



MULTIFAMILY PROPERTY FOR SALE

LA FIESTA APARTMENTS

12845 MARKET ST, HOUSTON, TX 77015

FRANCOIS LE

Principal
281.733.8877
flee@le-commercial.com

SALVADOR ARAGON

Investment Executive
832.419.7016
saragon@le-commercial.com

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Real Estate Services



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PROPERTY INFORMATION

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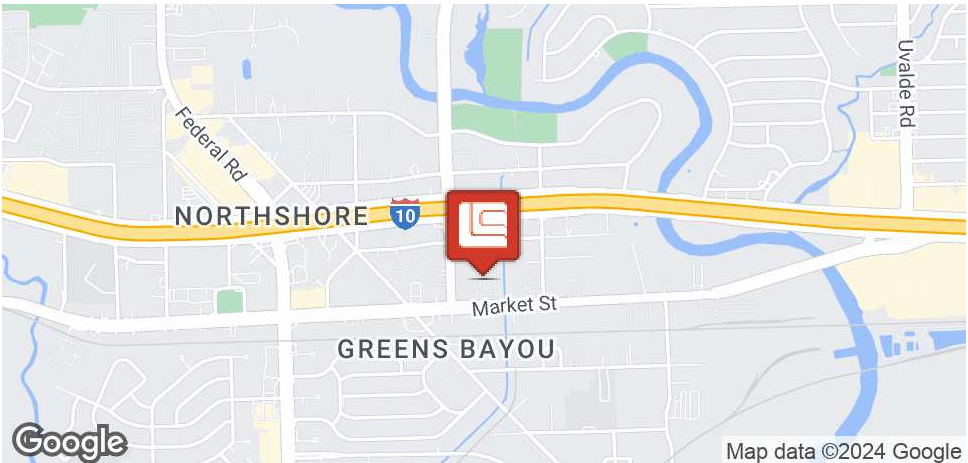


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LA FIESTA APARTMENTS



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Price Not Disclosed
Number Of Units:	60
Lot Size:	3.12 Acres
Year Built:	1964
Building Size:	44,540
Submarket:	Channelview

PROPERTY OVERVIEW

La Fiesta Apartments is a 60 unit multifamily community located in Channelview TX, a Southeast Houston suburb in Harris County. La Fiesta Apartments has a historical occupancy over 90% and provides the opportunity for an investor to execute a renovation and increase the NOI through increasing the below market rates. Tenants have easy access to major employment hubs throughout the greater Houston area and various national credit retail stores. Situated on 3.12 acres and an open green space, the garden-style property is comprised of 5, two story building, which 12 of the units are two-story townhome style units. The property also benefits from an on-site laundromat providing additional amenities for tenants.

LOCATION OVERVIEW

La Fiesta Apartments is located off Market St and Interstate 10 East. The property is also within less than half a mile from Woodland Acres Elementary & Woodland Acres Middle School with easy access to the Port of Houston and excellent commute times to various work hubs.

PROPERTY HIGHLIGHTS

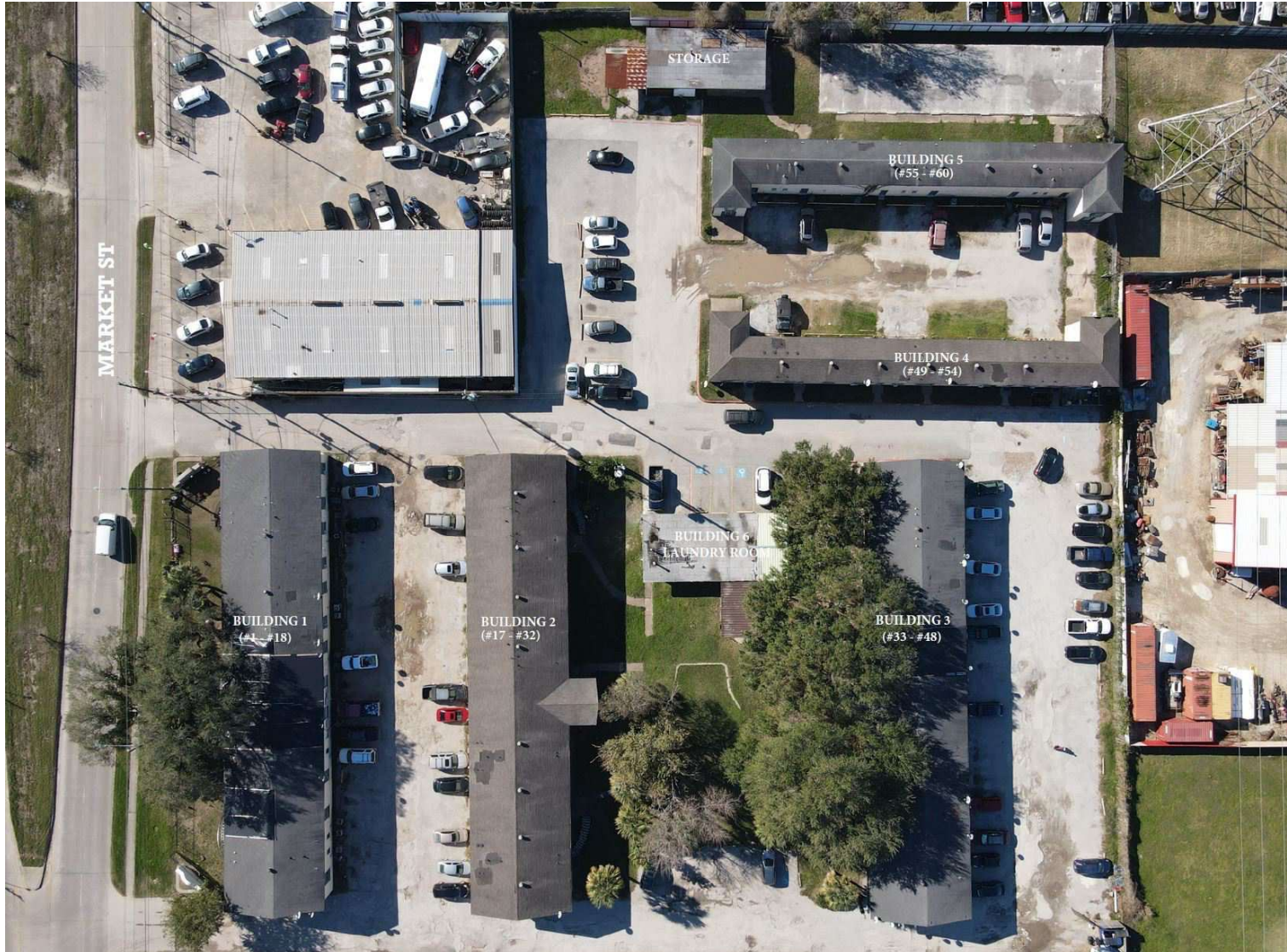
- Value add investment opportunity to increase rents to market rates
- Situated near Interstate Highway providing easy access to major work hubs and amenities
- Excellent commute times to Downtown & Port of Houston
- Schools located within half a mile for Tenants

LA FIESTA APARTMENTS



SITE PLAN

PG 5





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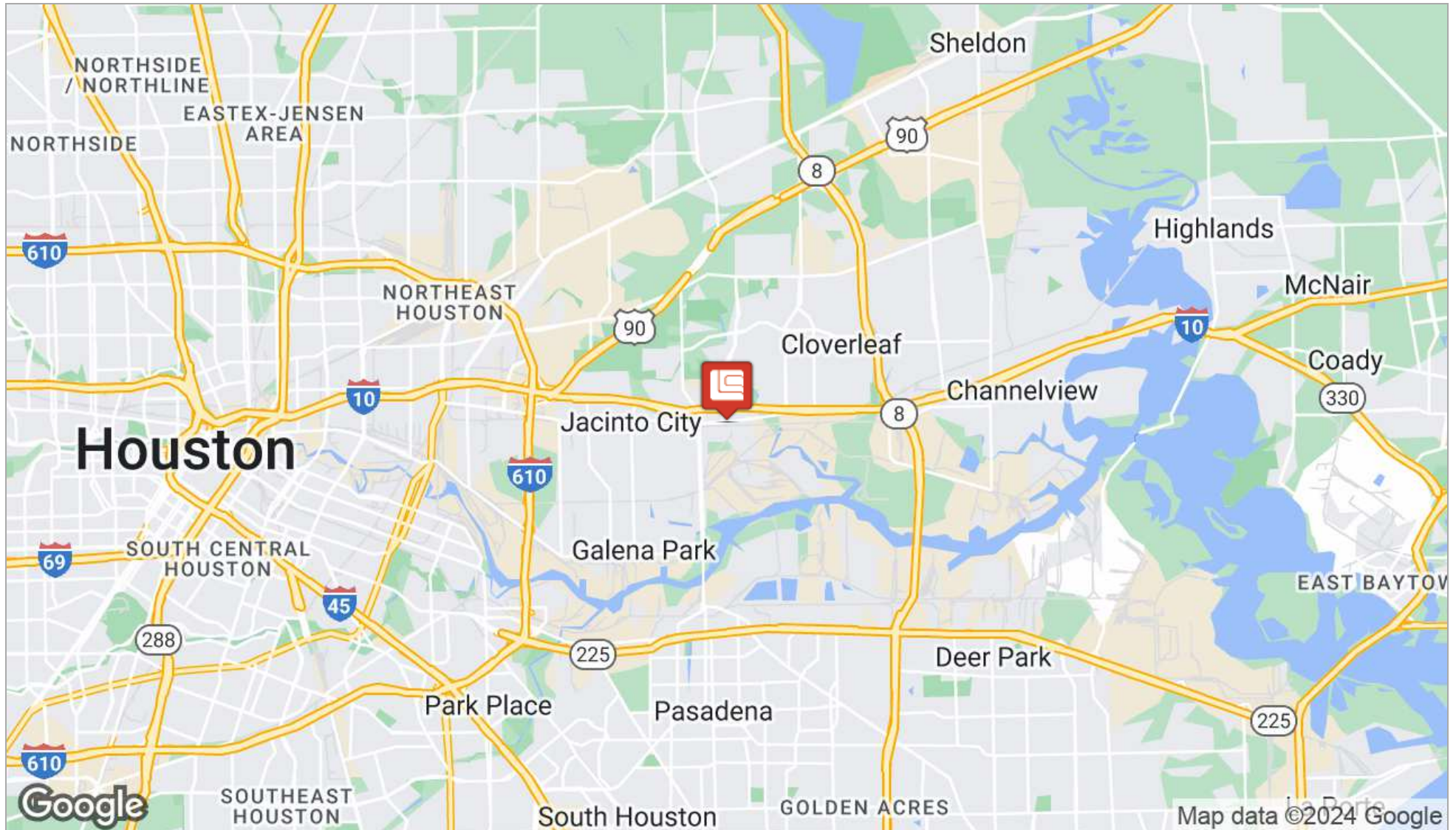
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LA FIESTA APARTMENTS



LOCATION MAPS

PG 7



LA FIESTA APARTMENTS



RETAILER MAP

PG 8



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LA FIESTA APARTMENTS

HOUSTON, TX



PG 9



4TH LARGEST CITY IN THE UNITED STATES:

- The city's metro population has more than 7 million people & is the most racially and ethnically diverse in the U.S. and the youngest, with a median age of 34.6
- It is home of The Texas Medical Center, the world's largest medical city, and 4,500 energy-related firms
- Houston boasts of a rare and unique blend of prestigious businesses, best in class shopping, dining, hotels and entertainment
- 2020 Population achieved a 0.121% 1 year- growth
- Houston has more Fortune 500 headquarters within its city limits with the exclusion of New York City
- Houston's housing costs is roughly 18.1% below the national average

HOUSTON'S RANKINGS:

- Houston leads with the Largest Gulf Coast container port, handling 70% of U.S. Gulf Coast container traffic
- Houston possesses more than 28 million square feet of commercial office space which Uptown Houston is one of the nation's largest business districts in the nation
- Uptown Houston contains more than 6.1 million square feet of retail space and more than 1,000 stores
- Home to The George R Brown convention center, one of the 10 largest convention centers in America and now encompasses more than 2 million square feet

LA FIESTA APARTMENTS

CHANNELVIEW



PG 10



CHANNELVIEW STATISTICS

- The largest industries in Channelview, TX are Construction (2,699 people), Retail Trade (2,057 people), and Manufacturing (1,977 people)
- From 2019 to 2020, employment in Channelview, TX grew at a rate of 0.788%, from 18.1k employees to 18.3k employees
- The most common job groups, by number of people living in Channelview, TX, are Construction & Extraction Occupations
- Most people in Channelview, TX drove alone to work, and the average commute time was 28.3 minutes.
- The 5 largest ethnic groups in Channelview, TX are White (Hispanic) (53.6%), White (Non-Hispanic) (13.4%), Two+ (Hispanic) (13.1%), Black or African American (Non-Hispanic) (12.3%), and Other (Hispanic) (5.05%).

- In 2020, the median household income of the 11.9k households in Channelview, TX grew to \$64,045 from the previous year's value of \$63,581.
- There are 12,883 housing units in Channelview, and the median year in which these properties were built is 1987.
- The PTRR provides rail services for the Port of Houston's Jacintoport Terminal that connect with the Burlington Northern Santa Fe and Union Pacific railroads. With easy access to Interstate Highway 10 and Houston's Beltway 8, the Port of Houston is served by nearly 150 motor freight lines.
- The Port of Houston's Jacintoport Terminal has a "Spiralveyor" bagged cargo handling system that loads ships quickly and efficiently. There is on-site bagging equipment that packages corn, rice, oats, wheat, soybeans, and other food products at the terminal

LA FIESTA APARTMENTS



CLOSE PROXIMITY (EAST RIVER & PORT OF HOUSTON)

PG 11

HOUSTON'S NEXT BIG THING

150 AC
TOTAL PROJECT



NEW DEVELOPMENT (EAST RIVER) - APPROX. 12 MINUTES

- East River's 150 acres of carefully designed, multi-phase, mixed-use development will transform the city's waterfront east of downtown into a new economic center. In total, East River Phase One will offer 300,000 square feet of office space designed to fit a wide variety of business needs alongside The Laura, a five-story, modern-industrial multifamily community of 360 apartment homes; and an additional 100,000 square feet of retail at the ground floor of the office buildings, garage, and bayou pavilions that will fuse commerce and culture with restaurant, hospitality, retail, medical, and entertainment forming spaces. At the heart of Phase One will be more than 13,000 square feet of plaza greenspace with a full calendar of activations including events and live music. Located on the Buffalo Bayou hike and bike trails, East River will also be connected to nearly 500 miles of bike lanes.



PORT OF HOUSTON - APPROX. 11 MINUTES

- The Houston Ship Channel is experiencing tremendous growth. The Houston region, the country's No. 1 region for exports, is home to the largest petrochemical manufacturing complex in the Americas. Energy production and the export of crude oil, along with the increasing global demand for chemicals produced in the region, are major drivers of this success.
- It is home to a multi-billion petrochemical complex, the largest in the nation and second largest in the world

LA FIESTA APARTMENTS

NORTHEAST AERIAL VIEW



PG 12

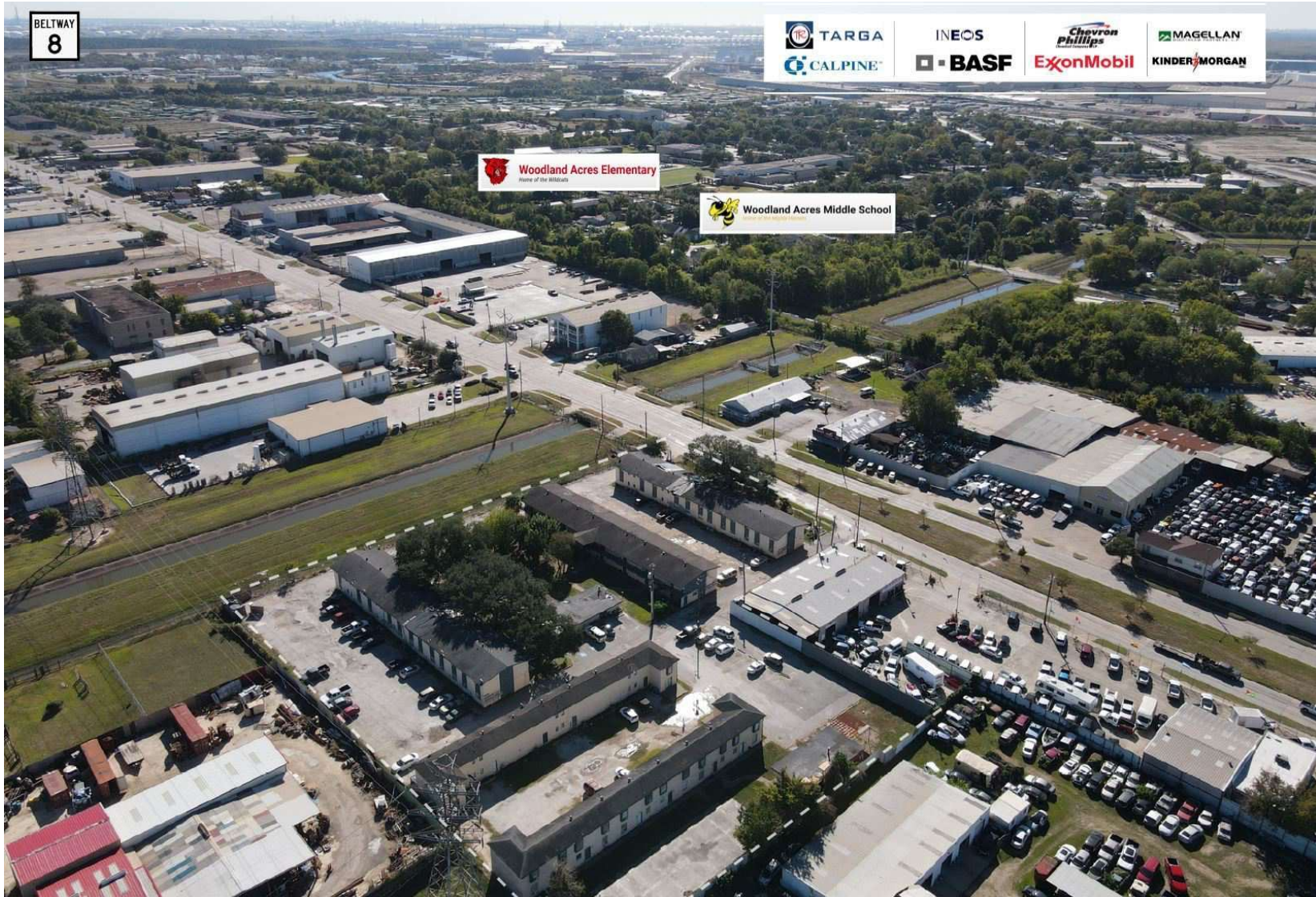


LA FIESTA APARTMENTS

SOUTHEAST AERIAL VIEW



PG 13

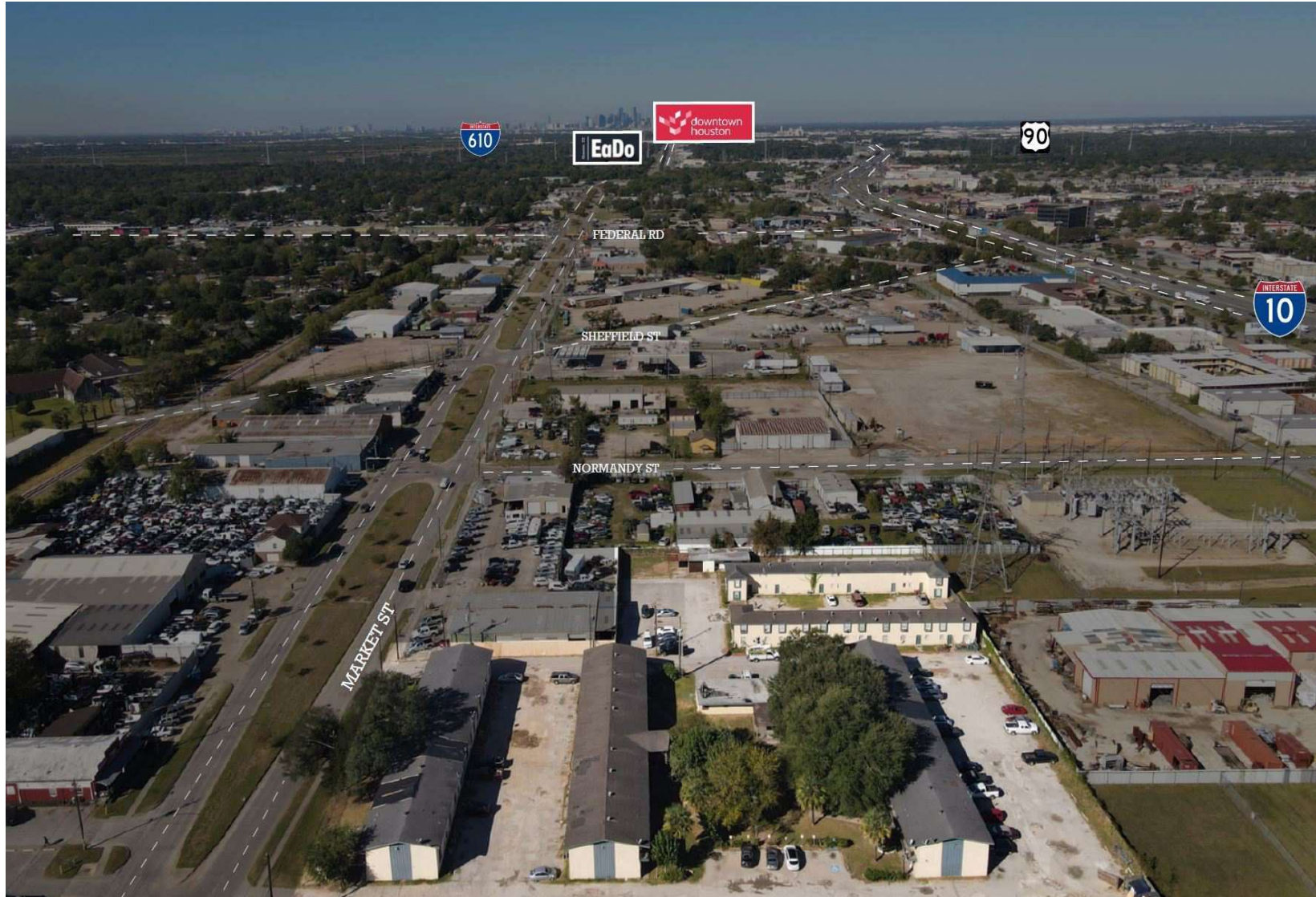


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NORTHWEST AERIAL VIEW

PG 14



LA FIESTA APARTMENTS



ADDITIONAL PHOTOS

PG 15

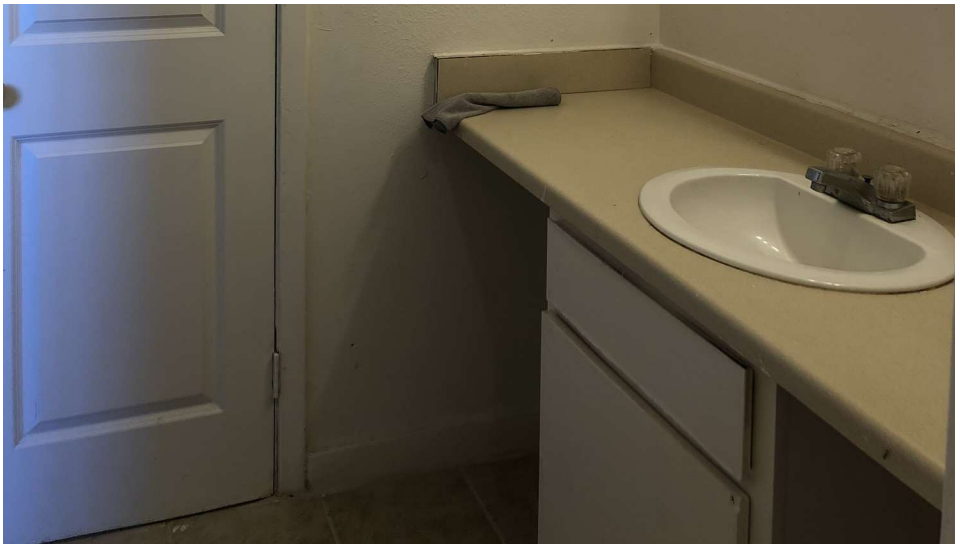


LA FIESTA APARTMENTS



INTERIOR PHOTOS

PG 16





DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,569	86,450	183,577
Average Age	34.0	31.6	31.5
Average Age (Male)	34.5	30.7	30.3
Average Age (Female)	31.4	31.9	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,101	29,934	60,466
# of Persons per HH	2.8	2.9	3.0
Average HH Income	\$50,098	\$51,827	\$56,102
Average House Value	\$90,526	\$92,590	\$106,318

* Demographic data derived from 2020 ACS - US Census

