



SALE

1452 Co Rd 182

1452 CO RD 182

Gainesville, TX 76240

PRESENTED BY:

BRYSON HUDGENS

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BRAD TYNDALL

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
NOI:	\$251,990
CAP RATE:	6.38%
UNIT COUNT:	17
OCCUPANCY:	100%
LOT SIZE:	+/- 3.9 Acres

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PROPERTY DESCRIPTION

Situated off I-35 in Gainesville, Texas—between the DFW Metroplex and WinStar World Casino—this turnkey, BTR-style property features 17 fully occupied single-family homes on a single parcel. Its strategic location near major regional employers drives strong tenant demand, low vacancy, and resilient long-term growth. Delivering immediate cash flow, this asset offers 17 distinct income streams paired with the streamlined management and economies of scale of a single-tract investment.

PROPERTY HIGHLIGHTS

- Mix of Units with Carports attached.
- 100% Occupied & Income-Producing: Every single unit is currently rented, providing immediate, stable cash flow from day one.
- Built-In Risk Mitigation: 17 individual streams of rental income.
- Streamlined Management: Enjoy the economies of scale that come with managing 17 units all in one centralized location.
- Shared Drive with neighboring Flex Warehouse for two points of access.
- Flex Warehouse not part of Sale

MONTHLY RENT ROLL

UNIT	BEDROOMS	BATHROOMS	RENT
575 FM 371, Unit 101	2	2	\$1,495.00
575 FM 371, Unit 102	2	2	\$1,495.00
575 FM 371, Unit 103	2	2	\$1,505.00
575 FM 371, Unit 104	2	2	\$1,495.00
575 FM 371, Unit 105	2	2	\$1,515.00
575 FM 371, Unit 106	1	1.5	\$1,375.00
575 FM 371, Unit 107	2	2	\$1,575.00
575 FM 371, Unit 108	2	2	\$1,525.00
1452-A CR 182	2	1	\$1,395.00
1452-B CR 182	2	1	\$1,250.00
1452-C CR 182	2	1	\$1,395.00
1454-A CR 182	2	1	\$1,375.00
1454-B CR 182	2	1	\$1,395.00
1454-C CR 182	2	1	\$1,295.00
1456-A CR 182	2	2	\$1,515.00
1456-B CR 182	2	2	\$1,495.00
1456-C CR 182	2	2	\$1,550.00
TOTALS			\$24,645.00

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PLAT OVERVIEW



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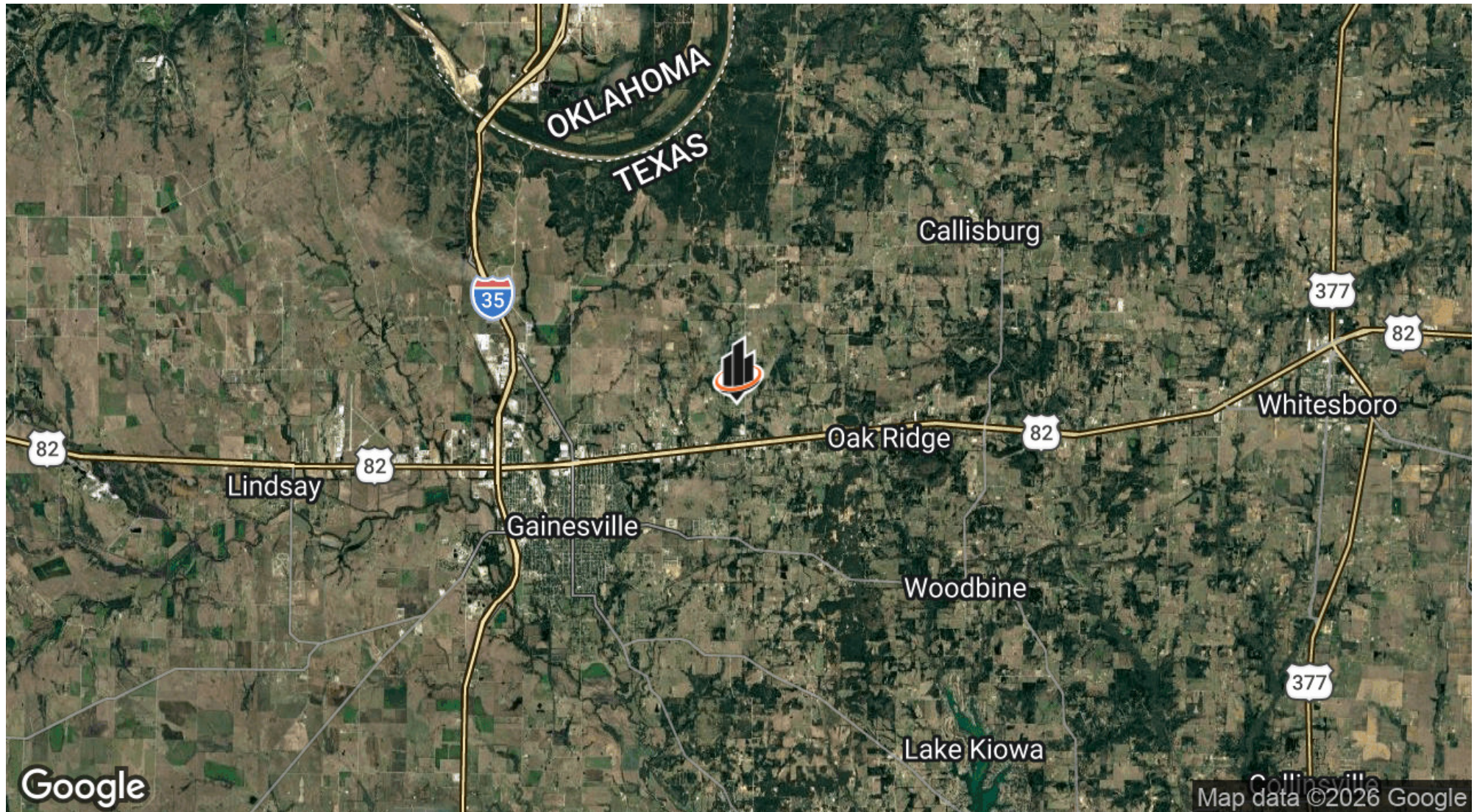
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LOCATION MAP



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