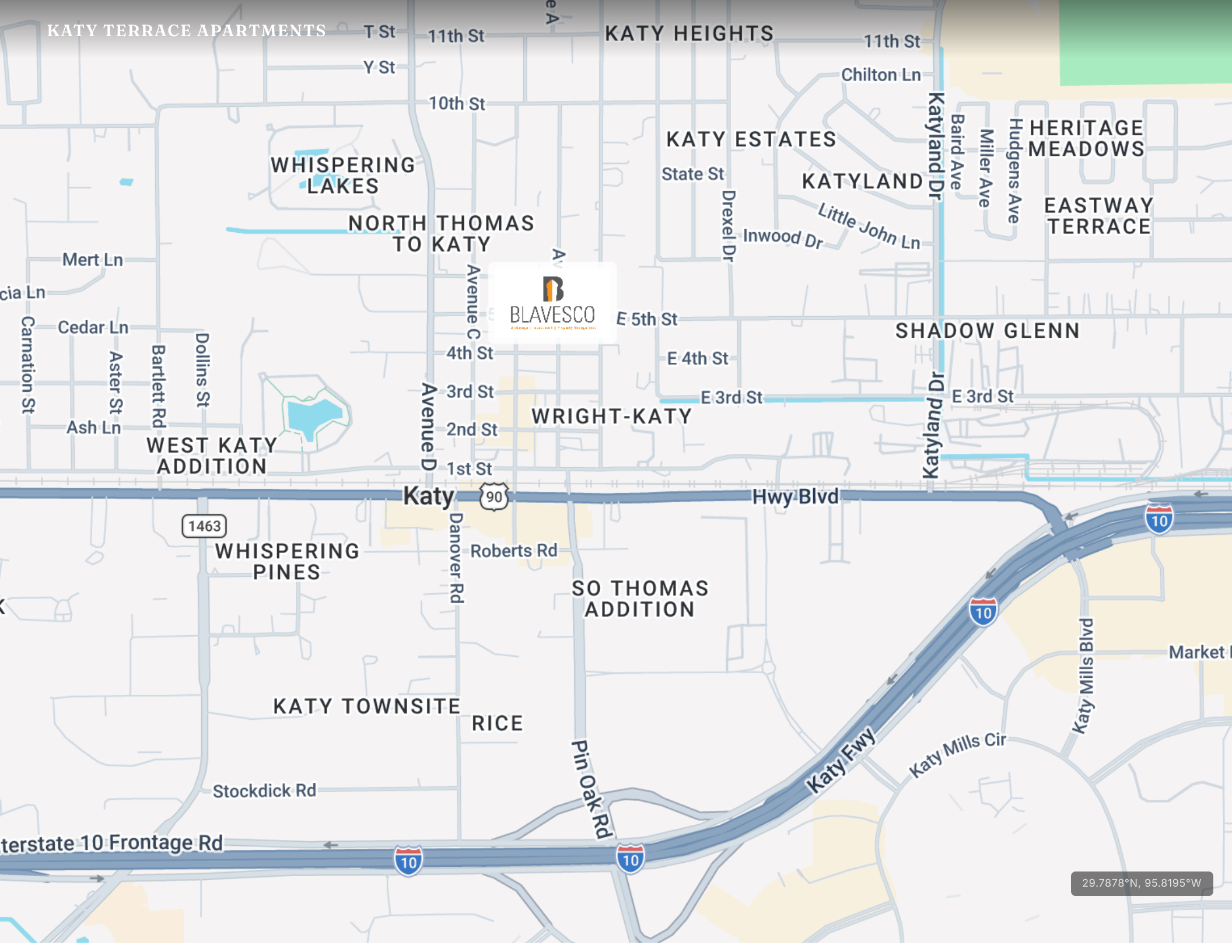
Katy	0.4 mi
Katy	1.2 mi
Katy	1.2 mi

AIRPORTS

David Wayne Hooks Memorial Airport	25.2 mi
West Houston Airport	9.0 mi
Houston Executive Airport	5.1 mi

HIGHWAYS

Katy Freeway	0.8 mi
US 90	1.0 mi
West Grand Parkway North	2.6 mi
West Grand Parkway South	2.7 mi



KATY TERRACE APARTMENTS

T St

11th St

KATY HEIGHTS

11th St

Y St

10th St

Chilton Ln

WHISPERING
LAKES

KATY ESTATES

KATYLAND

HERITAGE
MEADOWS

EASTWAY
TERRACE

NORTH THOMAS
TO KATY



BLAVESCO

A Strategic Real Estate & Property Management Firm

E 5th St

E 4th St

E 3rd St

SHADOW GLENN

E 3rd St

WRIGHT-KATY

4th St

3rd St

2nd St

1st St

WEST KATY
ADDITION

Katy



Hwy Blvd

1463

WHISPERING
PINES

Roberts Rd

SO THOMAS
ADDITION

KATY TOWNSITE

RICE

Stockdick Rd

Pin Oak Rd

Katy Fwy

Katy Mills Cir

Katy Mills Blvd

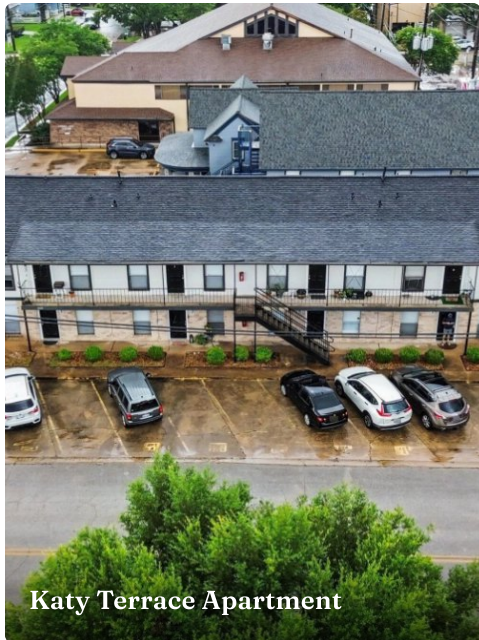
Market

Interstate 10 Frontage Rd



29.7878°N, 95.8195°W

Photo Gallery



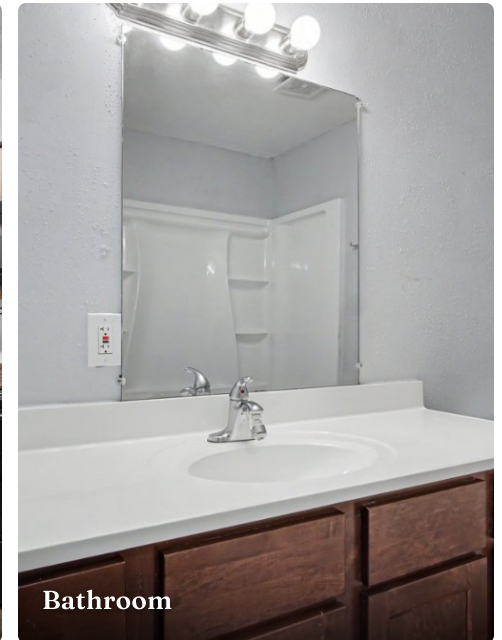
Katy Terrace Apartment



Kitchen



Full Appliance Package



Bathroom



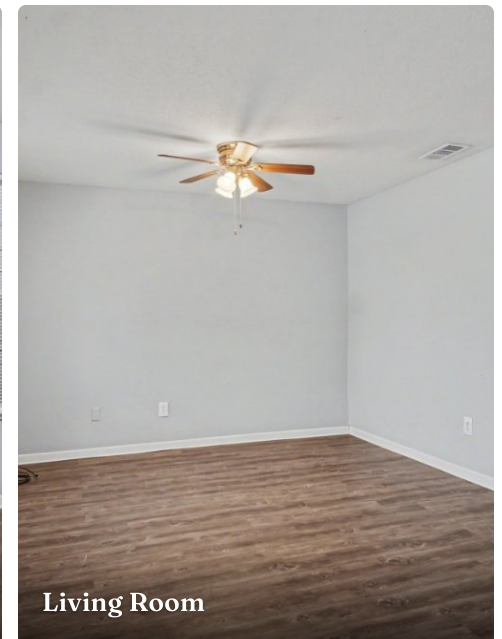
Bathroom



Bedroom

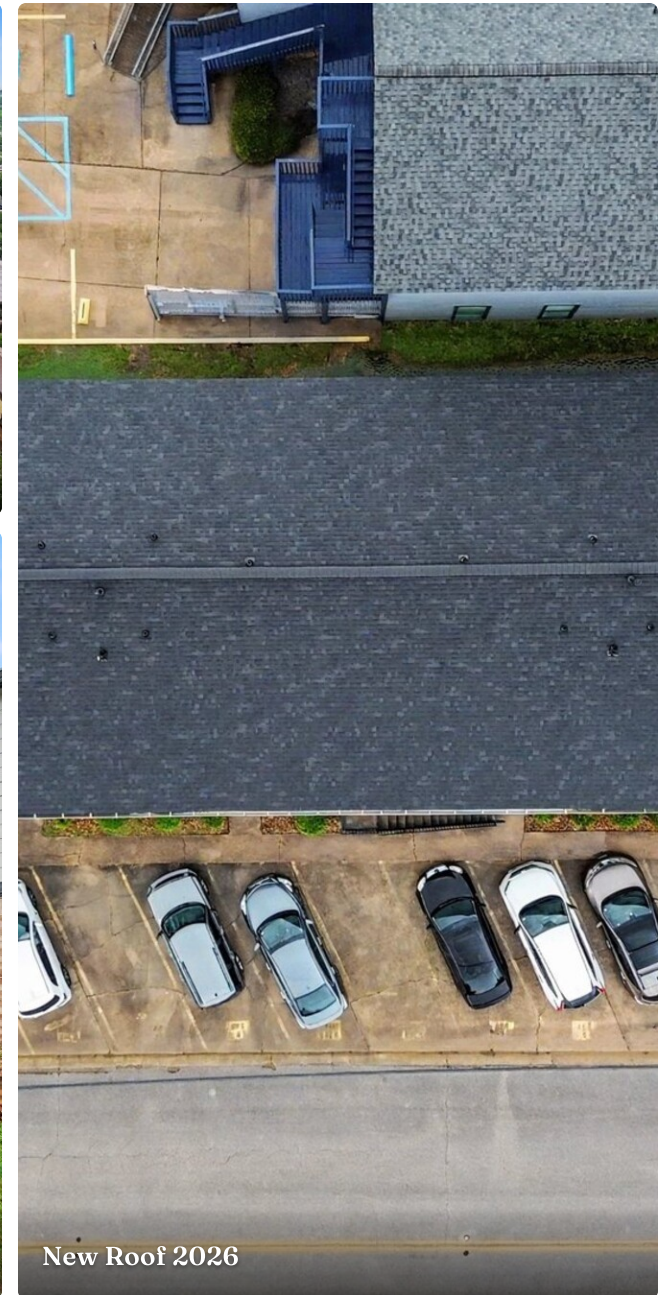


Bedroom



Living Room

Photo Gallery



Rent Roll

UNIT TYPE	# UNITS	AVG SF	MONTHLY	ANNUAL RENT	INCR %
2/1	1	790	\$1,140.00	\$13,680.00	5.0%
2/1	1	790	\$1,175.00	\$14,100.00	5.0%
2/1	1	790	\$1,150.00	\$13,800.00	5.0%
2/1	1	790	\$1,160.00	\$13,920.00	5.0%
2/1	1	790	\$1,175.00	\$14,100.00	5.0%
2/1	1	790	\$1,200.00	\$14,400.00	5.0%
2/1	1	790	\$1,180.00	\$14,160.00	5.0%
2/1	1	790	\$1,205.00	\$14,460.00	5.0%
Total	8	6,320	\$9,385.00	\$112,620.00	

UNIT SF **6,320**

OCCUPANCY **100.0%**

AVG RENT/UNIT (MO) **\$1,173.13**

UNITS **8**

Notes

Trailing 12 months of \$ 735.00 not included in above All leases available along with tenant screening available to review with accepted offer Security Deposits on File \$ 10,540

Market Overview

Market Overview: Katy, TX

Katy is a city in the U.S. state of Texas, approximately centered at the tripoint of Harris, Fort Bend, and Waller counties. The population was 21,894 at the 2020 census. It is the center of the urban Greater Katy area, itself forming the western part of the Greater Houston metropolitan area. First formally settled in the mid-1890s, Katy was a railroad town along the Missouri–Kansas–Texas (MKT) Railroad which ran parallel to U.S. Route 90 (today Interstate 10) into downtown Houston. Katy obtained its name when the MKT Railroad dropped its Missouri waypoint and the junction became known as the "KT stop". The fertile floodplain of Buffalo Bayou, which has its source near Katy, and its tributaries made the city and other communities in the surrounding prairie an attractive location for rice farming. Beginning in the 1960s, the rapid growth of Houston moved westward along the new Interstate 10 corridor, bringing Katy into its environs. Today, Katy lies at the center of a broader area known as Greater Katy, which has become heavily urbanized.



KEY FACTS

Population	21,894
Area	11.3 sq mi
Elevation	141 ft
County	Harris County
Time Zone	Central Time Zone
Incorporated	1945
State	Texas

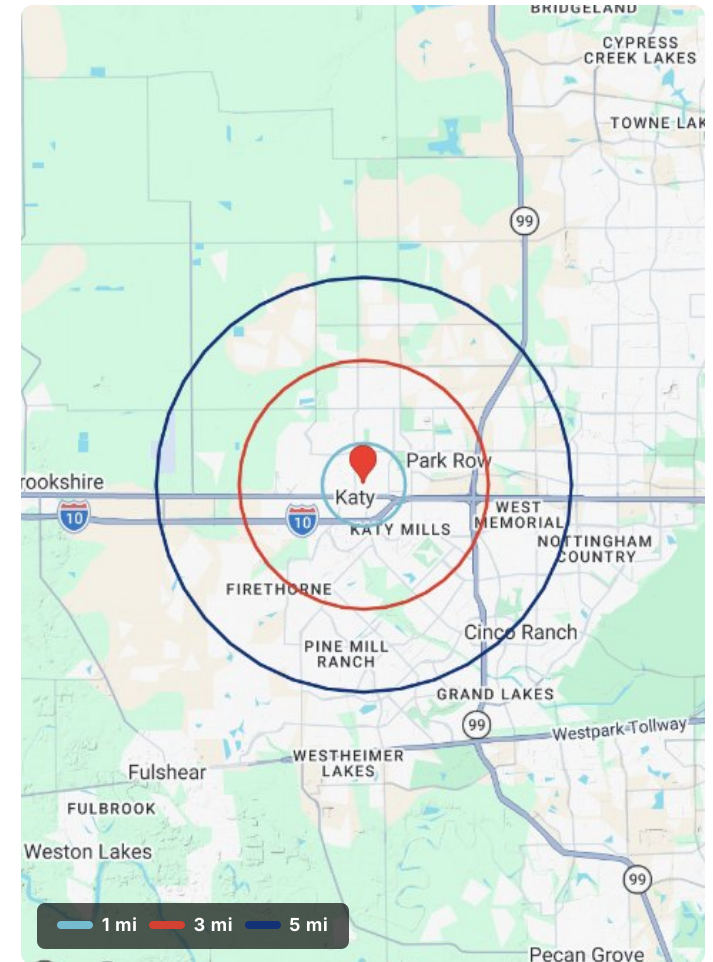
DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	5,586	Population	78,990	Population	257,319
Median HH Income	\$105,213	Median HH Income	\$117,547	Median HH Income	\$131,199
Households	2,029	Households	27,692	Households	85,214

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,315	17,157	53,684
2010 Population	4,724	32,064	101,994
2026 Population	5,586	78,990	257,319
2031 Population	6,033	88,874	283,892
2026-2031 Growth Rate	1.55 %	2.39 %	1.98 %
2026 Daytime Population	9,006	74,909	216,366
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,432	5,536	17,264
2010 Total Households	1,582	10,554	33,604
2026 Total Households	2,029	27,692	85,214
2031 Total Households	2,206	31,709	95,484
2026 Avg. Household Size	2.72	2.83	3.01
2026 Owner Occupied Housing	1,538	16,179	58,674
2031 Owner Occupied Housing	1,675	18,260	65,181
2026 Renter Occupied Housing	491	11,513	26,540
2031 Renter Occupied Housing	531	13,449	30,304
2026 Vacant Housing	102	1,927	5,267
2026 Total Housing	2,131	29,619	90,481
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	62	1,246	3,880
\$15,000-\$24,999	139	981	2,858
\$25,000-\$34,999	89	1,185	3,105
\$35,000-\$49,999	164	1,806	4,435
\$50,000-\$74,999	269	3,763	9,215
\$75,000-\$99,999	234	2,771	7,767
\$100,000-\$149,999	403	5,406	16,887
\$150,000-\$199,999	314	4,030	14,340
\$200,000 or greater	353	6,503	22,726
Median HH Income	\$105,213	\$117,547	\$131,199
Average HH Income	\$132,581	\$150,603	\$165,110



\$105,213
MEDIAN HH INCOME (1-MI)

\$132,581
AVG HH INCOME (1-MI)

75.8%
OWNER OCCUPIED (1-MI)

24.2%
RENTER OCCUPIED (1-MI)

4.8%
VACANCY RATE (1-MI)

1.55 %
2026-2031 GROWTH (1-MI)

Source: ESRI / ArcGIS Business Analyst

Fully Stabilized 8-Unit Multifamily Investment 100% Occupied | Recent Capital Improvements

1205 Avenue A, Katy, TX, 77493



EXCLUSIVELY OFFERED BY



Heather Carlile

Broker

936-672-7671

heather@blavesco.com

Lic# 0443914

Blavesco Ltd

594 Sawdust Rd #400

Spring, TX 77380

832-850-4849

www.blavesco.com

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Blavesco Ltd and it should not be made available to any other person or entity without the written consent of Blavesco Ltd.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Blavesco Ltd.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Blavesco Ltd has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

TEXAS REAL ESTATE COMMISSION NOTICE: Blavesco Ltd is licensed by the Texas Real Estate Commission. Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. The broker is obligated by law to treat all parties to a real estate transaction honestly and fairly.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE Blavesco Ltd ADVISOR FOR MORE DETAILS.