

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
C: (281) 508-0800
tlarson@kw.com
0695022, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

1101 EAST MAIN STREET



OFFERING SUMMARY

PRICE:	\$1,795,000
NUMBER OF UNITS:	16 UNITS
PRICE / UNIT:	\$112,187/Unit
BUILDING SF:	13,890 SF
PRICE / SF:	\$129.23/SF
NOI:	\$120,446
CAP RATE:	6.71%
PRO FORMA NOI	\$146,640
PRO-FORMA CAP	8.1%
LOT SIZE:	43,560 SF
YEAR BUILT:	1971
PARKING:	25+

PROPERTY OVERVIEW

Mariner Apartment Complex: 16-Units (10) 2BR/1BA, (6)1BR/1BA, Laundry Room Facility with Coin-Operated W/D's, on 1-Acre lot in League City, TX. Lots of shade & trees, 25+ parking spaces. Recent improvements: updated interiors, & AC Units. Upside in Rental Income.

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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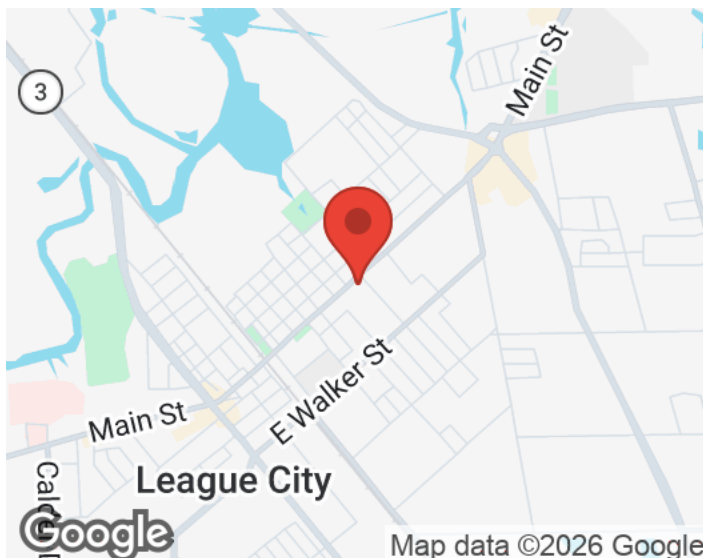


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LOCATION & HIGHLIGHTS

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 Washers/Dryers
- 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
- Upside in Rental Income

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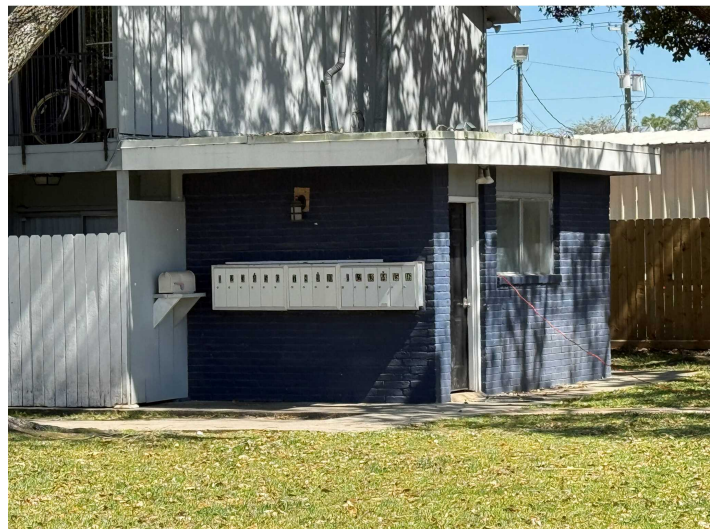


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PROPERTY PHOTOS

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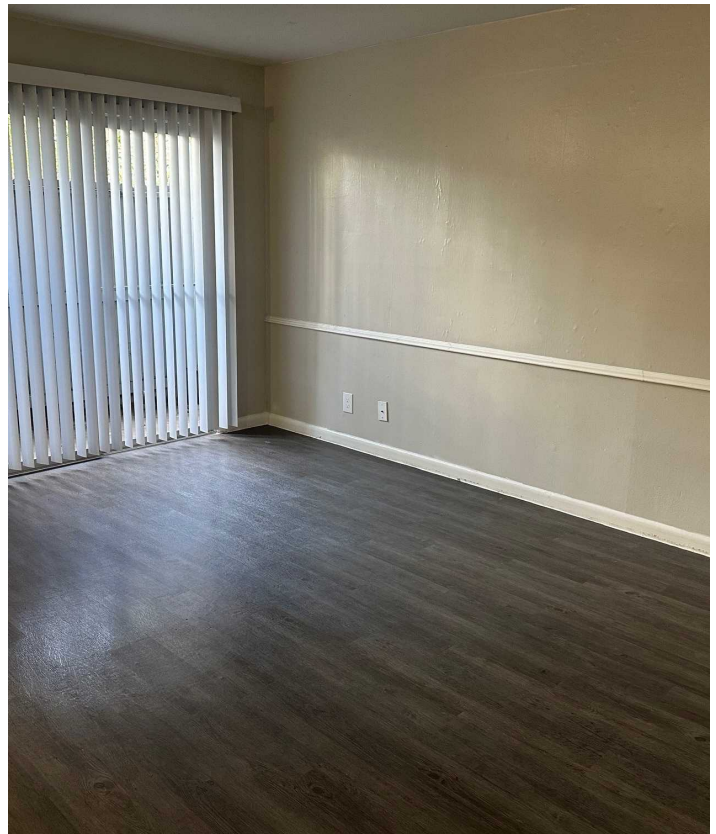


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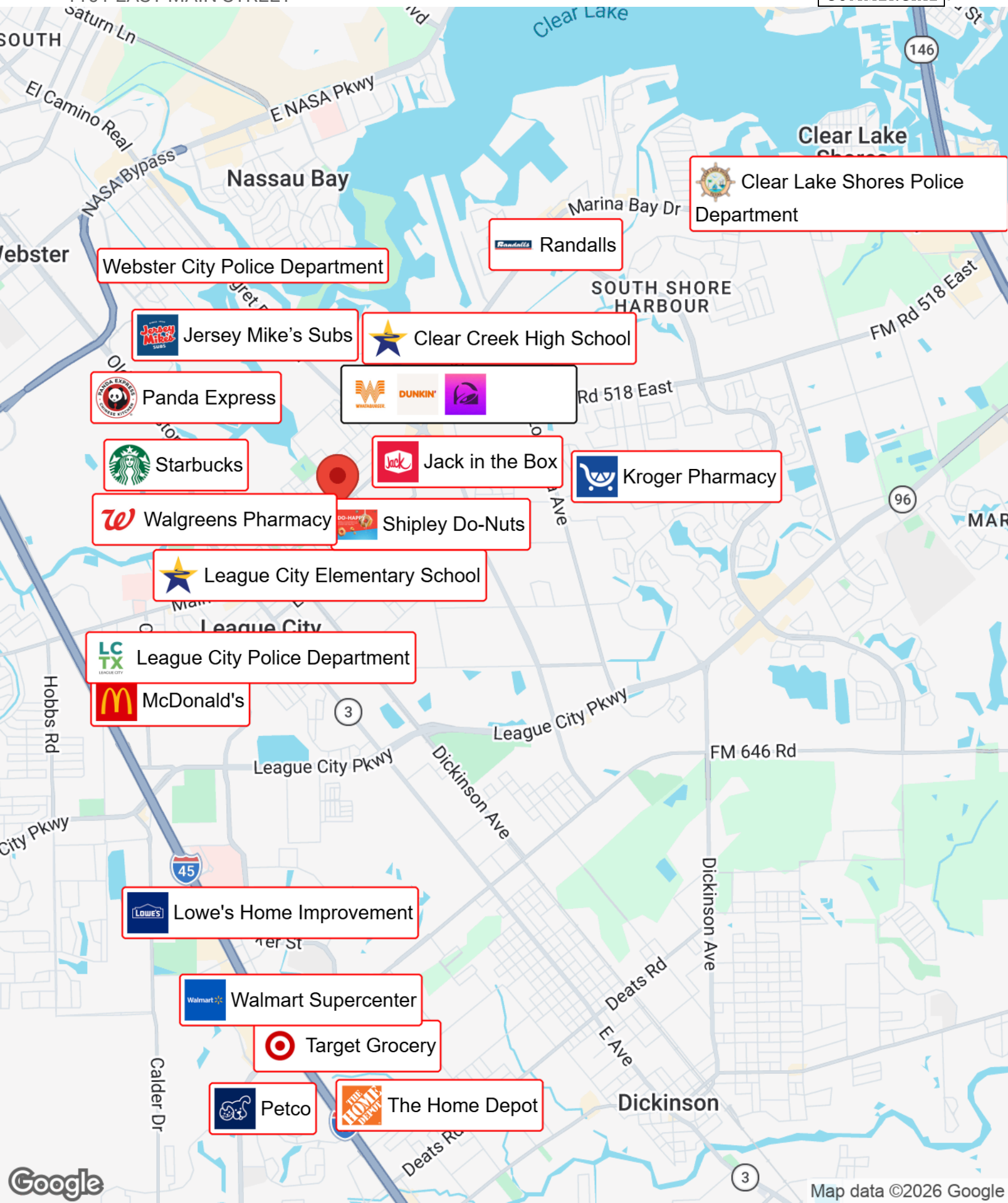


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BUSINESS MAP

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 Clear Lake Shores Police Department

 Randalls

 Webster City Police Department

 Jersey Mike's Subs

 Clear Creek High School

 Panda Express

 Starbucks

 Jack in the Box

 Kroger Pharmacy

 Walgreens Pharmacy

 Shingley Do-Nuts

 League City Elementary School

 League City Police Department

 McDonald's

 Lowe's Home Improvement

 Walmart Supercenter

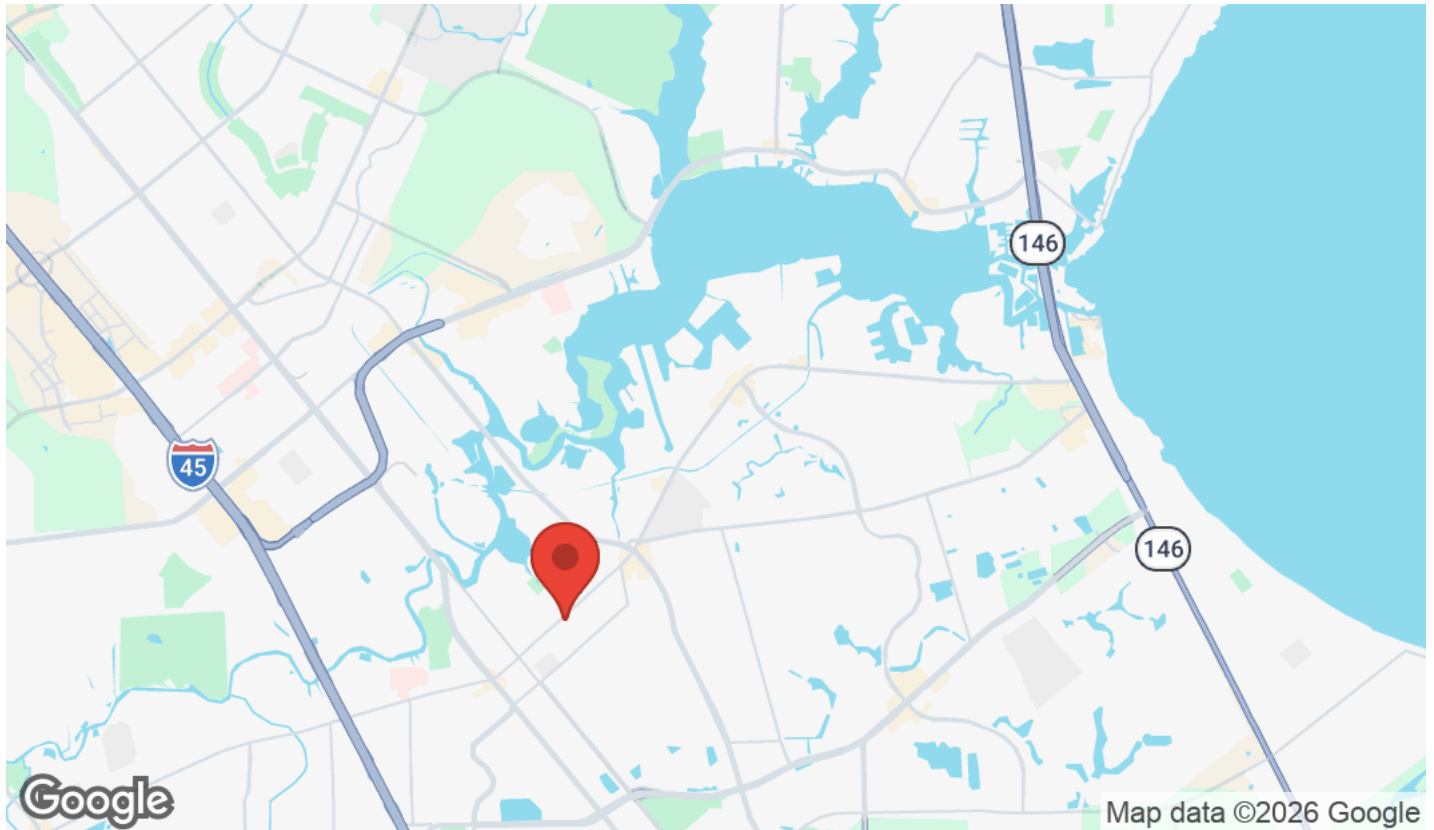
 Target Grocery

 Petco

 The Home Depot

LOCATION MAPS

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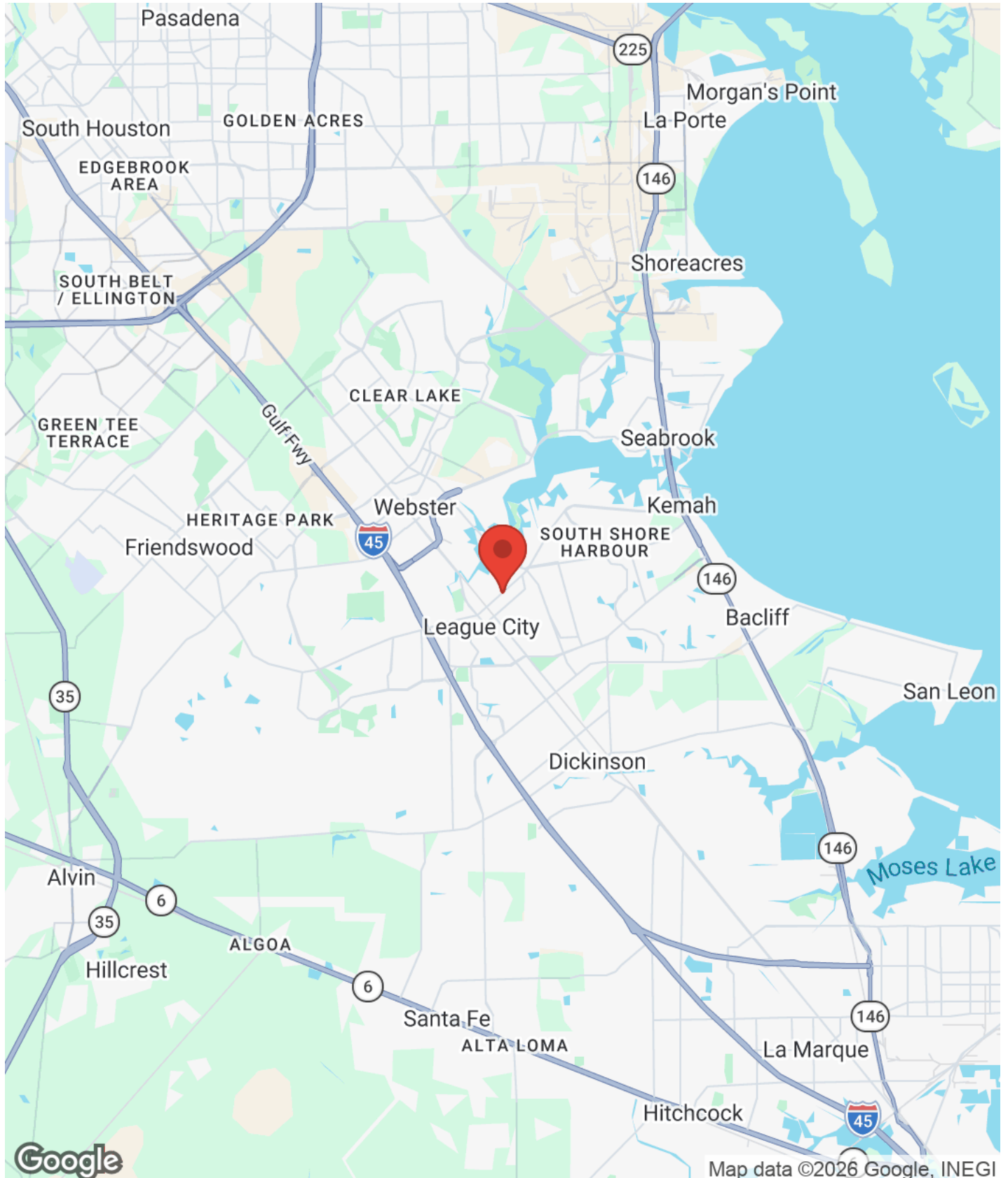
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REGIONAL MAP

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AERIAL MAP

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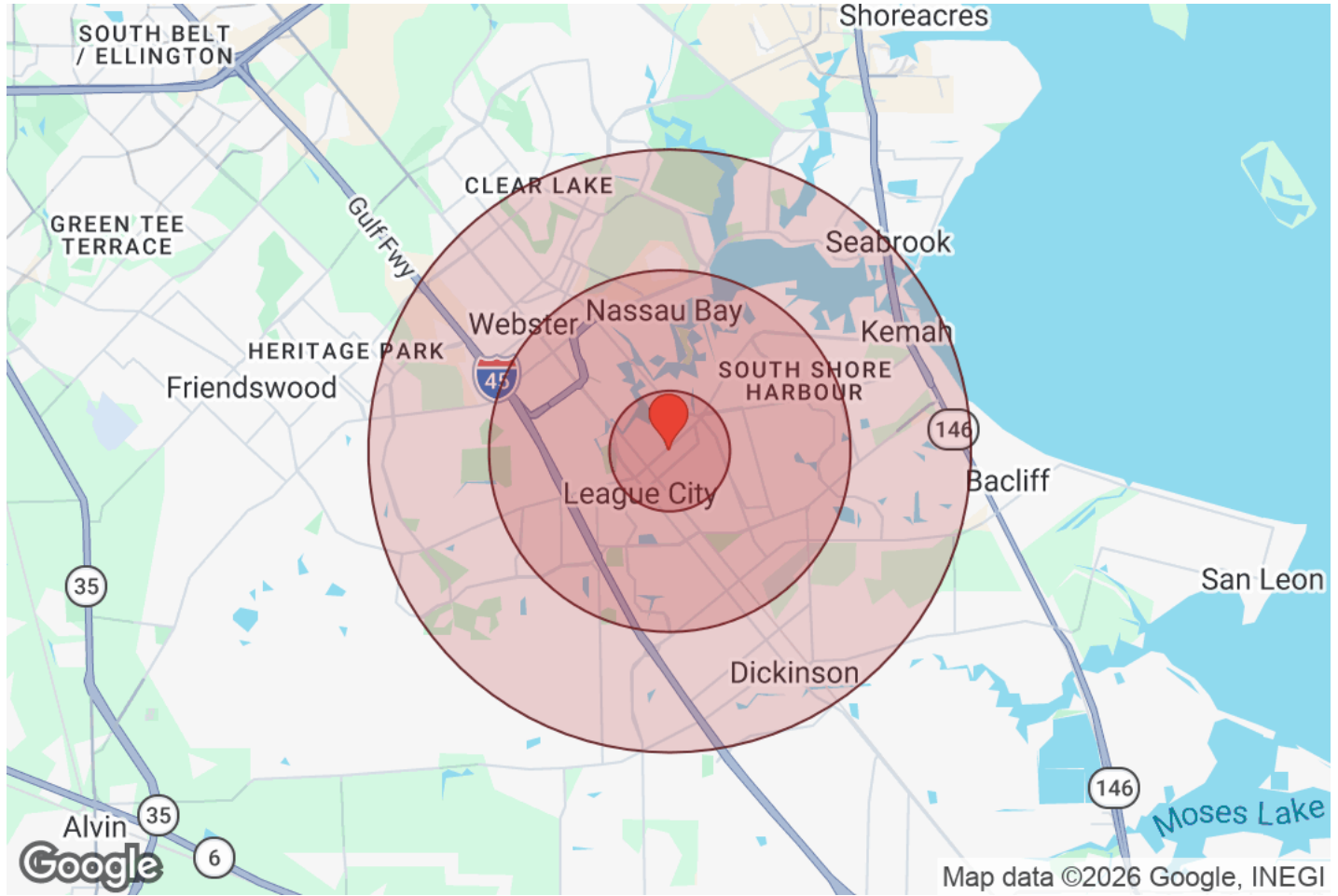


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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,329	37,947	99,933
Female	3,342	38,137	101,756
Total Population	6,671	76,084	201,689

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,678	40,507	102,821
Black	351	8,674	23,255
Am In/AK Nat	15	99	282
Hawaiian	1	15	61
Hispanic	2,367	20,687	57,663
Asian	120	4,512	13,190
Multiracial	129	1,468	4,094
Other	10	114	343

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,922	35,960	92,292
Occupied	2,532	31,742	81,568
Owner Occupied	1,606	16,152	45,566
Renter Occupied	926	15,590	36,002
Vacant	390	4,218	10,723

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,303	14,218	39,062
Ages 15 - 24	875	10,070	26,372
Ages 25 - 54	2,652	31,633	84,422
Ages 55 - 64	729	8,588	22,486
Ages 65+	1,112	11,577	29,349

Income	1 Mile	3 Miles	5 Miles
Median	\$96,836	\$94,537	\$95,754
Under \$15k	46	1,675	5,290
\$15k - \$25k	197	1,316	3,190
\$25k - \$35k	208	1,445	4,470
\$35k - \$50k	97	2,991	7,069
\$50k - \$75k	509	5,257	12,751
\$75k - \$100k	238	4,078	9,657
\$100k - \$150k	282	5,049	14,478
\$150k - \$200k	382	3,995	10,586
Over \$200k	573	5,937	14,081

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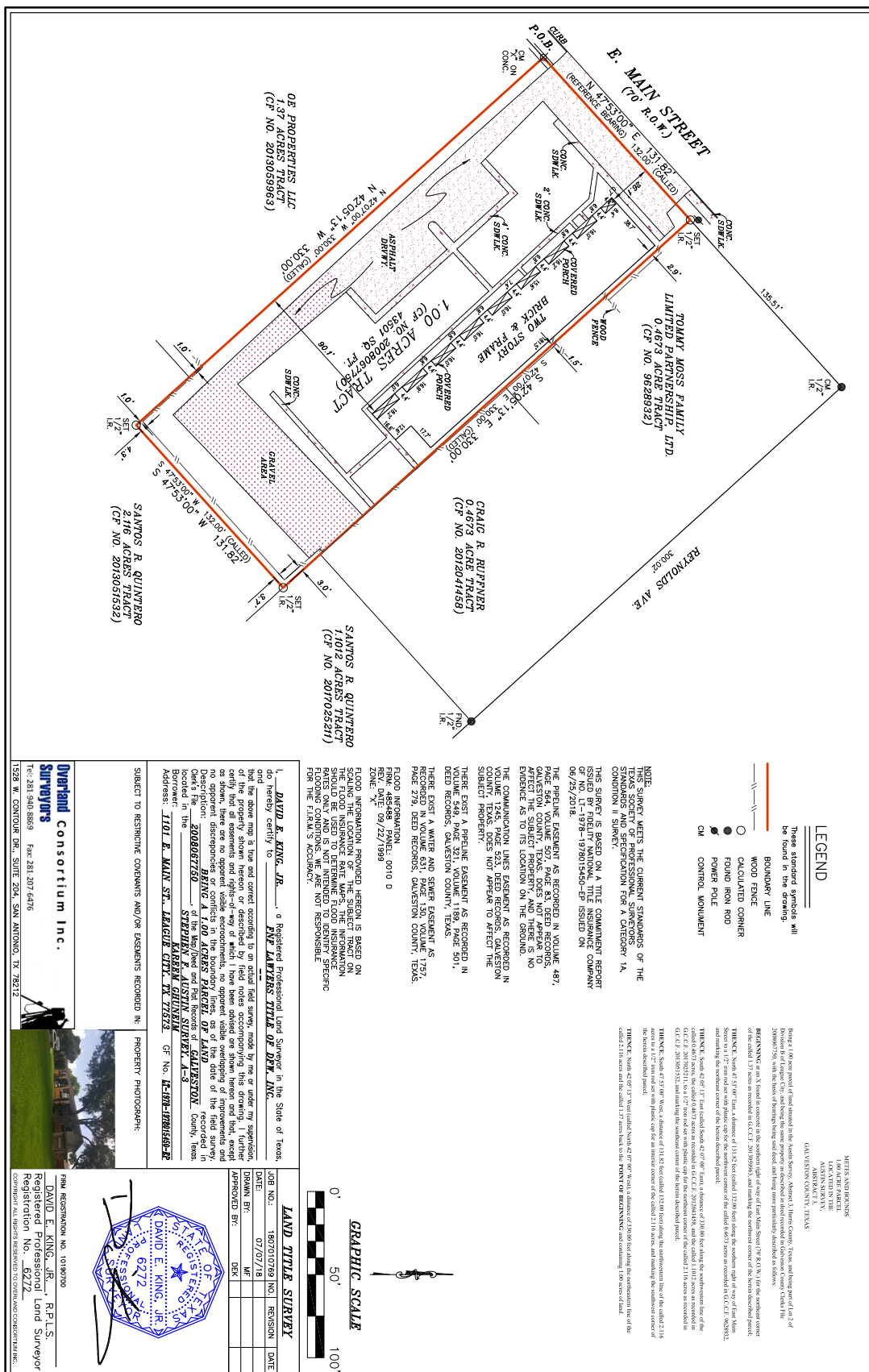
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Memorial	9000862-BB	klrw10@kw.com	(713) 461-9393
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michael Bossart	588215-B	michaelb@kw.com	(713) 461-9393
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Roger Aad	692211-B	Rogeraad@kw.com	(713) 461-9393
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Timothy Larson	695022-SA	tlarson@kw.com	(281) 508-0800
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2

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