

ENCLAVE AT DOBBIN - MONTGOMERY COUNTY, TX



Greater Houston Area

Introduction: This unique investment opportunity, consisting of 158 new construction single family attached townhome units is located on the west side of The Woodlands. There is a potential opportunity to come in and secure an addition section of the community creating approximately 168 additional units worth of lots if arrangements are made quickly. Enclave at Dobbin will feature Value Builders' upgraded, Class-A rental units built on oversized lots - nestled within a short drive to all of The Woodlands' and Montgomery County's newest shopping and dining amenities. Children living in Enclave will be able to attend Magnolia ISD's Top Rated Schools.

Accessibility: Enclave at Dobbin is located approximately 5 miles from all of the "Golden Triangle's" new retail at the intersection of 1446 and 2978. With quick access to to major arterials such as 2978 and 1448, residents are able to quickly be on I-45 or Loop 99 for access to all of the retail, leisure, and high paying jobs, that The Woodlands and Houston have to offer.

- 1.3 miles to Cedric Elementary School
- 3 miles to new retail centers with grocery
- 5 miles to Westwood Village's high density, Class-A retail
- 12 miles to The Woodlands Medical and Tech Campuses off of I-45
- 15 miles to ExxonMobile Houston Campus
- 32 miles to Austin Bush Intercontinental Airport
- 40 miles to downtown Houston

Investment Highlights:

- ✦ [Westwood Village Retail Package](#)
- ✦ [The Woodlands Poised As Next Medical Center Of The North.](#)
- ✦ [Growth Is Bigger In Texas](#)
- ✦ [Growth Transforms Rural Areas North of Houston to Urban Centers](#)

PRICE/COSTS:

- **Rents: ***
 - **Plan 2573:**
 - Side A = Inquire for Details
 - Side B = Inquire for Details
 - **Plan 2662:**
 - Side A = Inquire for Details
 - Side B = Inquire for Details
 - **Plan 2930:**
 - Side A = Inquire for Details
 - Side B = Inquire for Details
 - **Plan 3004:**
 - Side A = Inquire for Details
 - Side B = Inquire for Details

- **H.O.A.:** \$600** per duplex/annually
- **Tax Rate:** 3.36% (Montgomery Co.)
- **Leasing & Mgmt:** 65-100%*** & 4%
- **Utilities:** Paid by Tenant
- **Demographics** (click link)
- **Location Map** (click link)

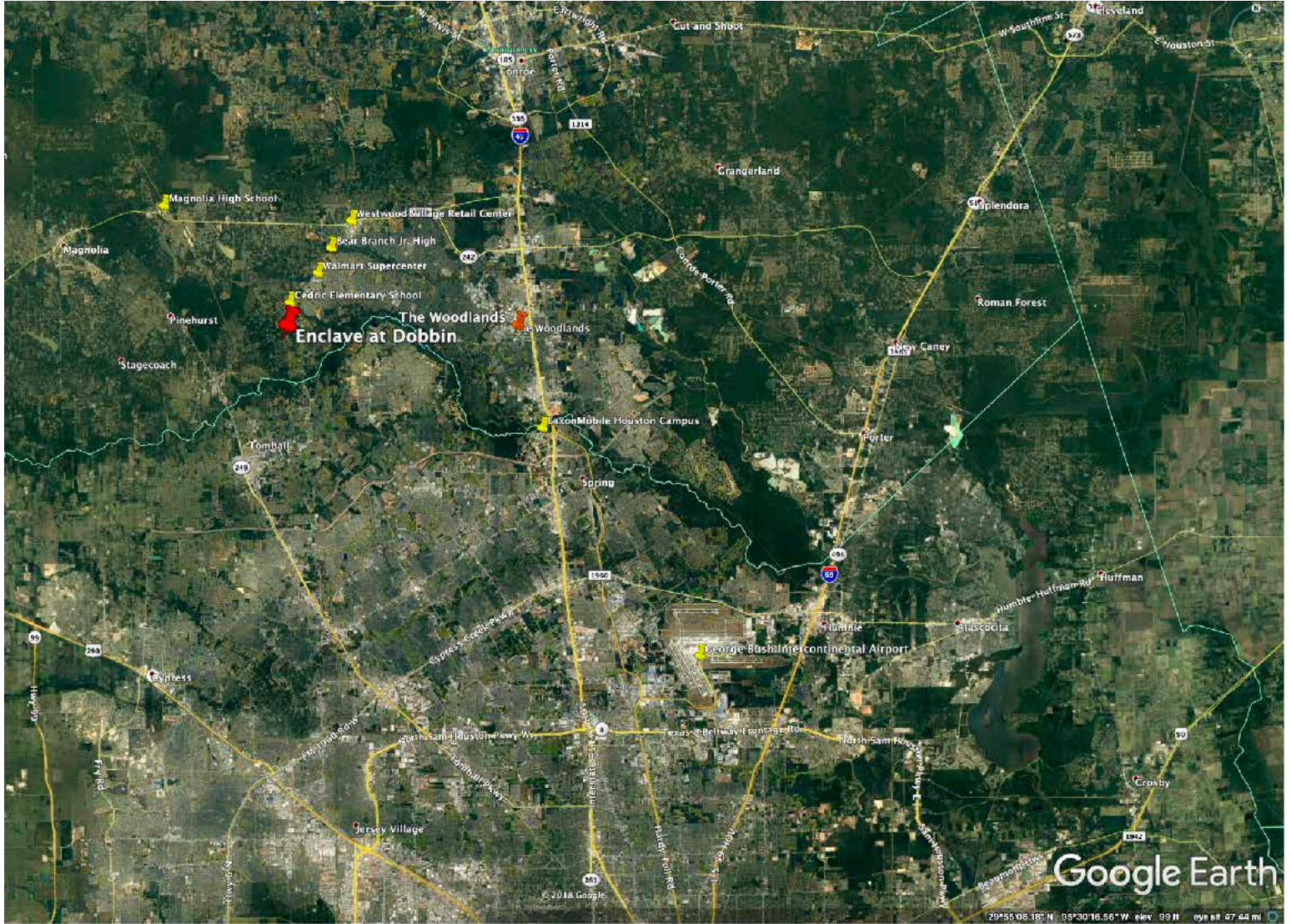
*Builder may opt not to utilize all plans listed. See Proforma for final unit mix.

**This fee includes the mowing of front yards.

***65% if leased "in house", and 100% if the lease is represented by an outside agent.

*All information contained within this package is to be verified by the individual buyers.

LOCATION MAP

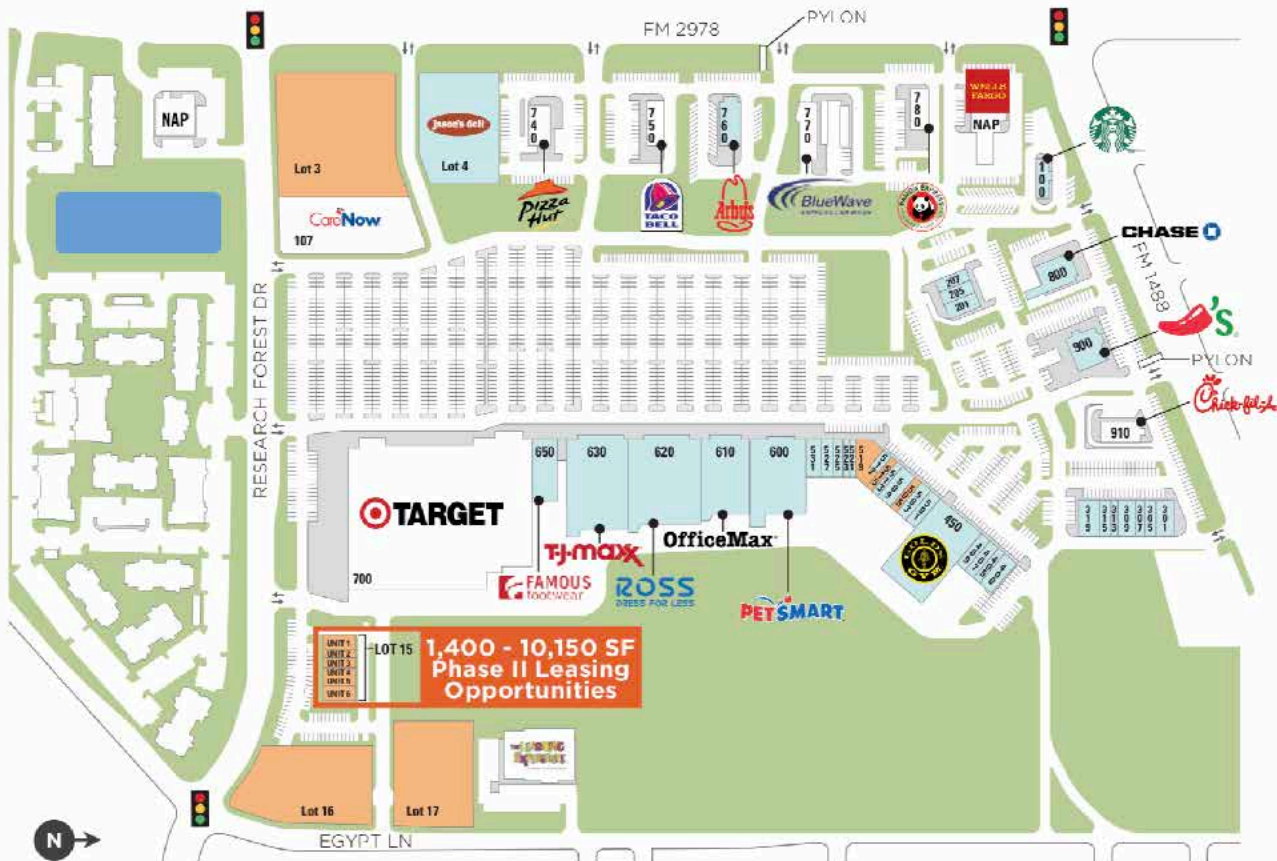


LOCATION MAPS



Westwood Village Shopping Center

Center Size: 187,047 SF



APARTMENT RENT COMPARABLES

Enclave at Dobbin_5 mi Radius: 3/2 Units; 2010-2020 Construction

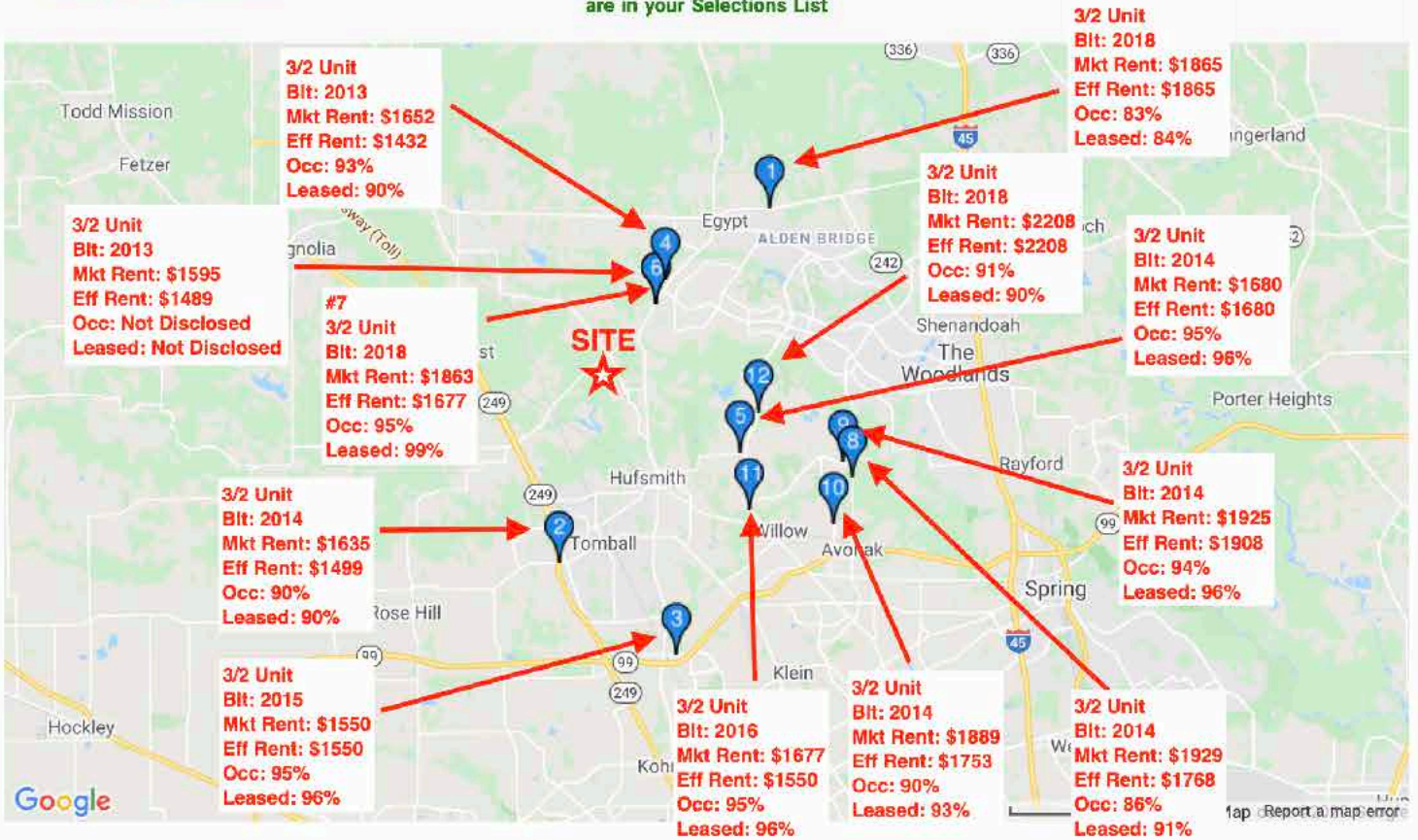
[Start](#)
[New Report](#)
[Search](#)
[Lead Generator](#)
[Opportunities](#)
[Pipeline](#)
Josh Anderson

12 Found

Grid
 Map

Include New Construction

Click on the Pins to Add/Remove from Selections List. Yellow Pin are in your Selections List



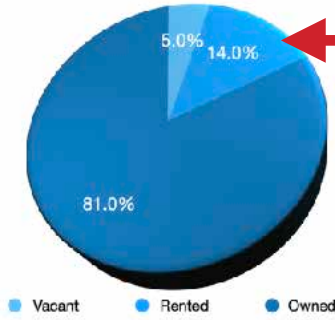
- | | | |
|---------------------------------|-----------------------------|----------------------------------|
| 1: Enclave at Woodland Lakes | 2: Willow Creek | 3: Landmark Grand Champion |
| 4: The Estates Woodland | 5: Preserve at Spring Creek | 6: The Grand Estates Woodland |
| 7: Mansions on the Park | 8: Waterford Springs | 9: Olympus Auburn Lakes |
| 10: Abbey at Spring Town Center | 11: The Everlee | 12: Creskide Park The Residences |

COMMUNITY INFORMATION SNAPSHOTS

Housing Inventory for 77354

Property Type

Vacant	5%
Rented	14%
Owned	81%



Undersupplied Rental Inventory:

Indicates pent up demand for rental units. Historical equilibrium per TX Major Metro has typically been located in the 35%-40% range, with new studies showing that equilibrium is now somewhere closer to the 50% range in all TX Major Metros.

Schools in 77354

[view all](#)

7 Public Schools found in 77354

[view public schools](#)

TOP RATED PUBLIC SCHOOL

RATING

SCHOOL DISTRICT

RATING

[Magnolia H S](#) (Grades 09-12)



We're sorry! No School District is found our database.

[Bear Branch J H](#) (Grades 07-08)



1 Private School found in 77354

[Bear Branch Int](#) (Grades 05-06)



[Legacy Preparatory Christian Academy](#)

[view 1 private school](#)

[Bear Branch El](#) (Grades PK-04)



[Cedric C Smith](#) (Grades PK-04)



SUMMARY

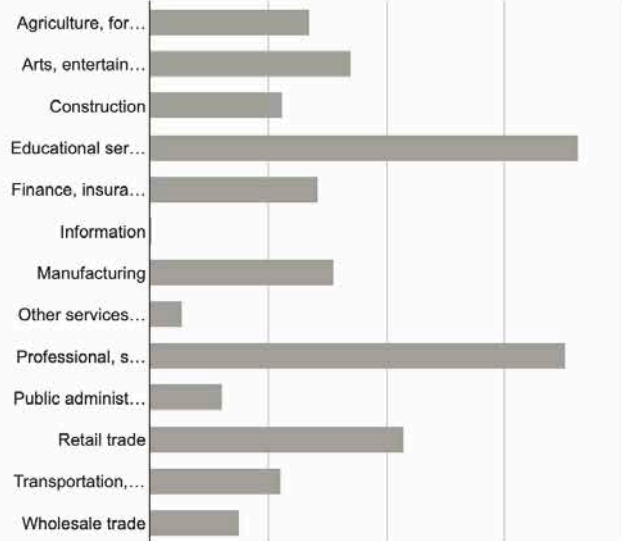
There are 7 K-12 public schools in 77354, TX and 1 private school. Homefacts rates 77354's schools as Exceptional, with an overall A+ rating.

COMMUNITY INFORMATION (EMPLOYMENT)

The Woodlands, TX Employment Breakdown

Industry	Number	Percent	National Avg
Agriculture, forestry, fishing, hunting and mining	3,392	7.0%	1.7
Arts, entertainment, recreation, accommodation and food services	4,258	8.8%	9.8
Construction	2,795	5.8%	6.4
Educational services, health care and social assistance	9,078	18.9%	23.0
Finance, insurance, real estate, rental, and leasing	3,566	7.4%	6.6
Information	39	0.1%	2.1
Manufacturing	3,893	8.1%	10.1
Other services except public administration	701	1.5%	4.9
Professional, scientific, management, administrative and waste management services	8,801	18.3%	11.4
Public administration	1,534	3.2%	4.6
Retail trade	5,380	11.2%	11.5
Transportation, warehousing and utilities	2,792	5.8%	5.2
Wholesale trade	1,906	4.0%	2.7

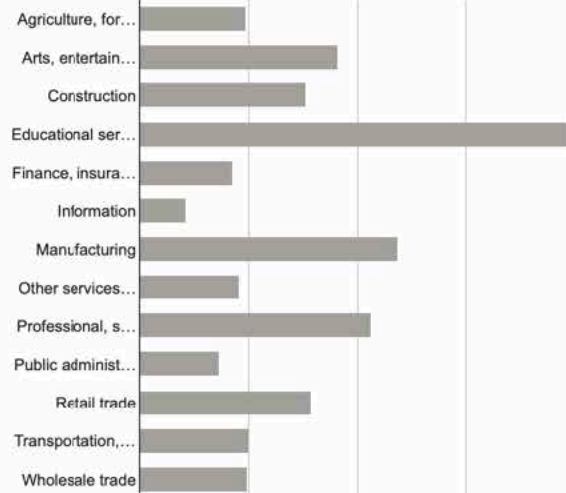
Occupation	Number	Percent	National Avg
Construction, extraction, maintenance, and repair occupations	879	1.8%	8.8%
Management, professional, and related occupations	28,455	59.1%	37.6%
Production, transportation, and material moving occupations	2,447	5.1%	12.2%
Sales and office occupations	12,674	26.3%	23.3%
Service occupations	3,680	7.6%	18.1%



COMMUNITY INFORMATION (EMPLOYMENT)

Tomball, TX Employment Breakdown

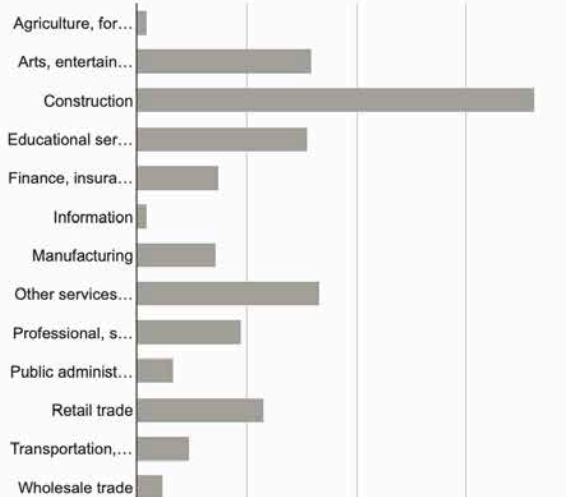
Industry	Number	Percent	National Avg
Agriculture, forestry, fishing, hunting and mining	245	5.1%	1.7
Arts, entertainment, recreation, accommodation and food services	455	9.4%	9.8
Construction	385	8.0%	6.4
Educational services, health care and social assistance	989	20.5%	23.0
Finance, insurance, real estate, rental, and leasing	216	4.5%	6.6
Information	110	2.3%	2.1
Manufacturing	593	12.3%	10.1
Other services except public administration	229	4.7%	4.9
Professional, scientific, management, administrative and waste management services	533	11.0%	11.4
Public administration	185	3.8%	4.6
Retail trade	396	8.2%	11.5
Transportation, warehousing and utilities	251	5.2%	5.2
Wholesale trade	249	5.1%	2.7



Occupation	Number	Percent	National Avg
Construction, extraction, maintenance, and repair occupations	301	6.2%	8.8%
Management, professional, and related occupations	1,866	38.6%	37.6%
Production, transportation, and material moving occupations	618	12.8%	12.2%
Sales and office occupations	1,222	25.3%	23.3%
Service occupations	829	17.1%	18.1%

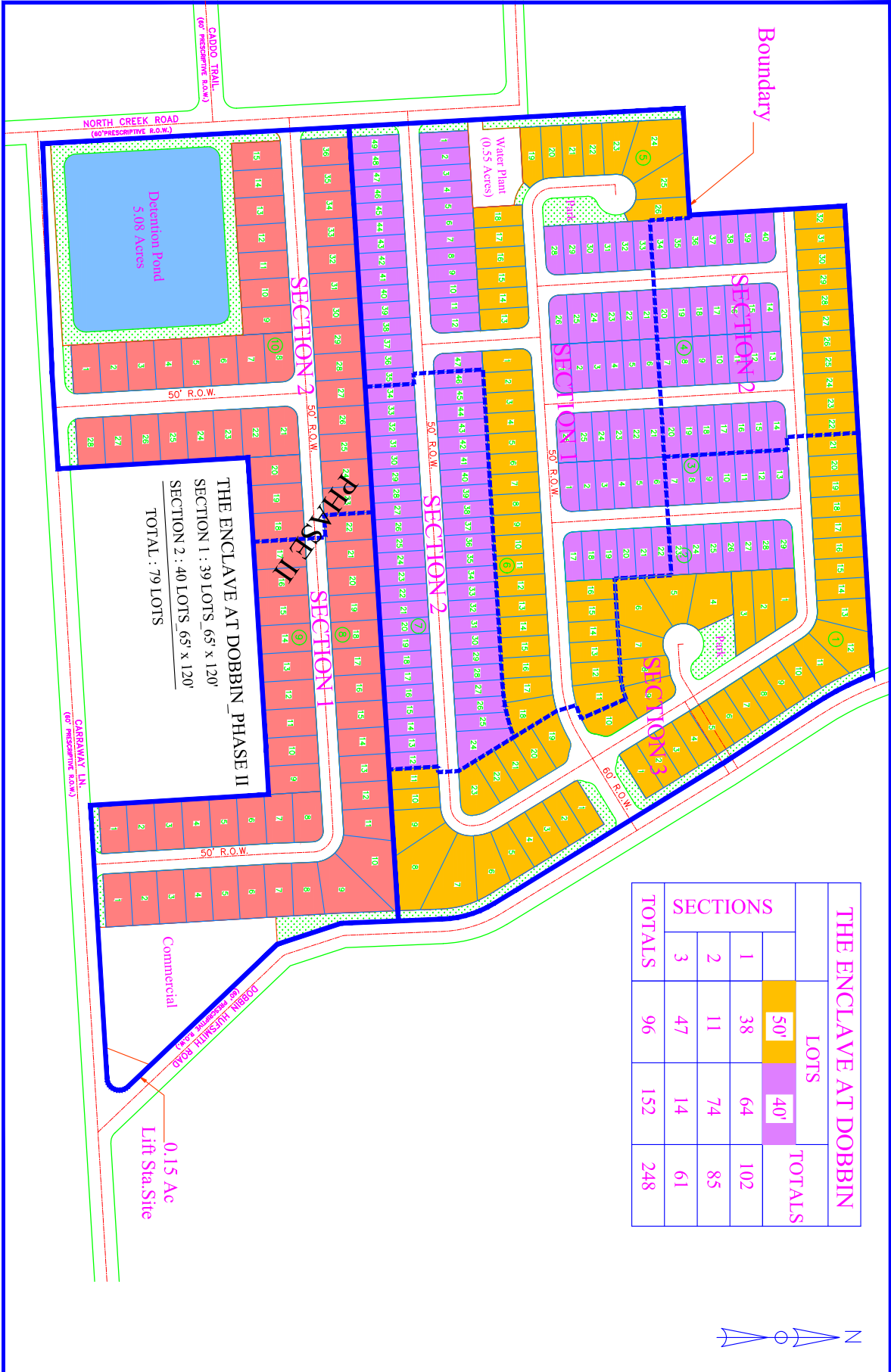
Magnolia, TX Employment Breakdown

Industry	Number	Percent	National Avg
Agriculture, forestry, fishing, hunting and mining	7	0.7%	1.7
Arts, entertainment, recreation, accommodation and food services	120	12.0%	9.8
Construction	272	27.3%	6.4
Educational services, health care and social assistance	117	11.7%	23.0
Finance, insurance, real estate, rental, and leasing	56	5.6%	6.6
Information	7	0.7%	2.1
Manufacturing	54	5.4%	10.1
Other services except public administration	125	12.6%	4.9
Professional, scientific, management, administrative and waste management services	72	7.2%	11.4
Public administration	25	2.5%	4.6
Retail trade	87	8.7%	11.5
Transportation, warehousing and utilities	36	3.6%	5.2
Wholesale trade	18	1.8%	2.7



Occupation	Number	Percent	National Avg
Construction, extraction, maintenance, and repair occupations	334	33.5%	8.8%
Management, professional, and related occupations	213	21.4%	37.6%
Production, transportation, and material moving occupations	79	7.9%	12.2%
Sales and office occupations	141	14.2%	23.3%
Service occupations	229	23.0%	18.1%

SUBDIVISION (MARKETING) PLAT



THE ENCLAVE AT DOBBIN - PHASE II
 SECTION 1 : 39 LOTS_65' x 120'
 SECTION 2 : 40 LOTS_65' x 120'
 TOTAL : 79 LOTS

THE ENCLAVE AT DOBBIN			
SECTIONS	LOTS		TOTALS
	50'	40'	
1	38	64	102
2	11	74	85
3	47	14	61
TOTALS	96	152	248

SUBDIVISION PLAT - PHASE I

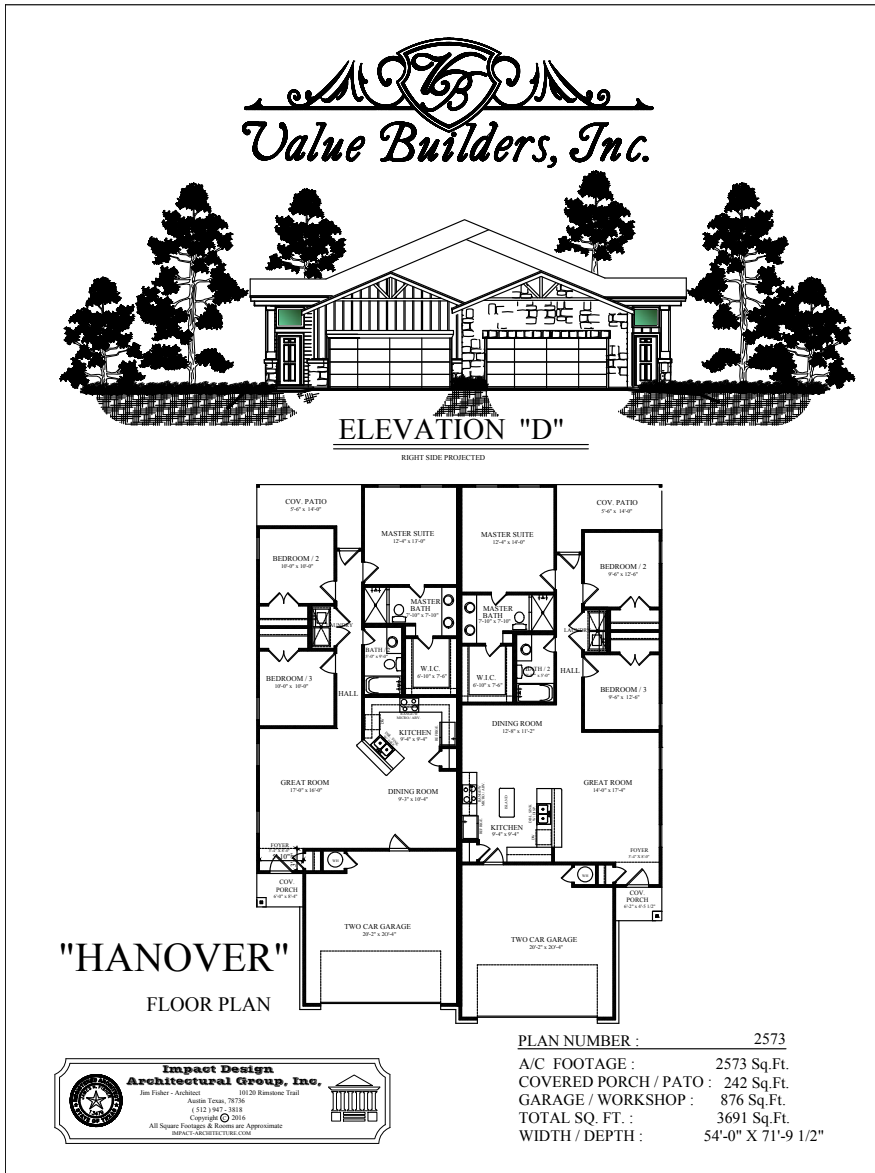


LINE TABLE		
#	BEARING	LENGTH
L1	N86°26'46"E	5.76'
L2	N3°33'14"W	120.00'
L3	S86°26'46"W	35.83'
L4	N3°33'14"W	120.00'
L5	S86°26'46"W	10.12'
L6	N86°26'46"E	12.51'
L7	N3°33'14"W	120.00'
L8	N86°26'46"W	12.16'
L9	N3°33'14"W	50.00'
L10	N3°33'14"W	120.00'
L11	S3°33'14"E	120.00'
L12	N86°26'46"E	15.66'
L13	N58°52'27"E	50.00'
L14	N58°19'28"E	95.00'
L15	S58°19'28"W	95.00'
L16	N86°26'46"E	90.27'
L17	N3°33'14"W	50.00'
L18	N3°33'14"W	50.00'
L19	N3°37'09"W	30.00'
L20	S42°45'43"E	64.03'

LINE TABLE		
#	BEARING	L
L21	N3°33'14"W	
L22	N22°07'06"E	

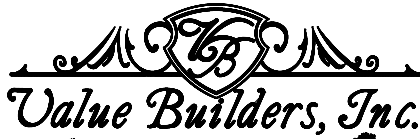
FLOOR PLANS & ELEVATIONS

2573 Plan



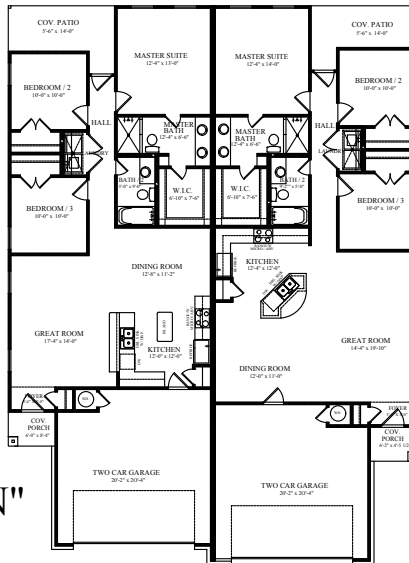
FLOOR PLANS & ELEVATIONS

2662 Plan



ELEVATION "C"

RIGHT SIDE PROJECTED



"FAIRHAVEN"

FLOOR PLAN



PLAN NUMBER :	2662
A/C FOOTAGE :	2662 Sq.Ft.
COVERED PORCH / PATO :	239 Sq.Ft.
GARAGE / WORKSHOP :	876 Sq.Ft.
TOTAL SQ. FT. :	3777 Sq.Ft.
WIDTH / DEPTH :	54'-0" X 73'-9 1/2"

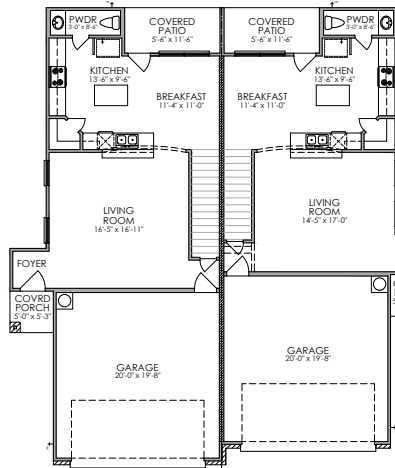


FLOOR PLANS & ELEVATIONS

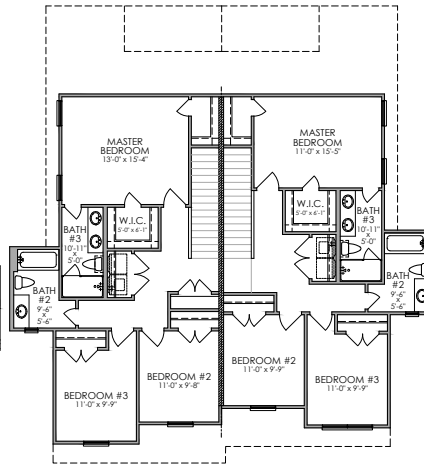
2930 Plan



FRONT ELEVATION L/M



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Plan Number: 2930

A/C Footage: 2,930 S.F.
 Covered Porch/Patio: 182 S.F.
 Garage and Storage: 853 S.F.
 Total Under Roof: 3,965 S.F.
 Width/Depth: 51'-2" X 55'-2"

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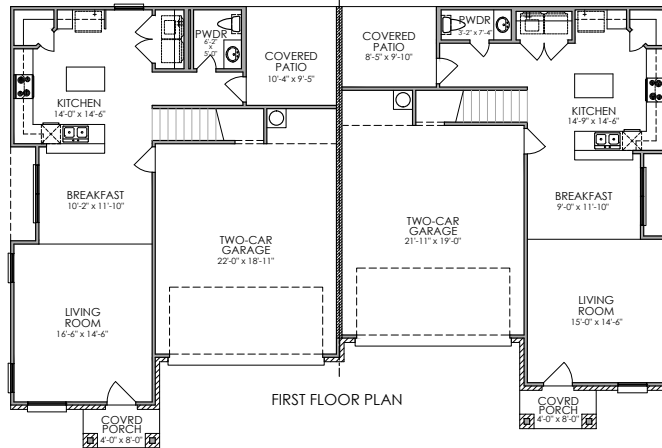


FLOOR PLANS & ELEVATIONS

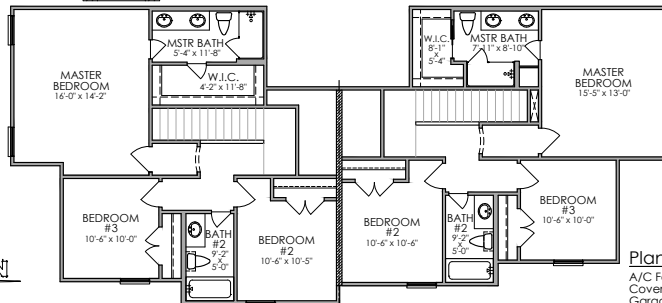
3004 Plan



FRONT ELEVATION G/H



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Plan Number: 3004

A/C Footage: 3,004
Covered Porch/Patio: 251 S.F.
Garage and Storage: 940 S.F.
Total Under Roof: 4,195 S.F.
Width/Depth: 68'-9.5" X 46'-1.5"

