

18 DUPLEX DEVELOPMENT

Dartmouth Crossing

PROPERTY NAME

ADDRESS

LAND SIZE



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Property Overview

Avodah Partners is pleased to exclusively offer an 18-duplex, 36-unit portfolio located in College Station, TX. The property was built in 2005 and consists of 18, two-story apartment buildings constructed of a wood frame and brick with pitched roofs. Each building is situated on its own individual parcel.

All units of Dartmouth Crossing consist of a highly-desirable floor plan of three (3) bedrooms and three and a half (3.5) bathrroms measuring

1,550 total square feet. Electricity is individually metered and each unit features a private, fenced yard, walk-in closets, all-electric appliacnes, central air conditioning, ceiling fans, tile floors, and on-suite bathrooms.

Dartmouth Crossing is well maintained and landscaped with grass areas, mature trees, and trimmed bushes. HOA amenities include built-in sprinkler systems and lawn care.

Amenities

INTERIOR

>On-Suite Bathrooms

→ Central Air Conditioning

> Walk-in Closets

→ Ceiling Fans

> All-Electric Appliances

→Tile Floors

> Private Fenced Yards

Built-In Sprinkler System

COMMON AREA

Law Care Included

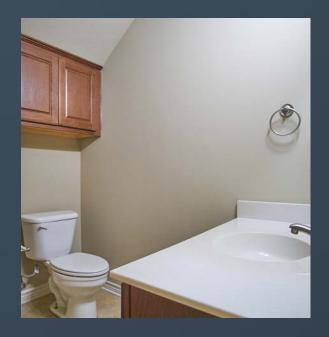
Investment Overview



Number of Units	36
Parcel Size	4.78 AC
Building Size	55,800 SF
Year Built	2005
Number of Stories	2
Average Rent/Unit/MO	\$1,282.00
Average Rent/SF/YR	\$9.50
Parcel Numbers	102881-102898
Price	\$6,030,000
Occupancy	100%

Property Photography









COLLEGE STATION, TX

With an estimated December 2016 population of 109,895 and a 3.2% unemployment rate as of November the same year, College Station proves itself to be a place of enterprise. The City covers 50.8 square miles and 493 miles of paved roads. The strength of the local economy is quantified in the AAS&P Rating the City holds.

109,895

Dec. 16 Population

3.2%

Nov. 16 Unemployment

ECONOMY

The local economy is largely driven by the presence of the Texas A&M University System. The University employs approximately 16,250 people. The University also serves as an incubator for numerous startups that become small businesses.

#1

Best Small Places in Texas for Education -Forbes, 2018 **59**%

Population Increase 2000-2015



In recent years the biomedical corridor has greatly augmented the singular employment driver the University has had.

In 2010 with the inaugural building and emergence of the Texas A&M Health Science Centers Bryan Campus, to April 2011 when Caliber Biotheraputics celebrated their grand opening, to April 2013 when Texas A&M University purchased 12.5 acres for the development of a \$91 million pandemic influenza facility, to November 2017 where The Stella Hotel and Parcat Traditions Senior Living Community have been completed. The area benefits from an ever ending and always growing influx of students that allows much of the local economy to thrive.

TEXAS A&M UNIVERSITY RESEARCH

s part of the Texas A&M University campus, this 324-acre research park was established to provide businesses with direct partnering opportunities with the University. Several companies and non-profit research organizations are located here.

TEXAS AVENUE CORRIDOR

s a major thoroughfare that runs through College Station, Texas Avenue is home to numerous conveniences, shopping, and services including Target, Wal-Mart SuperCenter, Kohl's Bed Bath & Beyond, Office Max, Best Buy, Barnes & Nobles, CVS Pharmacy, Walgreens, H-E-B Grocery, as well as many gas stations, banks, and fast food options.

NORTHGATE DISTRICT

ocated approximately two miles from the property, Northgate is a mixed-use district on the northern boundary of Texas A&M University that features a combination of business, restaurants, residential, and entertainment uses. It is a well-known district due to its eclectic mix of restaurants and bars.

BAYLOR SCOTT & WHITE MEDICAL CENTER

The community's newest 320,000 square foot, 143-bed, acute care hospital is located five miles southwest of the property and is one of the metro area's major medical facilities.

Submarket Overview

Dartmouth Crossing is conveniently located on Teal Drive one block east of Texas Avenue, Bryan-College Station's major north-south arterial. The Earl Rudder Freeway (Texas Highway 6) as well as George Bush Drive, University Drive, and Wellborn Road, all of which are major arterials, are in close proximity to the property. With TAMU bus stops on Southwest Parkway, the property also benefits from convenience to campus for students.

WOLF PEN CREEK DISTRICT

his area is a large commercial development consisting of a greenway with trails, a \$1.5 million amphitheater and entertainment area, a small lake, and the Spirit Ice Arena. Wolf Pen Creek is less than three miles from the property.

POST OAK MALL

ocated less than four miles northeast of the subject property, Post Oak Mall, the only super regional shopping center within a 75-mile radius, features 774,000 square feet of retail space housing more than 120 stores and restaurants including Bealls, Dillard's, JCPenney, Sears, and Macy's.

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