

MIXED USE COMMERCIAL PROPERTY WITH DEVELOPMENT POTENTIAL

79.4 ACRES WITH 3 HOUSES + 10K SF METAL BUILDING

3837 U.S. HIGHWAY 190, LIVINGSTON, TX 77351



FOR SALE

CLASSEN REALTY GROUP

123 N. Edward Gary Street 2nd Floor
San Marcos, Texas 78666



CLASSEN
REALTY GROUP

PRESENTED BY:

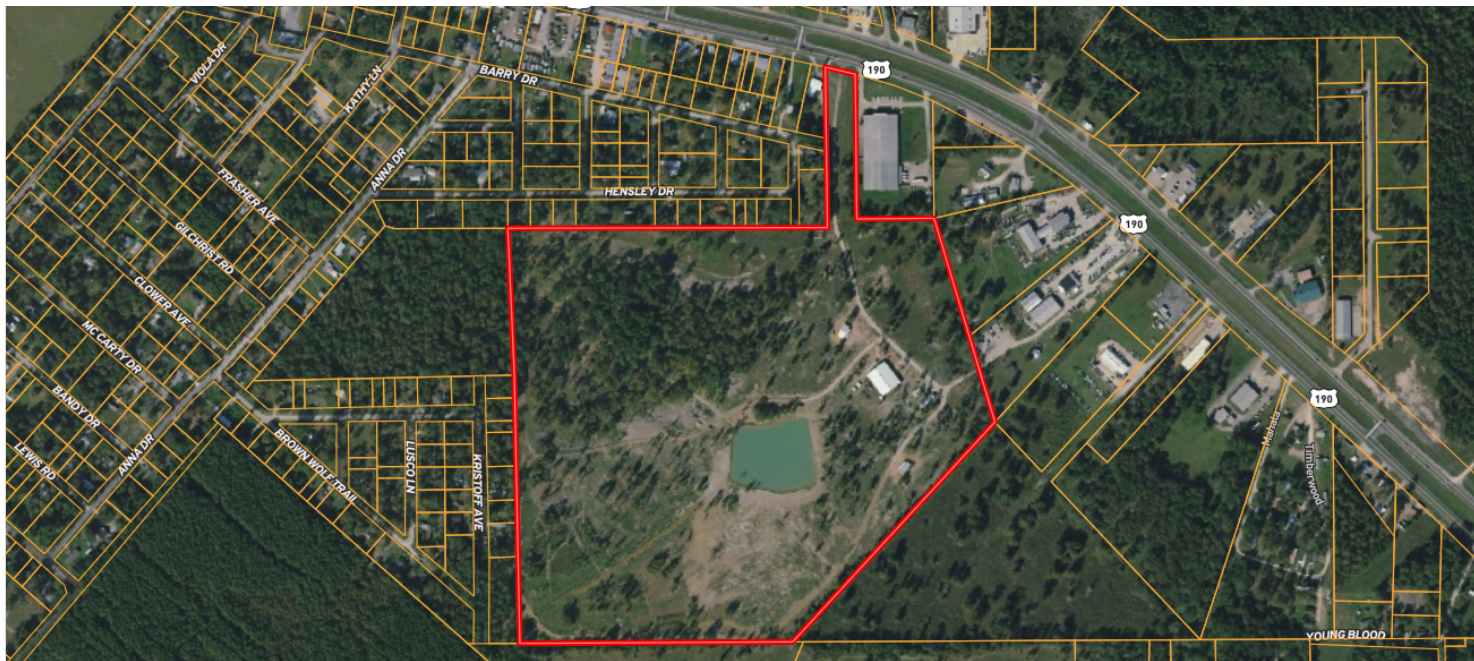
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PROPERTY SUMMARY

3837 US 190 W Livingston, TX 77351
3837 U.S. Highway 190 | Livingston, TX 77351



Property Summary

Price:	\$2,400,000
Residential Structures	(3) ~3,546 SF
Commercial Structures	(1) ~10,000 SF Enclosed
Lot Size:	79.48 Acres
Frontage:	130'
Zoning:	None, Outside City Limits
Flood Plain	None
APN:	19003□
Opportunity Zone	Yes
Water	Well
Electricity	On-Site
Sewer	Septic

Property Overview

Primely positioned just off Hwy 190 on the outskirts of Livingston, TX, this expansive 79.4-acre property is poised for exceptional commercial, recreational, or residential utilization. The parcel currently hosts three residential structures and a substantial 10,000 sf commercial-grade shop building. The property is currently generating rental income that would help off-set holding cost for a future development.

A standout feature of the property is a large pond, teeming with bass and surrounded by pine trees, which could serve as a unique focal point for future ventures. The 79 acres is ideal for large-scale developments such as a residential development, business park, or an RV/Mobile Home park. A contractor's yard could also find a perfect home here, leveraging the existing shop building and expansive open space. Adding to the property's commercial attractiveness is its absolute freedom from usage restrictions. Capitalize on this rare opportunity to transform this versatile acreage into your own profitable investment.

Location Overview

The property is ideally located off of Hwy 190 West. Located only 3.5 miles from downtown Livingston, this property has the potential to be developed from its current agricultural use to a higher density residential use.

PROPERTY OVERVIEW

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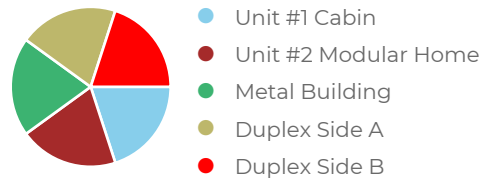


UNIT MIX REPORT

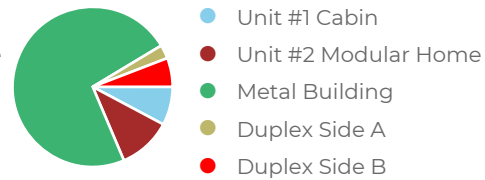
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Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	Unit #1 Cabin	1,170	\$1,150	\$1,150	\$1,150	\$1,150
1	Unit #2 Modular Home	1,536	\$1,150	\$1,150	\$1,150	\$1,150
1	Metal Building	10,000	\$0	\$0	\$4,500	\$4,500
1	Duplex Side A	420	\$0	\$0	\$950	\$950
1	Duplex Side B	420	\$950	\$950	\$950	\$950
5		13,546		\$3,250		\$8,700

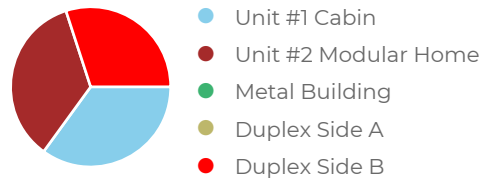
UNIT MIX



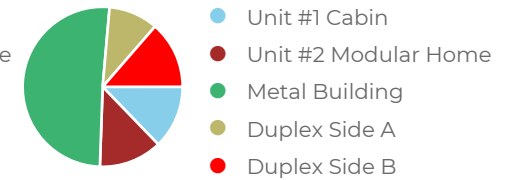
UNIT MIX SQUARE FEET



UNIT MIX INCOME



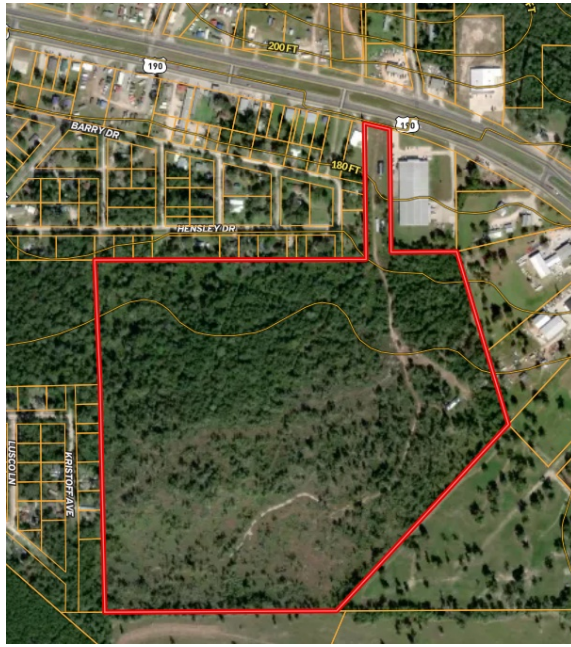
UNIT MIX MARKET INCOME



PROJECTED PROFORMA-LONG TERM RENTS

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Investment Summary

Price	\$2,400,000
Units	5
Price/Unit	\$480,000
RSF	13,546
Price/RSF	\$177.17
Lot Size	79.48 acres
Floors	1
APN	19003□
Cap Rate	1.85%
Projected Cap Rate	4.63%
GRM	44.44
Projected GRM	19.9

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Projected	Total
Unit #1 Cabin	1	\$1,150	\$1,150	\$1,150	\$1,150
Unit #2 Modular Home	1	\$1,150	\$1,150	\$1,150	\$1,150
Metal Building	1	\$0	\$0	\$4,500	\$4,500
Duplex Side A	1	\$0	\$0	\$950	\$950
Duplex Side B	1	\$950	\$950	\$950	\$950
Totals	5		\$3,250		\$8,700

Annualized Income

Description	Actual	Projected
Gross Potential Rent	\$39,000	\$104,400
- Less: Vacancy	\$0	\$0
+ Misc. Income	\$15,000	\$16,200
Effective Gross Income	\$54,000	\$120,600
- Less: Expenses	(\$9,500)	(\$9,500)
Net Operating Income	\$44,500	\$111,100

Annualized Expenses

Description	Actual	Projected
Taxes - Real Estate	\$9,500	\$9,500
Total Expenses	\$9,500	\$9,500
Expenses Per RSF	\$0.70	\$0.70
Expenses Per Unit	\$1,900	\$1,900

100' X 100' METAL BUILDING

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Highlights

- 100' x 100' Enclosed Metal Building
- 100' x 20' Covered Loading Area/Patio
- ~60' x 30' Framed Office Space, Requires Finish Out (2 Rooms Framed Out)
- Insulated
- Electricity/Lights Installed
- 220 Volt Plug
- 5 Overhead Doors
- 2 Exterior Standard Size Doors
- Perfect for a Tradesman, Contractor, Hobbyist, Manufacturer, or convert it into a Barndominium

ADDITIONAL PICTURES - METAL BUILDING

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UNIT #1 - CABIN

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Highlights

- 2 Bedrooms, 1 Bathroom
- 1,170 SF
- Currently Rented for \$1,150/month
- Separately metered for electricity
- Jack & Jill Restroom

ADDITIONAL PICTURES - UNIT #1 - CABIN

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UNIT #2 - MODULAR HOME

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Highlights

- 3 Bedrooms, 1 Bathroom
- 1,536 SF
- Currently Rented for \$1,150/month
- Separately metered for electricity

ADDITIONAL PICTURES - UNIT #2 - MODULAR HOME

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UNIT #3-4 - MODULAR DUPLEX

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Highlights

- 2 Bedrooms, 1 Bathroom
- 420 SF Each Side, 840 SF Total
- Side B Currently Rented for \$950/month
- Side A Tenant Pending for \$950/month
- Tenants charged \$125/month for electricity (shared meter)

ADDITIONAL PICTURES - UNIT #3-4 DUPLEX

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PROPERTY PHOTOS

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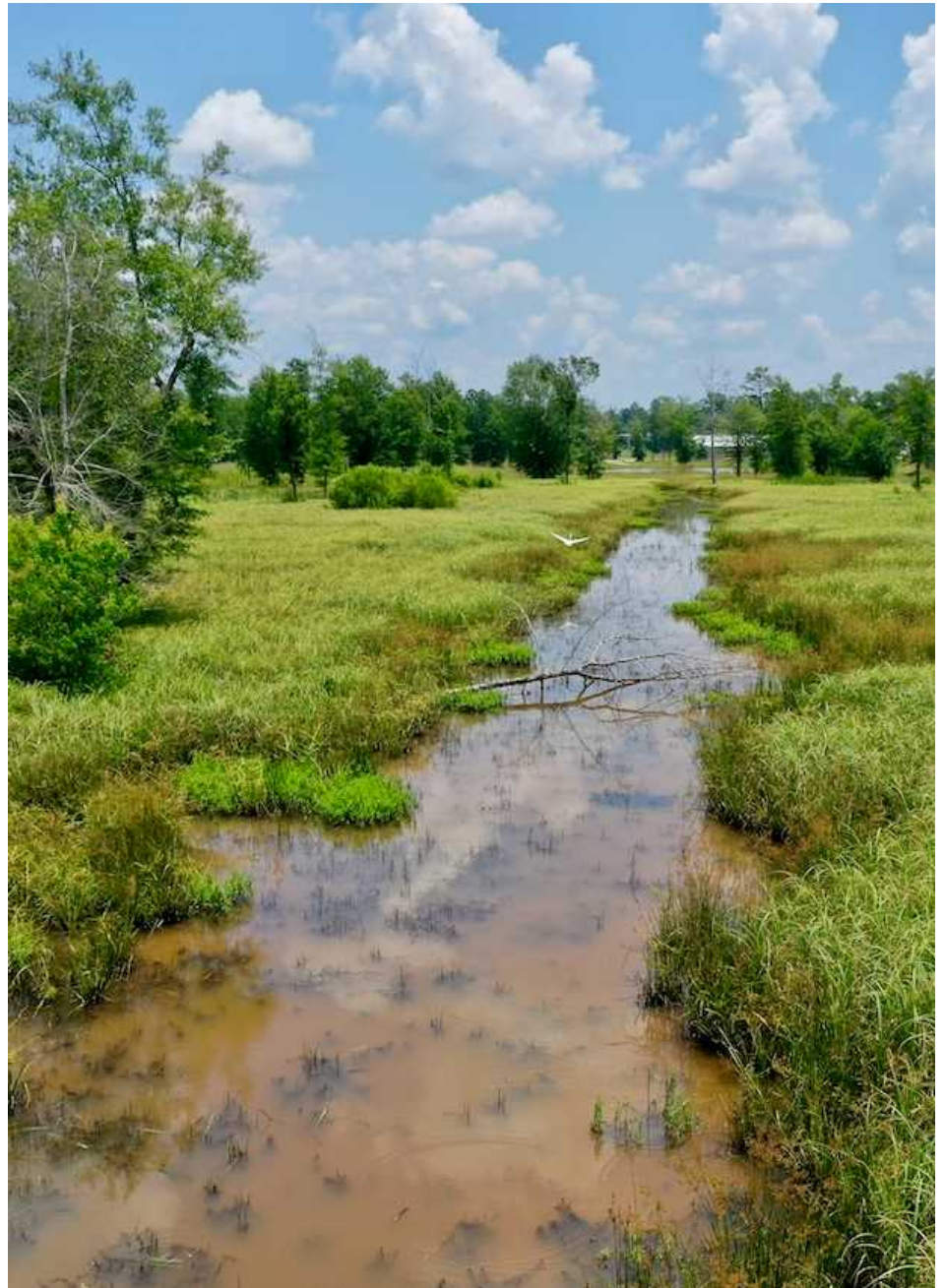
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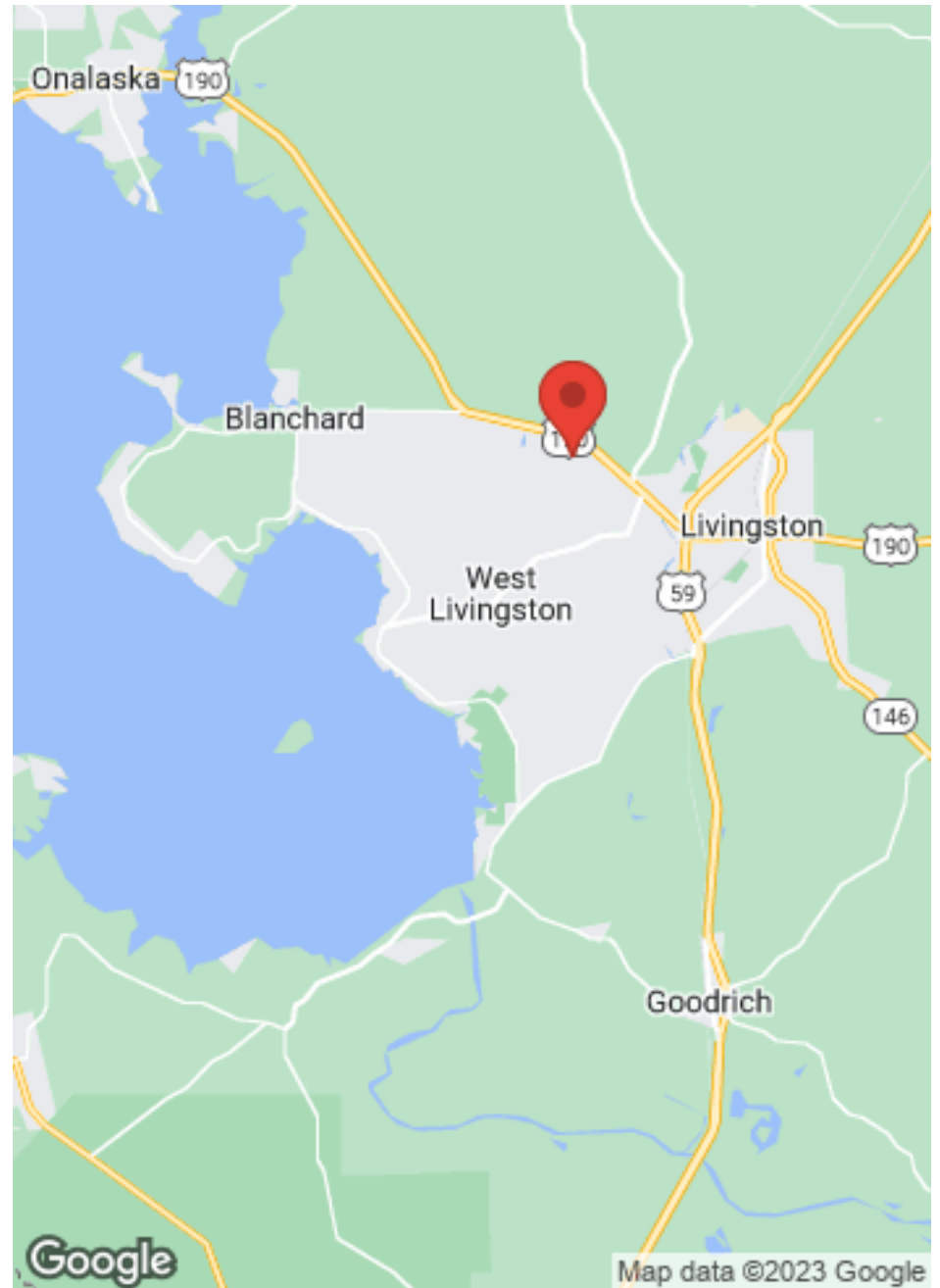
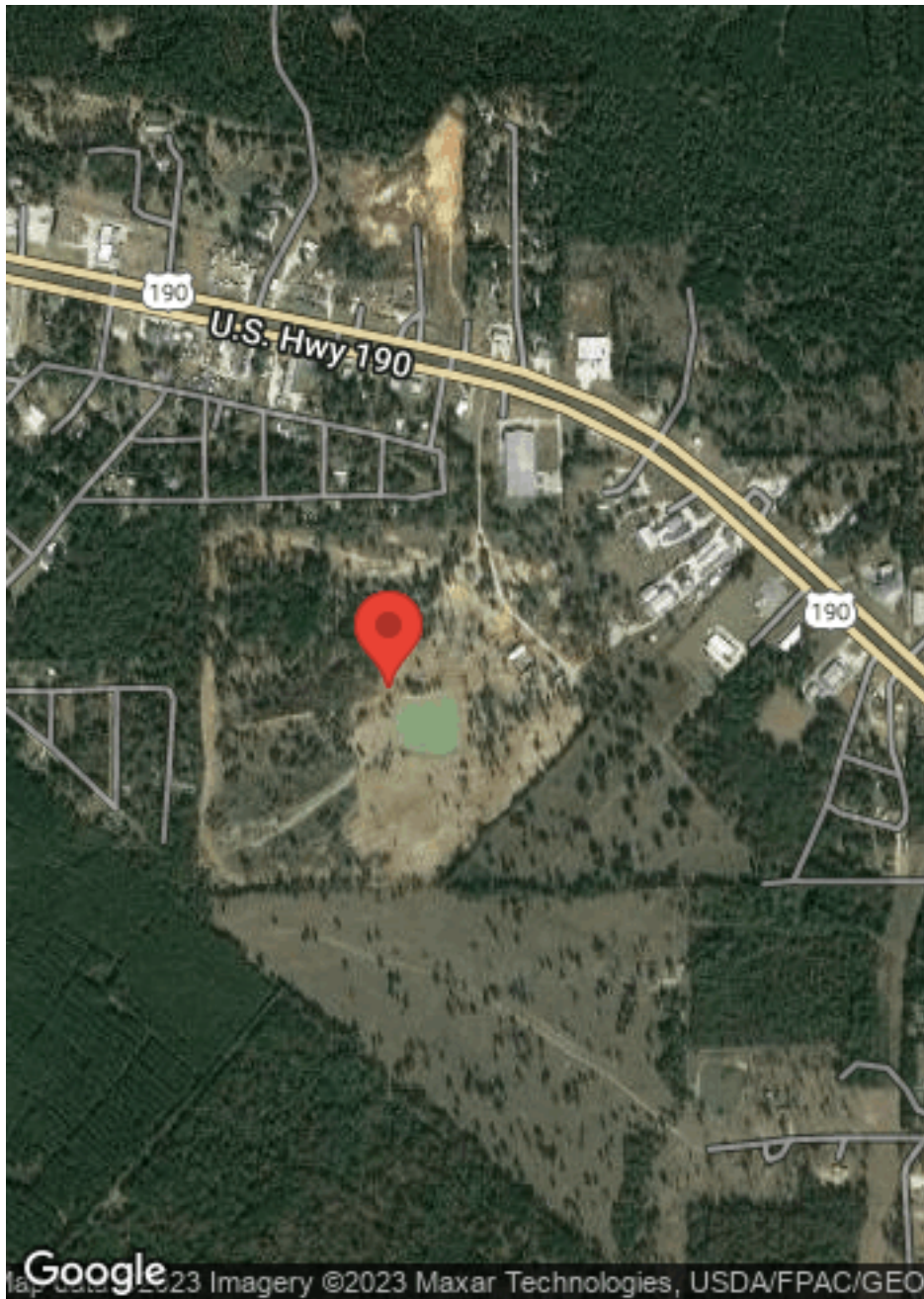
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LOCATION MAPS

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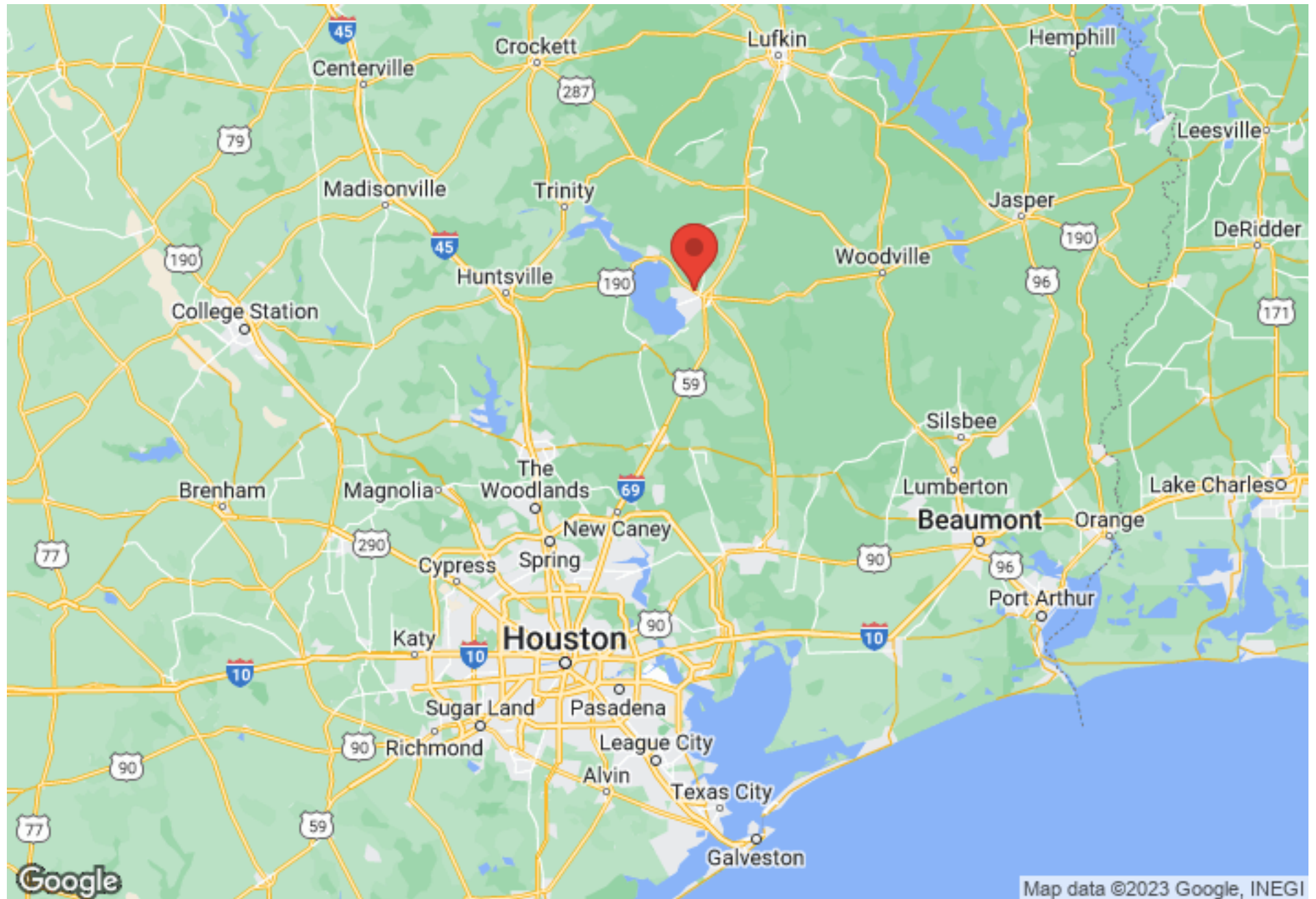
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REGIONAL MAP

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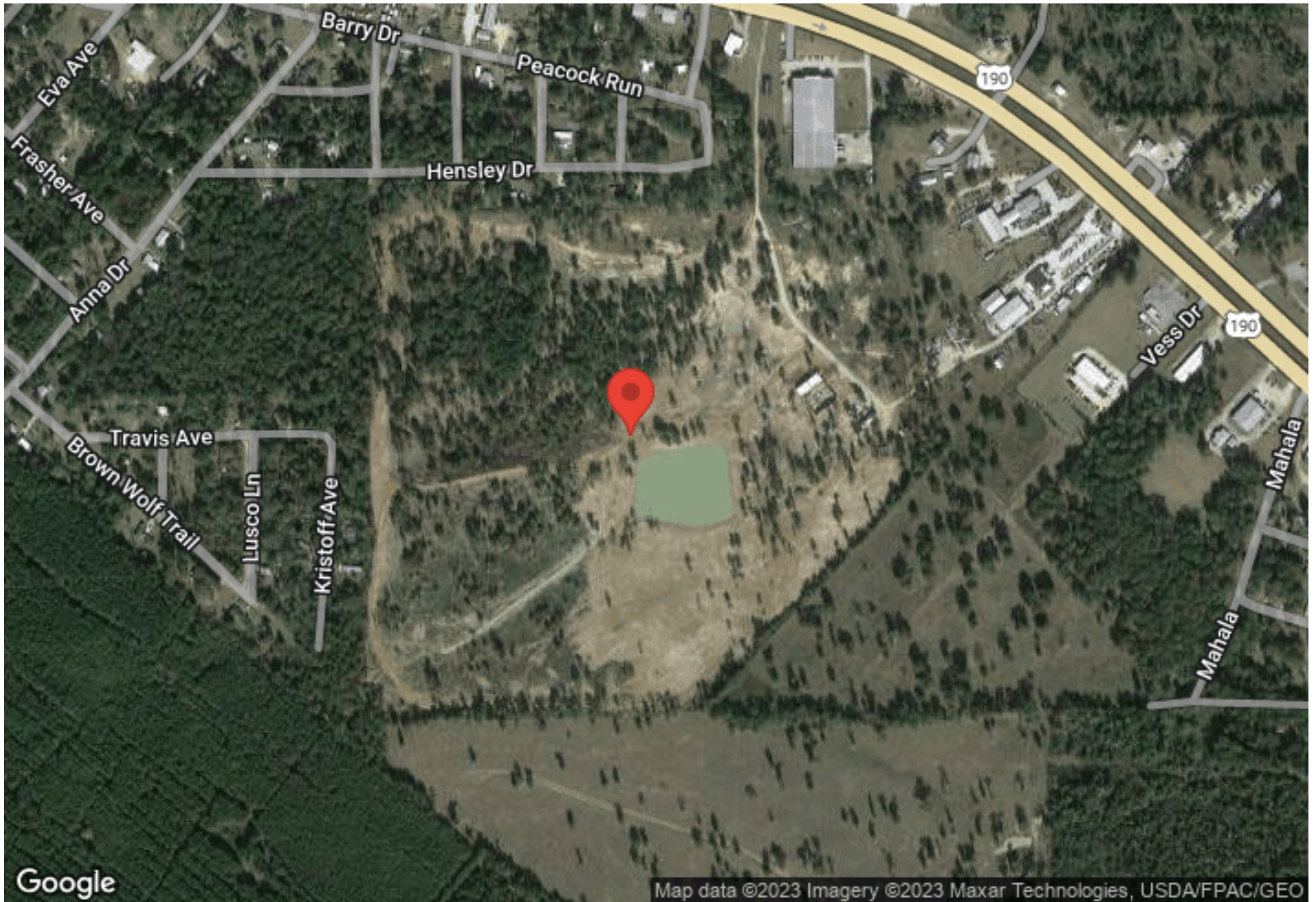
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AERIAL MAP

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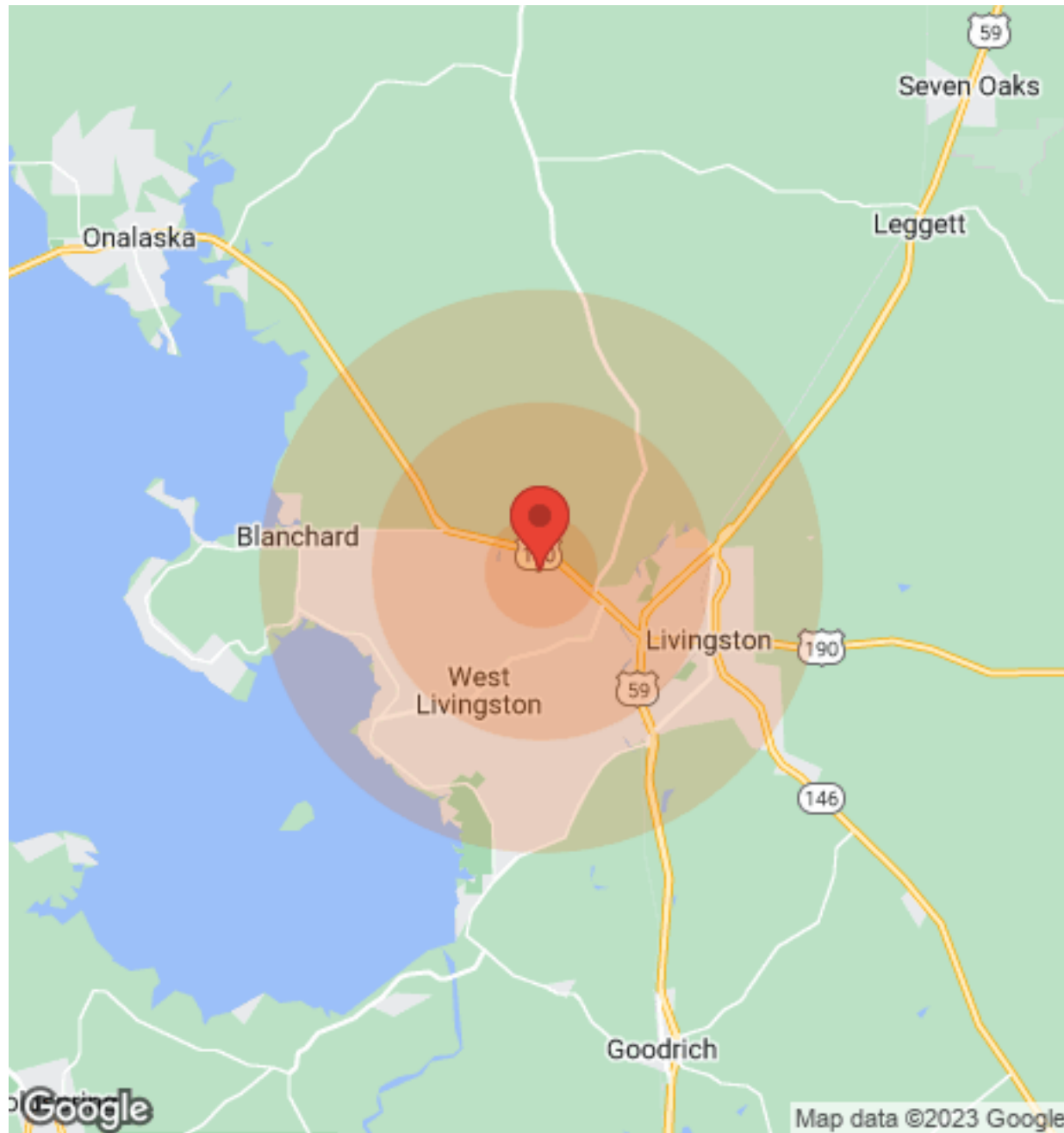
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,407	7,166
Female	N/A	4,346	7,467
Total Population	N/A	8,753	14,633

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,221	2,274
Ages 15-24	N/A	1,190	1,964
Ages 55-64	N/A	968	1,680
Ages 65+	N/A	993	2,445

Race	1 Mile	3 Miles	5 Miles
White	N/A	4,937	9,831
Black	N/A	2,281	2,815
Am In/AK Nat	N/A	6	14
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	2,068	2,814
Multi-Racial	N/A	2,982	3,864

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$34,928	\$35,599
< \$15,000	N/A	340	794
\$15,000-\$24,999	N/A	215	627
\$25,000-\$34,999	N/A	407	638
\$35,000-\$49,999	N/A	278	600
\$50,000-\$74,999	N/A	220	573
\$75,000-\$99,999	N/A	57	308
\$100,000-\$149,999	N/A	43	241
\$150,000-\$199,999	N/A	45	64
> \$200,000	N/A	38	82

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,973	4,639
Occupied	N/A	1,562	3,532
Owner Occupied	N/A	1,019	2,444
Renter Occupied	N/A	543	1,088
Vacant	N/A	411	1,107

PROFESSIONAL BIO

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MITCHELL CLASSEN

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9009393, Texas

As President of Classen Realty Group, my primary mission is to ensure that our Client's best interests and expectations are not only met but exceeded and that the values of Classen Realty Group are clearly displayed through every interaction. While providing services that value relationships over transactions, and quality over quantity.

From the first contact to the closing table, I want to ensure that your entire transaction is handled with professionalism, excellent communication, and the utmost integrity. My work ethic, determination, and raw drive originated from family generations of business owners and years spent working on the family farm in Central Texas.

While attending Texas State University and earning my degree in Construction Science & Management with a Business minor, I interned with SpawGlass a large Texas-based commercial construction company. Through them, I gained invaluable experience in all aspects of the business, especially within the corporate level standard practices that I've implemented all while giving white-glove service within Classen Realty Group.

My passion for Real Estate became more evident through each new experience with personal projects, starting with a father-son partnership, Classen Properties, LLC. My prior experiences and knowledge combined with that of my Father's was the perfect combination for a successful venture. More importantly, I discovered the fulfillment that comes with helping others realize their own real estate goals. It was at that point that I established Classen Realty Group; A full-service commercial real estate brokerage serving the Greater Central Texas Region.

Classen Realty Group

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DISCLAIMER

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