



Avenue One10

110 S Stadium Drive · Alice, Texas 78332

192 UNITS BUILT 1981 8.04 ACRES 144,434 SF



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EXECUTIVE SUMMARY

The Opportunity

Avenue One10 is a 192-unit, garden-style multifamily community set on 8.04 acres in Alice, Texas — the commercial hub of Jim Wells County and the wider South Texas energy corridor. Built in 1981 across 22 two-story buildings, the property totals 144,434 rentable square feet.

The rent roll is diversified across three floor plans spanning one- and two-bedroom layouts, and every unit is individually metered for electric, gas and water/sewer — placing all utility costs with the resident and protecting operating margins from inflation.

A demonstrated interior renovation program, a full community amenity package, and a supply-constrained local market position Avenue One10 as a durable, value-add cash-flow asset with a clear runway to rent growth.



192 units
TOTAL UNITS

144,434 sf
RENTABLE AREA

8.04 ac
SITE AREA

1981
YEAR BUILT

INVESTMENT HIGHLIGHTS

Why Avenue One10



100% Tenant-Paid Utilities

Electric, gas and water/sewer are individually metered and paid by residents, insulating net operating income from utility inflation.



Diversified Unit Mix

Three floor plans from 653 to 853 SF span one- and two-bedroom, one- and two-bath layouts, widening the renter pool.



Amenity-Rich Community

Resort-style pool and sundeck, basketball and tennis courts, landscaped courtyards, on-site laundry and management.



Value-Add Runway

A 1981 vintage with renovated interiors already in place; classic units offer a defined renovation-premium path.



Durable Hub City Location

Alice anchors the crossroads of Corpus Christi, San Antonio, Laredo and the Rio Grande Valley — South Texas's distribution hub.



Scale & Scarcity

At 192 units, the asset offers institutional scale within a small, supply-constrained South Texas market.

PROPERTY OVERVIEW

Asset Summary

Address	110 S Stadium Drive, Alice, TX 78332
Number of Units	192
Year Built	1981
Buildings	22
Stories	Two
Rentable Area	144,434 SF
Average Unit Size	±752 SF
Site Area	8.04 Acres
Density	23.9 Units / Acre
Construction	Stucco Siding
Parking	Open Surface

UTILITIES Electric · Gas · Water/Sewer — all individually metered & tenant-paid



FLOOR PLANS

Residence Layouts



A1

One Bed • One Bath

653 SF



B1

Two Bed • One Bath

814 SF



B2

Two Bed • Two Bath

853 SF

AMENITIES

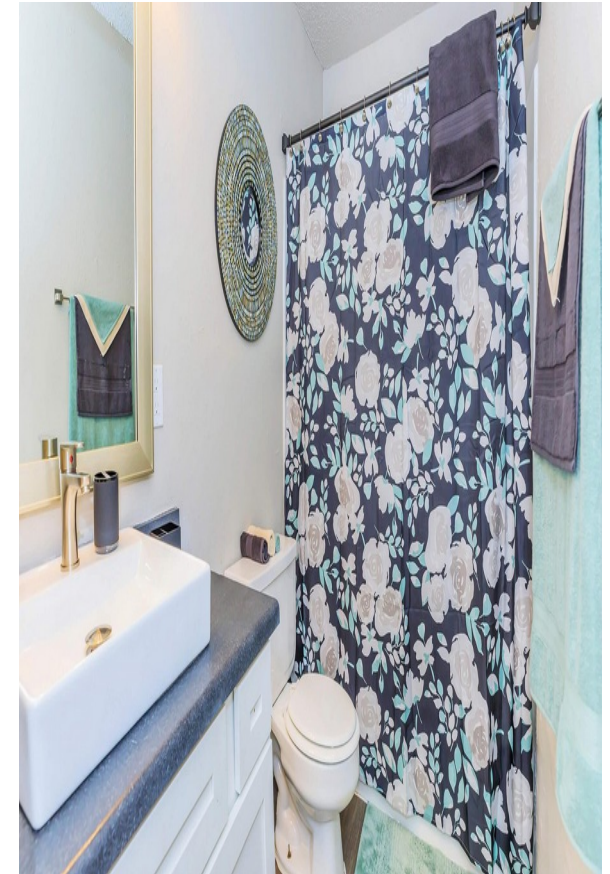
Community & Residence Features

COMMUNITY

- ✓ Resort-Style Pool & Sundeck
- ✓ Basketball & Tennis Courts
- ✓ Landscaped Courtyards
- ✓ Picnic Area with Barbecue
- ✓ On-Site Laundry Facilities
- ✓ On-Site Management & Maintenance
- ✓ Online Resident Portal
- ✓ Solar Window Screens (All Buildings)
- ✓ Smoke-Free Community
- ✓ Ample Parking & Freeway Access

IN-HOME

- ✓ Open Floor Plans, Designer Colors
- ✓ All-Electric Kitchens
- ✓ Refrigerator with Ice Maker
- ✓ Dishwasher & Garbage Disposal
- ✓ Breakfast Bar & Pantry
- ✓ Separate Dining Area
- ✓ Spacious Walk-In Closets
- ✓ Ceiling Fans Throughout
- ✓ Central Air Conditioning & Heat
- ✓ High-Speed Internet & Cable Ready







LOCATION & MARKET

Alice, Texas — The Hub City

Known regionally as the “Hub City,” Alice sits on U.S. Highway 281 roughly 45 miles west of Corpus Christi, central to San Antonio, Laredo and the Rio Grande Valley. Its economy is anchored by oilfield services and energy — more than 100 energy-related companies operate in and around the city — complemented by agriculture, healthcare and distribution.

As the county seat of Jim Wells County, Alice is the retail, medical and employment center for a trade area well beyond its city limits, supporting steady rental demand in a market with limited new multifamily supply.

MARKET SNAPSHOT

City Population **17,489**
2026 estimate

County Population **38,891**
Jim Wells County

Unemployment **4.6%**
Dec 2025

Economic Base **Energy & Oilfield**
100+ companies

Regional Role **“Hub City”**
South Texas crossroads



OFFERED BY

Joe James

Executive Managing Director
Austin, Texas

Direct: 512.838.1229
joe.james@grea.com | grea.com

Travers Warnke

Managing Director
Austin, Texas

m: 818.795.6977
travers.warnke@grea.com