



REAL ESTATE CO.

**C O M M E R C I A L**

HREC #21-004

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**COMMERCIAL/INVESTMENT**


A photograph of a modern townhome complex named 'Reserve on Sabine' in Brenham, Texas. The townhomes are two stories high, featuring light-colored stone or stucco siding on the upper floors and beige horizontal siding on the lower floors. They have dark shutters on the windows and red metal exterior staircases leading to the second-floor entrances. The complex is set in a landscaped area with green grass and trees under a blue sky with scattered white clouds.

# RESERVE ON SABINE

BRENNHAM, TEXAS

WWW.HODDERE.COM





Welcome to The Reserve on Sabine - a luxurious 16 unit multifamily complex! This property is a lucrative addition to any investment portfolio, offering immediate cash flow and long-term growth potential in a highly desirable location! The complex boasts a proven track record of steady and reliable rental income and minimal turnover. With the majority of units currently occupied, you can step into a profitable venture from day one. Great cap rate, and minimal operating expenses you can be sure your investment dollars are well placed. The property is a 2 story, 4 building complex, with 4 units within each building. Each unit features modern finishes, including contemporary kitchen appliances, washer/dryer hookups, and high-speed internet access, providing tenants with the convenience and comfort they desire. Brenham historically has a strong rental market which presents an opportunity for rent appreciation, further increasing returns on your investment. This 16-unit multifamily complex offers an exceptional investment opportunity with immediate income and a solid foundation for future growth. With a thriving rental market, well-maintained property, and strong tenant demand, this investment is a wise choice for seasoned and new investors alike.

ASKING PRICE: ~~\$3,350,000~~ **REDUCED: \$3,150,000**



606 SABINE STREET  
BRENHAM, TEXAS 77833

- ★ WASHINGTON COUNTY
- ★ BRENHAM ISD
- ★ ACREAGE SIZE: ±1.144 AC.
- ★ EST. TAXES: \$36,997 (PER WCAD)

- ★ ZONING: R2-MIXED RESIDENTIAL
- ★ RESTRICTIONS: CITY OF BRENHAM
- ★ WATER/SEWER: CITY OF BRENHAM
- ★ ELECTRIC: CITY OF BRENHAM

- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: N/A
- ★ 34 TOTAL PARKING SPACES
- ★ 16 TOTAL UNITS



# COMPLEX AND UNIT INFORMATION



## COMPLEX INFORMATION:

- › CONSTRUCTION COMPLETED IN 2018
- › THE TWO-STORY BUILDINGS HOST 16 UNITS:
  - 4 BUILDINGS WITH 4 UNITS IN EACH BUILDING
- › SMOKE FREE COMPLEX
- › ALL UNITS ARE 2 BEDROOMS AND 2 BATHROOMS
- › EACH UNIT IS INDIVIDUALLY METERED
- › 34 TOTAL PARKING SPACES - 2 DESIGNATED HANDICAPPED
- › SITUATED ON ±1.435 ACRES

## APARTMENT FEATURES:

- › QUARTZ COUNTERTOPS AND UNDER-CABINET LIGHTING IN THE KITCHEN
- › REFRIGERATOR, MICROWAVE, SMOOTH-TOP ELECTRIC RANGE AND DISHWASHER IN EACH UNIT
- › KITCHEN HAS AN ISLAND WITH A LARGE PANTRY AND GOOSENECK FAUCET FIXTURES
- › RECESSED LIGHTING AND MODERN FANS
- › WASHER/DRYER HOOK UPS OR OPPORTUNITY TO RENT PER UNIT
- › AT&T HIGH-SPEED INTERNET
- › PRIVATE BATHROOMS AND INDIVIDUAL LOCKING BEDROOMS FOR ADDED PRIVACY

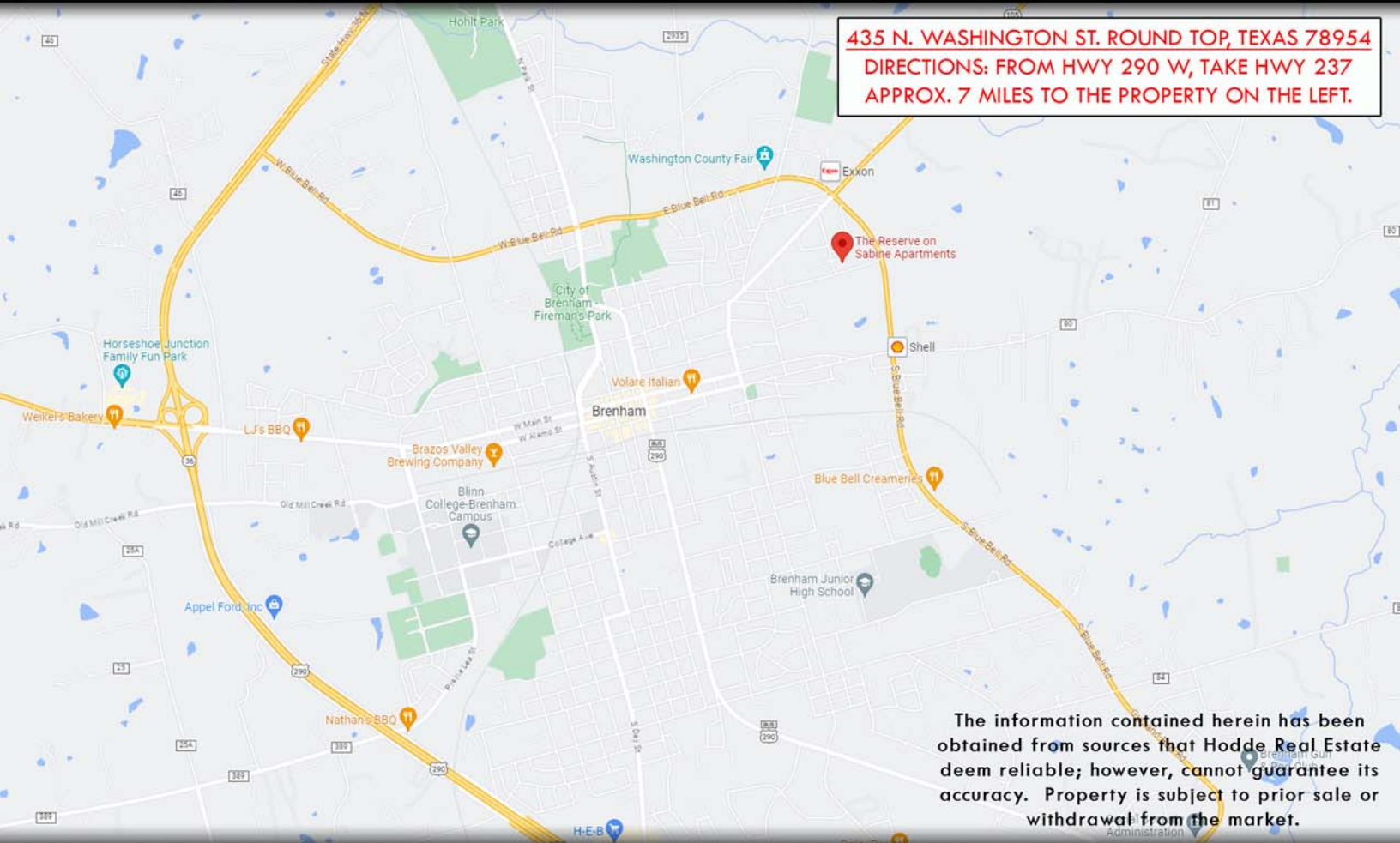




# UNIT PHOTOS







**435 N. WASHINGTON ST. ROUND TOP, TEXAS 78954**  
**DIRECTIONS: FROM HWY 290 W, TAKE HWY 237**  
**APPROX. 7 MILES TO THE PROPERTY ON THE LEFT.**

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.

# HODDE

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