

FOR SALE

3784 Rayford Rd

SPRING, TX 77386



PropNex Realty | 2717 Commercial Center Blvd | Katy, TX 77494 | PropNexUSA.com

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3784 RAYFORD RD

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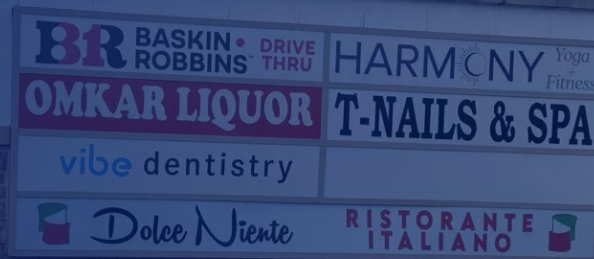
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Property Information

SECTION 1



Property Summary

3784 RAYFORD RD



PROPERTY DESCRIPTION

2022 Built Retail shopping center, 100% leased. The Harmony subdivision is a 1,000 acre master planned development with 2,600 new single family homes from award winning home builders. The Harmony is adjacent to Bender's Landing, a luxury home division of 1-2 acre lakefront homesites.

Montgomery County is considered one of the fastest growing counties in the United States. Since 2010, the population in the county has grown 30%, from 455,000 people to 595,000 people.

OFFERING SUMMARY

Sale Price:	\$5,300,000
Number of Units:	6
Lot Size:	78,756 SF
Building Size:	11,990 SF
NOI:	\$355,992.00
Cap Rate:	6.72%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,026	18,430	47,149
Total Population	6,515	59,262	145,061
Average HH Income	\$196,400	\$154,968	\$130,207

Location Information

SECTION 2



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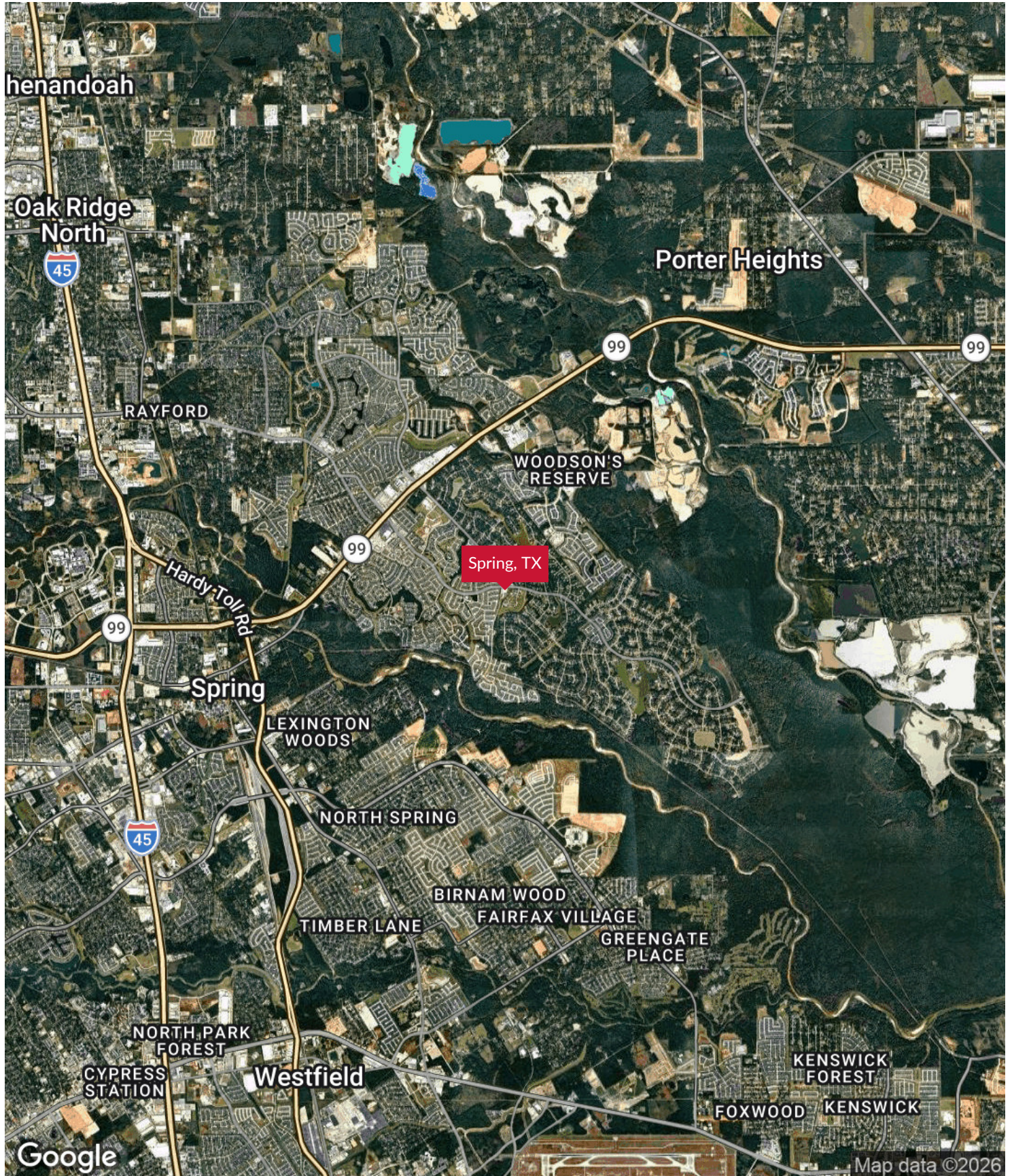
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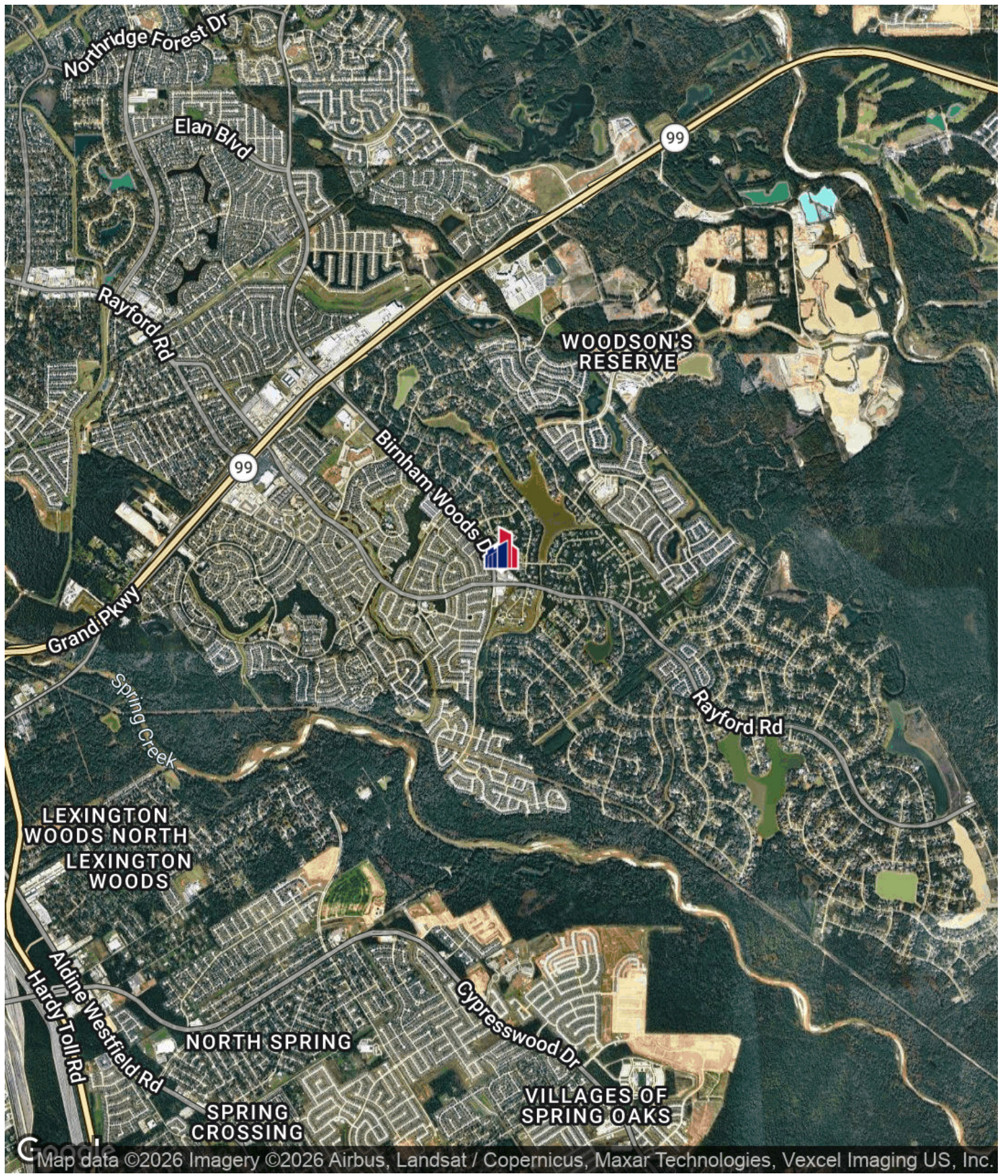
Regional Map

3784 RAYFORD RD



Location Map

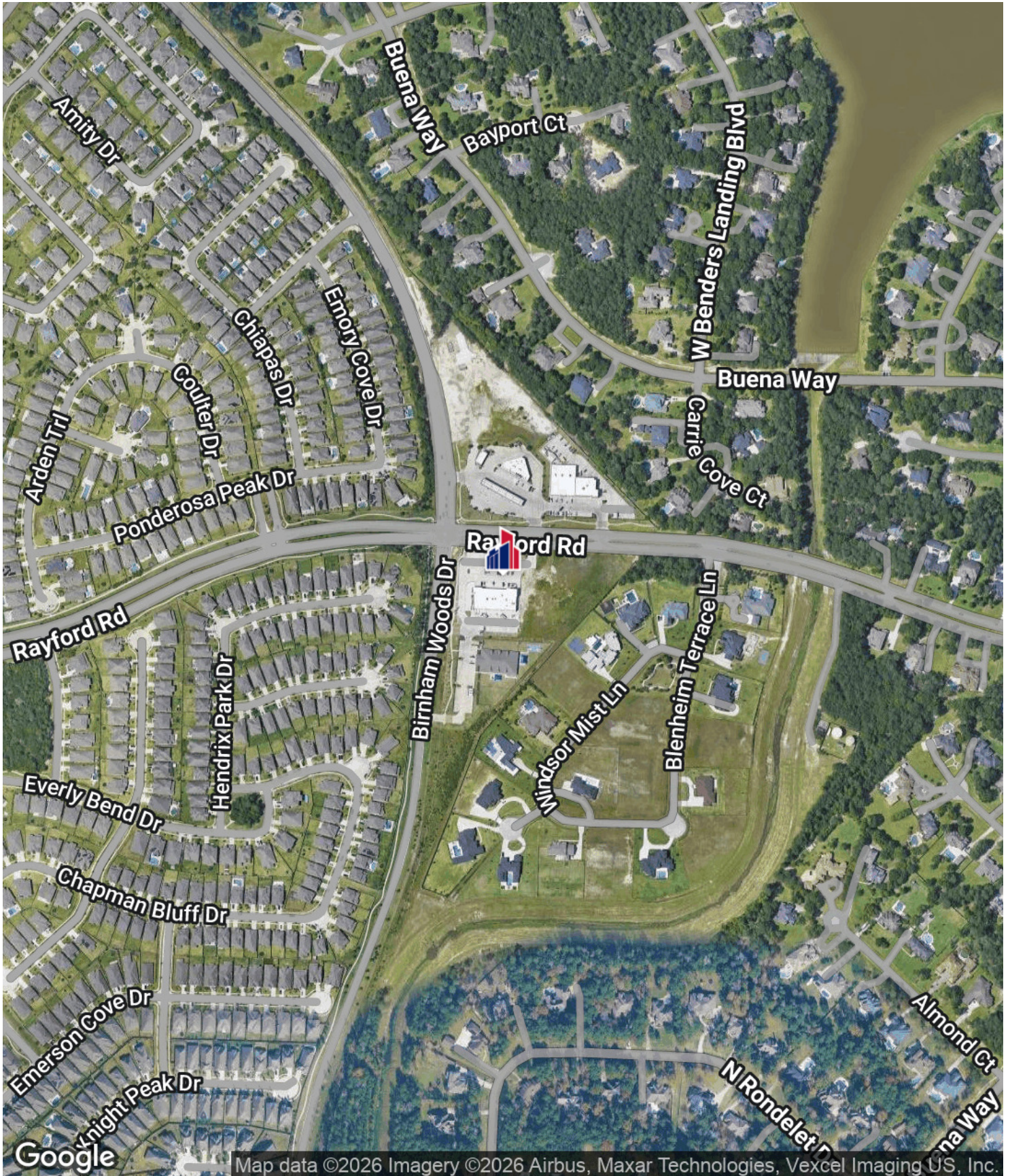
3784 RAYFORD RD



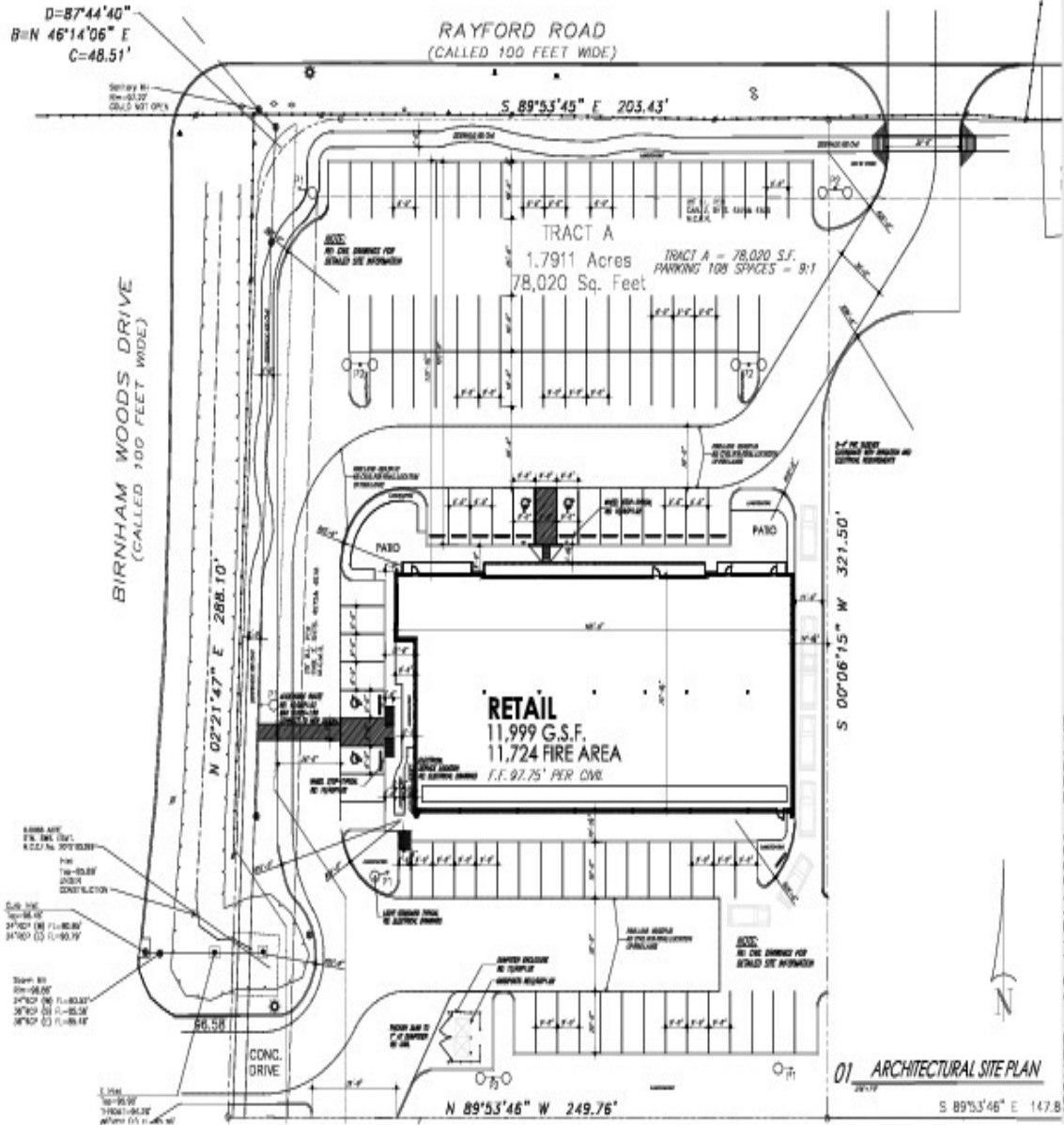
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Aerial Map

3784 RAYFORD RD



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NEW RETAIL SHELL BUILDING
 FOR
 RRS REALTY, LLC
 10000 TEXAS 170000

2021.11.19



NOV 19 2021

ISSUED - 19 NOV 2021 - PERMIT

01 ARCHITECTURAL SITE PLAN

S 89°53'46" E 147.8

Financial Analysis

SECTION 3

Financial Summary



3784 RAYFORD RD

INVESTMENT OVERVIEW

Price	\$5,300,000
Price per SF	\$442
CAP Rate	6.72%

OPERATING DATA

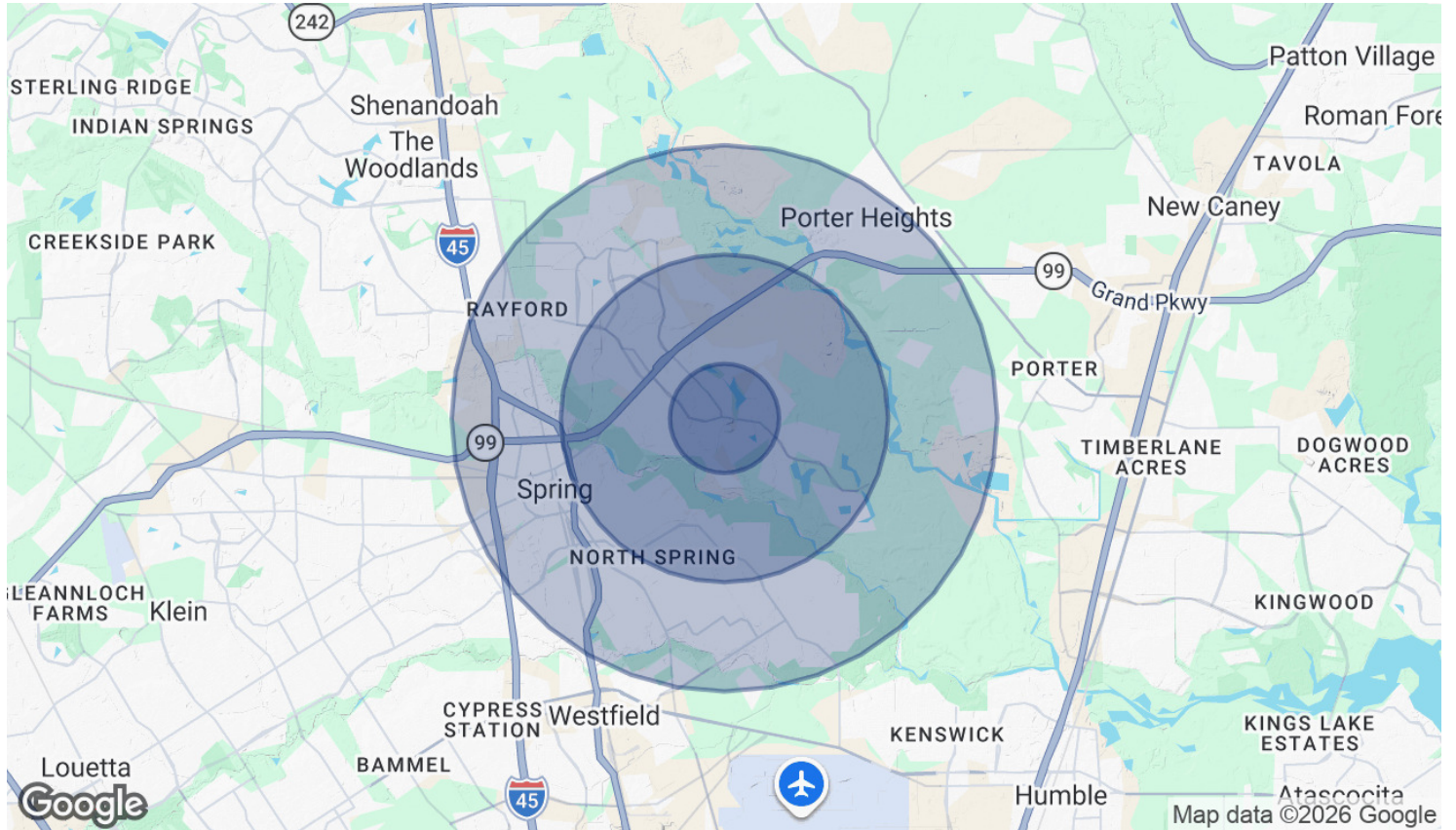
Net Operating Income	\$355,992
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Demographics

SECTION 4

Demographics Map & Report

3784 RAYFORD RD



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,515	59,262	145,061
Average Age	33.4	32.9	34.1
Average Age (Male)	34.2	33.2	34.0
Average Age (Female)	32.9	32.5	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,026	18,430	47,149
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$196,400	\$154,968	\$130,207
Average House Value	\$501,987	\$361,860	\$315,857

2023 American Community Survey (ACS)

Advisor Bio 1

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