

OFFERING MEMORANDUM

THE THOMAS APARTMENTS

BEEVILLE, TEXAS 78102
BEE COUNTY



ERION SHEHAJ
REAL ESTATE BROKER
ERION@SIGNATUREHOUSTON.COM
LIC. NO: 516848



SIGNATURE
REAL ESTATE

WWW.SIGNATUREHOUSTON.COM

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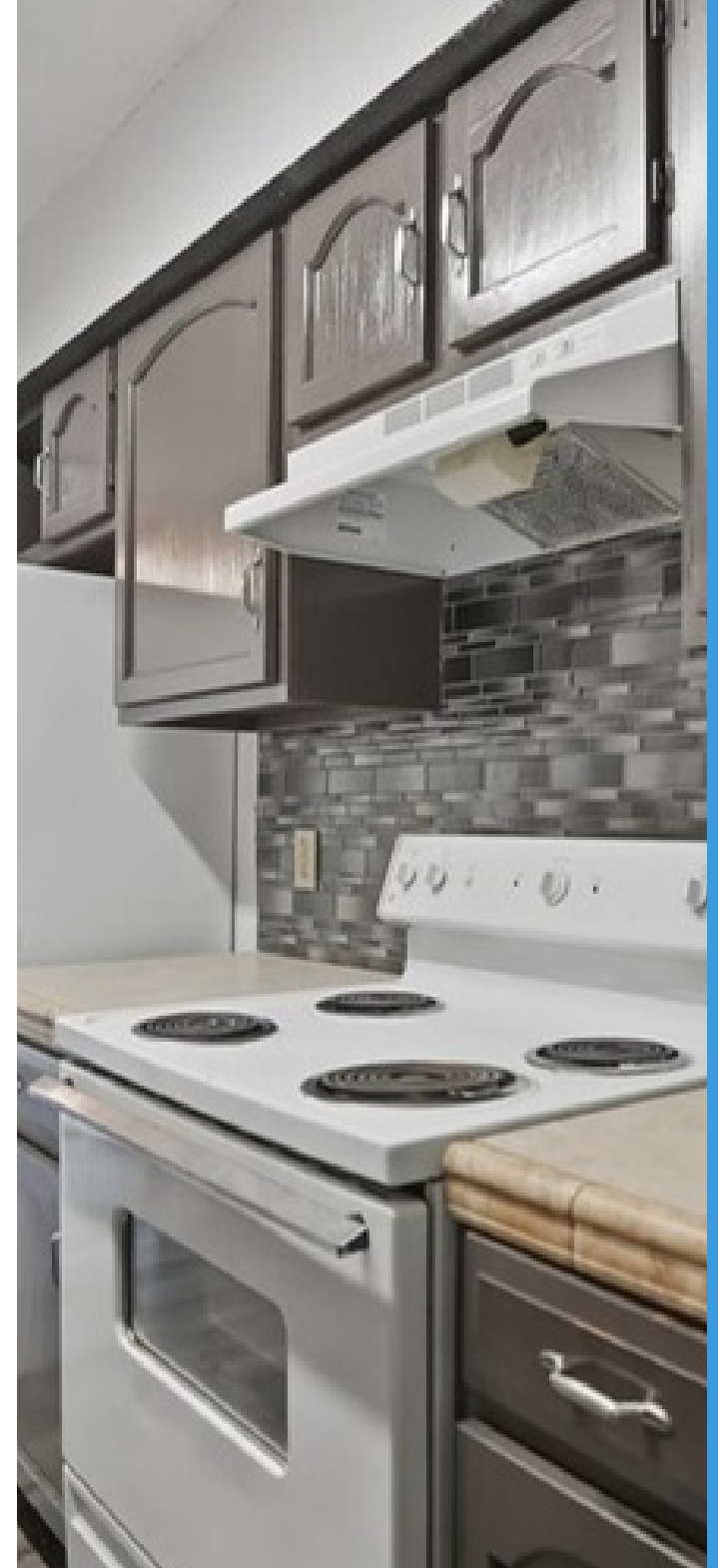


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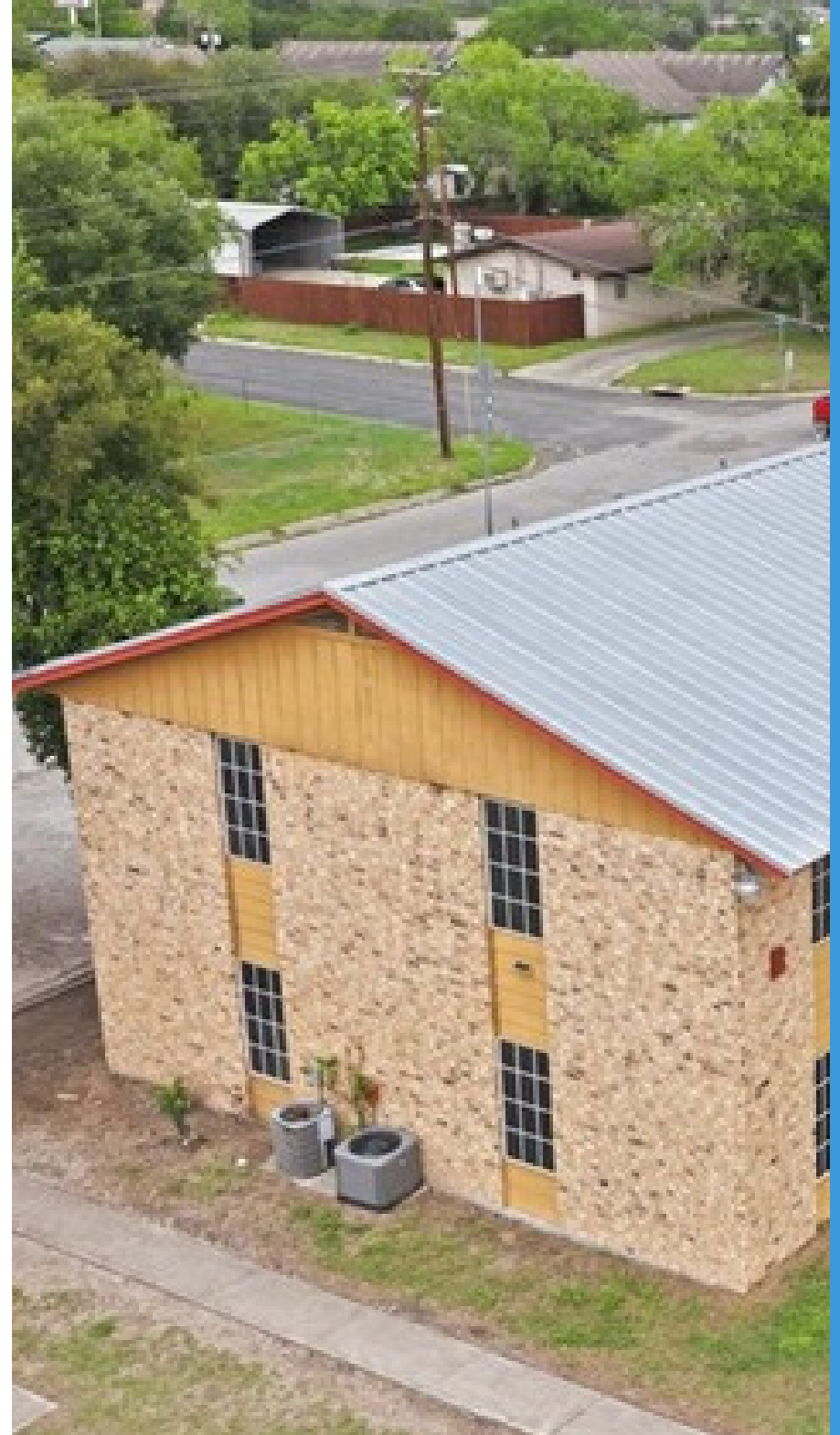


01

INVESTMENT OVERVIEW

THE OFFERING

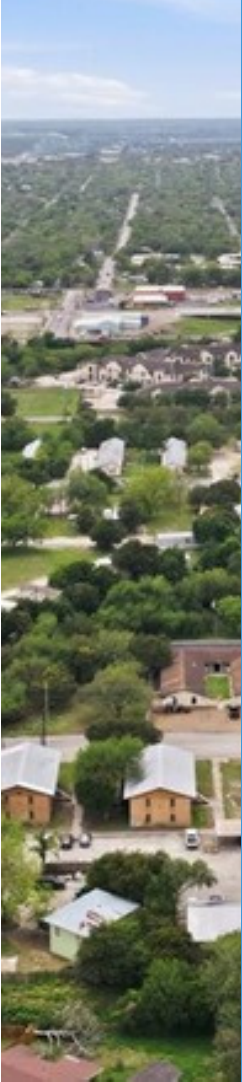
PROPERTY SUMMARY



THE OFFERING

Presenting The Thomas Apartments, a 24-unit value-add multifamily property in Beeville, Texas at \$80,000 per door and a 7.53% Year 1 cap. Stable demand from TDCJ McConnell, Coastal Bend College, and Eagle Ford energy. Effectively no new multifamily supply in the local pipeline.

PROPERTY ADDRESS	600 E Crockett St, Beeville, TX
SQUARE FEET	990 SF/unit (23,760 SF total)
YEAR BUILT	1980
CLASS	C
ASKING PRICE	\$1,825,000
PRICE PER UNIT	\$76,042
CAP RATE	7.92% (Year 1)





PROPERTY SUMMARY

The Thomas Apartments is a 24-unit value-add multifamily community at 600 E Crockett Street in Beeville, Texas, built in 1980 on just under 2 acres. All units are 990 SF two-bed/one-bath layouts across six two-story buildings, with durable metal roofs, separately metered electric, and washer/dryer connections in every unit. In-place rents average \$874 against a \$950 market, and 46% of units are already leased at \$900, validating the lift is achievable on normal turnover. Bringing the bottom of the rent roll up and stabilizing from 80% physical occupancy executes the value-add play. Beeville's economy is anchored by recession-resistant employers (TDCJ McConnell Unit roughly 540 staff, Coastal Bend College, Beeville ISD, Eagle Ford Shale energy) plus the 1,491-acre Chase Field Industrial Complex five miles from downtown. With effectively no new multifamily supply in the local pipeline, the rent gap closes on its own merits.

HIGHLIGHTS

- **Attractive Returns:** 7.53% Year 1 cap, \$80,000/door, 14.31% Levered IRR, 3.31x EM
- **Validated Mark-to-Market:** 46% of units already at \$900, proving the \$950 market rent
- **Operator-Driven Upside:** \$77/unit rent gap and 21% vacancy from a passively held asset
- **Recession-Resistant Tenants:** TDCJ McConnell (roughly 540 staff), Coastal Bend College, Eagle Ford energy
- **Durable Construction:** Six two-story buildings, metal roofs, separately metered electric, W/D connections in every unit
- **Limited New Supply:** Effectively no new multifamily deliveries in the Beeville pipeline
- **Growth Anchor:** 1,491-acre Chase Field Industrial Complex five miles from downtown
- **Strategic Location:** US-181 / US-59 corridor between Corpus Christi, San Antonio, and Austin

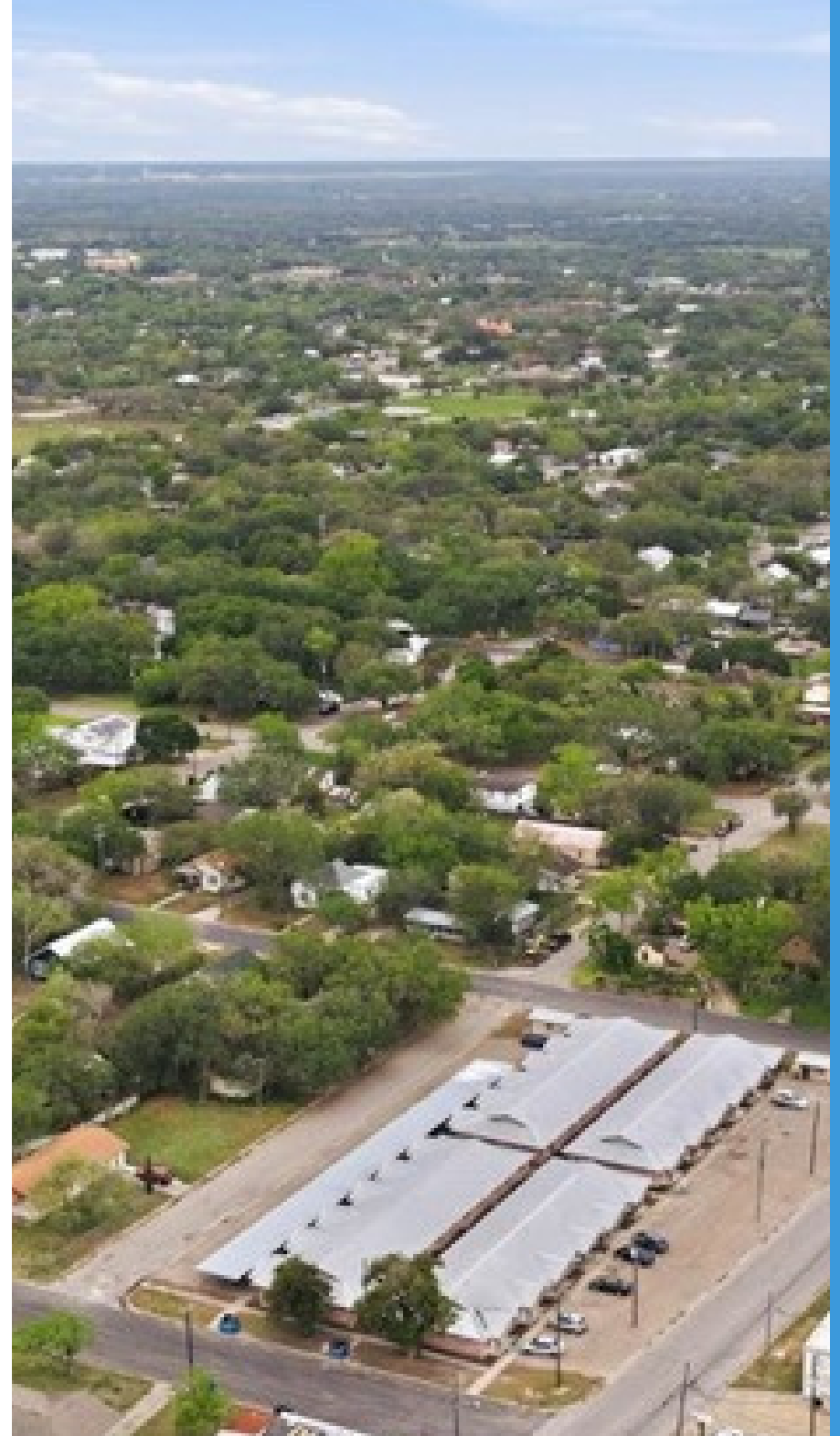


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FINANCIAL OVERVIEW

RENT ROLL

KEY METRICS



RENT ROLL

UNIT #	BEDS	BATHS	SQ. FT.	CURRENT RENT	LEASE END	MARKET RENT
A1	2	1	990	\$865.00	At Will	\$950.00
A2	2	1	990	\$850.00	At Will	\$950.00
A3	2	1	990	\$900.00	At Will	\$950.00
A4	2	1	990	VACANT	—	\$950.00
B1	2	1	990	\$900.00	At Will	\$950.00
B2	2	1	990	\$865.00	At Will	\$950.00
B3	2	1	990	\$900.00	At Will	\$950.00
B4	2	1	990	\$900.00	At Will	\$950.00
C1	2	1	990	\$900.00	At Will	\$950.00
C2	2	1	990	\$600.00	At Will	\$950.00
C3	2	1	990	VACANT	—	\$950.00
C4	2	1	990	\$900.00	At Will	\$950.00
D1	2	1	990	\$865.00	At Will	\$950.00
D2	2	1	990	\$850.00	At Will	\$950.00
D3	2	1	990	\$900.00	At Will	\$950.00

RENT ROLL PAGE 2

UNIT #	BEDS	BATHS	SQ. FT.	CURRENT RENT	LEASE END	MARKET RENT
D4	2	1	990	VACANT	—	\$950.00
E1	2	1	990	\$900.00	At Will	\$950.00
E2	2	1	990	\$900.00	At Will	\$950.00
E3	2	1	990	\$900.00	At Will	\$950.00
E4	2	1	990	\$800.00	At Will	\$950.00
F1	2	1	990	\$900.00	At Will	\$950.00
F2	2	1	990	\$865.00	At Will	\$950.00
F3	2	1	990	VACANT	—	\$950.00
F4	2	1	990	VACANT	—	\$950.00
24 units			23,760	\$20,960.00	—	\$22,800.00

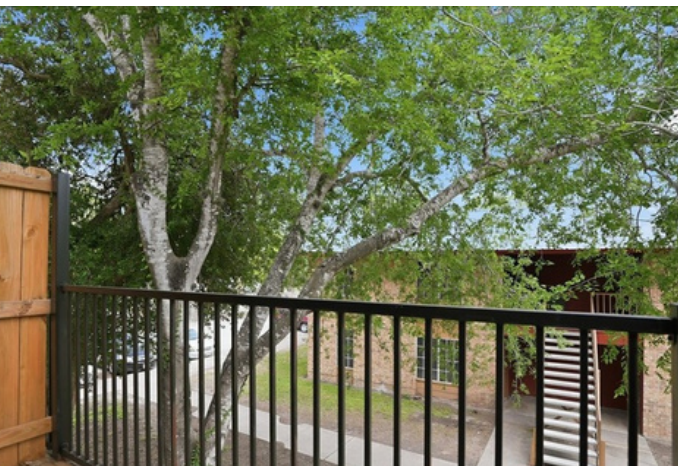
PROFORMA

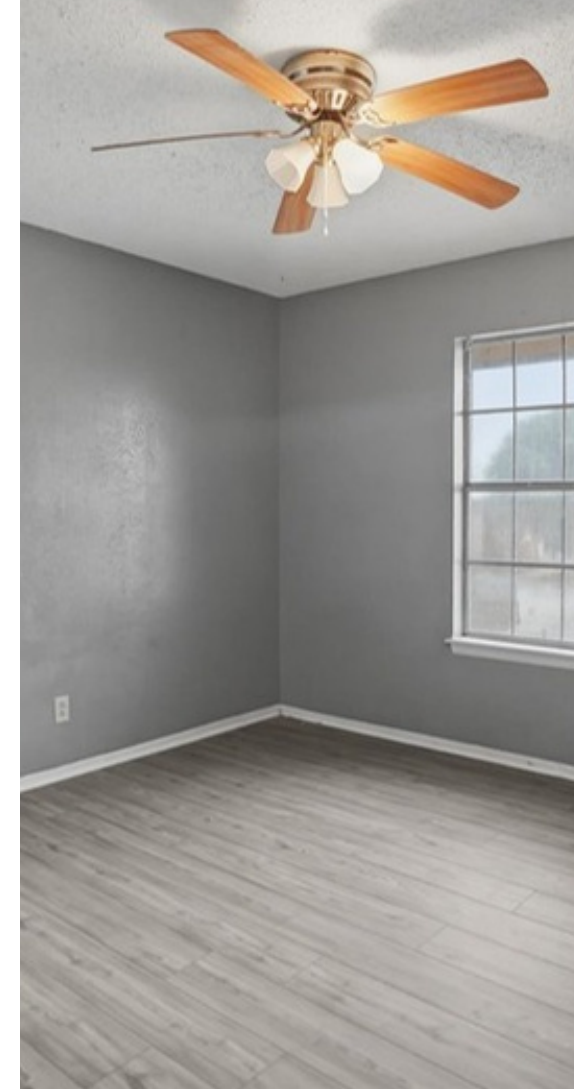
<u>Income</u>			<u>Key Indicators</u>	
Rent	273,600		Asking Price	1,825,000
Vacancy	(13,680)		Price/Unit	76,042
Effective Gross Income	259,920		Occupancy Rate	79%
<u>Expenses</u>			Cap Rate	7.92%
Repairs/Maint/Make Ready	(19,200)		Internal Rate of Return	15.20%
Property Management & Lease	(15,595)		Average Cash on Cash	7.66%
Insurance	(20,712)		Equity Multiple	3.44X
Property Taxes	(37,507)		GRM	6.67
Utilities:	(20,400)			
General and Admin	(2,000)			
Total Expenses	115,414			
Net Operating Income	144,506			

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PROPERTY PHOTOS









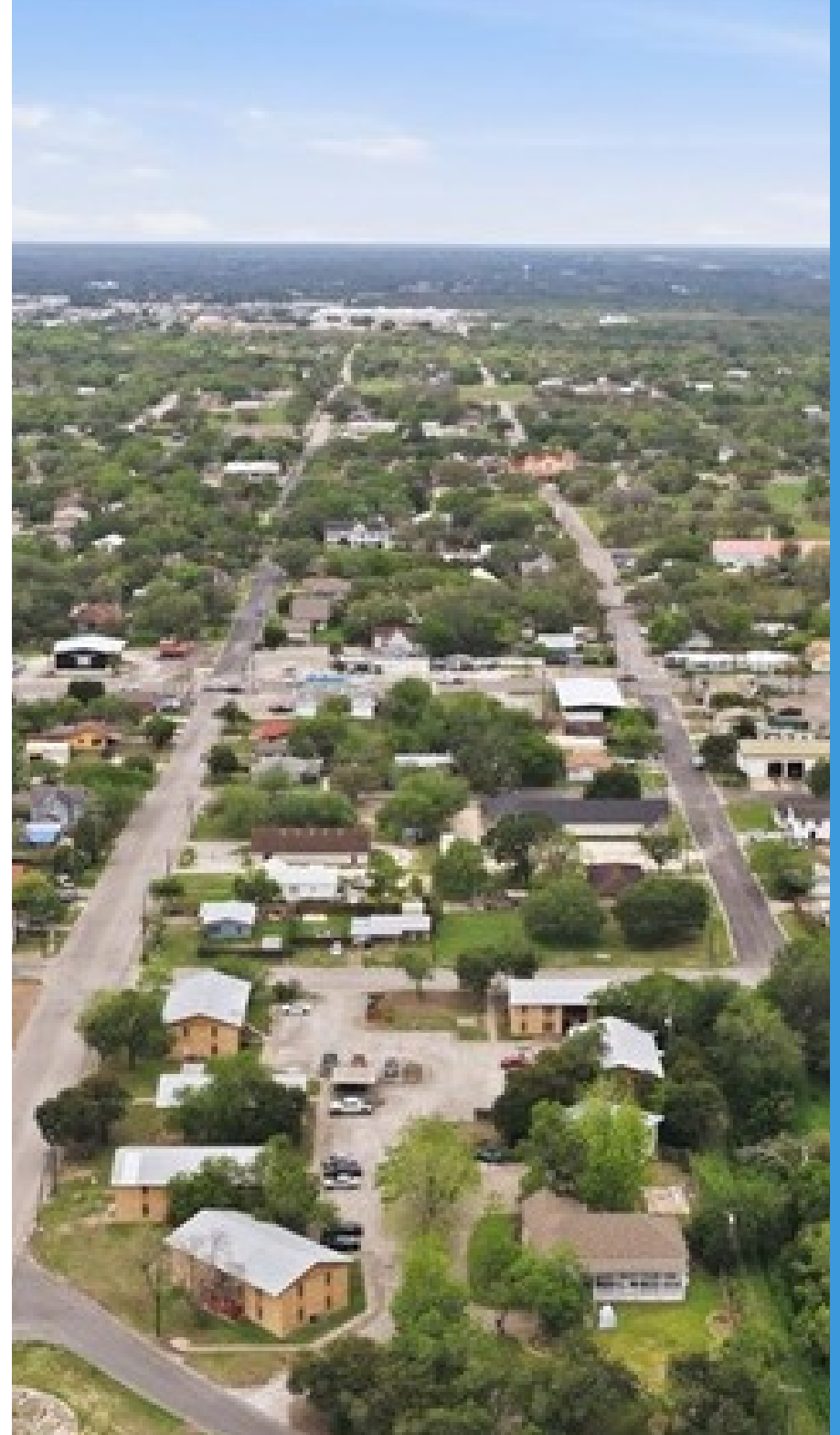
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AREA OVERVIEW

AREA OVERVIEW

WHAT'S NEARBY

LOCATION HIGHLIGHTS IN THE NEWS



AREA OVERVIEW

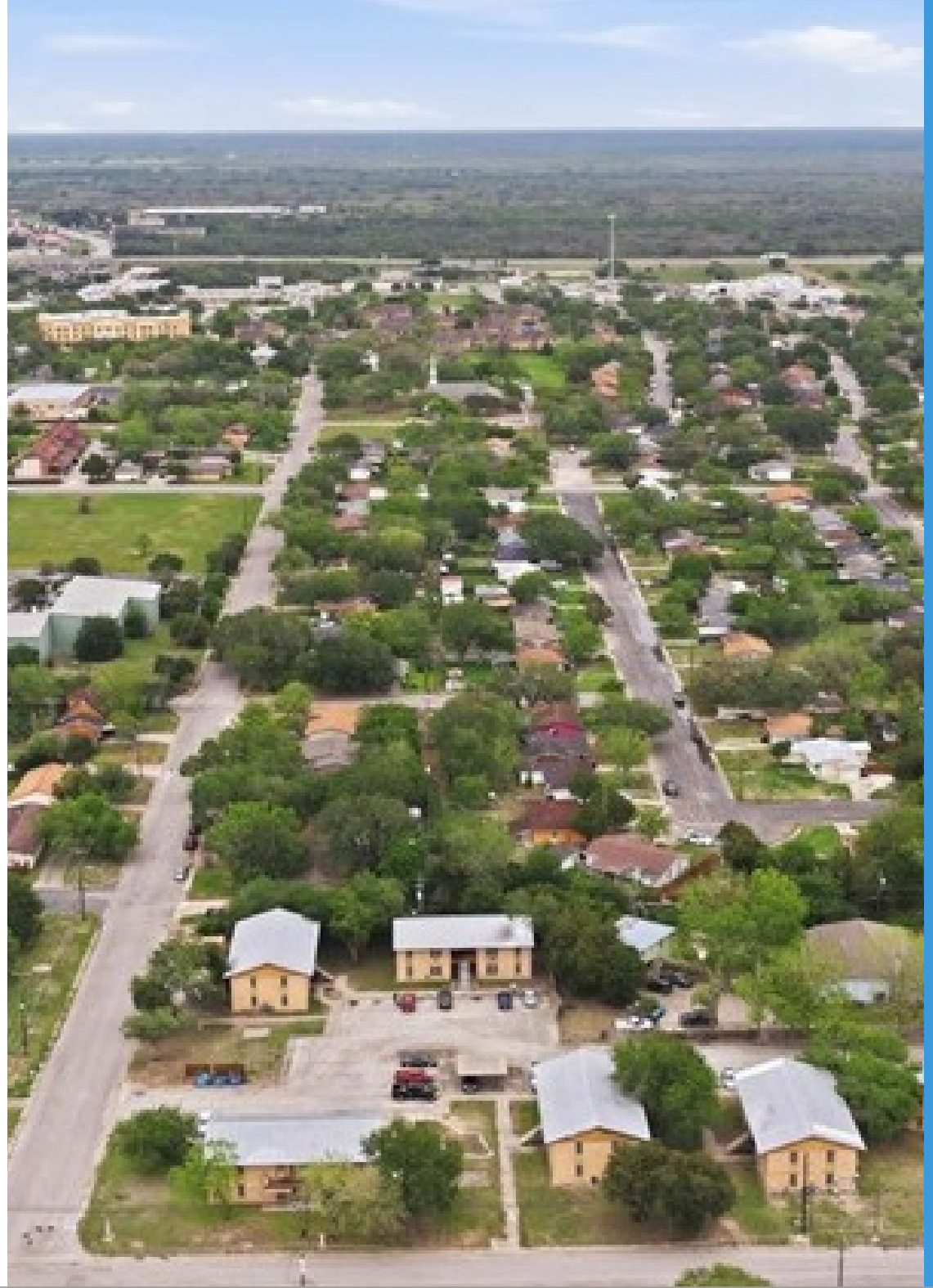
BEEVILLE, TEXAS

Beeville, in Bee County in South Texas, is a stable secondary-market town anchored by long-tenured institutional employers and the Eagle Ford Shale energy economy. The TDCJ McConnell Unit alone employs roughly 540 people, with additional state correctional facilities nearby. Coastal Bend College's main campus, Beeville ISD, and ongoing Eagle Ford oil and gas operations round out the recession-resistant employment base.

The 1,491-acre Chase Field Industrial Complex five miles from downtown serves as the long-term growth engine, well-positioned for aerospace MRO and light manufacturing. National retail anchors include HEB and Walmart Supercenter.

Strategically located on the US-181 / US-59 (future I-69) corridor between Corpus Christi, San Antonio, and Austin, Beeville benefits from connectivity to South Texas's largest job centers without the new-supply pressure compressing rents in those metros. The local multifamily pipeline contains effectively no new deliveries.

In 2025, the City Council approved three economic development agreements covering new housing and a restaurant/entertainment venue projected to bring 42 new jobs.



LOCATION HIGHLIGHTS IN THE NEWS

Bee Development Authority: Chase Field Industrial Complex (1,491 acres, 8,000-ft runway).
<https://www.beedevelopmentauthority.org/>

Eagle Ford Shale: Bee County Active Oil and Gas Production
<https://www.eaglefordshale.com/counties/bee-county-tx>

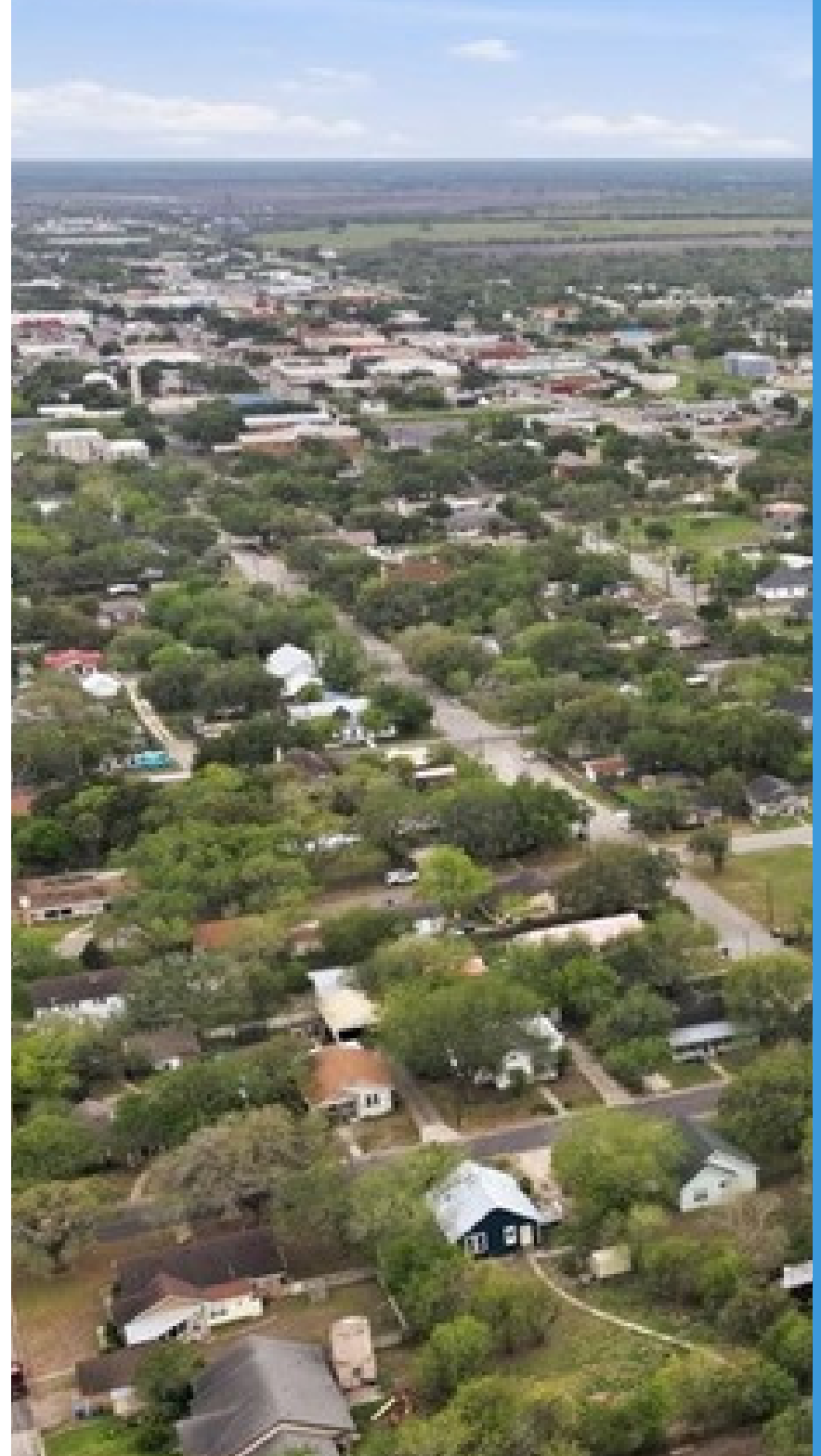
TDCJ William G. McConnell Unit: 540+ Employees in Beeville
https://en.wikipedia.org/wiki/McConnell_Unit

Beeville City Council Approves Three Economic Development Agreements (2025).
https://www.southtexasnews.com/beeville_bee_picayune/beeville-city-council-approves-three-economic-development-agreements/

Bee Area Partnership Economic Development
<https://beeareapartnership.com/>

Coastal Bend College Beeville Campus
<https://www.coastalbend.edu/sites/beeville/index.html>

Eagle Ford 2025: Steady Output, Disciplined Growth
<https://pboilandgasmagazine.com/eagle-ford-2025-steady-output-export-tailwinds-and-disciplined-growth/>





CONTACT

Erion Shehaj
Real Estate Broker
713-922-2702
Erion@SignatureHouston.com
LIC. NO: 516848



SIGNATURE
REAL ESTATE

Signature Real Estate | 13910 Champion Forest Dr, Houston TX
713-952-3200 | [Hello@SignatureHouston.com](mailto>Hello@SignatureHouston.com)
www.SignatureHouston.com