



Offering Memorandum

**AMERICAN VILLAGE**

APARTMENT HOME COMMUNITY

475 Denver St., Vidor, Tx. 77662

98 UNIT MULTI-FAMILY APARTMENT HOME COMMUNITY



HOUSTON INCOME PROPERTIES, INC.  
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**AMERICAN VILLAGE**  
APARTMENT HOME  
COMMUNITY

**EXCLUSIVE OFFERING: AMERICAN VILLAGE APARTMENTS | 475 DENVER ST | VIDOR, TX 77662**

**Presented By: Jim Hurd | Houston Income Properties, Inc. | 713.783.6262**

**Offer Date:** To Be Determined

**Offering Process:** The Property is being offered to a qualified buyer on an "All Cash" basis (buyer to acquire a new loan)

**Offer Guidelines:** Offers should be presented in the form of a non-binding Letter-of-Intent and must include at least:

- **Purchase Price**
- **Earnest Money Deposit Amount**
- **Feasibility Period**
- **Description of Equity Source**
- **Closing Date**
- **Other terms and conditions particular to the buyer's investment process**
- **Summary of buyer's qualifications and evidence of financial ability to close**

**Site Visits:** All Site Visits are to be set up through the Listing Broker. All requests for additional information are to be made through the Listing Broker — 713-783-6262

**Disclaimer:** The offering is subject to the Disclaimer contained herein.

Principals and their representatives shall please refrain from contacting any onsite personnel or residents.

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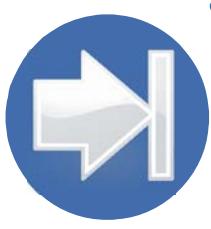
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## Offering Overview

# Offering Summary

PROPERTY DESCRIPTION		INVESTMENT PROFILE	
Name: <b>American Village Apartments</b>	Address: <b>475 Denver St.</b>	Type of Sale: <b>Offered "All Cash" (Buyer to Acquire new Financing)</b>	
City / State: <b>Vidor, Texas 77662</b>	PLEASE DO NOT VISIT THE PROPERTY WITHOUT MAKING AN APPOINTMENT THROUGH THE BROKER.	ASKING PRICE: <b>Market to Determine the Price</b>	For Current and Projected NOI see analysis in the financial section
Property Type: <b>Garden Style - 2 Story Buildings</b>	No. of Buildings: <b>7 Apartment Buildings</b>	Current NOI: <b>\$133,935</b>	
Yr. of Construction: <b>1972</b>	Materials: <b>Brick, Hardi Plank and Vinyl Siding</b>	Projected NOI: <b>\$288,662</b>	
Number of Units: <b>98</b>	Total Rentable SF: <b>80,040</b>	Occupancy: <b>93%</b>	As of 12-18-2025
Avg. Unit Size: <b>817 S.F.</b>		Rebilled: Electric is Rebilled to Tenants	
		Primary Market Area: <b>Beaumont</b>	
		Sub-Market Area: <b>Vidor</b>	
		Scheduled Market Rent: <b>\$77,090 / Mth</b>	
		Avg. Rent / Unit: <b>\$787</b>	
		Avg. Rent / SF: <b>\$0.96</b>	

## INVESTMENT HIGHLIGHTS:

- 1) Located in Orange County in the city of Vidor, Texas. Vidor is strategically located near several key cities, 7.5 miles southeast of Downtown Beaumont, 20 miles northwest of Downtown Port Arthur, 16 miles west of Downtown Orange, 40 miles southwest of Downtown Lake Charles, Louisiana and approximately 80 miles northeast of Houston, Texas. The proximity to these key cities offers various economic and social benefits to the community of Vidor. Local businesses have expanded their market reach to these nearby cities, boosting sales and profitability. In addition, its proximity to these larger urban areas increases access to jobs, especially in industries like manufacturing and healthcare. American Village is just minutes from some of Beaumont's largest Employers, ExxonMobil Chem. Plant, ExxonMobil BLADE, St. Elizabeth Hospital and S.E. Baptist Hospital. Also located within a short commute is the city of Port Arthur and the city of Orange, all of which make up the Golden Triangle. This interconnectedness among these cities allows for a diverse job market and various options for Vidor residents seeking employment.
- 2) There are 3 down units that the owner is currently working on to bring back on line. Most units have been upgraded to some extent at turnover. There is one Laundry room on the property, the contract may or may not be expired. The property is sub-metered for electric and the owner is rebilling the tenants.
- 3) It is the broker's opinion, that with continued interior upgrades, exterior improvements, upgrading the existing amenities, and bringing the down units back on line the property should see upside in the income.

## Property Information

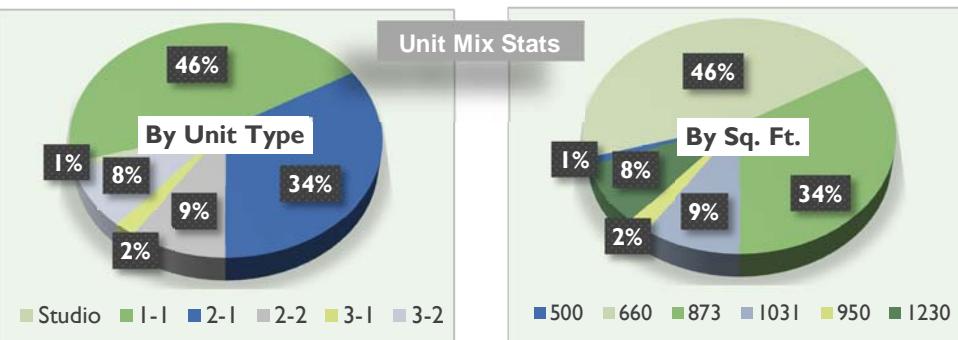
PRICING INFORMATION		PROPERTY INFORMATION		UNIT MIX - CURRENT MARKET RENTS (please verify)									
<i>Unpriced</i>		Units: 98 Avg. Size Unit: 817 S.F. Year Built (Per CAD): 1972 Electric Meter: Sub-Metered Roof: Mansard / Slight Pitch Land (Acres) Per CAD: 3.99 Rentable Sq. Ft: 80,040				#UNITS	UNIT TYPE	NOTES	SQ. FT.	TOTAL SQ. FT.	RENT / UNIT	TOTAL RENT	RENT PER SF
Please do not visit the property without an appointment made through the broker!						1	Studio		500	500	\$695	\$695	\$1.39
Estimated Total Collections ~ (Est. Occupancy is 93% as of 12-18-25 Rent Roll)													
Mth.	Nov 2025	T-4 Avg	Nov-2025	Oct-2025	Sep-2025	Aug-2025							
Coll.	\$76,903		\$61,398		\$89,083		\$77,717		\$79,413		\$787	\$77,090	\$0.96

**American Village** is an approximately 93% occupied "C" apartment community in a "B+" area less than a 1/2 mile of N. Main in Vidor, Texas. The town is mainly a bedroom community for the nearby refining complexes in Beaumont and Port Arthur and is part of the Beaumont-Port Arthur MSA. Vidor is a suburban area with no Downtown district. N Main is the Hub of the city and American Village sits within walking distance of this Hub. The property is available "All Cash" (buyer to acquire a new loan) ~ **No Owner Financing**.

The property is a unique opportunity for an investor to purchase a property that has possible upside in revenue and generally maintains good occupancy. The property seems to have some upside potential in the rents with continued interior upgrades and possible upgrades to the amenities.

American Village has ingress and egress on E Courtland and Denver streets and sits within walking distance of the I-10 (Eastex Freeway) / Hwy 90. Its location allows for good access to most of the city and other major arteries that transit to the cities in the Golden Triangle - Beaumont, Port Arthur and Orange. Its strategic position allows access to all of the major employment areas in Vidor and beyond.

98		93%	817	80,040	\$787	\$77,090	\$0.96
TOTAL UNITS	Est. Occupancy	AVG. SQ. FT.	TOTAL SQ. FT.	AVG. RENT/U	TOTAL RENT	AVG. RENT	AVG. RENT/SF



# Property Information



PROPERTY TAX	
OCAD ID# R42872	
Taxing Entity ate/\$100 of Value	
Vidor ISD	0.798300
City of Vidor	0.634391
County of Orange	0.510000
Navigation & Port Dist	0.139183
Emerg District #1	0.100000
Water Ctrl Dist #1	0.291960
2024 Tax Rate	2.473834
2025 Assmt.	\$1,775,657
Approx. Total Tax	\$43,927

## CONSTRUCTION FEATURES

Age:	1972
Electric Meter:	Sub-Metered
Water:	Master - No RUBS is in Place
Gas:	Gas for Boilers and Dryers
A/C Type:	Individual HVAC
Hot Water Supply:	Two 100 gal Boilers
Roof:	Mansard / Slight Pitch
Paving:	Asphaltic Concrete
Exterior Construction:	Brick, Hardi Plank and Vinyl Siding
No. of Buildings:	7 Apartment Buildings
# of Stories:	Garden Style - 2 Story Buildings
Units / Acre:	25
Parking:	Open Spaces

## PROPERTY HIGHLIGHTS

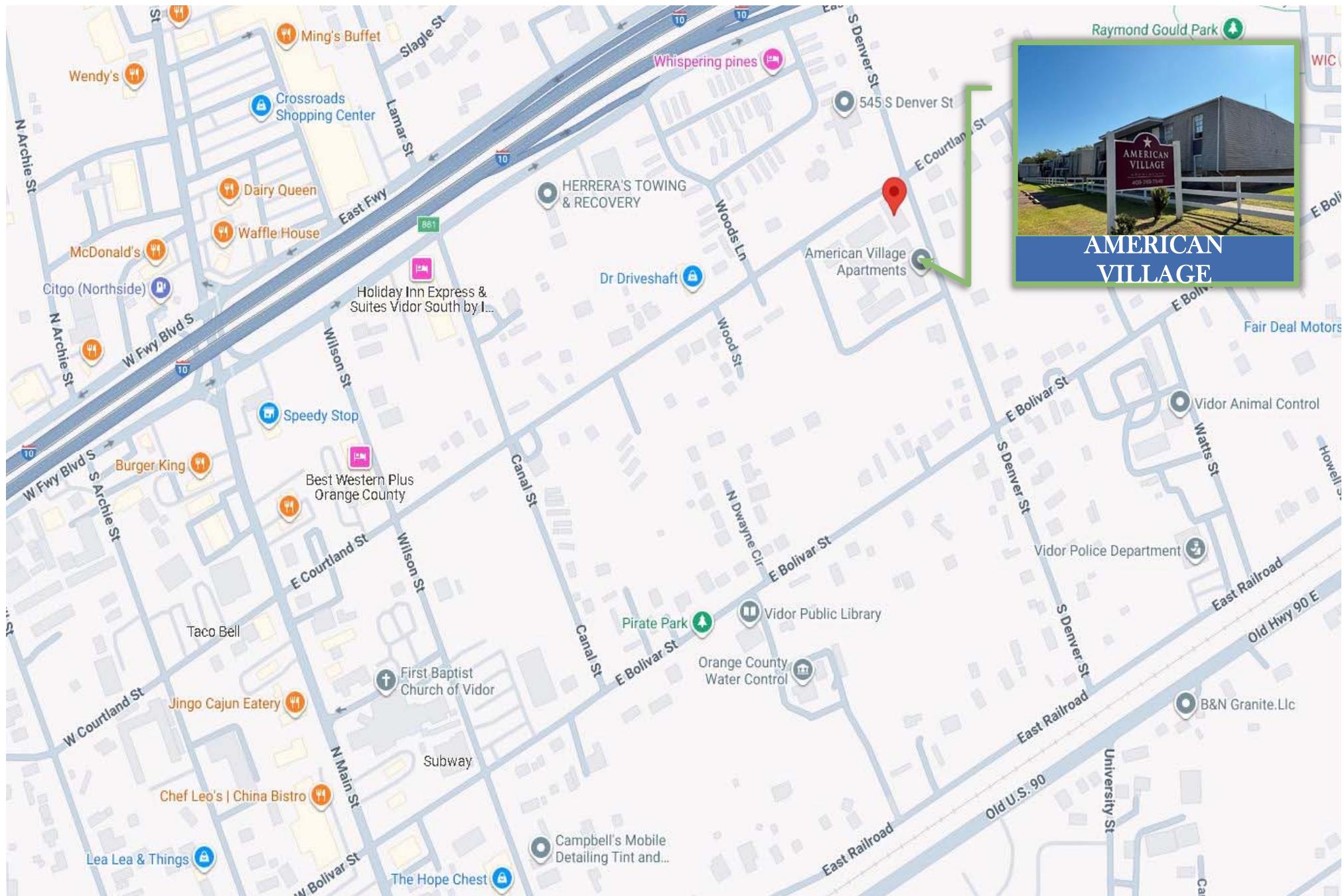
- 1.) Property is being offered on an "All Cash" Basis (A buyer will need to acquire a new loan).
- 2.) 1972 Built, "C" Grade, Garden Style Apartment Complex located in an "B+" area of a Tertiary Market
- 3.) The property is located near Major Employment Centers such as Downtown Beaumont, ExxonMobil, ExxonMobil BLADE, Port Arthur and Orange as well as employment along the I-10 corridor.
- 4.) Sits within feet of N. Main St. and I-10
- 5.) Most units have some upgrades from regular turns
- 6.) Located in the Beaumont MSA
- 7.) The property is located less than a 1/2 mile from Main St. which is the main business Corridor of Vidor. At this time Vidor does not have a designated downtown area.
- 8.) Residents of Vidor benefit from access to larger city amenities (Beaumont), including shopping, entertainment, healthcare facilities, and educational institutions, which may not be as readily available in a smaller town.

## LOCATION INFORMATION

American Village is located within one of the fastest growing areas of Vidor. Its location off of Denver St near I-10 and N Main allows its residents to benefit from the nearby schools, employment, entertainment, dining and shopping.

The property sits just east of North Main St and just south of I-10 and both are within walking distance of the property. The location gives access to all the employment along the Beaumont / Rose City I-10 Corridor as well as off of N Main. It is approximately 15 miles northwest of Port Arthur, Texas, which is home to the Golden Pass LNG development. The location places it within easy access to most of the Beaumont / Port Arthur transportation arteries, thus providing a solid resident base and cash flow potential. Vidor is 80 miles of Houston and approximately 35 miles from Lake Charles, Louisiana, which allows businesses to have access to well over 2 million people.

## Location Map



# AMERICAN VILLAGE

APARTMENT HOME COMMUNITY





## *Financial Analysis*

# ACTUAL AND PRO FORMA ANALYSIS

ASKING PRICE		
MARKET TO DETERMINE THE PRICE		
INCOME DETAILS		
Current Scheduled Rents 12-18-2025 Rent Roll		
\$77,090 / Mo	\$787 / Unit	\$96 / S.F.
Actual Income Used	Nov 2025 T-4 Avg	\$76,903
Actual Income Used "Annualized"		\$922,833
Leased Occupancy	As of 12-18-2025	92.9%
Pro forma Scheduled Rents include a {10%} Rent Increase		
\$84,799 / Mo	\$865 / Unit	\$1.06 / S.F.
PROPERTY TAX DETAILS		
2024 Tax Rate	Actual	2.473834%
2025 Assmt.		\$1,775,657
Pro forma Rate Used	2024 Tax Rate	2.473834%
Pro Forma Estimated Post Sale Assmt.		\$3,000,000
Post Sale Assmt. is the 2025 Assmt increased by {69%}		
EXPENSE, INSURANCE AND RESERVE DETAILS		
Actual Expense Column is Nov 2025 Trailing 12 Months		
Actual Expenses, except where noted.		
Est. Ins. / Unit / Yr	Per Owner	\$1,500.00
Est. Reserve / Unit / Yr	Estimated	\$350
PROPERTY DETAILS		
Number of Units		98
Avg Unit Size		817 S.F.
Net Rentable Area		80,040
Land {Acres} Per CAD		3.99
Units per Acre		25
Date Built / Per CAD		1972
e-Meter		Sub-Metered
RUBS		Electric is Rebilled to Tenants
Hot Water Supply		Two 100 gal Boilers
HVAC		Individual HVAC
Gas Meter		Master

INCOME (See Details on the left)	ACTUAL	STABILIZED PRO FORMA
Gross Scheduled Rent is {Current Rent} Annualized + 3% Incr.	N/A	\$1,017,592 \$84,799 / Mo
(Loss)/Gain to Lease - Pro Forma Estimated at {2%} of GSR	N/A	(20,352) 2%
<b>Estimated Annual Gross Potential Rental Income</b>	<b>N/A</b>	<b>997,241</b> 98%
Vacancy Loss - Pro-Forma Estimated at {3%} of GSR	N/A	(30,528) 3%
Non-Revenue Units - Pro Formas Estimated at {1%} GSR	N/A	(10,176) 1%
Other Losses - Pro Forma Estimated at {1%} GSR	N/A	(10,176) 1%
<b>Total Annual Rental Income</b>	<b>{%} of GSR</b>	<b>946,361</b> {93%} of GSR
Total Other Income - Includes Water, Trash & Other Fees	\$/ Unit / Yr	0 \$ / Unit / Yr
<b>Total Gross Annual Income</b>	<b>922,833</b>	<b>\$76,903 / Mo</b>
EXPENSES (See Details on the Left)	ACTUAL NOVEMBER 2025 T-12	PRO FORMA
<b>Fixed Expenses</b>	Except where noted	
Property Taxes (See Details on the left)	\$43,927	\$448 Unit
Property Insurance - <b>Per Owner - Includes Flood, Excess Liab.</b>	\$147,000	\$1,500 Unit
<b>Total Fixed Expenses</b>	<b>190,927</b>	\$1,948 per Unit
<b>Utility Costs</b>		
Electric - {All Units} - <b>Per Owner - Reduced by Rebill to Tenants</b>	65,753	\$671 per Unit
Water & Sewer & Trash	75,632	\$772 per Unit
Gas - No Rebill - <b>Per Owner</b>	18,447	\$188 per Unit
Utility Billing Service - <b>Self Billed for Electric - Sub-Metered</b>	0	\$ per Unit
<b>Total Utility Costs</b>	<b>159,831</b>	\$1,631 per Unit
<b>Other Expenses</b>		
General & Administrative	83,051	\$847 per Unit
Other Expenses	0	\$ per Unit
Marketing - Referral Fees/Locator Fees/Advertising	3,137	\$32 per Unit
Repairs/Maintenance/Make-ready/Contract Labor	275,232	\$2,808 per Unit
Payroll + Burden	40,444	\$413 per Unit
Contract Services {Trash, Pest, Grounds}	0	\$ per Unit
Management Fees {Calculated on the Income above}	1,975	0.214%
<b>Total Other Expenses</b>	<b>403,839</b>	\$4,121 per Unit
Reserve for Replacement	34,300	\$350 per Unit
<b>Total Operating Expenses</b>	<b>788,897.27</b>	\$8,050 per Unit
<b>Net Operating Income</b>	<b>\$133,935</b>	<b>\$1,367 per Unit</b>

# 10 Year Cash Flow Analysis

HOUSTON INCOME PROPERTIES, INC.  
American Village Apartments

## Ten Year Cash Flow Analysis

Year 1 has a {10%}  
rent increase post  
upgrades, see  
stabilized pro forma on  
the previous page

UNITS: 98  
SQ. FT: 80,040  
AVG UNIT SIZE: 817

INCOME	MONTHLY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
<b>Annual Market Rent Growth Rates Used</b>		10.00%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Potential Income	\$84,799	\$1,017,592	\$1,048,120.26	\$1,079,564	\$1,111,951	\$1,145,309	\$1,179,669	\$1,215,059	\$1,251,510	\$1,289,056	\$1,327,727
Other Income	\$0	\$0	\$0	\$0.00	\$0	\$0.00	\$0	\$0	\$0	\$0	\$0
<b>Gross Income</b>	<b>\$84,799</b>	<b>\$1,017,592</b>	<b>\$1,048,120</b>	<b>\$1,079,564</b>	<b>\$1,111,951</b>	<b>\$1,145,309</b>	<b>\$1,179,669</b>	<b>\$1,215,059</b>	<b>\$1,251,510</b>	<b>\$1,289,056</b>	<b>\$1,327,727</b>
Vacancy / Other Losses		(\$71,231)	(\$73,368)	(\$64,774)	(\$55,598)	(\$57,265)	(\$58,983)	(\$60,753)	(\$62,576)	(\$64,453)	(\$66,386)
<i>Economic Loss % Includes Bad Debt</i>		7%	7.0%	6.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<b>EFFECTIVE GROSS INCOME</b>		<b>\$946,361</b>	<b>\$974,752</b>	<b>\$1,014,790</b>	<b>\$1,056,353</b>	<b>\$1,088,044</b>	<b>\$1,120,685</b>	<b>\$1,154,306</b>	<b>\$1,188,935</b>	<b>\$1,224,603</b>	<b>\$1,261,341</b>
<b>Annual Operating Expense Growth Rates Used</b>		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<b>EXPENSES</b>											
Operating Expenses		(\$623,399)	(\$638,984)	(\$654,959)	(\$671,333)	(\$688,116)	(\$705,319)	(\$722,952)	(\$741,026)	(\$759,551)	(\$778,540)
Expenses / Unit		\$6,361	\$6,520	\$6,683	\$6,850	\$7,022	\$7,197	\$7,377	\$7,561	\$7,751	\$7,944
Reserve for Replacement @ {\$350} per unit		(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)	(\$34,300)
<b>TOTAL EXPENSES</b>		<b>(\$657,699)</b>	<b>(\$673,284)</b>	<b>(\$689,259)</b>	<b>(\$705,633)</b>	<b>(\$722,416)</b>	<b>(\$739,619)</b>	<b>(\$757,252)</b>	<b>(\$775,326)</b>	<b>(\$793,851)</b>	<b>(\$812,840)</b>
Total Expenses / Unit		\$6,711	\$6,870	\$7,033	\$7,200	\$7,372	\$7,547	\$7,727	\$7,911	\$8,101	\$8,294
<b>NET OPERATING INCOME</b>		<b>\$288,662</b>	<b>\$301,468</b>	<b>\$325,531</b>	<b>\$350,721</b>	<b>\$365,628</b>	<b>\$381,066</b>	<b>\$397,054</b>	<b>\$413,609</b>	<b>\$430,752</b>	<b>\$448,501</b>
<b>NOI GROWTH RATE</b>		115.5%	4.4%	8.0%	7.7%	4.3%	4.2%	4.2%	4.2%	4.1%	4.1%

NOTE: Year One shows the NOI growth rate starting  
from the owners Actual NOI column on the previous page.

AMERICAN VILLAGE  
APARTMENT HOME  
COMMUNITY

## Value Projection at 60 Months

### American Village Apartments

PROPERTY INFORMATION			
Number of Units:	98	Approx. NRA:	80,040
Year Built:	1972	Average Unit Size:	817 S.F.
Roofs:	Mansard / Slight Pitch	Proposed Mthly. Mkt. Rent at 60 Mths (5 YRS):	\$95,442
HVAC System:	Individual HVAC		\$974 / Unit
Metering: Electric:	Sub-Metered Rebilled		\$1.19 / S. F.
Water, Trash, Pest	No RUBS in Place	Projection is based on the stabilized year 1 pro forma with a 3% rent and a 2.50% expense growth rate for years 2 thru 5	
Hot Water:	Two 100 gal Boilers		
Est. Occupancy at Stabilization:	97%		

### REVENUE AND COLLECTIONS

STABILIZED PRO FORMA		
Projected at 60 Months Post Purchase and Income Stabilization		
Total Gross Rent Potential	\$1,145,309	% of Gross Potential Income
Total Other Income Potential	\$0	100%
<b>Estimated Gross Potential Income</b>	<b>\$1,145,309</b>	<b>0%</b>
Vacancy/Other Rental Losses	<b>(\$57,265)</b>	{5%} of Gross Potential Income
Total Estimated Gross Annual Income	<b>\$1,088,044</b>	{95%} of Gross Potential Income

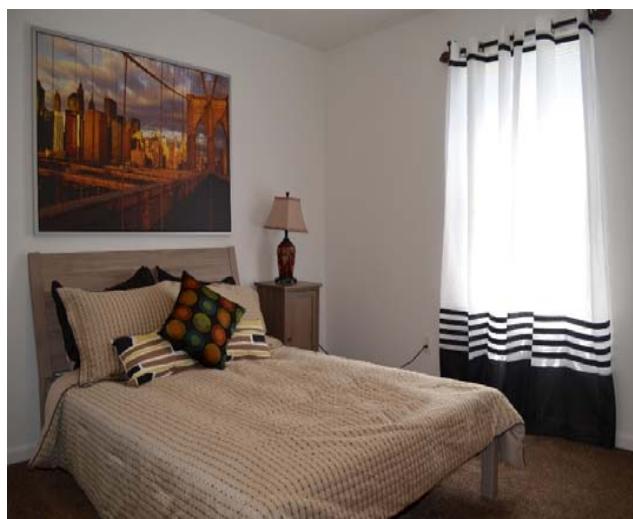
### EXPENSES

Total Expenses ~ ( average Unit size is {817 S.F.} )	<b>(\$722,416)</b>	\$7,372 / Unit	\$9.03 / SF
<b>Estimated Stabilized Net Operating Income</b> ( at 60 Months Post Stabilization )	<b>\$365,628</b>		

Estimated Potential Value Based  
on Stabilized NOI of { \$365,628 }  
( at 60 Mths Post Stabilization )

Cap Rate	Value Generated		
5.75%	\$6,358,745	\$64,885/U	\$79.44/SF
6.00%	\$6,093,797	\$62,182/U	\$76.13/SF
6.25%	\$5,850,045	\$59,694/U	\$73.09/SF

## Property Interior Photos





## Property Overview

## Property Features



# AMERICAN VILLAGE

APARTMENT HOME COMMUNITY



### Unit Features ([Interior appointments may vary in each unit](#))

- ❖ 6 Floor Plan Options
- ❖ 1, 2 and 3 Bedroom Floor Plans
- ❖ Dishwasher / Refrigerator / Range
- ❖ Individual Controlled A/C and Heat
- ❖ Window Coverings
- ❖ Spacious Walk-In Closets
- ❖ Cable Ready
- ❖ Garbage Disposal

- ❖ Separate Dining Room
- ❖ All Electric Kitchens
- ❖ White Appliances
- ❖ Two Tone Paint
- ❖ Stainless Steel Sinks

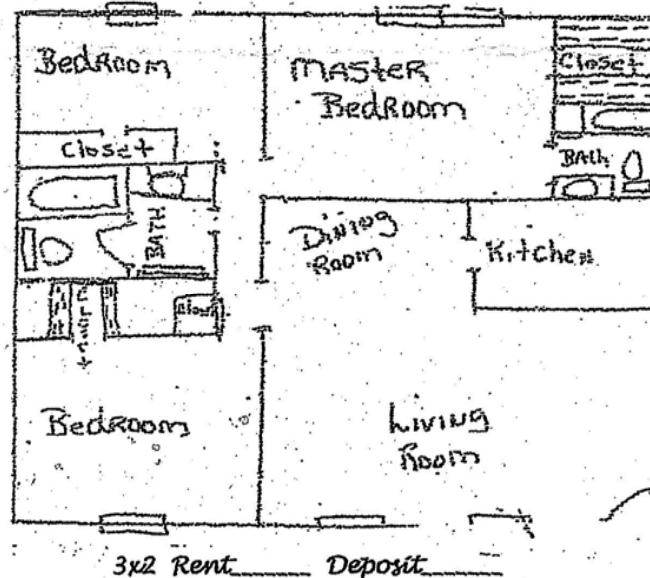
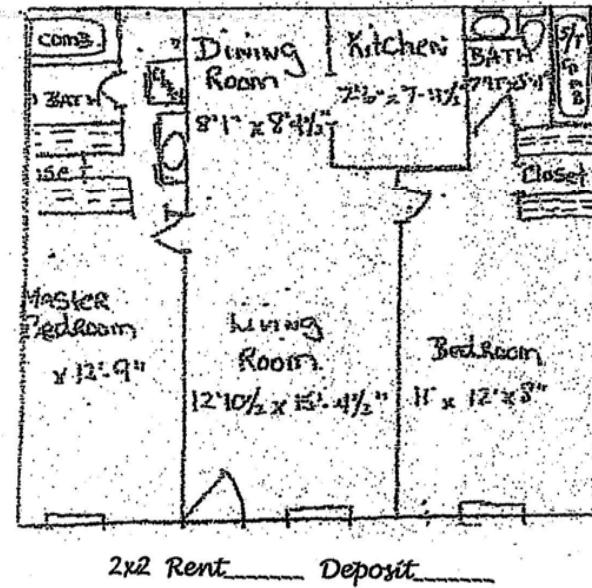
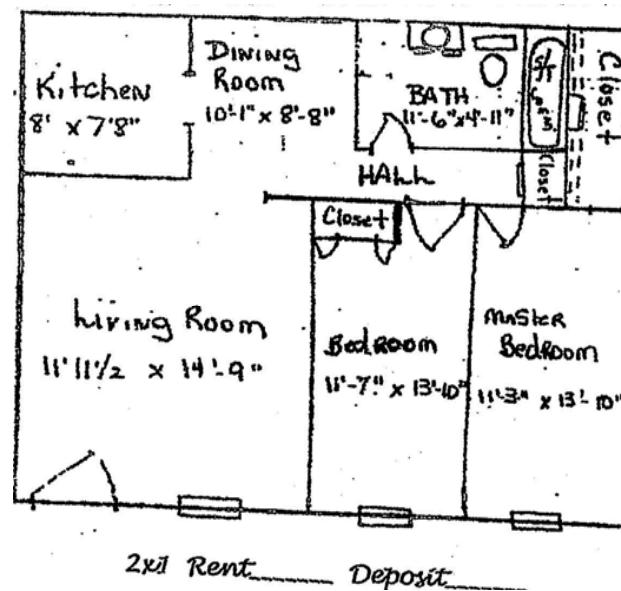
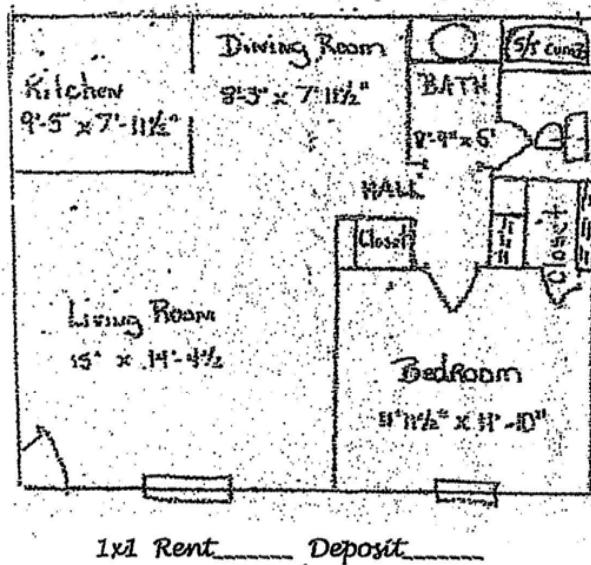
### Community Amenities

- ❖ Laundry Facility
- ❖ Fenced in Pool Area
- ❖ Stand Alone Leasing Office
- ❖ Convenient to Entertainment
- ❖ One Pool
- ❖ Lounging Area
- ❖ Near Major Employment Centers

### Community Amenities

- ❖ On-Site Management
- ❖ Playground
- ❖ Walking Distance to IH-10
- ❖ Convenient to N Main(105) and Old Hwy 90
- ❖ Easy Access to Shopping & Dining

## Floor Plans



# Site Plan

S. Denver

108	106	104	102
107	105	103	101
110	112	114	116
109	111	113	115

216	214	212	210
215	213	211	209
202	204	206	208
201	203	205	207

716	714	712	710
715	713	711	709
702	704	706	708
701	703	705	707

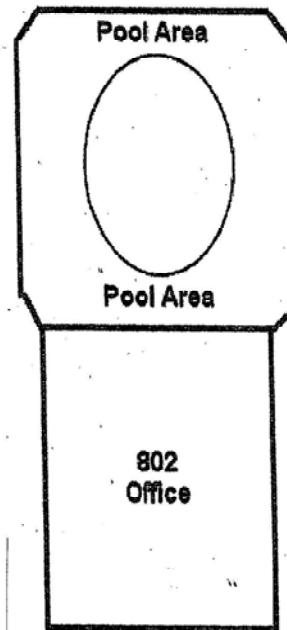
608	606
607	605
602	604
601	603

Playground

E Courtland

Washateria	516	514	512	510
	515	513	511	509
Boller	602	504	606	608
	501	503	505	507

308	306	304	302
307	305	303	301
310	312	314	316
309	311	313	315



Rooms	408	406	404	402
Mail Room	407	405	403	401

AMERICAN VILLAGE Apartments Map.

**Miles are approximate distance to the city limits of each city.**

5.5 Mile

75 Miles

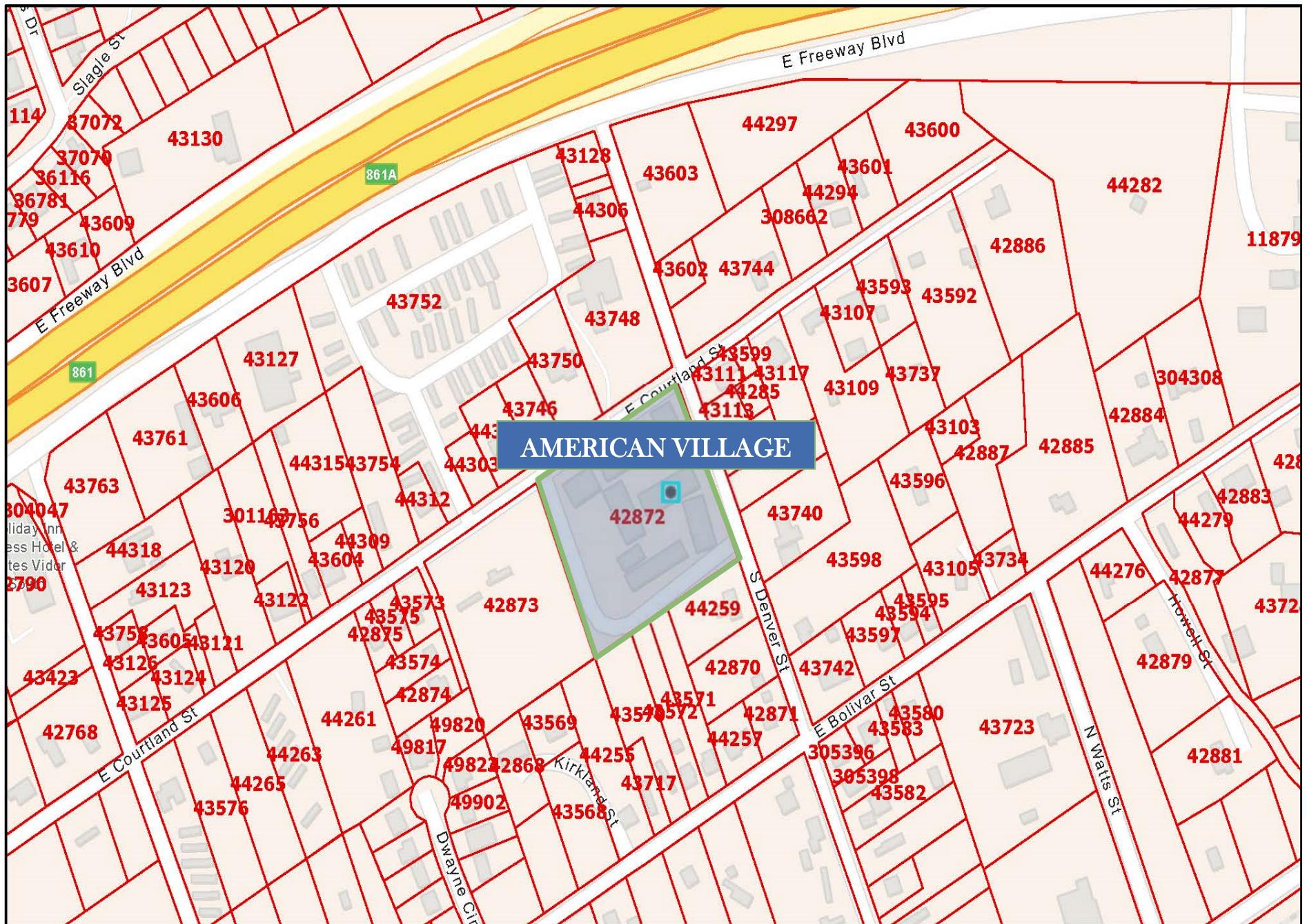
## Golden Triangle

15 Miles

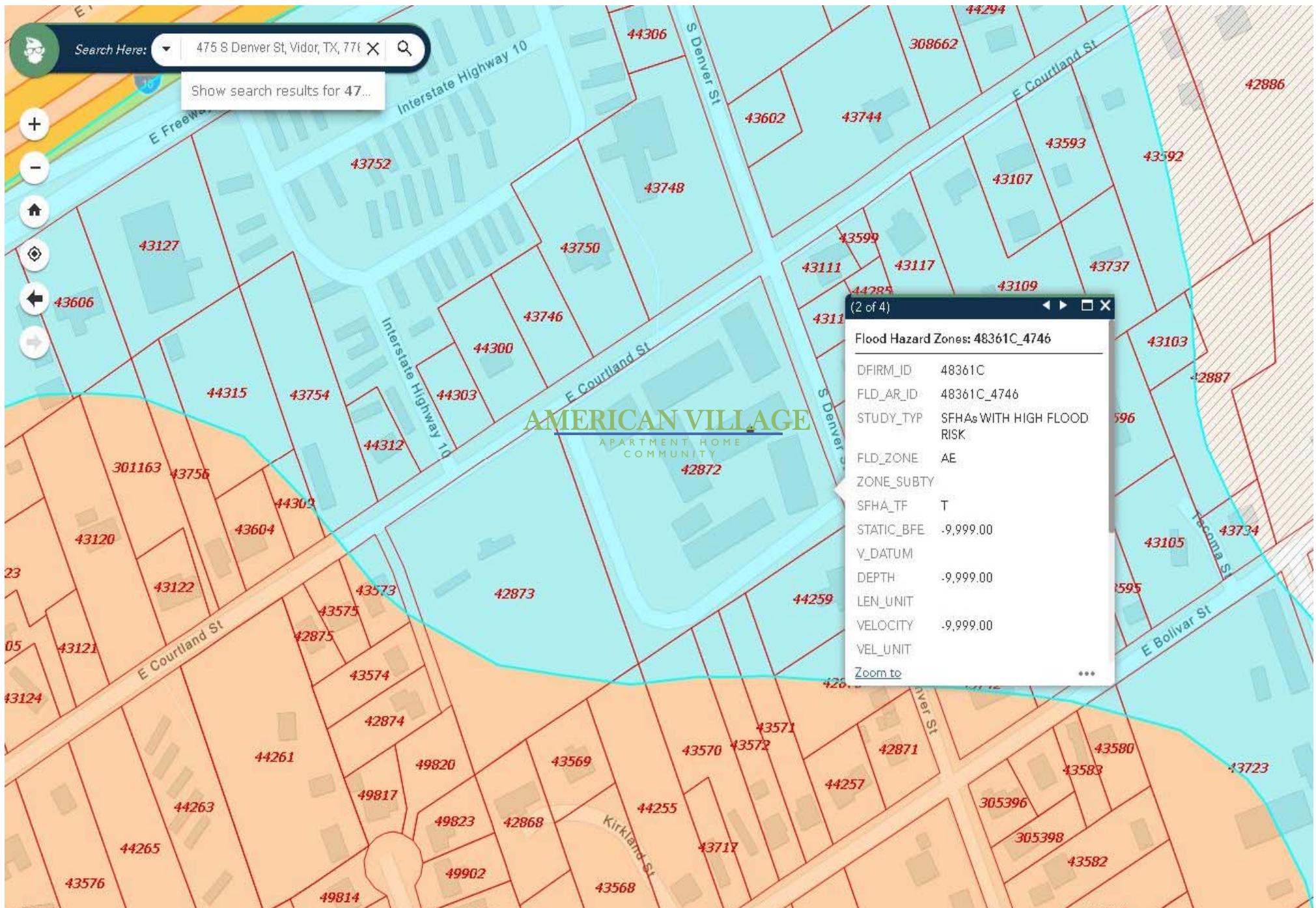


## *Jefferson County Appraisal District*

## Orange CAD Web Map



## Flood Map





## Market Overview



## Comparative Market Survey Summary

Map #	Building Name	Address	Units	Yr Blt/Ren	Avg SF	Rent/SF	Rent/Unit	Occ %
1	Crestview Apartments	350 W Railroad St	10	1977	650	\$1.19	\$775	90%
2	Auburn Square	2388 N Main St	80	2011	931	\$0.97	\$903	84%
3	Twelve Oaks	2405 Hwy 12	70	2007	960	\$0.90	\$864	89%
4	Pirate Cove	425 S Archie St	40	1980	780	\$0.89	\$695	93%
5	Honey Suckle Court	600 S Main St	48	1980	745	\$0.85	\$634	98%
6	Woodland	695 Lynn St	25	1973	770	\$0.69	\$533	96%
<b>273</b>					<b>859</b>	<b>\$0.90</b>	<b>\$777</b>	<b>91%</b>
<b>Total</b>					<b>Avg</b>	<b>Avg</b>	<b>Avg</b>	<b>Avg</b>
<b>Subject</b>	<b>AMERICAN VILLAGE</b>	<b>475 Denver St.</b>	<b>98</b>	<b>1972</b>	<b>817</b>	<b>\$0.96</b>	<b>\$787</b>	<b>93%</b>



SUBJECT



Crestview



Auburn Square



Twelve Oaks



Pirate Cove



Honey Suckle



Woodland

## Rent Comparable Map

### 475 S Denver St - American Village Apartments

No. Rent Comps

**6**

Avg. Rent Per Unit

**\$777**

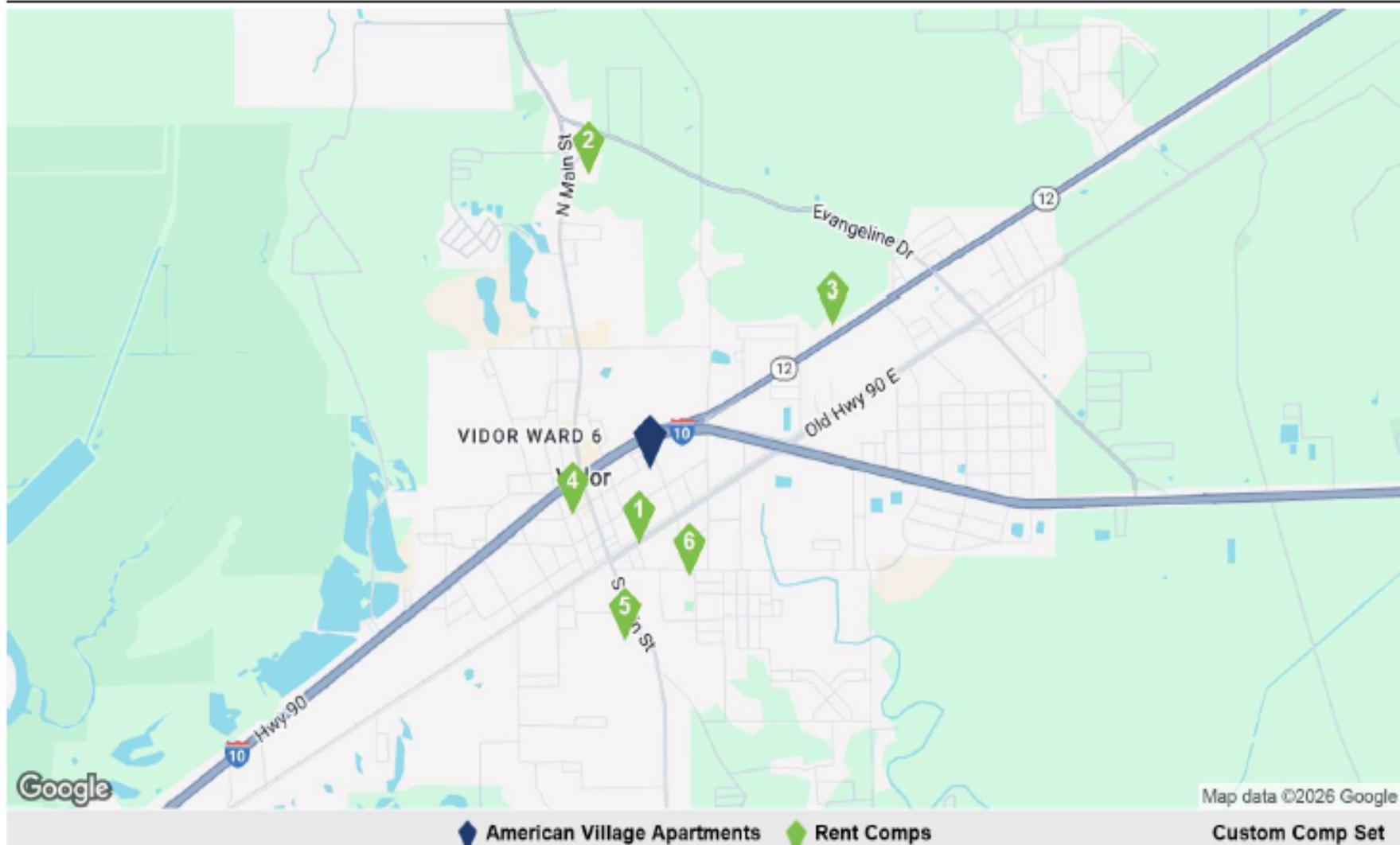
Avg. Rent Per SF

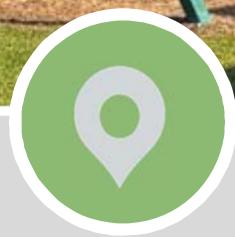
**\$0.90**

Avg. Vacancy Rate

**9.8%**

#### RENT COMP LOCATIONS



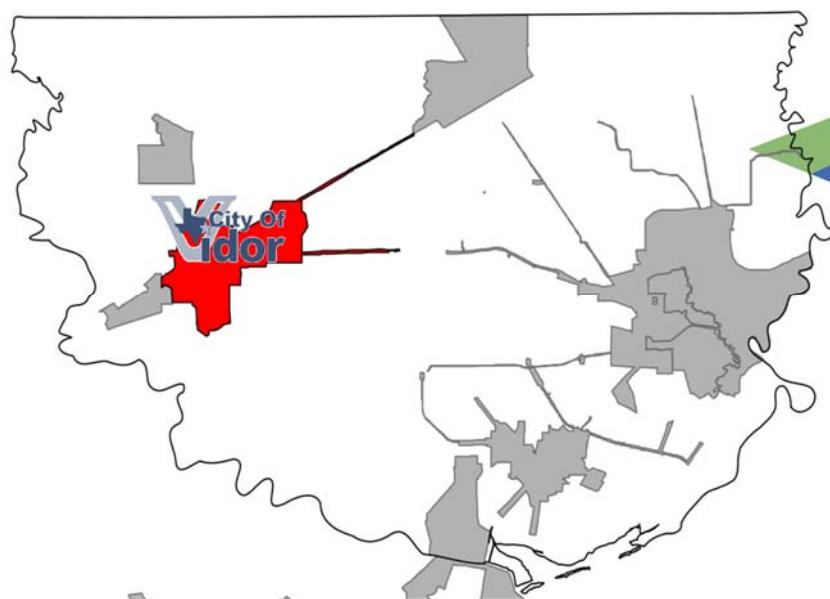
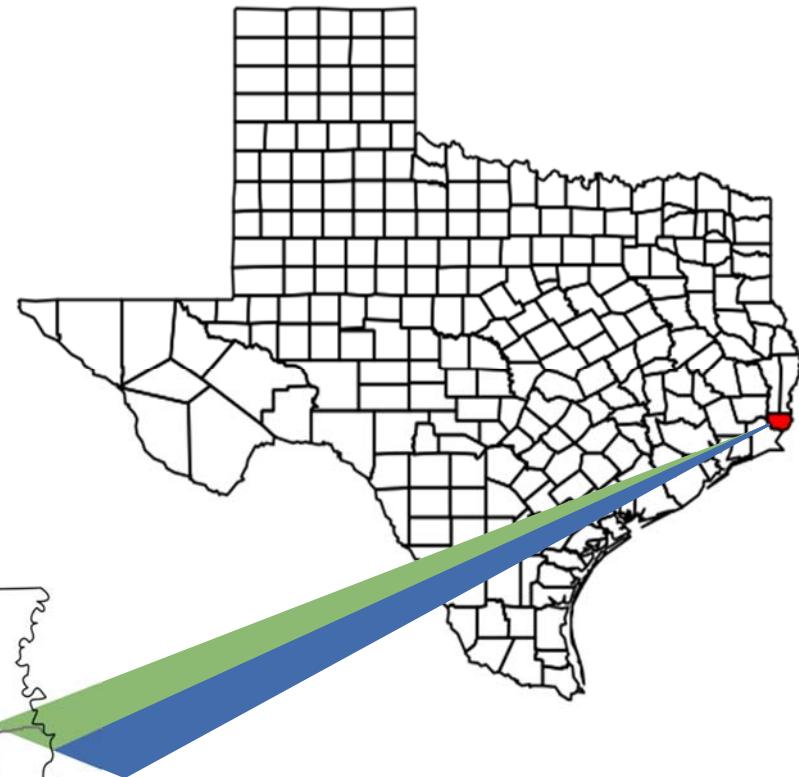


## Location Overview



## County Location Map

American Village is located in the city of Vidor, Texas, which is located in Orange County. Orange County is part of the Beaumont – [Port Arthur Metropolitan Statistical Area](#).



Orange

County Map

# Beaumont - Port Arthur MSA

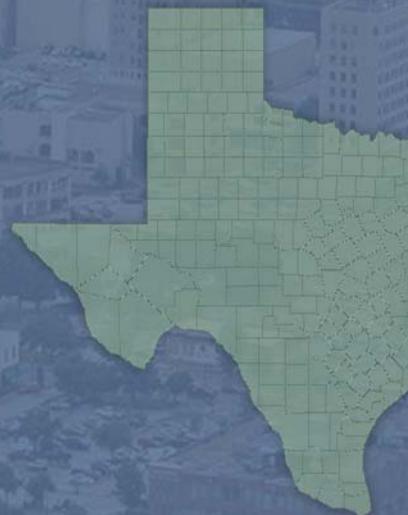
## BEAUMONT - PORT ARTHUR MSA

Made up of 4 Counties

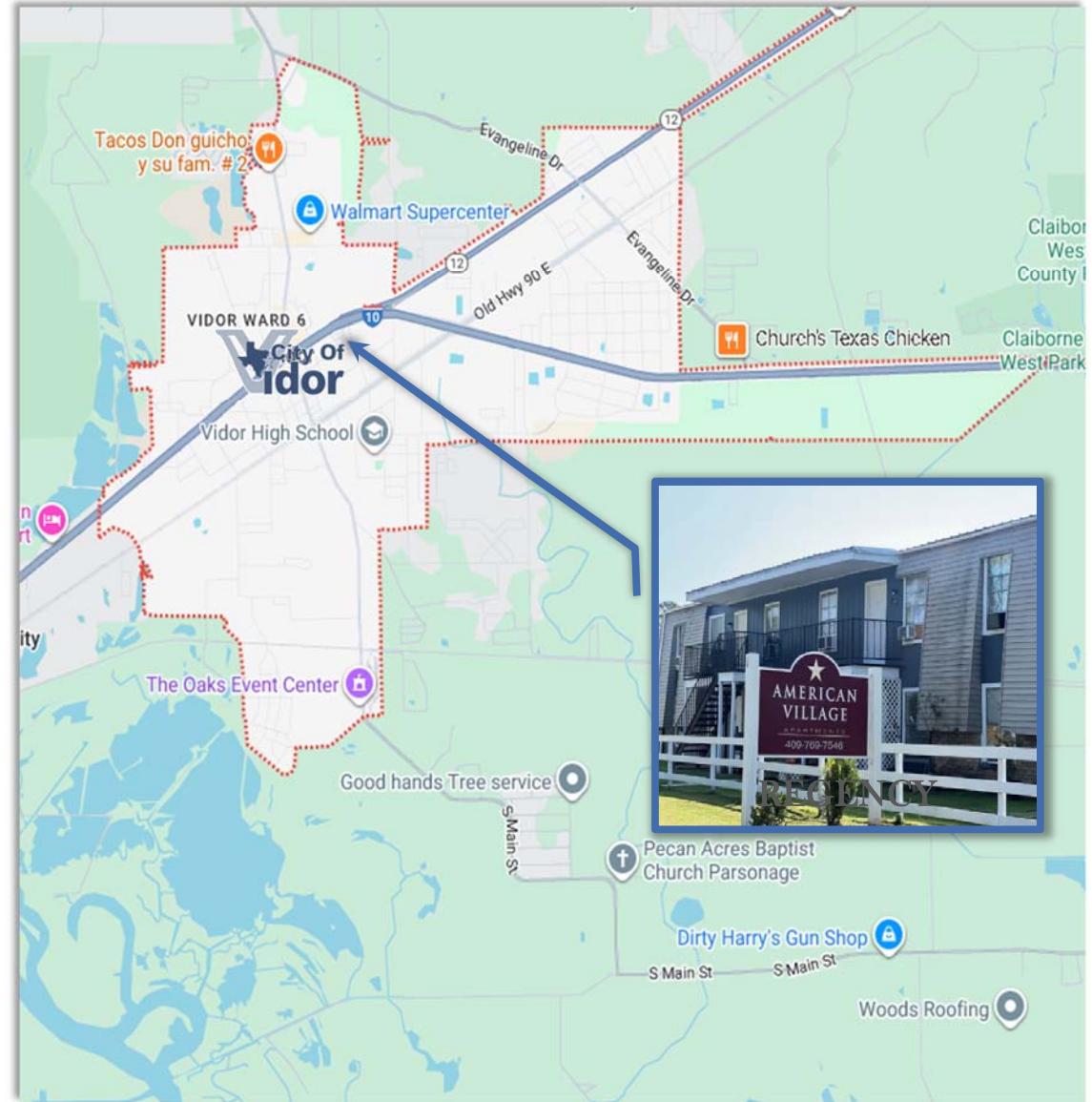
Hardin County  
Jefferson County  
Newton County  
Orange County

2,454 square miles

420,000 Residents in the Metro Area



# City of Vidor



**AMERICAN VILLAGE**  
APARTMENT HOME  
COMMUNITY

# Economy of Vidor

## Economy of Vidor, Texas

Vidor, Texas, a small city in Orange County, has a mostly industrial and retail-oriented economy with some unique characteristics. Below is an overview of key economic aspects and trends.

### ASPECT DETAILS

#### Population

Approximately **9,686** (2026 estimate)

#### Median Household Income

About **\$61,999**

#### Cost of Living

18% below the national average and 10% below Texas average

#### Sales Tax Rate

Total combined sales tax rate of **8.25%**

#### Major Industries

Retail, manufacturing (nearby refining and petrochemical complexes)

#### Unemployment Rate

Regional rate aligns closely with Texas state average

## Economic Characteristics

Overall, Vidor's economy is guided by its strategic location and proximity to larger industrial hubs, it is subject to the broader economic trends of Texas.

### Employment Opportunities:

Vidor serves primarily as a **bedroom community** for nearby Beaumont and Port Arthur, which host significant refining and petrochemical industries.

Retail and service sectors also provide job opportunities, with local businesses contributing to the economy.

### Cost of Living and Housing:

The **cost of living** in Vidor is appealing, with relatively low housing prices compared to national averages. The **median home value** is about **\$153,877**.

Rental options are affordable, with a median monthly rent of around **\$799**.

### Recent Trends:

While the Texas economy is expected to face challenges in early 2026, gradual improvement is anticipated by the end of the year, which could positively impact Vidor's economic situation.

## Area Overview

### Large Cities near Vidor, Texas, include:

Vidor, Texas, is strategically located near several key cities, including Beaumont and Port Arthur in Texas, as well as Orange and Lake Charles in Louisiana. This proximity offers various economic and social benefits to the community.

**Beaumont, Texas:** Approximately **12 miles** to the northwest, Beaumont is the largest city in the region and offers a variety of cultural and recreational activities.

**Port Arthur, Texas:** About **15 miles** to the southeast, Port Arthur features attractions like the Museum of the Gulf Coast and several waterfront areas.

**Orange, Texas:** Located around **20 miles** to the east, Orange offers several historical sites and is known for its vibrant community and festivals.

**Lake Charles, Louisiana:** About **35 miles** northeast, Lake Charles is known for its casinos, cultural events, and beautiful lakefront area.

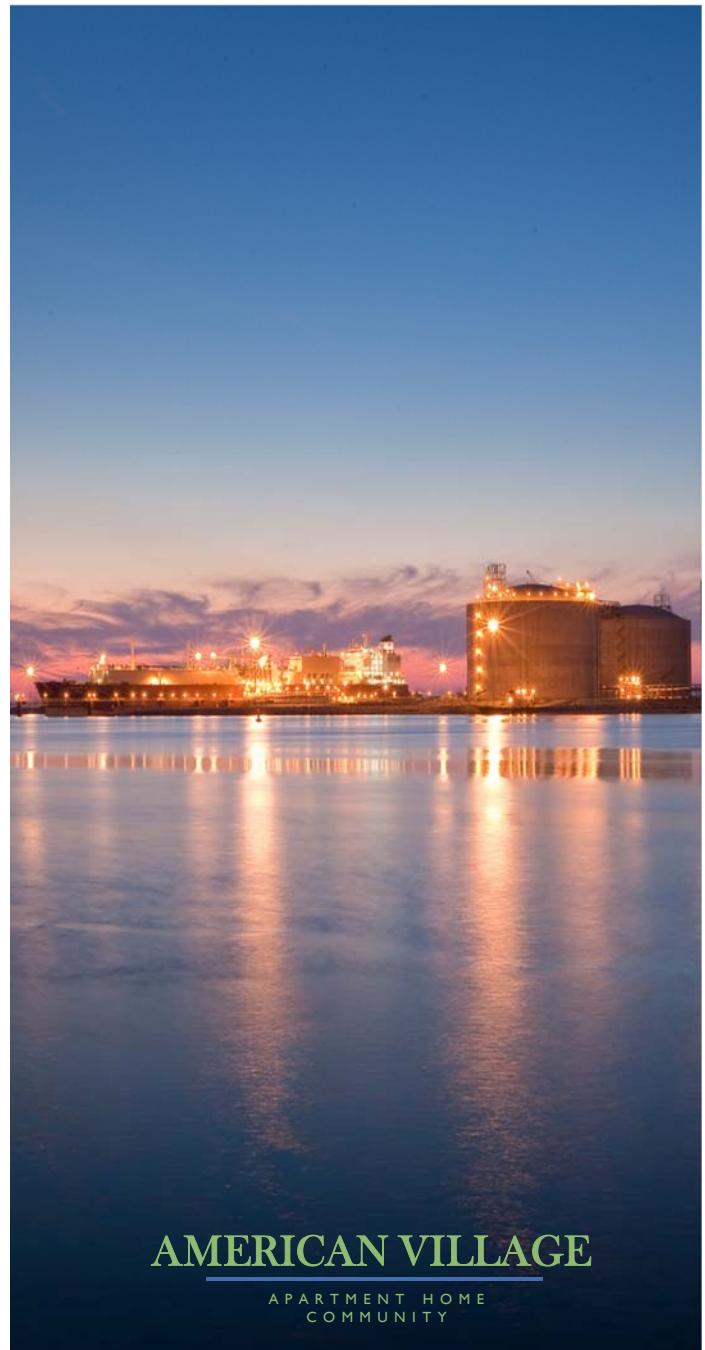
Vidor's location not only enhances its economic landscape but also enriches the social fabric of the community, making it a vibrant and interconnected area. These cities provide a variety of dining, shopping, and entertainment options, making them great day trip destinations from Vidor. The combination of job opportunities, business potential, cultural exchanges, and access to various services creates a dynamic living environment for its residents.

### Economic Advantages

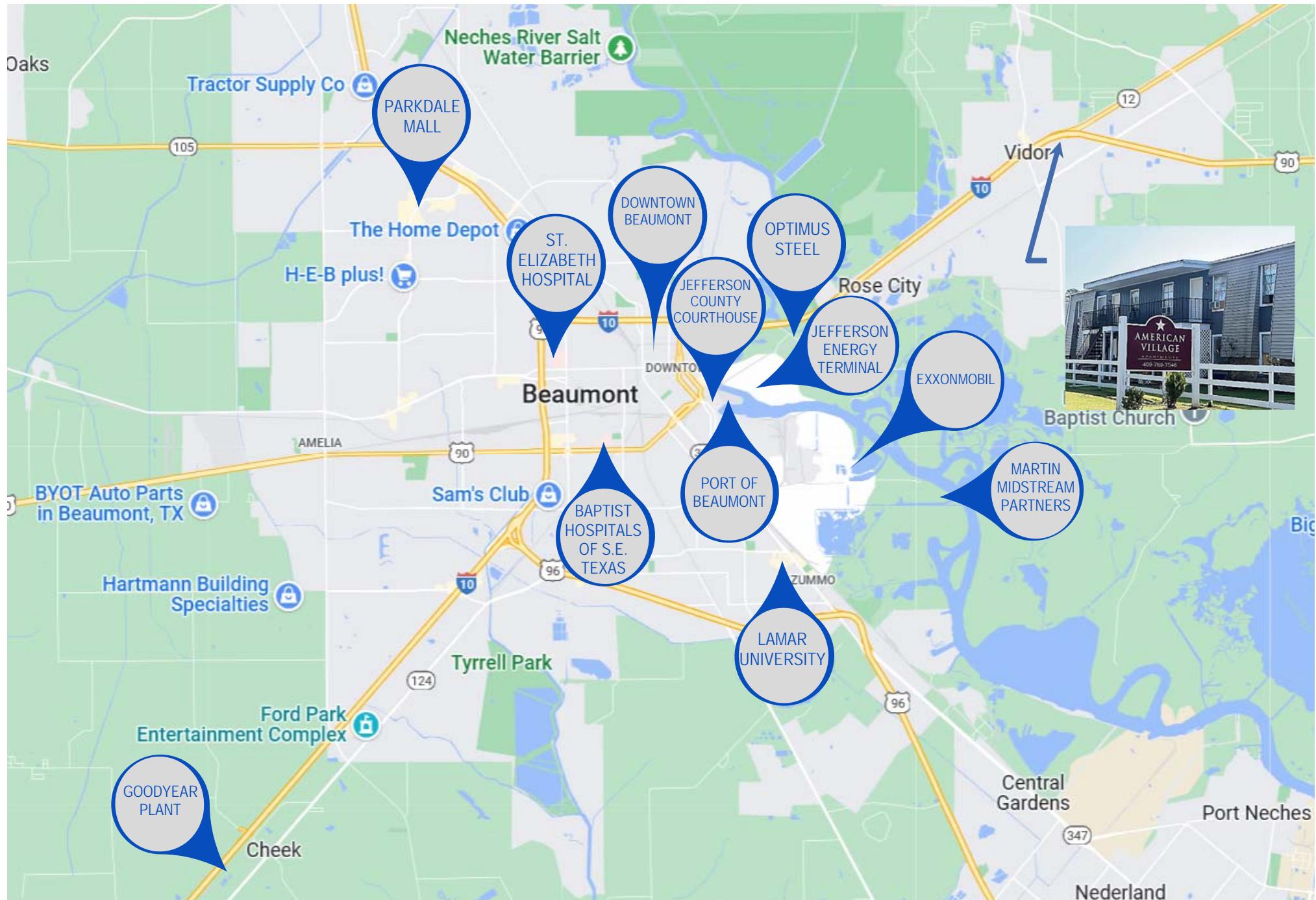
**Job Opportunities:** Many residents of Vidor commute to Beaumont and Port Arthur for employment, benefiting from the diverse job markets in these urban areas, especially in industries like petrochemical, healthcare, and manufacturing.

**Business Growth:** The proximity to larger markets allows Vidor to attract businesses that want to capitalize on the economic activity in Beaumont and Port Arthur. Retail and service sectors often flourish due to increased customer traffic from surrounding areas.

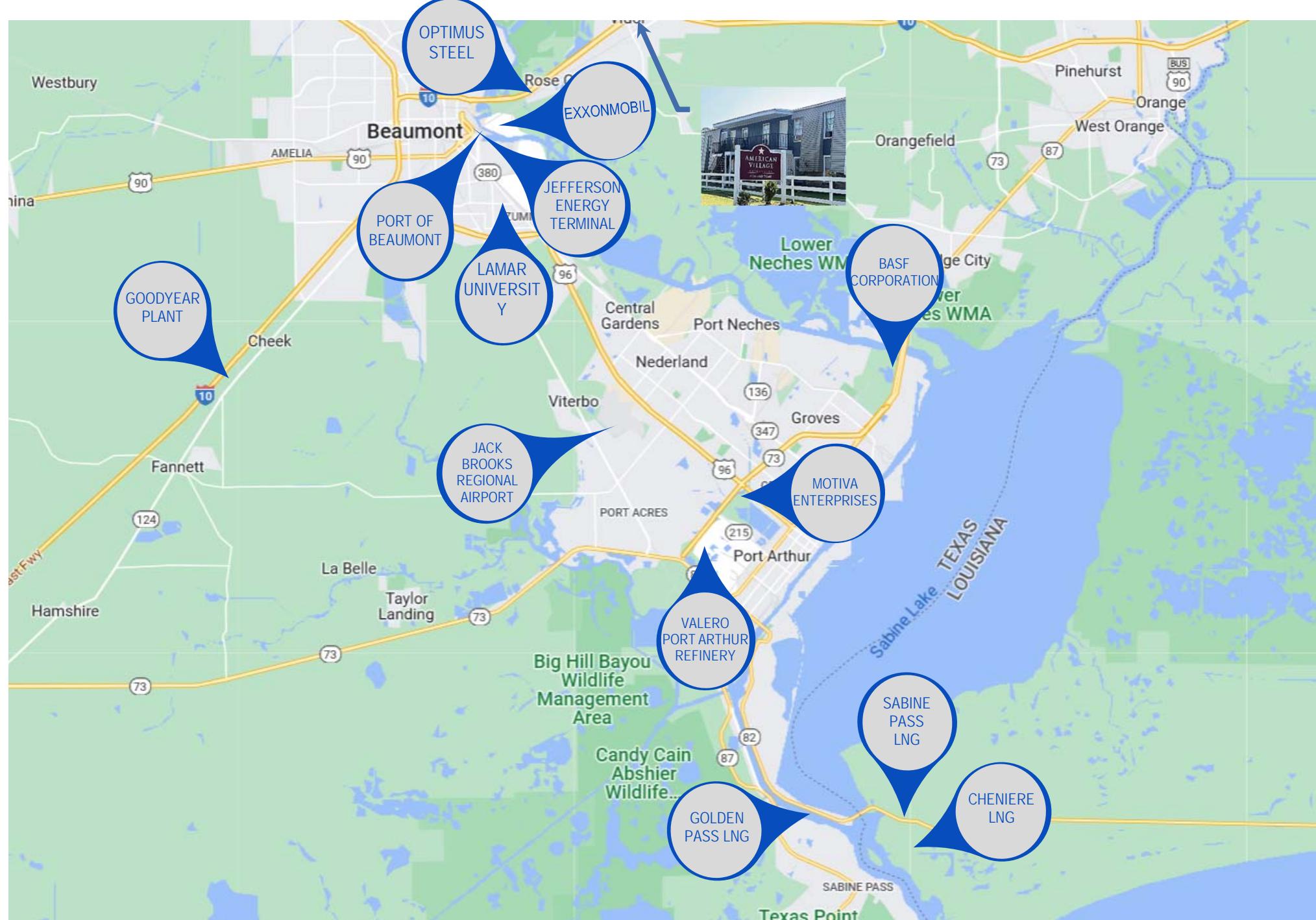
**Infrastructure Development:** Being close to these urban centers often leads to better infrastructure development in Vidor, including roads and public services, which can enhance the quality of life for residents.



## Local Area's Major Employers



## Major Regional Employers



## Higher Education



( 20 miles from the property)

### Lamar Technology Inst. (Beaumont)

- Enrollment over 4,500 Students
- Employs 186 Full-time Faculty and 86 Staff (over all campuses)
- Student to Faculty Ratio is 24:1
- Average Class Size is 20-29
- LIT offers 27 Associate of Applied Science Degrees, 6 new Academic Transfer Associate Degrees and 31 Certificates
- \$50,420 – LIT was No. 1 in Texas and tied No. 3 in the nation for highest student median salary post 10 yrs of graduation



( 23 miles from the property)

### Lamar University (Beaumont)

- Enrollment Over 16,000 Students
- Employs over 1200 Faculty Members and Staff
- Student to Faculty Ratio is 19:1
- Average Class size 20-25
- 139 Degree Options
- \$55,934 – Average First-Year Salary for all University Graduates



(93 miles from the property)

### Lamar State College

- Enrollment over 47,031 Students
- Employs over 200 Faculty Members
- Student to Faculty ratio is 22:1
- Average Class Size is 20-29 for Undergraduates
- 11 Undergraduate Majors
- 10 Graduate Degrees & 2 Doctoral Programs
- \$55,000 - Average First-Year Salary for all University of Houston Graduates





## Appendix



**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.

**Houston Income Properties, Inc.**

Licensed Broker /Broker Firm Name or

Primary Assumed Business Name

393404

License No.

N/A

Email

713.783.6262

Phone

**Jim Hurd**

Designated Broker of Firm

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Licensed Supervisor of Sales Agent/Associate

License No.

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Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Information About Brokerage Services****11-2-2015**

**Texas law requires all real estate license holders to give the following information about brokerage services to Prospective buyers, tenants, sellers and landlords.**

**Regulated by the Texas Real Estate Commission**

Information available at  
[www.trec.texas.gov](http://www.trec.texas.gov) IABS 1-0

## Disclaimer



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No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Property unless otherwise agreed to by the Owners in writing.





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## AMERICAN VILLAGE

APARTMENT HOME  
COMMUNITY

