



FOR SALE

**CLASS A NEW CONSTRUCTION,
SIX-DUPLEX PORTFOLIO
IN ORANGE, TX**

306-324 Old Timers Rd, Orange, TX 77630

4504-4506 Bob Hall Rd, Orange, TX 77632



EXCLUSIVE LISTED BY

OVERVIEW

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EXECUTIVE SUMMARY

Seize a rare opportunity to acquire a new construction, Class A duplex portfolio in Orange, Texas, offering stable cash flow on day 1 with strong growth potential. As the only luxury community in the city, this six-duplex portfolio (12 units total) is fully leased with room for rental growth, ensuring immediate income with upside potential and strong tenant demand.

Designed for efficiency and long-term profitability, each unit features separate utility meters, tenant-covered lawn maintenance, and all-electric systems, minimizing owner expenses and maximizing net operating income. The low-maintenance, high-quality construction provides durability while reducing capital expenditures.

Strategically located just 3.5 miles from the \$8.5 billion Chevron Phillips Polymer Project, this portfolio sits at the heart of a booming job market, with billion-dollar industrial expansions from Chevron, ExxonMobil, and major LNG projects driving long-term housing demand. The city's rapid growth is further supported by new retail and residential developments, ensuring continued appreciation.

PROPERTY AT A GLANCE

ADDRESS	306-324 OLD TIMERS RD
CITY, STATE, ZIPCODE	ORANGE, TX 77630
LAND ACRES	1.3625 ACRES
YEAR BUILT	2023-2024
UNITS	10
UNIT SIZE	3/2/1 - 1,200 SF

PROPERTY AT A GLANCE

ADDRESS	4504-4506 BOB HALL RD
CITY, STATE, ZIPCODE	ORANGE, TX 77632
LAND ACRES	0.46 AC (20,038 SF)
YEAR BUILT	2020
UNITS	2
UNIT SIZE	3/2/1 - 1,200 SF

ASKING PRICE:
\$2,300,000

Available upon request:
Current Rent Roll & T12



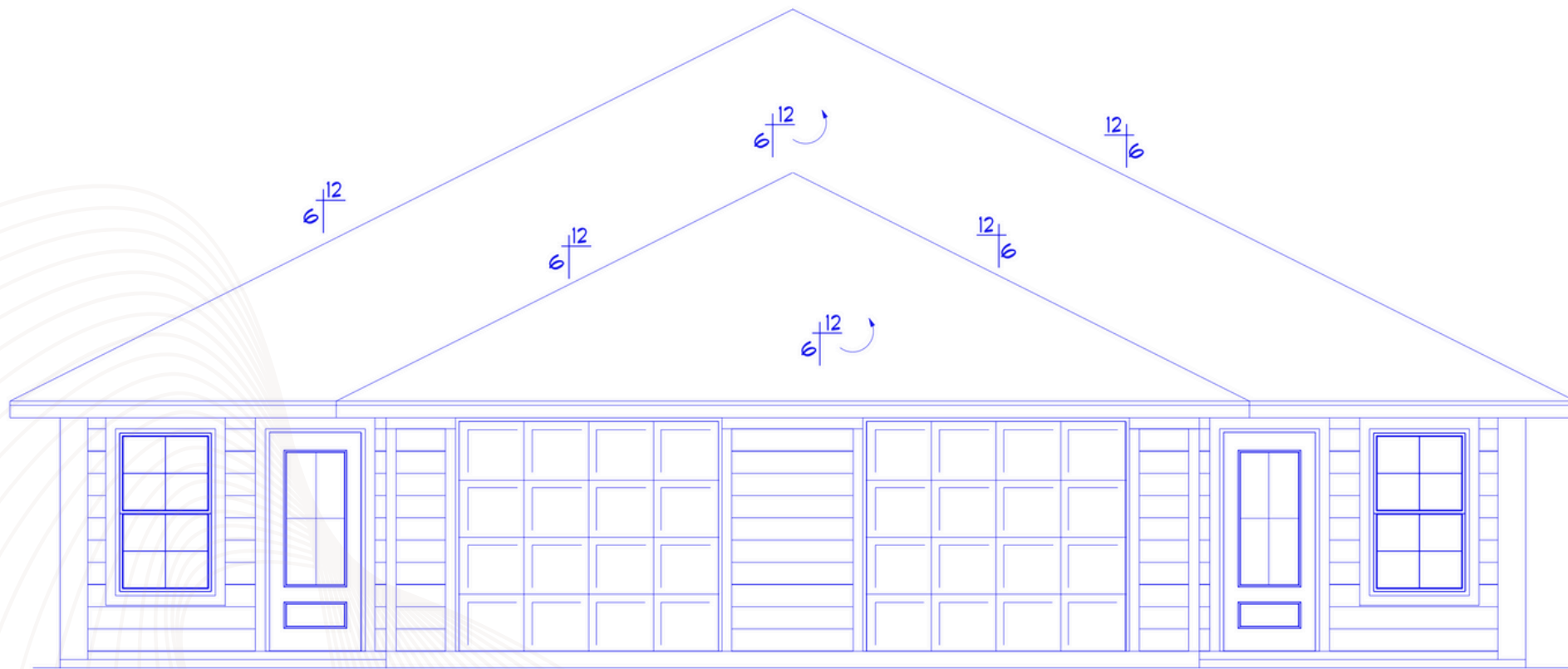
INVESTMENT HIGHLIGHTS

- ▶ Fully leased with room to increase rents
- ▶ 6.5% cap rate with upside potential
- ▶ Only Class A new construction rental community in the city
- ▶ Portfolio of six high-quality duplexes
- ▶ Just 3.5 miles from the \$8.5B Chevron Phillips Polymer Project
- ▶ Rental demand fueled by industrial expansion and job growth
- ▶ Strong long-term stability in a high-growth market
- ▶ All-electric units with separate meters for streamlined operations
- ▶ All-electric units with separate meters for streamlined operations
- ▶ Tenant-paid utilities for lower operating costs
- ▶ Tenant-covered lawn maintenance for minimal owner expenses
- ▶ Located near major employers, retail, and new developments

INTERIOR



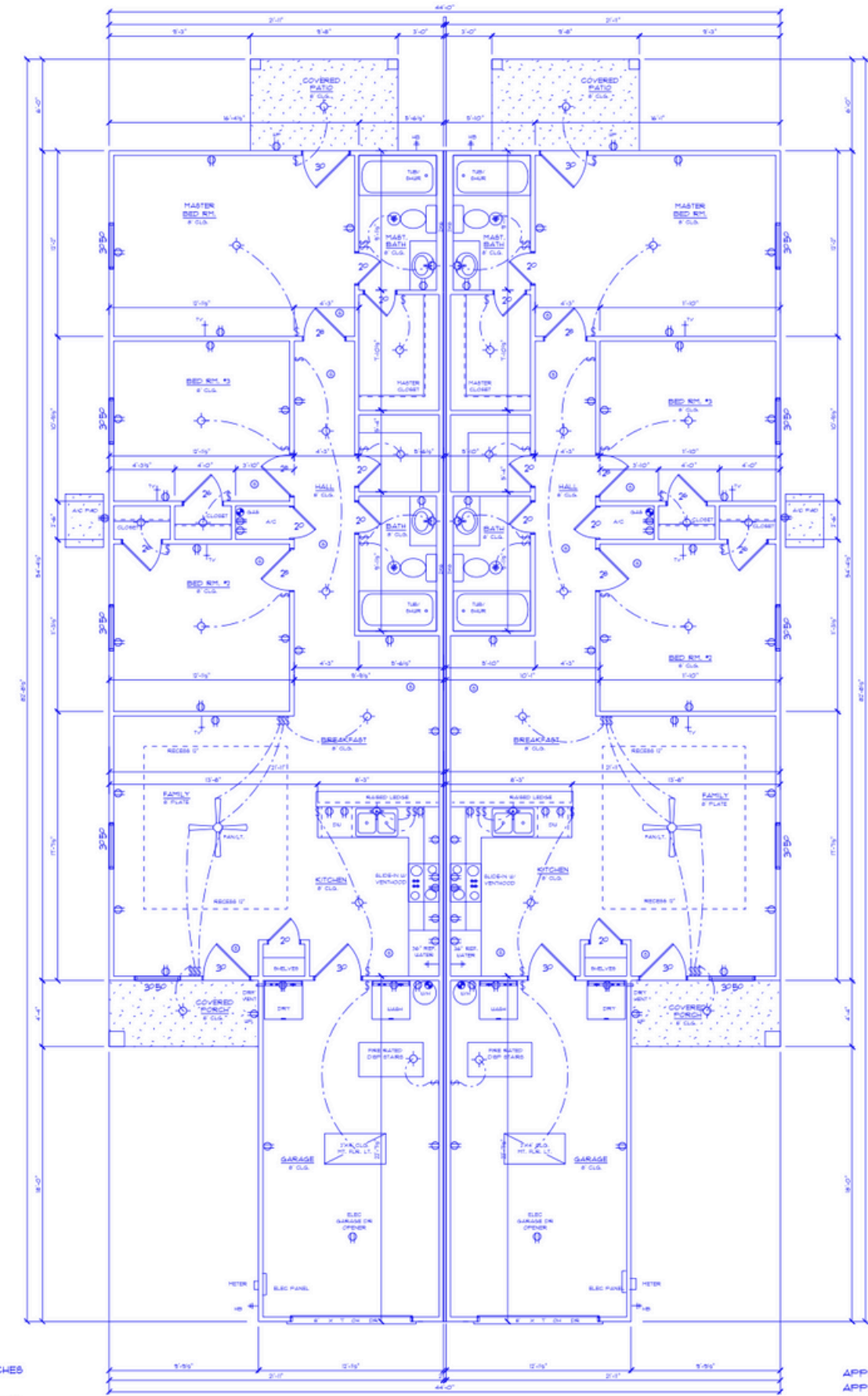
FLOOR PLAN



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Scan for floor plan



INT. 1
APPROX: 1186 SQ. FT. LIVING AREA
APPROX: 100 SQ. FT. COVERED PORCHES
APPROX: 272 SQ. FT. GARAGE
APPROX: 1568 SQ. FT. TOTAL UNDER ROOF

FLOOR PLAN
SCALE: 1/4" = 1'-0"
APPROX: 2382 SQ. FT. LIVING AREA
APPROX: 200 SQ. FT. COVERED PORCHES
APPROX: 544 SQ. FT. GARAGE
APPROX: 3136 SQ. FT. TOTAL UNDER ROOF

INT. 2
APPROX: 1186 SQ. FT. LIVING AREA
APPROX: 100 SQ. FT. COVERED PORCHES
APPROX: 272 SQ. FT. GARAGE
APPROX: 1568 SQ. FT. TOTAL UNDER ROOF

MARKET GROWTH & RENTAL DEMAND

- Orange, TX is experiencing rapid economic expansion, making it a prime market for rental housing investment. The area's industrial growth, high-paying jobs, and strong rental demand are key factors driving appreciation. USG Paper's \$715M investment is bringing more jobs and infrastructure improvements. Chevron Phillips' \$8.5B Polymer Project (3.5 miles away) is generating long-term demand for housing. Cheniere & Golden Pass LNG expansions (\$11.6B total investment) support job stability.
- Retail & Residential Growth: New construction by DR Horton & DSLD, plus Starbucks & Chick-fil-A openings. Beaumont's rental market peaked at 5.1% growth in 2022, stabilizing at 1.3% YoY in 2024. Limited new supply and strong demand for luxury rentals are expected to drive rent growth to 2.9% annually (2025 - 2027).
- The new job influx from industrial projects further supports the potential for rental appreciation. 3-bed rental comps: \$1,889 (room for growth). 1.8% annual rent growth, with 12.4% vacancy (down 3.4% from the prior period).

DEMOGRAPHIC



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	3,624	20,085	33,636
Projected 2029 Population	3,627	20,221	33,735
Population Growth 2024 - 2029	0.1%	0.7%	0.3%



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2024 Households	1,495	8,292	13,594
Projected 2029 Household	1,496	8,344	13,629
Household Growth 2024-2029	0.1%	0.6%	0.3%
Median Household Income	\$53,518	\$54,670	\$61,134



INCOME

	2020	2024	2029
\$50,000 - \$75,000	193 (13.02%)	359 (23.98%)	383 (25.64%)
Average Household Income	\$64,374	\$70,312	\$72,639
Median Household Income	\$37,916	\$53,518	\$56,197

AERIAL OVERVIEW



D·R·HORTON
America's Builder

DSL D
HOMES



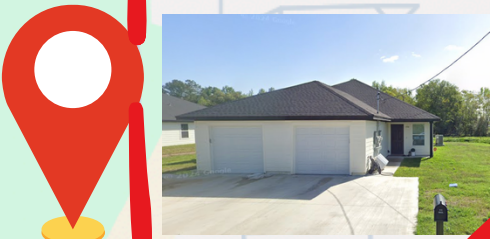
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Pinehurst



Shangri La Botanical Gardens and Nature Center



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Orange



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