

MULTIFAMILY INVESTMENT OPPORTUNITY

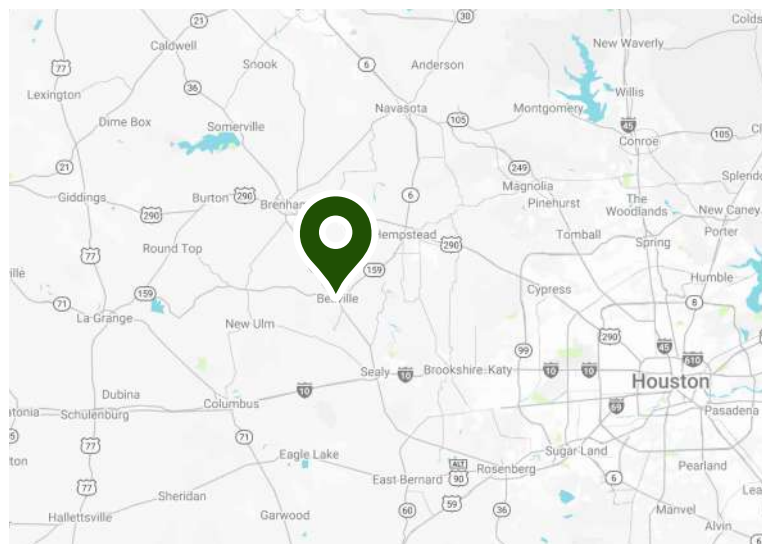
409 E Austin St, Bellville, TX 77418

**PRICE
REDUCED!!!
\$715,000**

OFFERING PRICE ~~\$ 750,000~~

PROPERTY DETAILS

409 E. Austin Street is a charming multi-family investment ideal for a private investor looking for a stabilized investment. This fully leased two- building property contains six (6) units recently remodeled making it a prime investment for savvy buyers. Situated on a corner lot with easy access, tenants can enjoy small town living, at an affordable price point in one of Texas' fine historic towns. Located in the charming town of Bellville, Texas, known for its friendly community and vibrant local culture, this property is not just a place to live but a lifestyle choice. With strong rental demand and a solid tenant base, this investment promises reliable income and growth potential. Recent interior and exterior renovations enhance appeal and functionality, making it a lower-maintenance asset. All appliances and equipment are new or young in lifespan. Don't miss out on this exceptional opportunity to own a piece of Bellville's thriving real estate market! Contact us today for more details and to schedule a viewing.



- 6-Unit investment opportunity
- 100% leased, Stabilized Income, in a healthy rental demand market
- Centered in Bellville, TX, county seat of Austin County
- Corner Lot with ~10-minute walk to the County Court Square area with retail, dining, and more!
- On-site parking
- All units equipped with all appliances with most new or recently replaced
- All new or recently replaced HVAC

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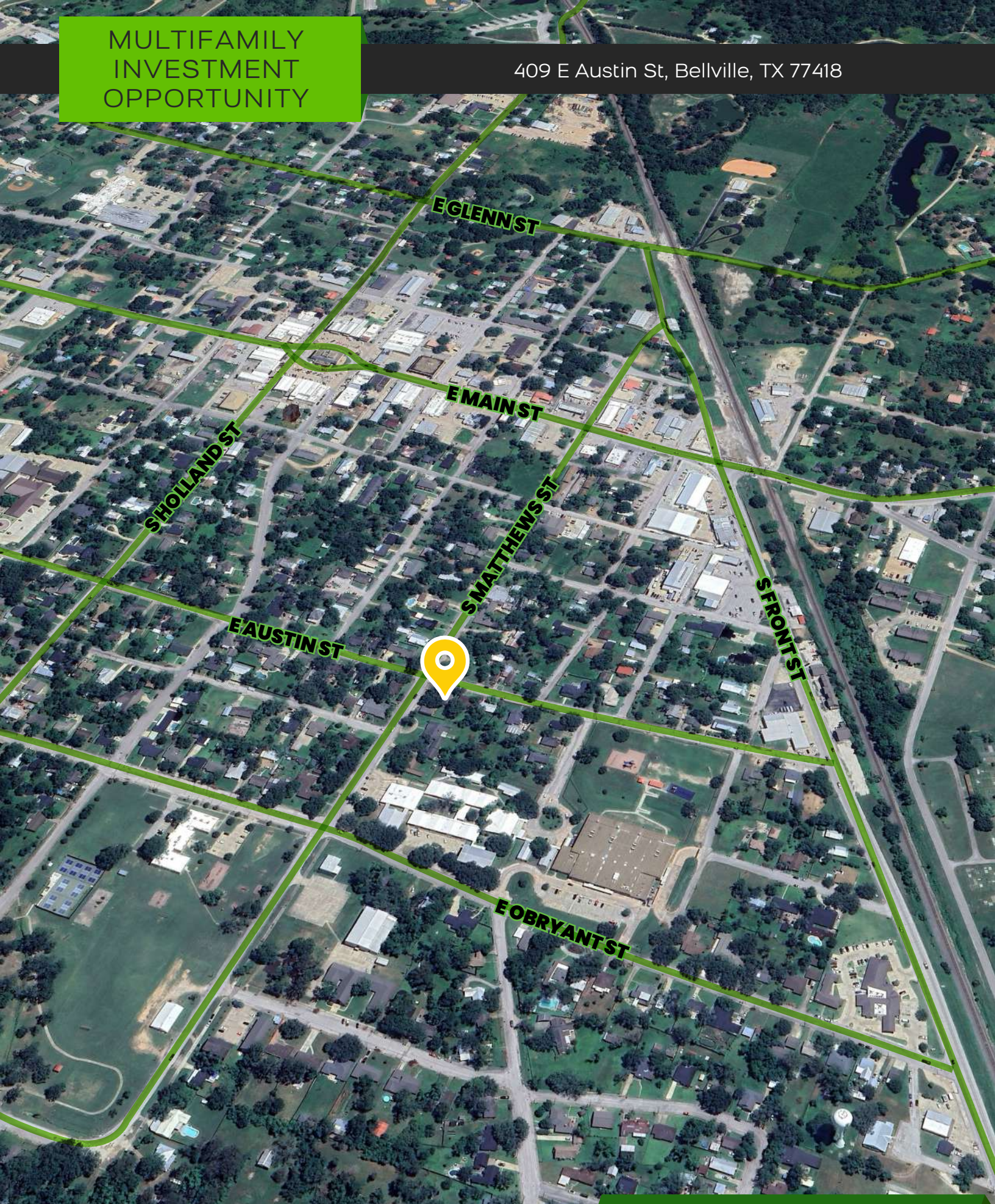
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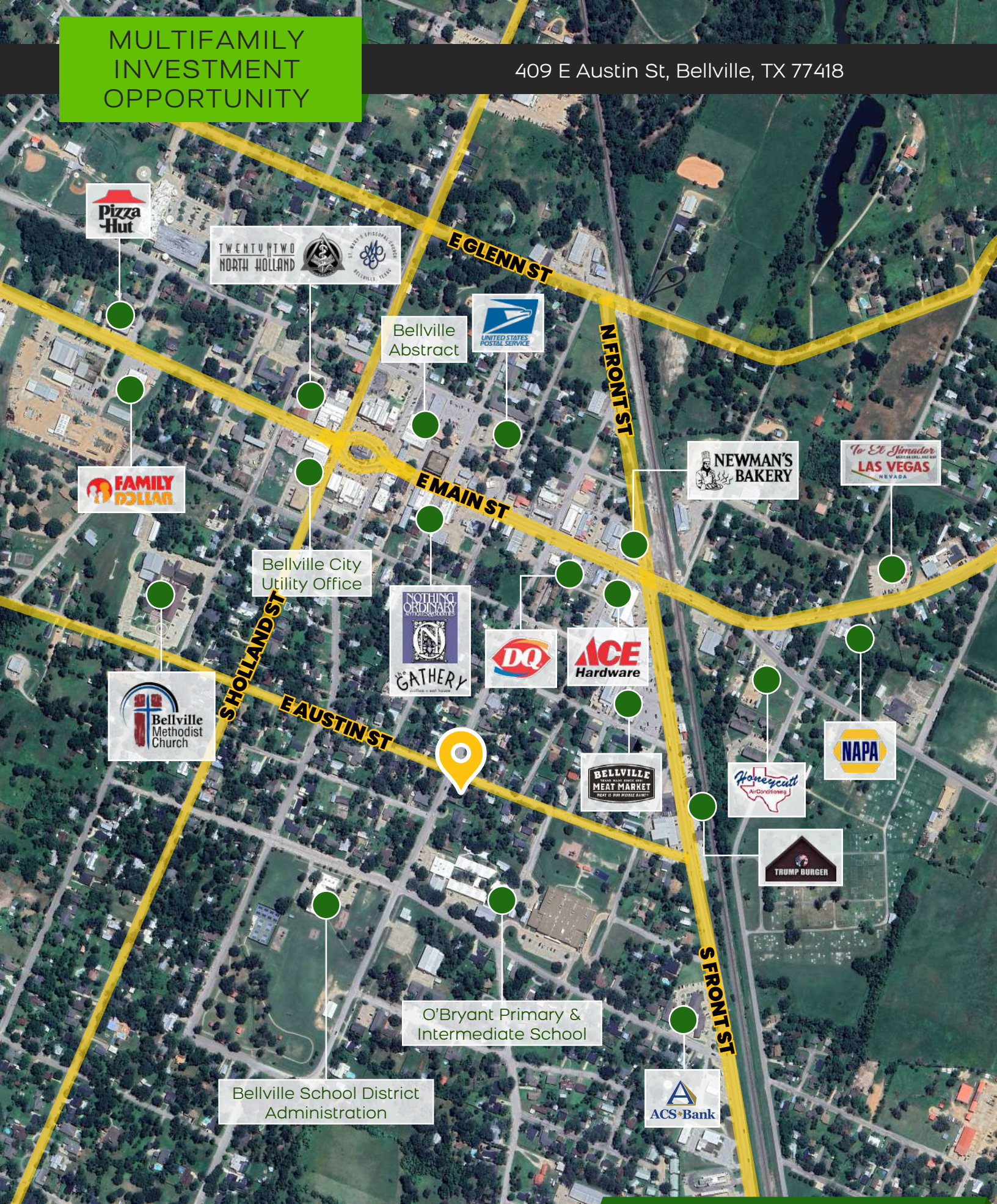
FRIEDEN PROPERTIES
COMMERCIAL REAL ESTATE

📍 1400 Broadfield Blvd, Ste. 200
Houston, TX 77084
📞 281-940-8850
🌐 www.friedenproperties.com

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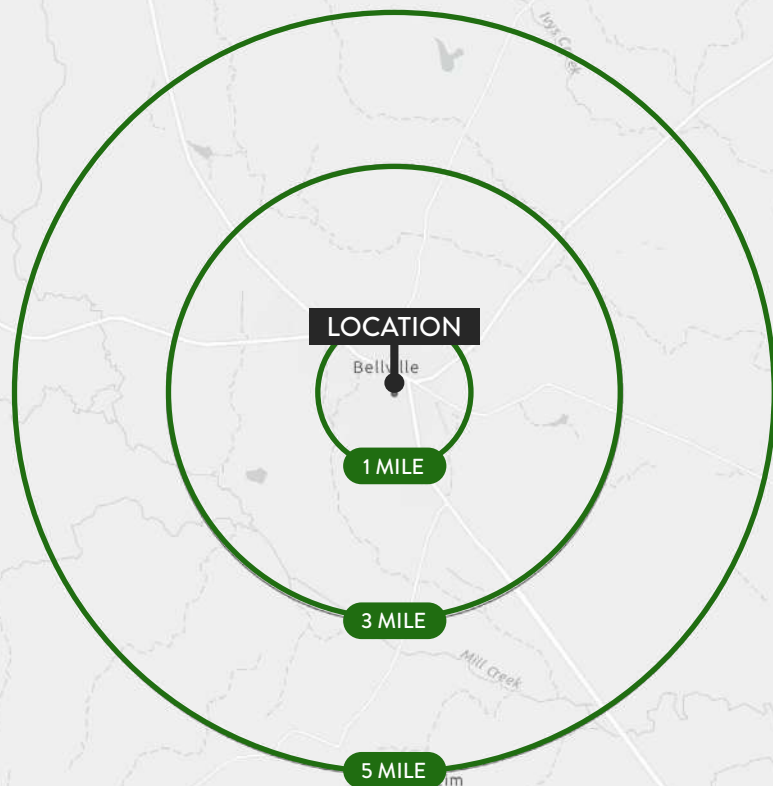
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MULTIFAMILY INVESTMENT OPPORTUNITY

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2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,176	5,448	6,827
Households	1,345	2,262	2,790
Families	824	1,436	1,808
Average Household Size	2.31	2.37	2.41
Owner Occupied Housing Units	841	1,565	2,013
Renter Occupied Housing Units	504	697	777
Median Age	41.5	42.6	43.3
Median Household Income	\$55,873	\$65,244	\$70,581
Average Household Income	\$74,270	\$94,286	\$101,201



KEY FACTS (5-mile)



6,827
POPULATION

43.3

MEDIAN
AGE



2.4
AVG.
HOUSEHOLD
SIZE

\$70,581

Median Household
Income

BUSINESS



374
TOTAL BUSINESSES



3,378
TOTAL EMPLOYEES

INCOME



3,378
Median Household
Income



\$41,600
Per Capita
Income



\$265,531
Median
Net Worth

EDUCATION

7%

No High
School
Diploma



30%
High School
Graduate



28%
Some
College

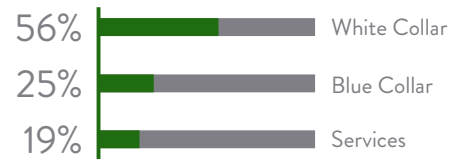


35%
Bachelo/Grad/
Prof Degree

EMPLOYMENT

4.5

UNEMPLOYMENT
RATE



Households by Income

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$25,000 - \$34,999 (5.0%)

Indicator	Value	Difference
<\$15,000	6.0%	-0.7%
\$15,000 - \$24,999	12.7%	+4.3%
\$100,000-\$149,999	14.9%	-3.6%
\$150,000-\$199,999	6.6%	-0.7%



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City of
Bellville, Texas
A Texas Experience

Bellville is a city in and the county seat of Austin County, Texas, in the southeastern part of the state. The population was 3,794 at the 2000 census. Bellville was named for Thomas B. Bell, one of Stephen F. Austin's Old Three Hundred, after he donated land for the new county seat established by voters in 1846. The original county seat was located in San Felipe. Bellville is located at the intersection of State Highway 36 and State Highway 159 as well as FM 529, FM 1456, and FM 2429.



Photo by Djmaschek



Photo Courtesy of Bellville Chamber



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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

FRIEDEN VENTURES LLC dba FRIEDEN PROPERTIES	9009922		(281)940-8850
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
PAYTON INDERMUEHLE	525700	PAYTON@FRIEDENPROPERTIES.COM	(281)940-8850
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501

Frieden Properties, 1400 Broadfield Blvd., Suite 200 Houston TX 77084
Payton Indermuehle, SIOR

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2819408850

Fax:

general forms

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