

MULTIFAMILY FOR SALE



4 UNIT PACKAGE OFFER

12502 ASHFORD MEADOW DR HOUSTON, TX 77082



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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O: 7135814899

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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EXECUTIVE SUMMARY

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Offering Summary

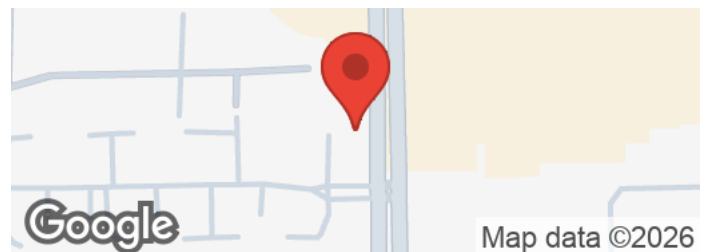
Price / Unit:	\$300,000
Number of Units	4 units
Unit SF:	1,057 SF
Lot Size:	2,859 SF
Occupancy:	25%
Year Built:	1981
Monthly HOA dues:	\$360

Property Overview

An excellent investment and leasing opportunity within a 4-unit condominium property located at 12502 Ashford Meadow Dr, Houston, TX 77082, positioned in the heart of an established and densely populated West Houston residential corridor. The property benefits from strong surrounding demographics, including a population of 194,877 residents within a 3-mile radius and an average household income of \$65,287, supporting consistent long-term rental demand and occupancy stability.

Built in 1981, the property consists of four well-sized residential condominium units, each approximately 1,057 SF, offering functional layouts ideal for today's rental market. Currently, three units are available for lease, creating an opportunity for investors or operators to capitalize on immediate leasing activity and value-add potential.

The property is strategically located near major thoroughfares, employment centers, retail destinations, dining, and everyday conveniences, making it highly attractive to tenants seeking affordability and accessibility within the West Houston submarket.



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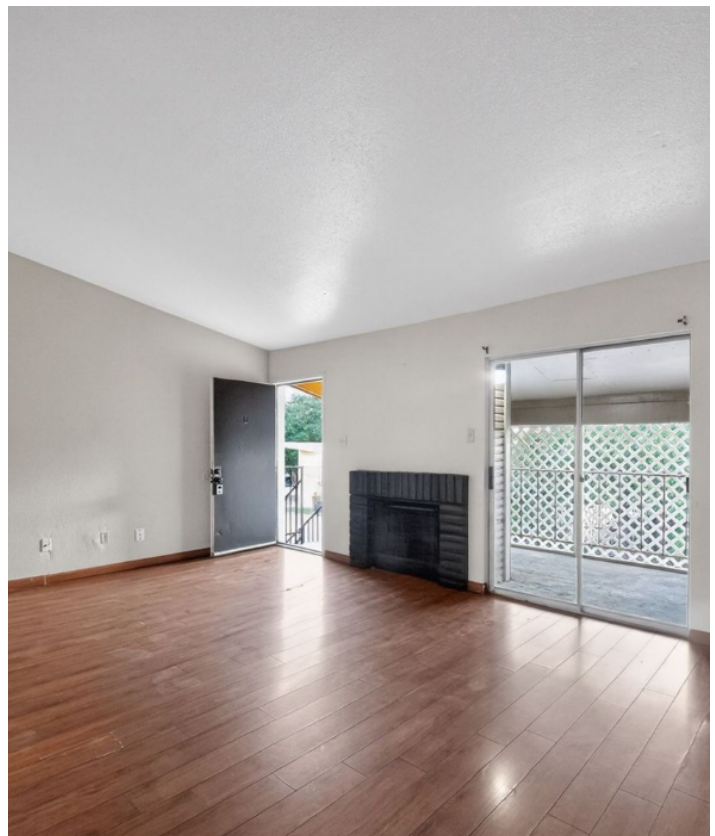
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PROPERTY PHOTOS

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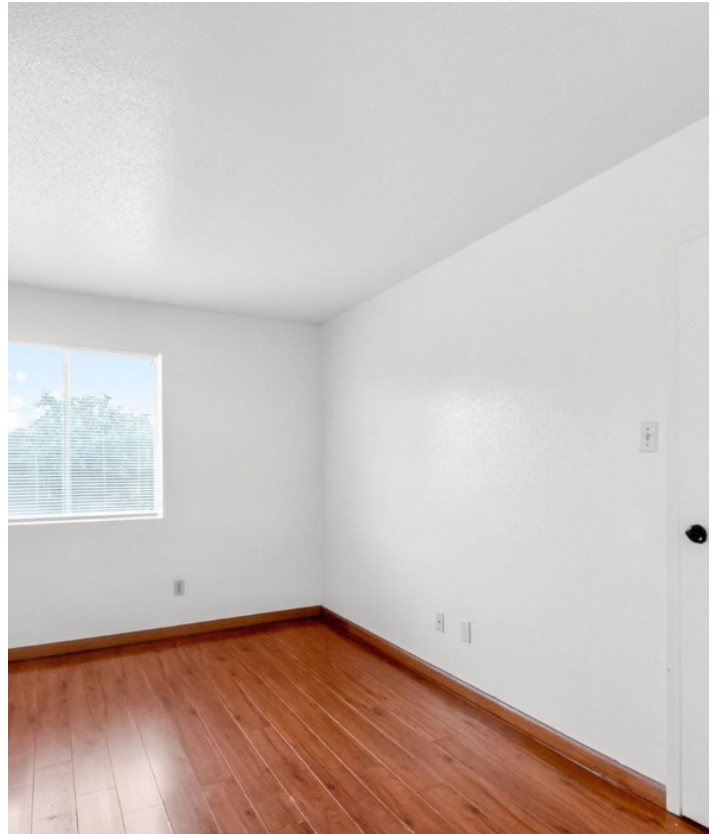
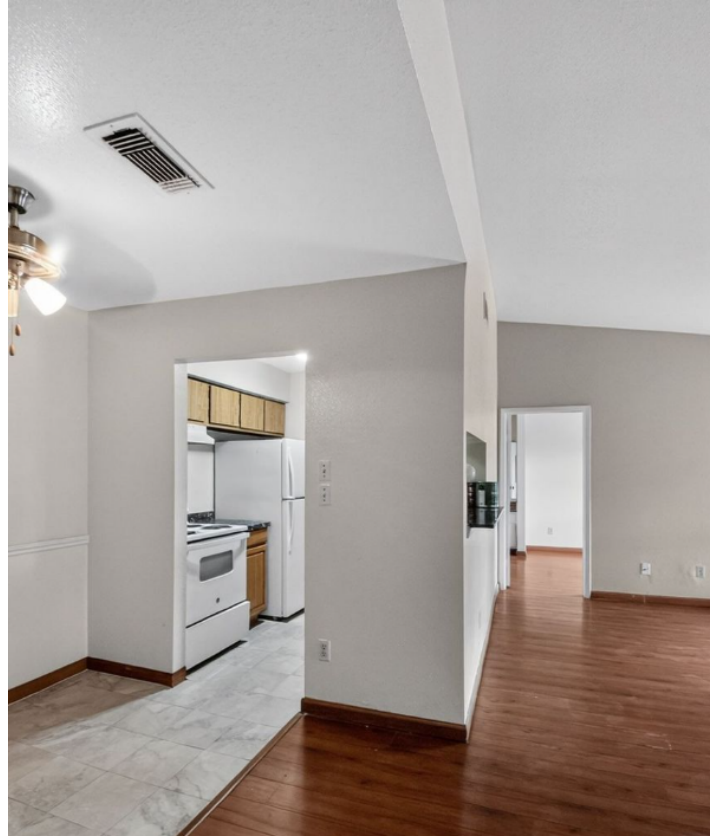
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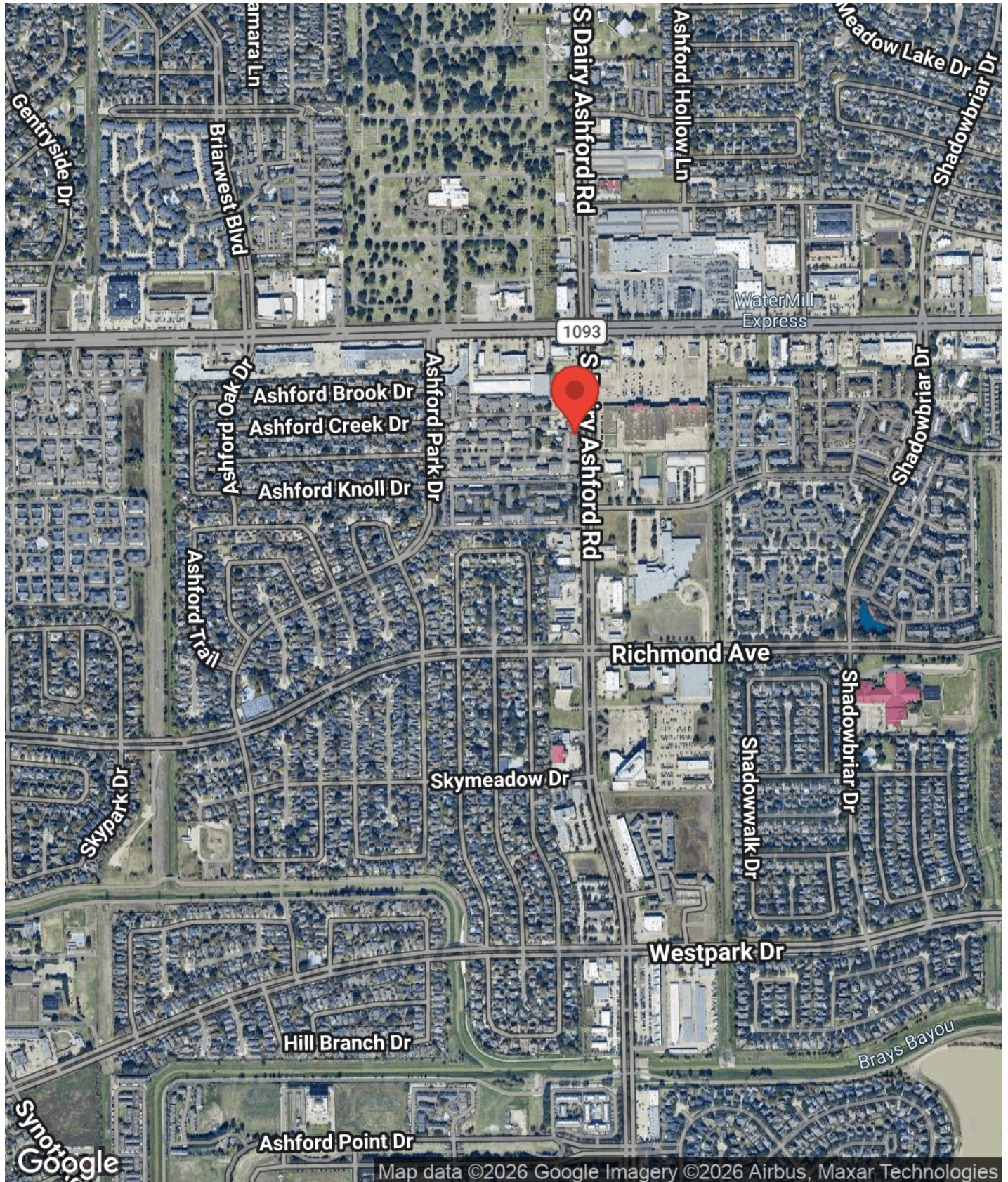
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AERIAL MAP

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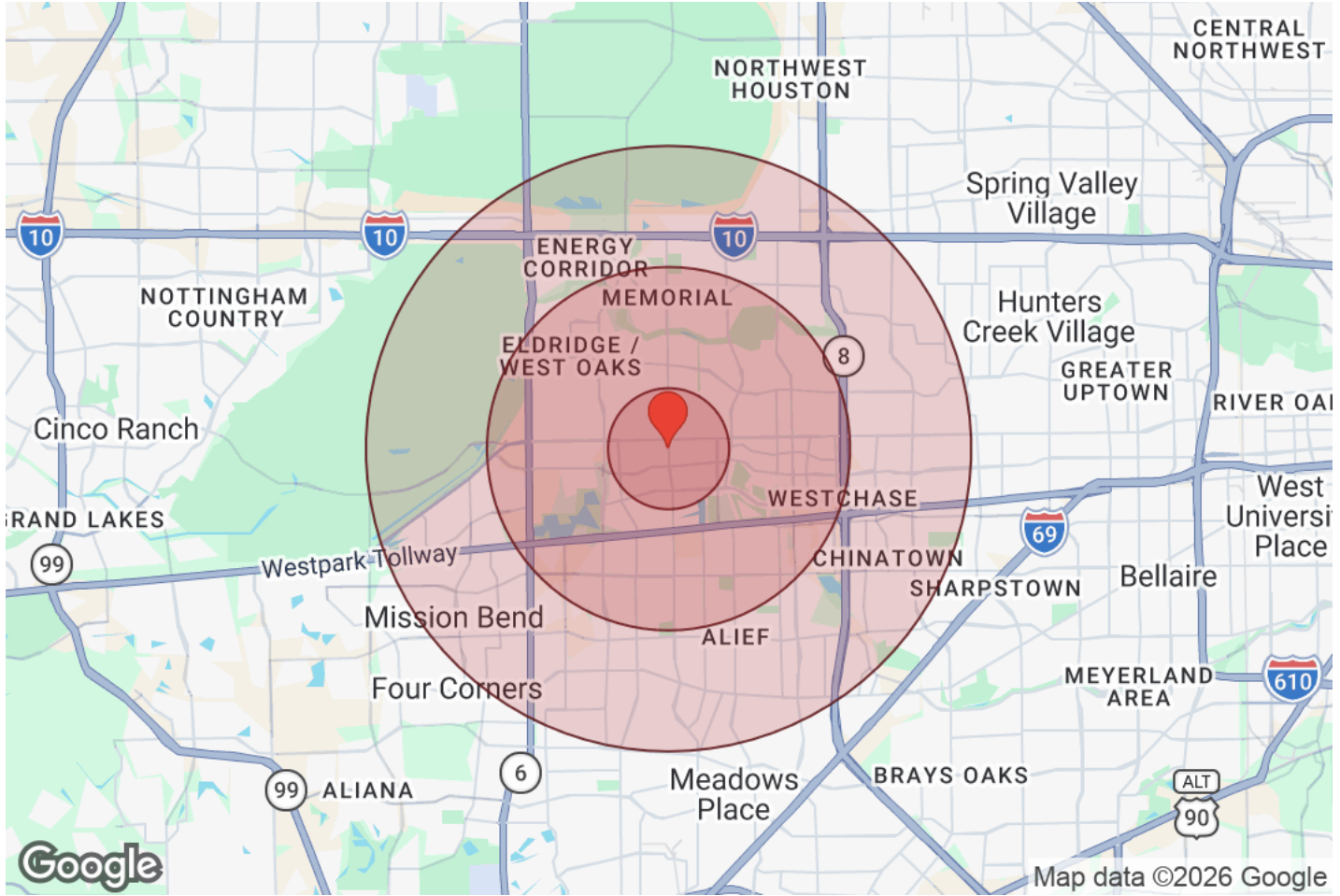
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	11,942	92,683	222,747
Female	13,021	98,470	231,280
Total Population	24,963	191,153	454,027

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,019	44,711	96,435
Black	7,981	53,293	107,695
Am In/AK Nat	22	153	409
Hawaiian	10	57	91
Hispanic	7,237	60,920	170,941
Asian	3,245	28,883	71,373
Multiracial	424	2,810	6,084
Other	25	325	999

Housing	1 Mile	3 Miles	5 Miles
Total Units	12,359	86,919	195,939
Occupied	11,200	78,234	176,726
Owner Occupied	3,729	27,238	65,977
Renter Occupied	7,471	50,996	110,749
Vacant	1,159	8,684	19,213

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,602	37,931	91,064
Ages 15 - 24	2,886	23,903	60,168
Ages 25 - 54	11,432	83,333	196,192
Ages 55 - 64	2,568	19,918	47,455
Ages 65+	3,475	26,070	59,147

Income	1 Mile	3 Miles	5 Miles
Median	\$64,624	\$67,952	\$65,556
Under \$15k	887	8,135	17,869
\$15k - \$25k	864	5,672	13,264
\$25k - \$35k	1,064	6,444	15,332
\$35k - \$50k	1,677	9,460	21,808
\$50k - \$75k	1,853	13,311	32,189
\$75k - \$100k	959	8,886	19,552
\$100k - \$150k	1,752	10,671	23,625
\$150k - \$200k	764	5,247	11,331
Over \$200k	1,381	10,408	21,756

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Ash Noorani
DIRECTOR

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you



Isa Padron
AGENT

(832) 752-7877

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Isa Padron is a dedicated commercial real estate professional specializing in investment properties, retail centers, land, and gas station deals. Since 2020, she has earned a strong reputation for her market insight, effective communication, and commitment to client success. With a degree in Communications, Isa leverages her skills to build genuine connections and deliver tailored solutions that meet her clients' commercial goals.

In addition to her expertise in U.S. markets, Isa brings a global perspective to every transaction, helping clients identify opportunities that align with their business and investment objectives. Actively involved in community service across the Greater Houston area, she combines her local knowledge and professional experience to deliver exceptional results for every client she serves.



DISCLAIMER

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