

Oakridge Apartments

2216 Marilyn Street, Weatherford, TX 76085



Investment Highlights

THE PROPERTY – OAKRIDGE APARTMENTS

Oakridge Apartments is a 30-unit, garden-style community originally constructed in 1966 and located at 2216 Marilyn Street in Weatherford, Texas. The Property consists of six buildings with private entries and a unit mix of two efficiency units averaging 480 square feet, 16 one-bedroom units averaging 630 square feet, and 12 two-bedroom units averaging 795 square feet. The Property features individual HVAC systems, surface parking, and interiors tailored to workforce housing tenants. Oakridge Apartments has been well maintained and operated as a stable, cash-flowing asset, offering investors an easily manageable community with consistent performance. Its classic vintage construction and efficient layout position the Property as a reliable, operationally efficient asset within a growing North Texas corridor.

THE OPPORTUNITY

Oakridge Apartments present the opportunity to acquire a stabilized, turnkey multifamily asset delivering immediate in-place cash flow. With strong underlying demand for workforce housing in secondary DFW markets, Oakridge offers a compelling combination of current yield and long-term stability. The asset is well positioned to benefit from continued population growth, limited new supply, and sustained rental demand, making it an attractive investment for buyers seeking both durability and consistent performance.

THE LOCATION

Oakridge Apartments is situated in Weatherford, an expanding submarket approximately 25 miles west of Fort Worth. The Property benefits from a strong workforce-driven demand base supported by healthcare, retail, and service employment throughout Weatherford, including major employers such as Medical City Healthcare, Walmart, and Kroger. Its proximity to Interstate 20 provides direct connectivity to Fort Worth, positioning the asset to capture commuter demand from tenants seeking affordability within the broader DFW metroplex. Additionally, the Property is located near Weatherford ISD schools, local retail corridors, and essential services, supporting long-term tenant stability and consistent occupancy. With continued population growth driven by DFW migration and limited new supply, the area provides durable rental demand for workforce housing assets.

THE DEBT

Oakridge Apartments is offered free and clear of existing debt. Contact Ralph Rader (rrader@greysteel.com) with the Greysteel Debt and Structured Finance team to discuss the most efficient financing options.

Asset Snapshot

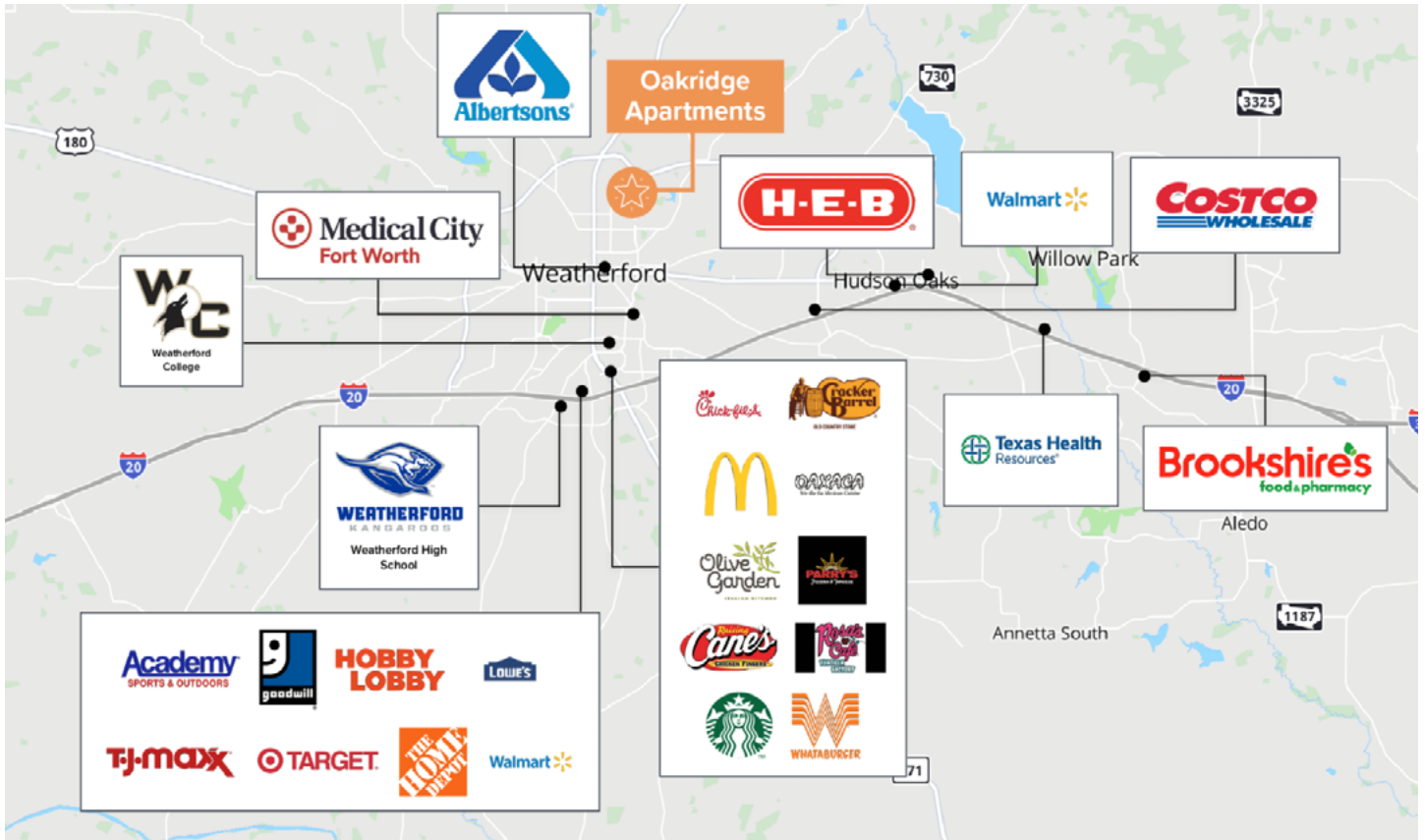
30
UNITS

686
AVERAGE UNIT SIZE (SF)

90%
OCCUPANCY

1966
YEAR BUILT

Local Map



DEAL TEAM CONTACTS

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