



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

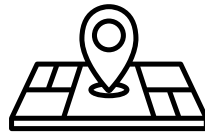
*100% Occupied Residential Portfolio*

*2417, 2435, 2483 Waterwood | Chandler, TX 75758*

# INVESTMENT SUMMARY



**BUILDING SIZE**  
**2,797 SF**



**PROPERTY SIZE**  
**1.05 ACRES**



**PRICING**  
**\$345,000**

## INVESTMENT DETAILS:

### Property Overview:

Presenting a fully occupied, residential investment portfolio consisting of two recently-built tiny homes and one mobile home, all being offered together as a single income-producing asset.

Located in the Waterwood community of Chandler, Texas, the portfolio provides immediate cash flow with all three units currently leased and generating rental income.

The property includes two, 616 SF tiny homes built in 2025 situated on approximately 0.66 acres, along with a 1,565 SF mobile home positioned on a separate 0.39-acre lot. Each residence is leased to an existing tenant, creating a stabilized investment opportunity with minimal downtime risk.

The tiny homes feature modern finishes, appliances, and a shared yard, while the mobile home offers a fenced yard, carport parking, and a separate septic system.

This offering presents an opportunity to acquire a stabilized, income-producing residential portfolio with diversified tenant income, modern improvements, and strong occupancy in East Texas.

### Property Features:

- **List price:** \$345,000
- **Building size:** 2,797 SF
  - 2417 Waterwood: 616 SF
  - 2435 Waterwood: 616 SF
  - 2483 Waterwood: 1,565 SF
- **Total acreage:** 1.05
  - 2417-2435 Waterwood: 0.66
  - 2483 Waterwood: 0.39
- **Utilities:**
  - Water: Septic
  - Heating & Cooling: Electric



## INVESTMENT HIGHLIGHTS:

- Three-unit residential investment portfolio
- 100% occupied with established tenants in place
- Current gross annual rental income of \$46,200
- Immediate cash-flowing investment opportunity in the growing Chandler market



## INVESTMENT CONTACT:

**Ann Marie Hoover**

Associate

(512) 296-8727

[www.scarboroughcre.com](http://www.scarboroughcre.com)



2417-2435 Waterwood



2483 Waterwood



# P&L

	<u>Annual</u>
<b>Unit 1</b>	\$13,800
<b>Unit 2</b>	\$14,400
<b>Unit 3</b>	\$18,000
<b>Rental Income</b>	<u><u>\$46,200</u></u>
<b>Operating Expenses</b>	
Insurance	\$3,552
Taxes	\$3,480
Pest Control	\$276
Lawn Care	\$1,980
Maintenance & Repairs	\$2,400
POA	\$84
<b>Total Operating Expenses</b>	<u><u>\$11,772</u></u>
<b>Net Operating Income (NOI)</b>	<u><u>\$34,428</u></u>
Cap Rate	10%

# RENT ROLL

Property	SF	Move-In Date	Lease Expiration	Monthly Rent	Security Deposit
2417 Waterwood	616	12/1/25	12/1/26	\$1,150	\$1,150
2435 Waterwood	616	2/15/26	2/15/27	\$1,200	\$250
2483 Waterwood	1565	1/24/26	1/24/27	\$1,500	\$250
<b>Annual Total</b>				<b>\$46,200</b>	

# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
2026 Estimated Population	1,363	5,526	10,199	44,430
2031 Projected Population	1,392	5,742	10,801	47,846
2020 Census Population	1,320	5,223	9,378	41,045
2010 Census Population	1,275	4,997	8,732	36,758
Projected Annual Growth Percentage 2026 to 2031	0.43	0.78	1.18	1.54
Historical Annual Growth Percentage 2010 to 2026	0.43	0.66	1.05	1.3
Median Age	46.51	45.88	45.54	42.26
Population Density (/Square Mile)	433.84	195.44	129.86	141.42
2026 Estimated Households	557	2,322	4,217	17,933
2031 Estimated Households	558	2,367	4,408	19,158
2020 Census Households	577	2,214	3,882	16,288
2010 Census Households	557	2,071	3,553	14,535
Projected Annual Growth Percentage 2026 to 2031	0.03	0.39	0.9	1.37
Historical Annual Growth Percentage 2010 to 2026	0	0.76	1.17	1.46
Average household income	\$74,433	\$87,690	\$97,673	\$113,549
Median household income	\$65,713	\$63,801	\$72,090	\$80,444
Per capita income	\$30,416	\$36,846	\$40,385	\$45,864
High School Graduate	28%	29.53%	31.34%	27.46%
Some College	25.34%	22.88%	21.43%	23.55%
Associate Degree	13.80%	10.76%	9.90%	10.55%
Bachelor's Degree	11.56%	16.26%	19.33%	20.54%
Graduate or Professional Degree	10.52%	7.42%	8.06%	11.73%
Total Establishments	26	80	194	1,137
Total Employees	151	379	941	7,056
Average Employees Per Business	5.77	4.74	4.85	6.21
Residential Population Per Business	52.02	69.09	52.54	39.07



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
Name of Sales Agent/Associate	License No.	Email	Phone