



PHLOX

duplexes



THE OFFERING

Phlox Duplexes, 4207 Phlox St, Houston, TX 77051

OVERVIEW

Units:	28
Avg Rent:	\$963
Avg Size:	726
Date Built:	1956
Date Rehabbed:	2013
Rentable Sq. Ft.:	20,322
Acreage:	1.03
Occupancy:	96%
Class:	C

PRICING

Terms:	All Cash
Asking Price	MARKET
Stabilized NOI	\$193,755

INVESTMENT HIGHLIGHTS

- ◆ All Cash or New Loan
- ◆ Located in The Hwy 288 South Submarket Of Houston
 - ◆ Steadily Improving Area
 - ◆ Blue Collar Tenant Profile
 - ◆ Possible Owner Financing
- ◆ Roofs Replaced in 2022 or 2015
- ◆ Surrounded By New Development



FOR INFORMATION ABOUT THIS PROPERTY PLEASE CONTACT

TOM WILKINSON

Broker/Vice President
twilk4@ketent.com
713-355-4646 ext 102



KET ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382 | Houston, TX 77056
www.ketent.com
Broker License #406902



PHLOX DUPLEXES

The **Phlox Duplexes** are located in the heart of the Hwy 288 S/Pearland West submarket of Houston. The asset was constructed in 1956 and has had some extensive rehab . Residents enjoy amenities and features which include walk-in closets, in unit washers and dryers and ceramic flooring in select units.

*Owner completed rehab: Heavy interior rehab: approx \$21,400/unit
Heavy exterior rehab: approx \$460,000/property*

Phlox Duplexes is located in Sunnyside neighborhood in southern Houston. As part of efforts to boost the occupancy in the coming months, there have been ramped up efforts to reach qualified tenants using refined demographic targeting, including incentives tailored for renewals and referrals.

Nestled just eight miles south of Downtown Houston, residents of Sunnyside find its close proximity to city attractions and low cost of living attractive. The community borders the 610 Loop and is inside the Beltway 8, making it simple for locals to commute to work.

There's definitely a suburban vibe to the area. Students of Sunnyside are zoned to the Houston Independent School District. Residents look forward to the amenities at Sunnyside Park, including the playground, sports courts, walking/biking trails, and the gym that's located in the community center.

Cullen Boulevard and Reed Road house many local restaurants and quick-bite establishments. It's only a short ride to Houston attractions like the zoo, aquarium, and the Children's Museum of Houston. Need to get to William P. Hobby Airport? You're only a 15-minute drive away.



28
units



1956
year built



96%
occupancy

[CLICK HERE FOR A VIRTUAL VISIT!](#)



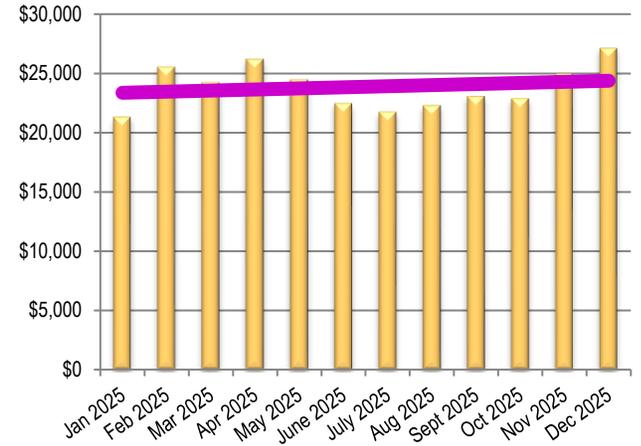


PROPERTY INFORMATION				EXISTING MORTGAGE		TAXING AUTHORITY - HARRIS COUNTY	
Age:	1956	# of Stories:	1	Mortgage Balance		ACCT NO: 0771330080018	
Rehabbed:	2013	Buildings:	10	Amortization	360	HOUSTON ISD	\$0.868300
		Units/Acre	27.14	P & I		HARRIS COUNTY	\$0.385290
Elec Meter:	Indiv Elec Wtr Htrs	Open Parking:	Yes	Type	Freddie Mac	HARRIS CO FLOOD CNTRL	\$0.048970
A/C Type:	Indiv	Covered Parking:	No	Assumable		PORT OF HOUSTON AUTHY	\$0.006150
Water:	RUBS	Garage Parking:	No	Monthly Escrow		HARRIS CO HOSP DIST	\$0.163480
Gas:	N/A			Origination Date		HARRIS CO EDUC DEPT	\$0.004799
EWG:	EW	Construction Quality:	C	Due Date	Janauary 14, 2035	HOUSTON CITY COLLEGE	\$0.096183
		Submarket:	Hwy 288 South	Interest Rate		CITY OF HOUSTON	\$0.519190
Wiring:	Copper					HC ID 10	
Roof:	Pitched	Concessions:	No reported leasing concessions	Yield Maintenance			
Materials:	Brick/Wood			Transfer Fee		2024 Tax Rate/\$100	\$2.092362
Paving:	Concrete					2025 Tax Assessment	\$1,683,724
Resident pays for E(Elec); W(Water);G(Gas)						HCAD Improvement Sq.Ft.	19,426

COLLECTIONS

Total \$286,449

Jan 2025	\$21,321	12 Mo Avg	\$23,871
Feb 2025	\$25,557		
Mar 2025	\$24,226		
Apr 2025	\$26,236	9 Mo Avg	\$23,927
May 2025	\$24,474		
June 2025	\$22,488		
July 2025	\$21,763	6 Mo Avg	\$23,691
Aug 2025	\$22,301		
Sept 2025	\$23,091		
Oct 2025	\$22,884	3 Mo Avg	\$24,997
Nov 2025	\$24,977		
Dec 2025	\$27,132		



FINANCIAL HIGHLIGHTS

As of September 2025, delinquencies total \$58,950 across 17 accounts, including several tenants who have moved out previously. The owner has no debt here and only carries liability insurance. The owner has 10 properties and operates with a phone application. Tenants scan a QR code at each property and get a code to the lockbox to tour a unit. All applications and maintenance issues are handled on the app. Management is remote and maintenance is on an as needed basis. This minimizes operating costs. A lender may not underwrite these.





AMENITIES

Bathtubs

Ceiling Fans

Fire Extinguisher

Tile

Granite Countertop

Front and Back Entry

Heating and Air Conditioning: Window Units

Pantry

Pets Allowed (under 15lbs)

Stove and Fridge

Utilities included +Pest control+ Garbage/ Trash bin.

Walked-in closet

Washer & Dryer Connections

Window covering

Lawn

On-site Management

Pet-Friendly

Pest control

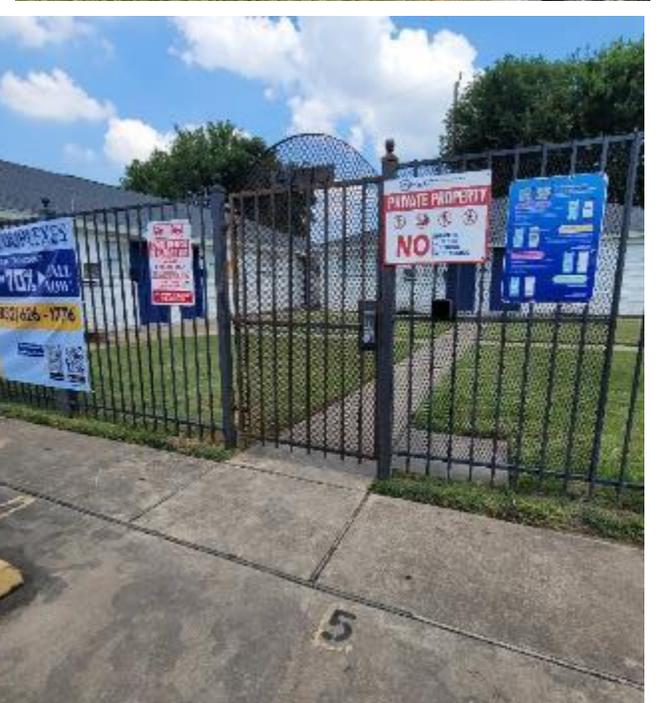
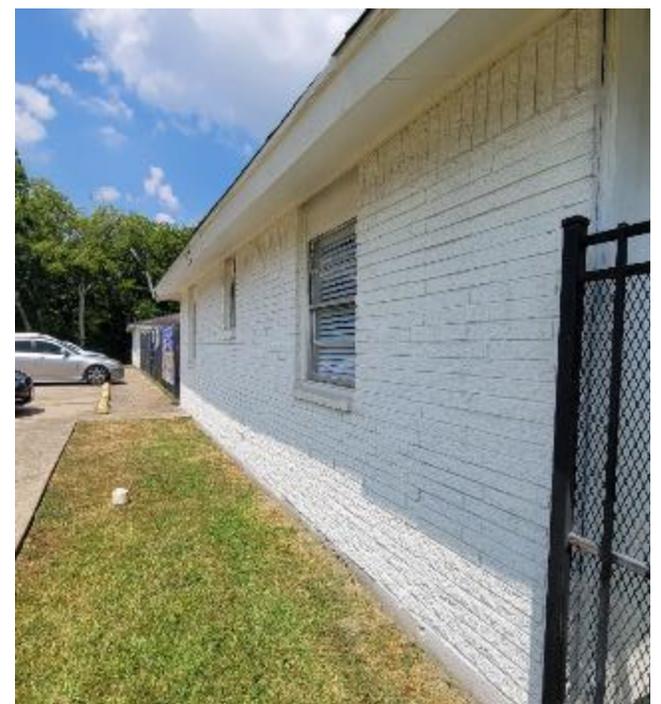
Property Management Amenities:

Community Portal

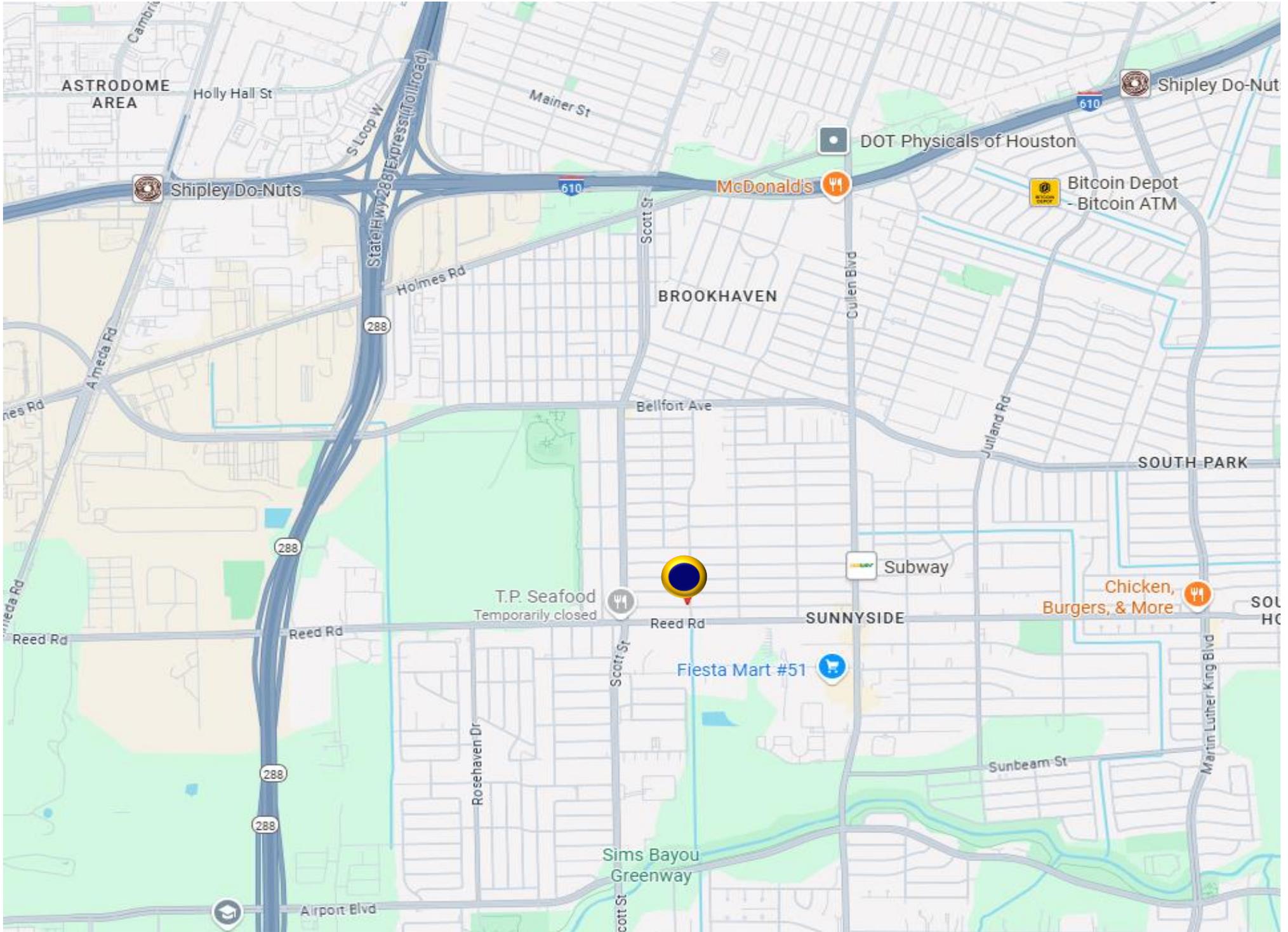
Maintenance Request System

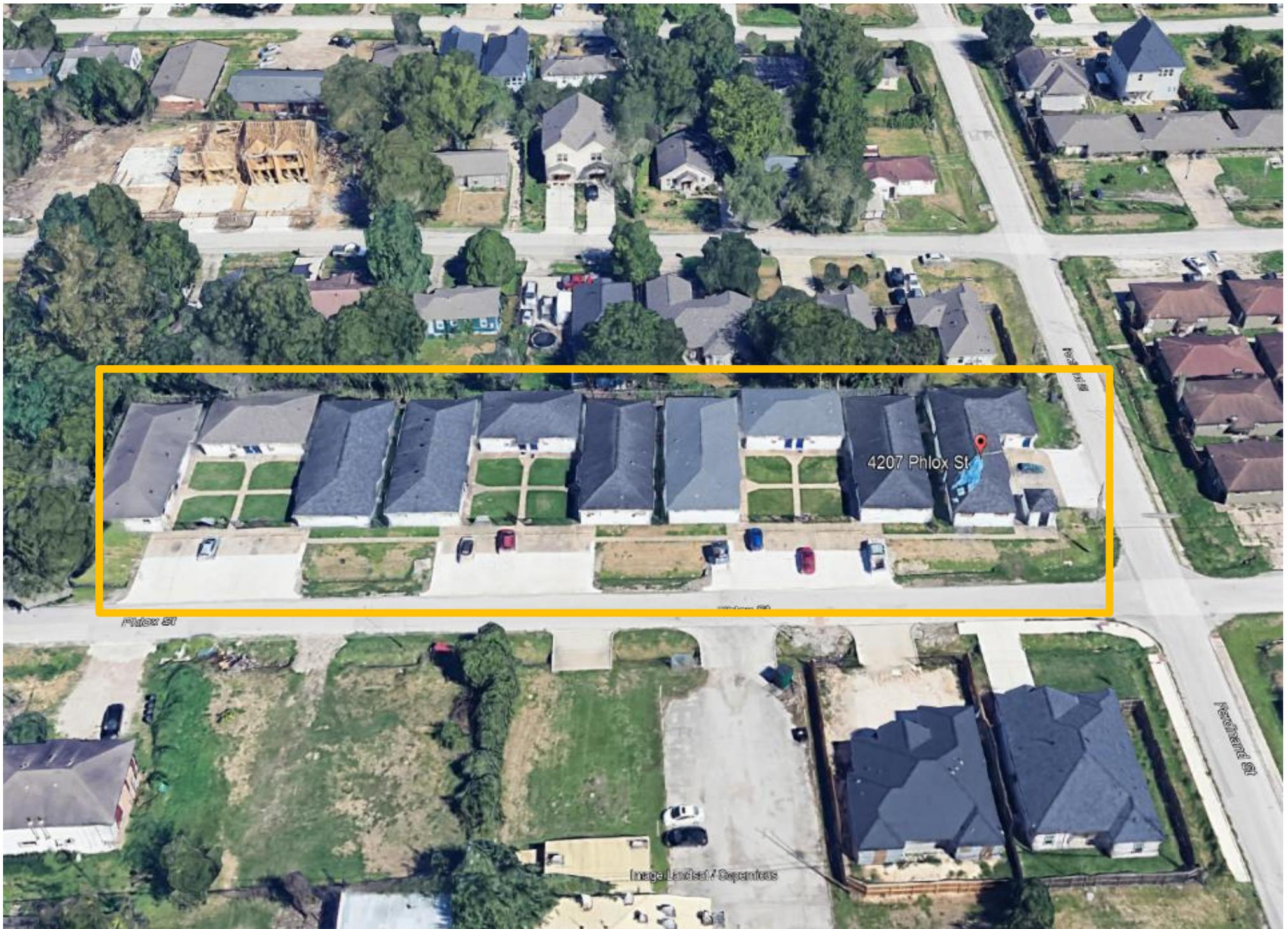
Online Rent Payment

Phlox Duplexes, 4207 Phlox St, Houston, TX 77051



Phlox Duplexes, 4207 Phlox St, Houston, TX 77051

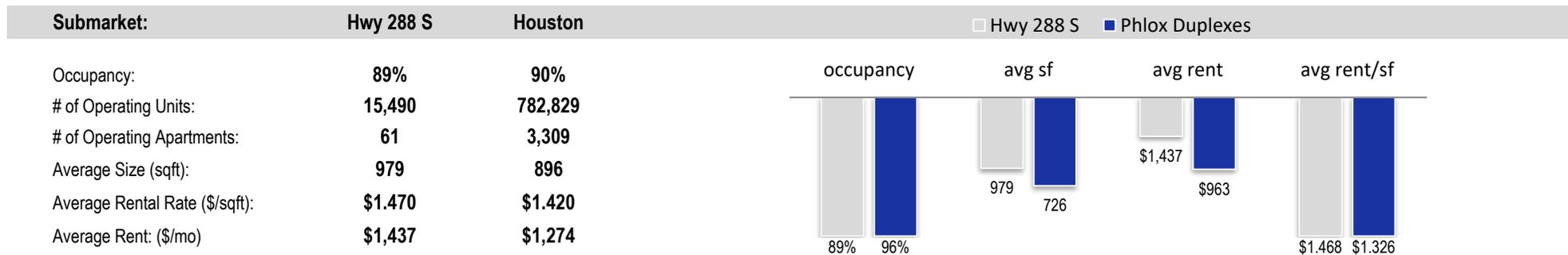




Phlox Duplexes, 4207 Phlox St, Houston, TX 77051

RENT COMPARABLES (2025 MRI Apartment Data)

Property Name	Yr Blt	Rehabbed	Occ	#Units	Avg SF	Avg Rent	EWG	P/SF
1 Crystal Springs 5900 Selinsky Rd	1974	2022	79%	191	819	\$1,065	E	1.300
2 Villa Americana 5901 Selinsky	1973	2018	90%	258	830	\$1,411	E	1.700
3 Sunset Garden 9703 Scott St	1966	2012	93%	150	858	\$1,278	E	1.490
4 Sunset Gardens 4141 Barberry	1970	N/A	93%	180	817	\$1,356	E	1.660
5 Villas at Sandrock 12000 Martin Luther King	1970	2021	75%	473	729	\$955	EG	1.310
*Resident Pays E(Electric), W(Water), G(Gas)								
Totals/Averages Comps	1971		86%	250	811	\$1,209		\$1.492
 Phlox Duplexes 4207 Phlox St	1956	2013	96%	28	726	\$963		\$1.326



Crystal Springs



Villa Americana



Sunset Garden

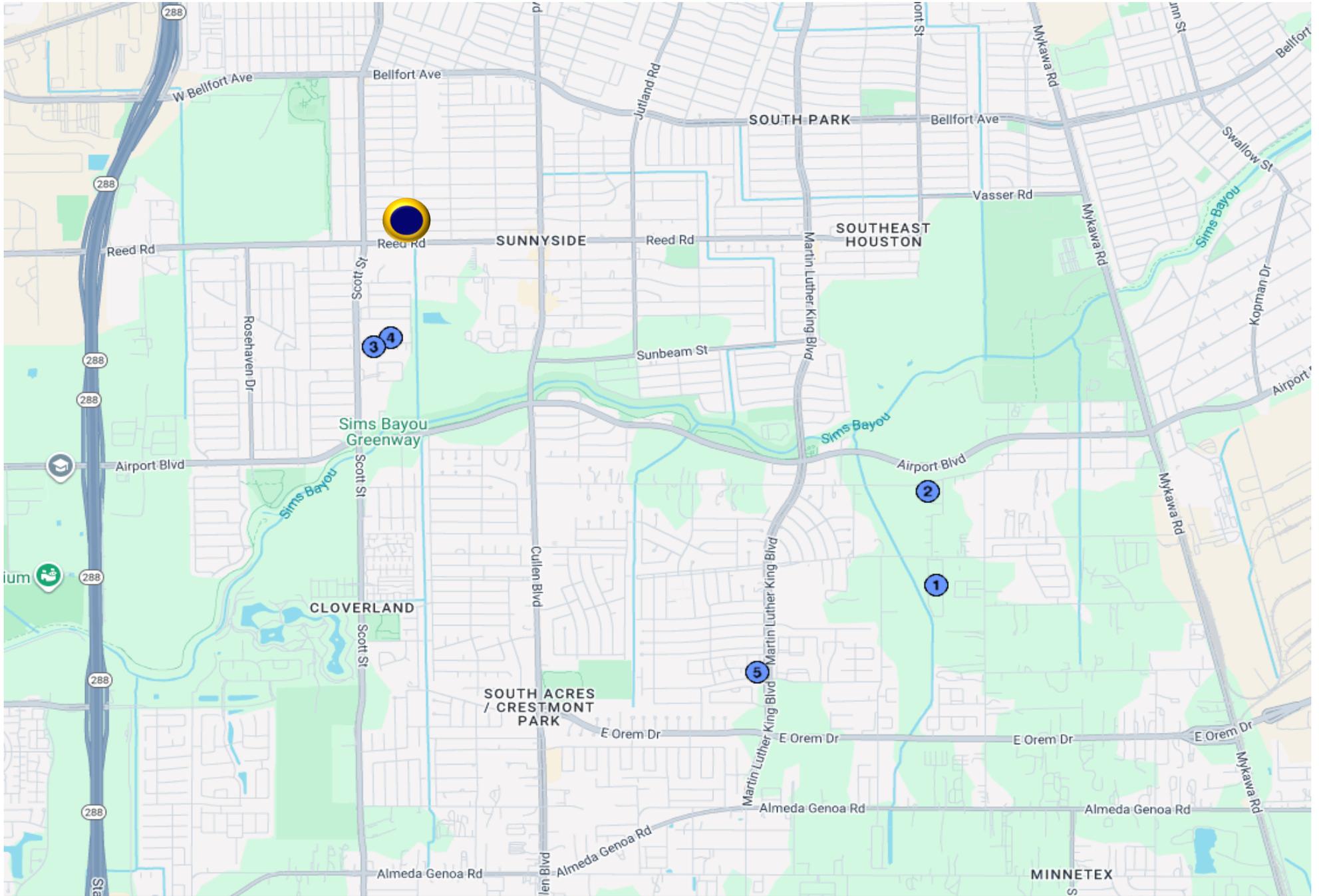


Sunset Gardens



Villas at Sandrock

Phlox Duplexes, 4207 Phlox St, Houston, TX 77051





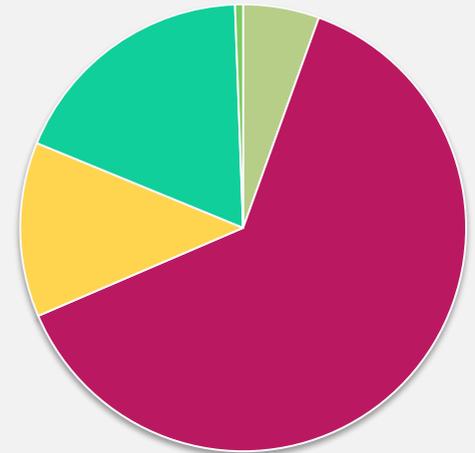


SUMMARY PROFILE

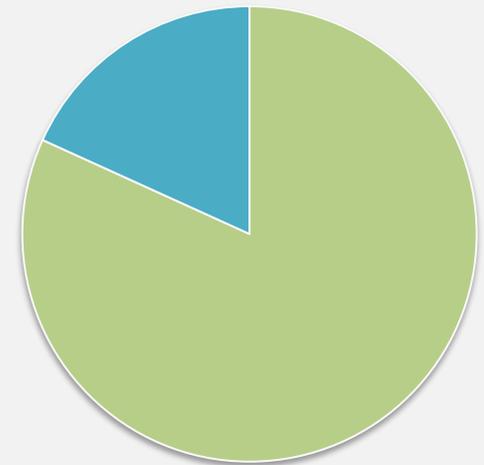
2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Phlox Duplexes, 4207 Phlox St, Houston, TX 77051			
Population			
2025 Estimated Population	12,530	48,433	107,107
2030 Projected Population	12,537	48,509	108,895
2020 Census Population	11,247	45,024	98,234
2010 Census Population	10,431	43,302	93,389
Projected Annual Growth 2025 to 2030	-	-	0.3%
Historical Annual Growth 2010 to 2025	1.3%	0.8%	1.0%
2025 Median Age	33.4	34.5	34.0
Households			
2025 Estimated Households	4,758	17,512	41,462
2030 Projected Households	4,837	17,791	42,764
2020 Census Households	4,361	16,685	38,657
2010 Census Households	4,007	15,489	35,222
Projected Annual Growth 2025 to 2030	0.3%	0.3%	0.6%
Historical Annual Growth 2010 to 2025	1.2%	0.9%	1.2%
Race and Ethnicity			
2025 Estimated White	6.7%	8.3%	12.2%
2025 Estimated Black or African American	77.1%	71.0%	62.5%
2025 Estimated Asian or Pacific Islander	0.7%	0.8%	4.6%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	14.7%	19.1%	19.9%
2025 Estimated Hispanic	18.2%	23.8%	25.0%
Income			
2025 Estimated Average Household Income	\$50,787	\$58,352	\$64,049
2025 Estimated Median Household Income	\$44,773	\$43,656	\$47,815
2025 Estimated Per Capita Income	\$19,308	\$21,110	\$24,843
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	12.2%	9.9%	8.0%
2025 Estimated Some High School (Grade Level 9 to 11)	16.2%	11.9%	10.0%
2025 Estimated High School Graduate	32.0%	35.8%	30.5%
2025 Estimated Some College	21.9%	21.9%	20.0%
2025 Estimated Associates Degree Only	5.5%	6.0%	6.6%
2025 Estimated Bachelors Degree Only	8.0%	9.7%	13.2%
2025 Estimated Graduate Degree	4.2%	4.8%	11.7%
Business			
2025 Estimated Total Businesses	387	1,309	3,199
2025 Estimated Total Employees	2,495	10,947	26,854
2025 Estimated Employee Population per Business	6.4	8.4	8.4
2025 Estimated Residential Population per Business	32.4	37.0	33.5

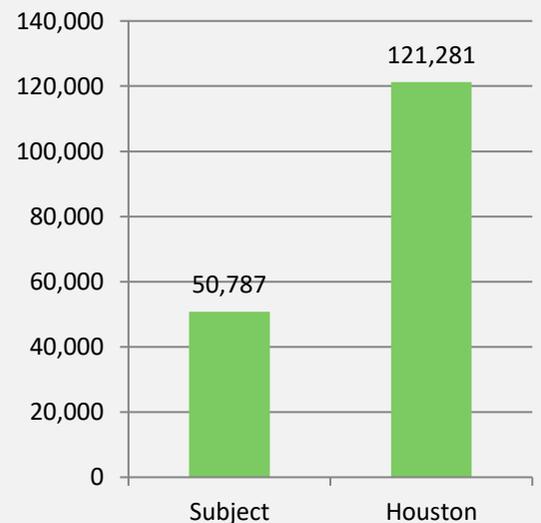
1 Mile Radius

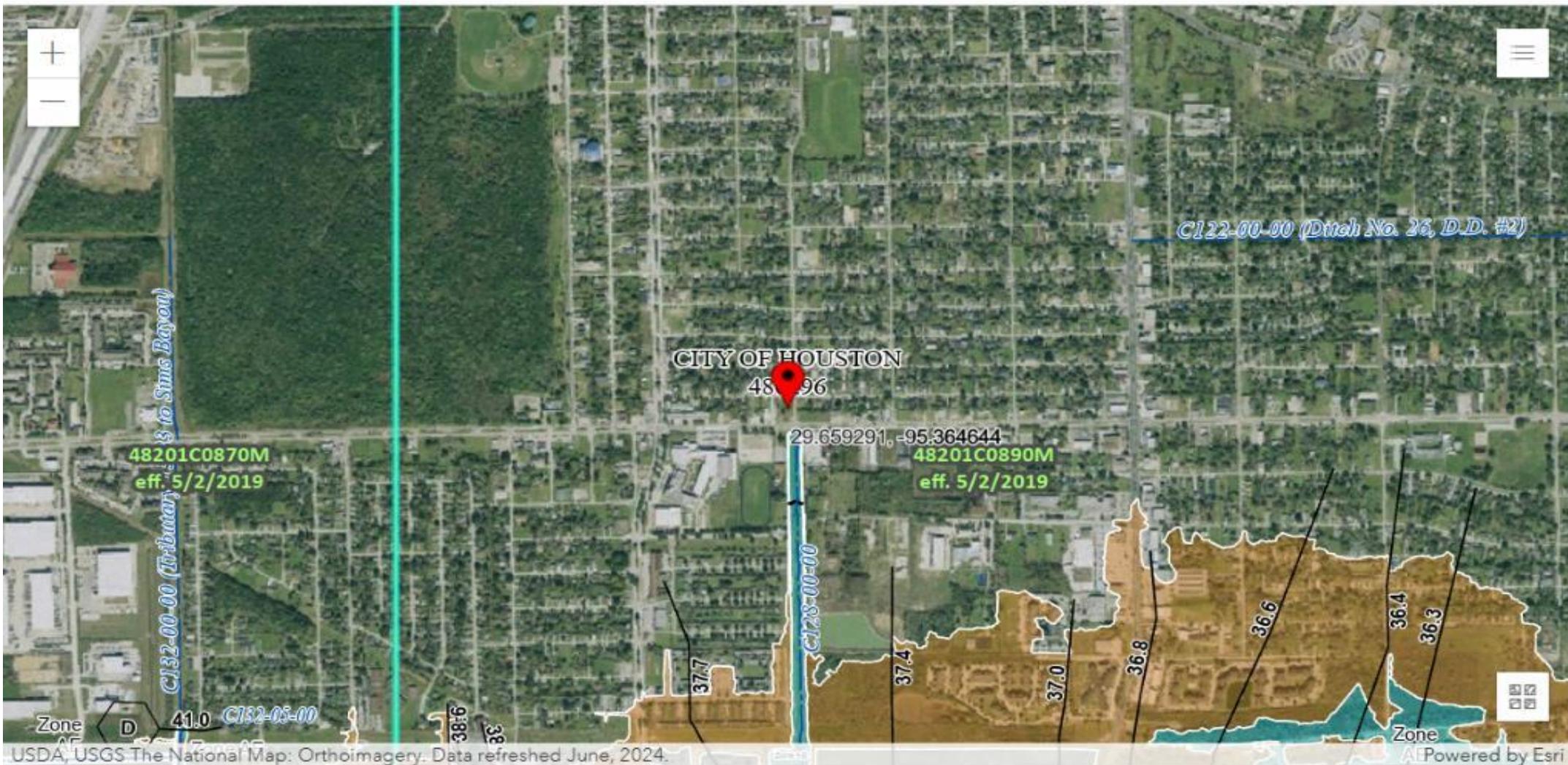


White Black Other Hispanic Asian



Non-Hispanic Hispanic





USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

AI Powered by Esri

- PIN**
 - Approximate location based on user input and does not represent an authoritative property location
- MAP PANELS**
 - Selected FloodMap Boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, A99
 - With BFE or Depth
 - Regulatory Floodway Zone AE, AO, AH, VE, AR
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D

- OTHER FEATURES**
 - 29.2 Cross Sections with 1% Annual Chance Water Surface Elevation
 - 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

HOUSTON METRO OVERVIEW

HOUSTON 2025



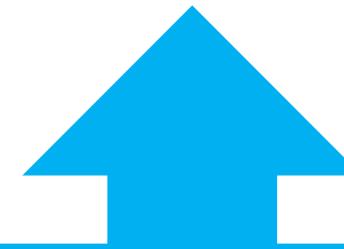
HOUSTON

Houston, the nation's fourth largest city, has become a diverse, vibrant metro filled with talented people who have an undeniable spirit. The economy is strong, the city is made up of many different cultures, and the quality of life is second to none. Houston has one of the youngest, fastest-growing and most diverse populations anywhere in the world.

7.5 million people live in the ten-county Houston-Pasadena-The Woodlands MSA. The City of Houston has 2.3 million residents, the fourth most in the U.S. Nearly 1 in 4 Houstonians are foreign-born.

In addition to Houston's diversity as a community, Houston offers a well-developed suite of key global industries – including energy, life science, manufacturing, logistics and aerospace. As these industries digitize, Houston is a hotbed of rapid technological development thanks to its access to customers and expertise.

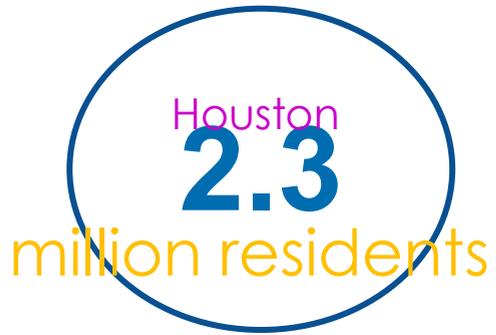
A thriving international city, Houston's ties stretch to all corners of the world. The region's geographic location makes it easy to move both goods and people around the globe. With one of the largest ports in the country and two international airports, Houston connects companies to the world.



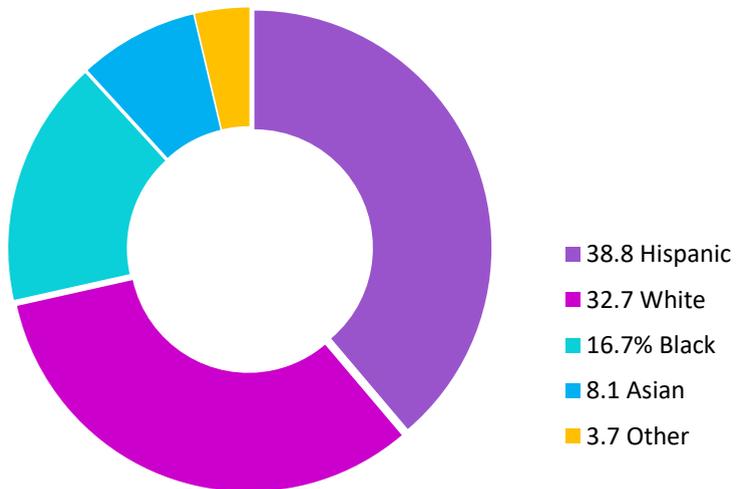
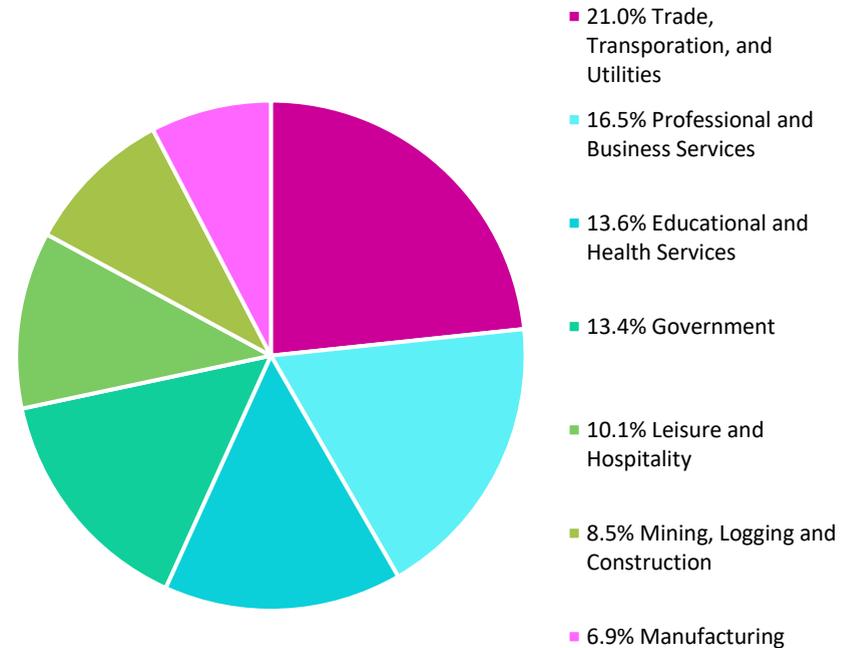
Metro Houston is forecast to add 71,200 jobs next year and finish 2025 with over 3.5 million full-time jobs according to the Greater Houston Partnership's (GHP) annual Houston Region Economic Outlook released in December. Health care and construction industries are expected to advance the farthest, while professional and technical services, government, and restaurant and bars are also expected to realize significant gains.

- ✓ Metro Houston has the **THIRD LARGEST** number of **FORTUNE 500 COMPANIES** in the nation
- ✓ If Houston were a country, it would rank as the **24th LARGEST ECONOMY IN THE WORLD**, exceeding Belgium's and Sweden's Gross Domestic Product
- ✓ Houston's **TEXAS MEDICAL CENTER** is the **WORLD'S LARGEST** medical complex
- ✓ Houston is home to more than **9,100 TECH-RELATED FIRMS** including more than 1,000 venture backed startups

HOUSTON quick facts



- There are **3.5 million jobs** in the Houston MSA
- The Health, Education, and Business & Professional Services industries account for over **1 in 4 jobs** in the region
- The goods-producing sector accounts for nearly **1 in 6 jobs**



- 23** Fortune 500 Headquarters
- 44** Fortune 1,000 Headquarters
- 8** Fortune Global 500
- 29** Forbes Global 2,000
- 94** Inc. 1,000
- 4** Fortune 100 Best Companies to Work For

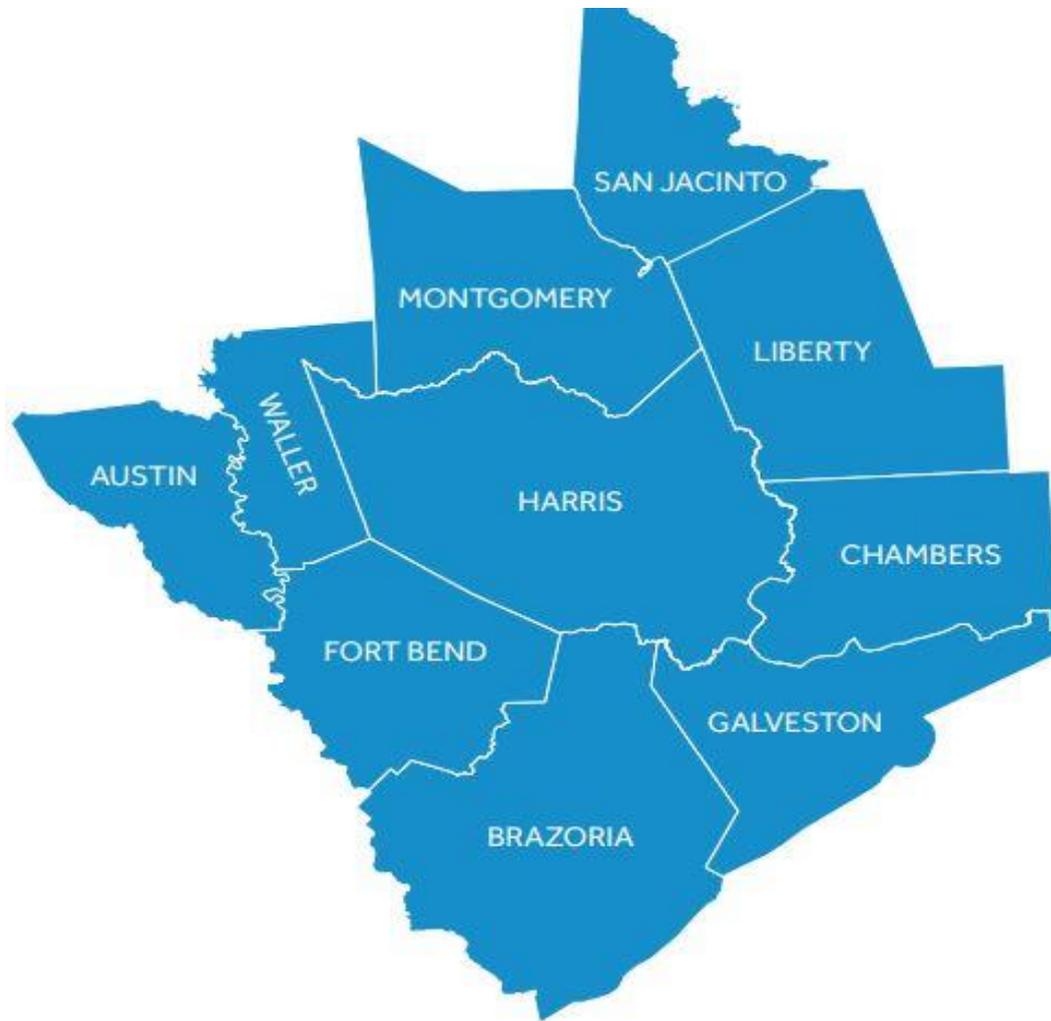
The Houston - Pasadena - The Woodlands Metropolitan Statistical Area (MSA)

The county seat or administrative center of Harris County is the City of Houston. The ten-county Houston-Pasadena-The Woodlands MSA covers 8,838 square miles, is the nation's 5th largest metro area. An area larger than five states: New Hampshire, New Jersey, Connecticut, Delaware and Rhode Island. [The 10-county Houston MSA had a population of 7,510,253 residents as of July, 1, 2023, according to estimates by the U.S. Census Bureau.]



REGION IN PERSPECTIVE

THE HOUSTON-PASADENA-THE WOODLANDS METROPOLITAN STATISTICAL AREA (MSA) CONTAINS TEN TEXAS COUNTIES:



Population



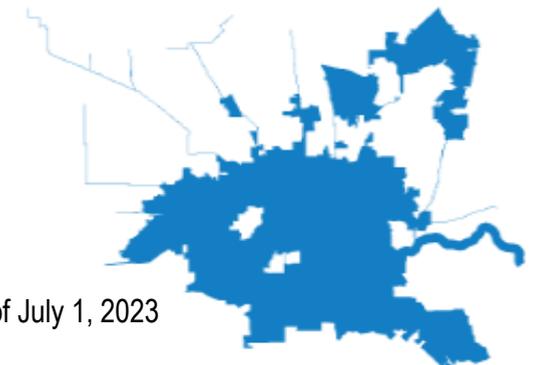
7,510,253

Nine-County Houston MSA, as of July 1, 2023
5th among the nation's metropolitan areas



4,835,125

Harris County Population, as of July 1, 2023
3rd most populous county in the nation



2,314,157

City of Houston Population, as of July 1, 2023
4th most populous U.S. City



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>KET ENTERPRISES INCORPORATED</u>	<u>0406902</u>	<u>twilk4@ketent.com</u>	<u>713-355-4646</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>TOM WILKINSON</u>	<u>0173897</u>	<u>twilk4@ketent.com</u>	<u>713-355-4646</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



TOM WILKINSON

Broker/Vice President

twilk4@ketent.com

713-355-4646 ext 102



ENTERPRISES INCORPORATED

1770 St. James Place | Suite 382
Houston, TX 77056

www.ketent.com
713-355-4646

Broker License #0406902



DISCLAIMER & NON-ENDORSEMENT NOTICE

Disclaimer: The information contained in this Memorandum reflects material from sources deemed to be reliable, including data such as operating statements, rent rolls, etc. However, we (KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities) have not verified its accuracy and make no guarantee or representation about it. It is submitted subject to the possibility of errors, omissions, change of rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. We make no representations or warranties, expressed or implied, as to the validity, accuracy or completeness of the information provided or to be provided, and nothing herein shall be deemed to constitute a representation, warranty or promise by any such parties as to the future performance of the Property or any other matters set forth herein. You and your tax and legal advisors should verify the information and rely on his accountants or attorneys for legal and tax advice. Rates of return vary daily. No representations are made concerning environmental issues, if any.

Non-Endorsement Notice: KET Enterprises Incorporated is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by KET Enterprises Incorporated or any of the owners or officers, directors, employees, agents or representatives of any such entities, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY