

EAGLES NEST APARTMENTS | FOR SALE



McCleskey Rd.



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21754 McCleskey Rd.
New Caney, TX 77357

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THE OFFERING

**21754 McCleskey Rd.
New Caney, TX 77357**



KW Commercial is pleased to present the offering of 21754 McCleskey Rd., an opportunity to acquire a stabilized 40-unit multifamily investment in the rapidly growing Southeast Montgomery County submarket of New Caney, Texas. Built in 2021, the property is strategically positioned near major retail, dining, and entertainment destinations, including Valley Ranch Town Center, a 240-acre mixed-use development featuring approximately 1.5 million square feet of commercial space.

Residents benefit from convenient access to nearby schools, parks, and recreational amenities, while investors can capitalize on the area's strong population growth, expanding economic base, and increasing demand for quality housing within one of the fastest-growing markets in the Houston metropolitan area.

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INVESTMENT HIGHLIGHTS

- Surrounded by new developments, including the Valley Ranch Town Center, a 240-acre, 1.5 million square feet of retail, dining, and entertainment
- Close proximity to several schools, parks, and entertainment
- Southeast Montgomery submarket is on the of the fastest growing markets in the Houston area, with high population growth

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
PROPERTY FEATURES


21754 McCleskey Rd.
New Caney, TX 77357

 **Address:** 21754 McCleskey Rd., New Caney, TX 77357

 **# of Units:** Forty (40)

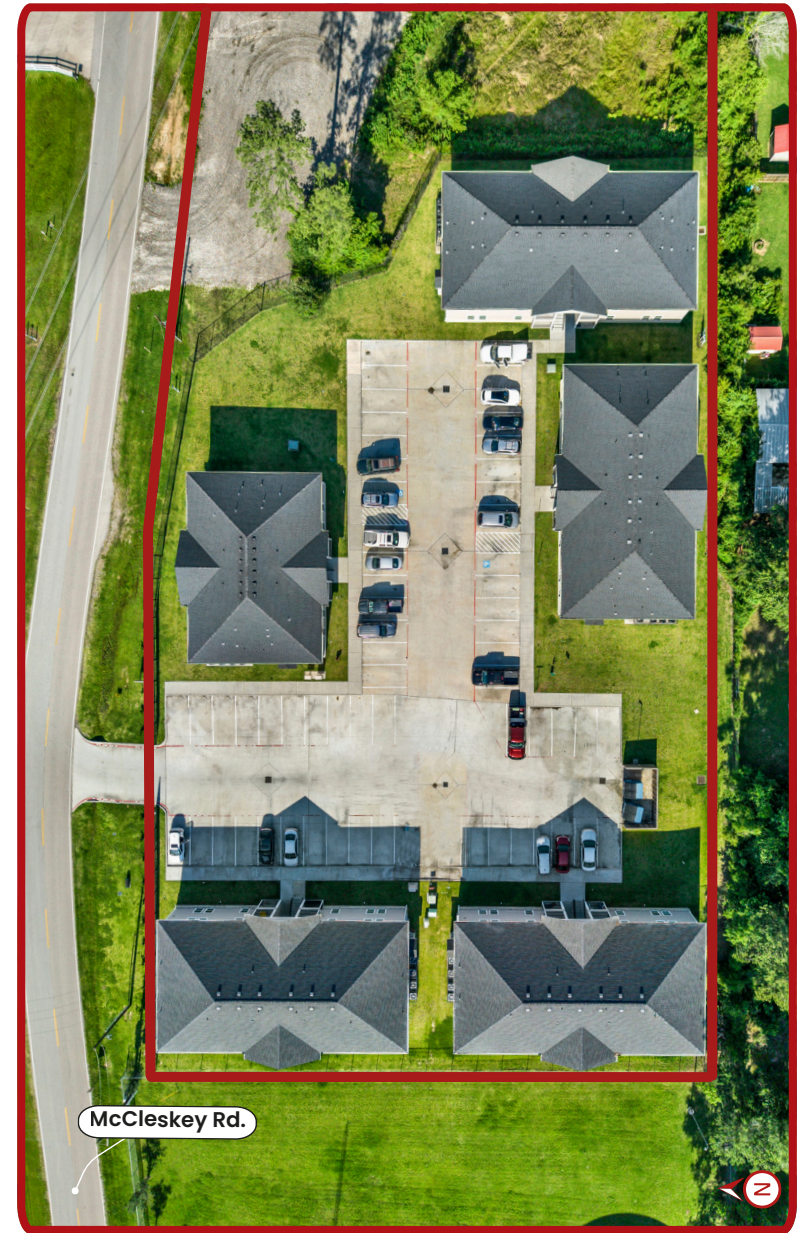
 **Property Size:** ±17,208 Sq.Ft

 **Lot Size:** ±168,142 Sq.Ft. (± 3.86 - Acres)

 **APN:** 4083-01-00100

PROPERTY HIGHLIGHTS

- 40 Unit, Stabilized Multi-Family Investment
- Mix of 2-Bedroom, 1-Bedroom, and Studio's
- New Construction, Built in 2021
- In Unit Washer & Dryer
- Walking Distance To Valley Ranch Shopping Center (Target, Kroger, Shopping, & Dining



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FINANCIAL SUMMARY

21754 McCleskey Rd.
New Caney, TX 77357

\$5,750,000.00

± 5.39 %

± \$310,200.00

PRICE

CAP RATE

NOI

VITAL DATA

OF UNITS

UNIT

\$/SQUARE FOOT

OCCUPANCY

FORTY (40)

\$143,750.00

± \$334.15

± 95%

RENT ROLL (INQUIRE FOR MORE DETAILS)

Buildings	Units	MO. Rent	Yearly Rent
Building A	Eight (8)	\$ 9,500	\$ 114,800
Building B	Eight (8)	\$ 9,150	\$ 109,800
Building C	Eight (8)	\$ 8,150	\$ 97,800
Building D	Eight (8)	\$ 9,400	\$ 112,800
Building E	Eight (8)	\$ 8,150	\$ 97,800
Total	Forty (40)	\$44,350.00	\$532,200.00

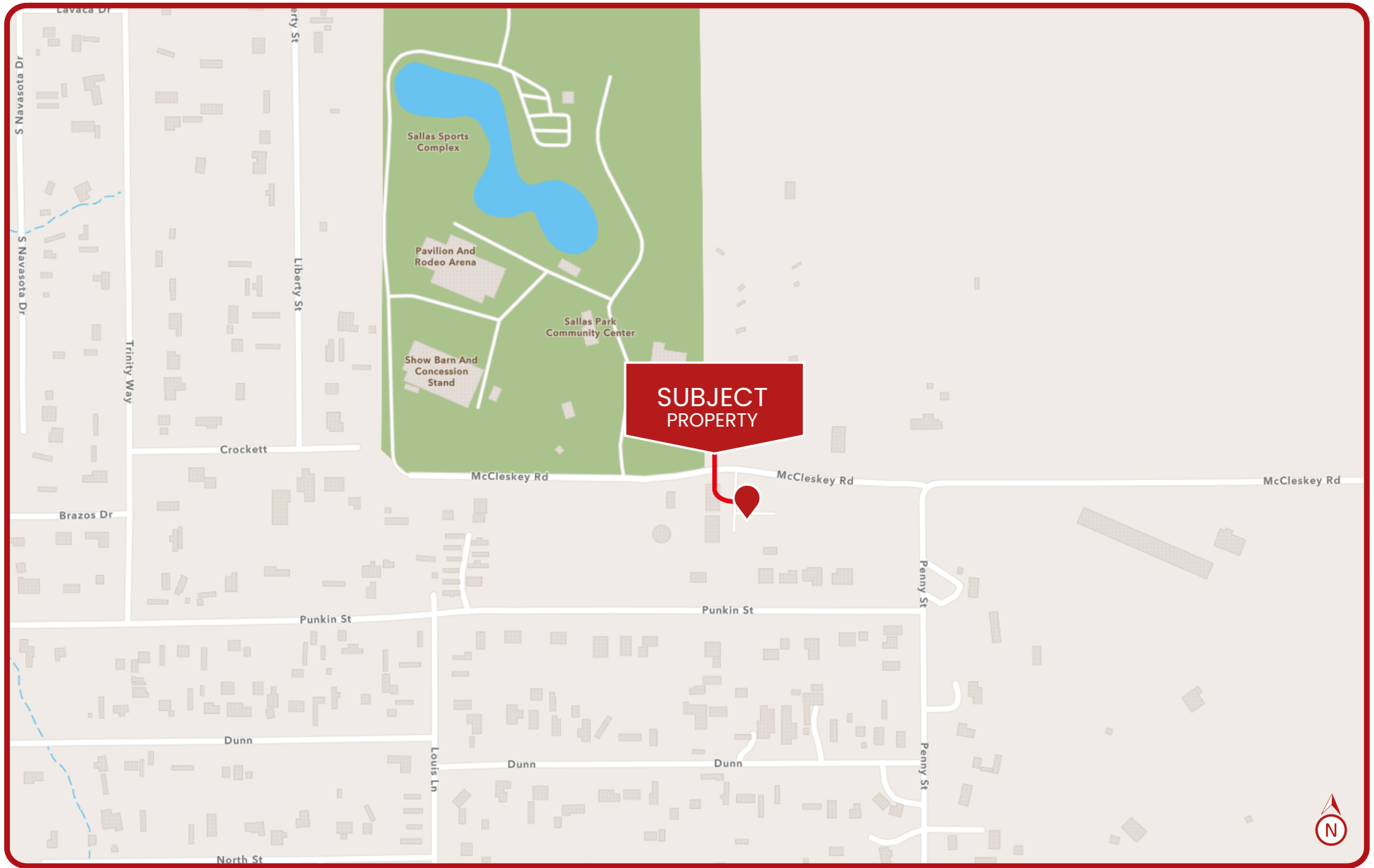
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LOCAL MAP

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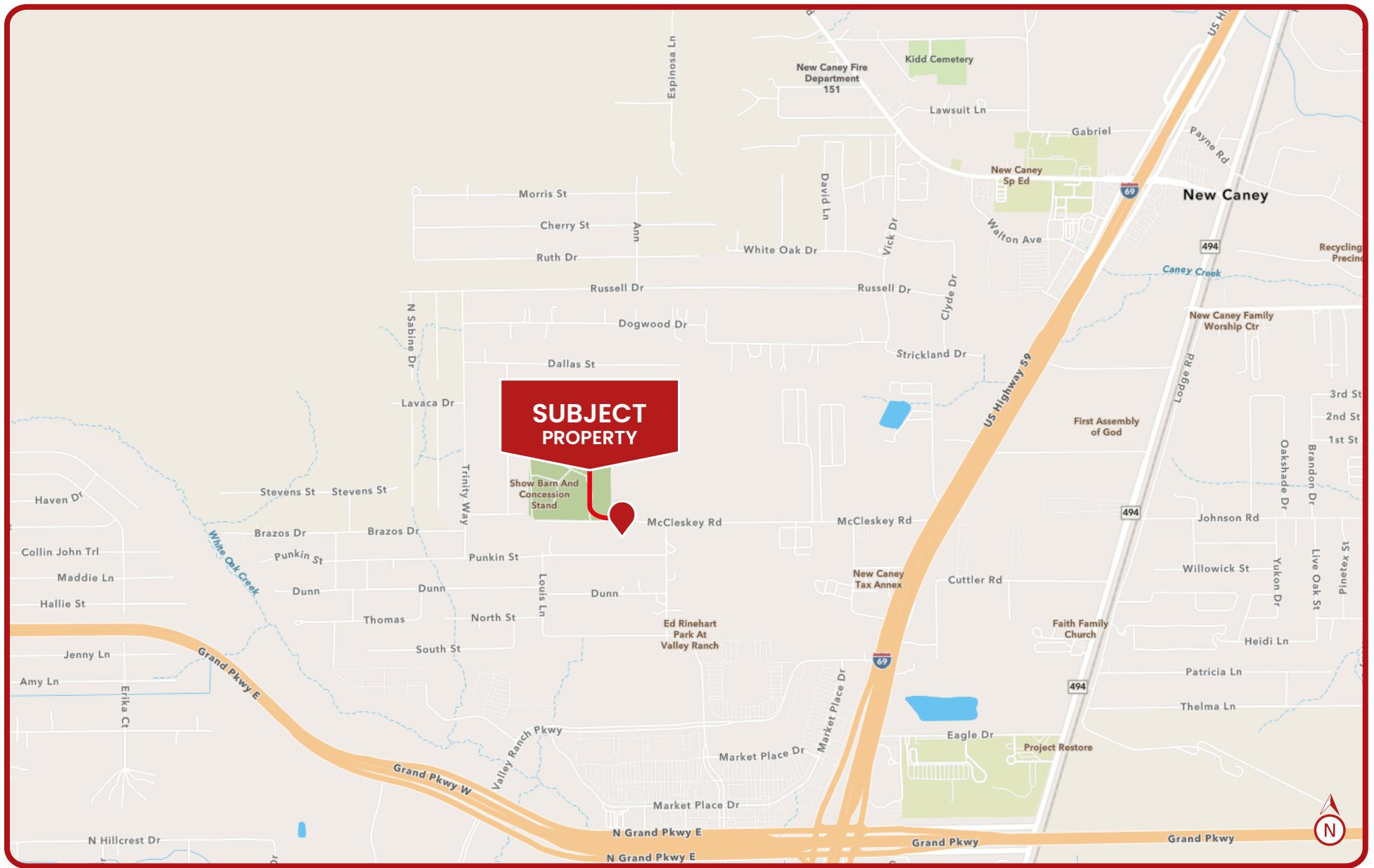
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REGIONAL MAP

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RETAILERS AND AMENITIES

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NEW CANEY

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This multi-tenant retail opportunity is strategically positioned along a high-traffic corridor in New Caney, Texas, offering excellent visibility, accessibility, and strong consumer exposure within one of the Houston metro's fastest-growing submarkets. Benefiting from its proximity to Interstate 69/US-59 and Grand Parkway 99, the property provides convenient access for both local residents and regional traffic while being surrounded by established retailers and ongoing commercial growth.

Located within a rapidly expanding residential and commercial corridor, the asset is well-positioned to benefit from continued population growth and new development throughout the area. With stable occupancy and strong tenant presence, this offering presents investors with an attractive opportunity to acquire a well-located, income-producing retail asset in a high-growth Texas market.



City of
New Caney
TEXAS



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**INLAND
EMPIRE**

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