Nine Rental Portfolio with Multifamily Investment Appeal

±10,662 SF Across Nine Individually Parceled Properties



Nine Individual Parcels Totaling ±10,662 SF on ±0.5431 Acres

Connected with Individual Rear Carport Entrances

Representative Interiors Featuring Private Patios and Varied Layouts

518-534 Oakridge Dr | Greenville, TX 75402

Lauren Milster
REALTOR ® | 214.862.0638
lauren.milster@mdregroup.com

Kevin Weable, CCIM
Market Director | 214.801.7787
kevin@mdcregroup.com

NON-ENDORSEMENT & DISCLAIMER NOTICE

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D CRE

Table of Contents

Pages 4-15 | Property Overview

Pages 16 | Property Highlights

Pages 17-19 | Location Overview

Page 21 | Contacts



Property Overview

RESIDENTIAL | ATTACHED | INVESTMENT

A nine-home residential investment portfolio with multifamily appeal in Greenville, TX, featuring individually parceled, attached residences totaling ±10,662 SF on ±0.5431 acres. Offered together as a single acquisition, the properties feature individual entrances, covered rear parking, and varied residential layouts.

For Info:
Lauren Milster | 214.862.0638

Property Overview

ONE ACQUISITION, NINE HOMES, MULTIFAMILY INVESTMENT APPEAL

M&D CRE is pleased to present 518–534 Oakridge Dr in Greenville, TX, a nine-home residential rental portfolio offered together as a single acquisition with multifamily investment appeal. The offering encompasses nine individually identified parcels in Oak Ridge Addition, totaling ±10,662 SF across ±0.5431 acres. This configuration offers investors the opportunity to acquire multiple residential rental properties through one portfolio transaction.

The connected homes are arranged along Oakridge Drive with brick-and-siding exteriors, individual front entries, and covered rear carport parking, providing front access and convenient rear parking access. The residences feature living and dining areas, kitchens, bedrooms, bathrooms, and laundry spaces. Representative interiors at 524 and 530 Oakridge showcase private patios and varying configurations, including vaulted ceilings and second-story loft space. Combining the individual functionality of residential homes with the scale of a nine-property portfolio, the offering may appeal to investors pursuing a multifamily-style ownership and management strategy. Concentrated within one location, the nine properties offer a centralized investment opportunity with multifamily-style management appeal.

For more information, please contact **Lauren Milster** at **214.862.0638** or **lauren.milster@mdregroup.com**.

IDEAL FOR

- Residential rental portfolio investors
- Private real estate investors
- Long-term residential investment strategies
- Operators seeking multiple rental properties within one location

Property Type	Residential Rental Investment Portfolio
Offering	Nine Attached Residential Homes
Total Building Size	±10,662 SF
Total Land Size	±0.5431 Acres
Parcel Configuration	Nine Individually Parceled Properties
Space/Parking	Private Patios & Covered Rear Parking
Acquisition	Offered Together as One Portfolio



518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 524 OAKRIDGE







For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 524 OAKRIDGE









For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 524 OAKRIDGE











For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 524 OAKRIDGE









Listed By:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 530 OAKRIDGE







For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 530 OAKRIDGE







For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 530 OAKRIDGE









For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE PHOTOGRAPHS OF 530 OAKRIDGE









Listed By:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE







For Info:
Lauren Milster | 214.862.0638

518-534 OAKRIDGE — GREENVILLE











For Info:
Lauren Milster | 214.862.0638



Highlights

- Nine residential rental homes offered together
- ±10,662 SF of combined building area
- Individual parcels totaling ±0.5431 acres
- Connected homes with individual street entrances
- Brick-and-siding exteriors
- Representative interiors featuring kitchen, laundry room, dining room with wet bar, private patios, and varied layouts including second-floor loft option
- Two vehicle covered parking/carports for parking along the rear access drive
- Exterior storage on patio and carport areas

For Info:
Lauren Milster | 214.862.0638

M&CRE

Location Overview

Greenville, Texas, is a growing regional employment center anchored by major aerospace, healthcare, and manufacturing employers, with expanding residential communities and convenient access to the Dallas–Fort Worth Metroplex.



Listed By:
Lauren Milster | 214.862.0638

Greenville, TX—A Growing Residential Market Supported by Major Employers

Greenville, TX Overview

Located approximately 50 miles northeast of Dallas along Interstate 30, Greenville serves as the county seat of Hunt County and a regional center for aerospace and defense, manufacturing, healthcare, and education. The city's employment base is anchored by L3Harris Technologies, alongside Hunt Regional Healthcare, Greenville ISD, Innovation First International, and other established businesses.

The residential market surrounding Oakridge Dr reflects continued population and household growth. Within a 15-minute drive of the property, the 2026 estimated population is 42,301, projected to reach 47,603 by 2031. Households are projected to increase from 16,084 to 18,268 over the same period, while the area includes 5,923 renter-occupied housing units as of 2026. Together, Greenville's established employment base and surrounding residential demographics provide a compelling market context for the nine-home Oakridge Dr investment portfolio.

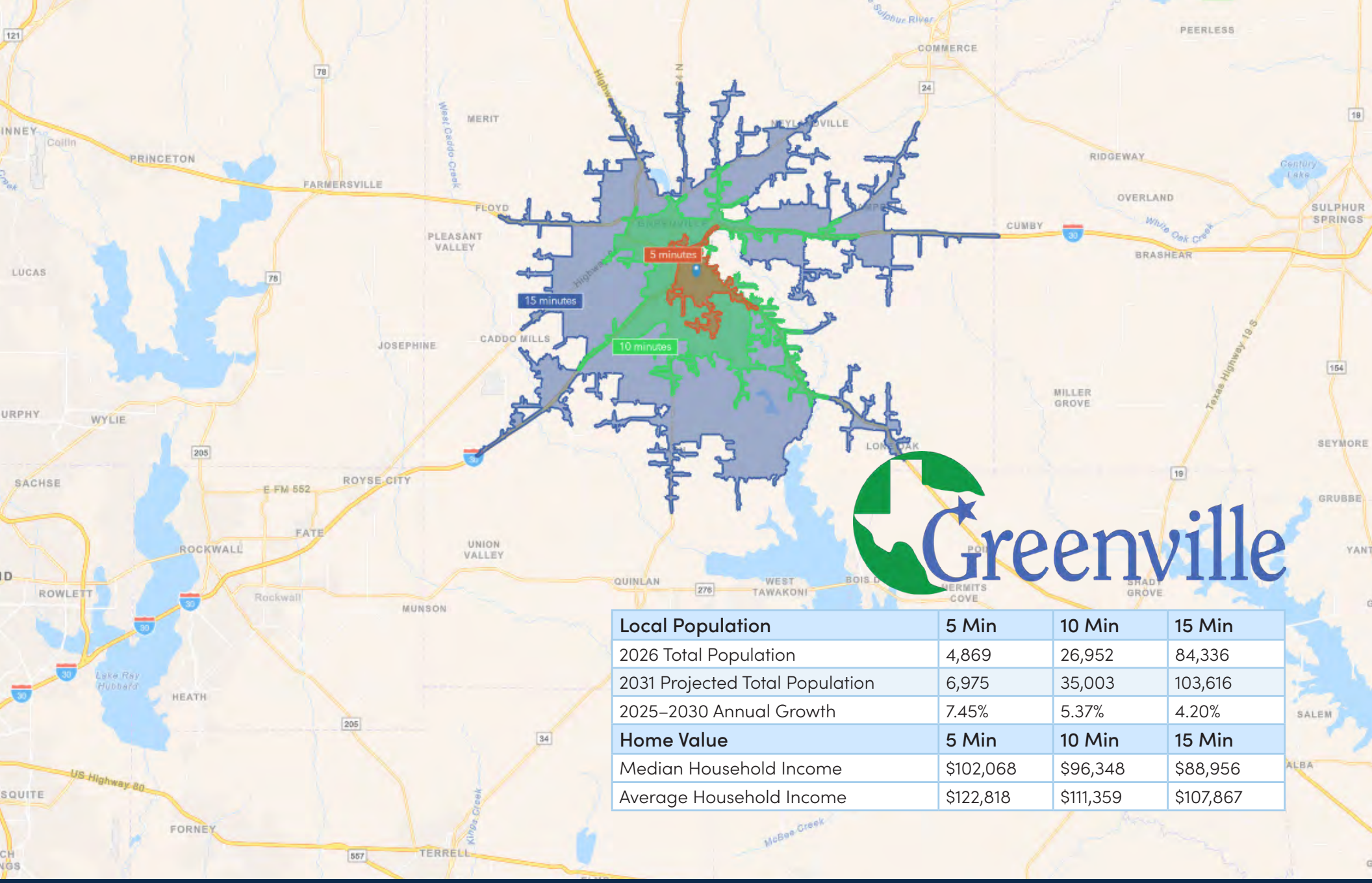
42,301
2026 Estimated Population
15 MIN—ESRI

31.8%
Pop Growth — 2020-2025
CENSUS BUREAU

47,603
2031 Projected Population
15 MIN—ESRI

5,923
2026 Renter-Occupied Units
15 MIN—ESRI

MD CRE



Local Population	5 Min	10 Min	15 Min
2026 Total Population	4,869	26,952	84,336
2031 Projected Total Population	6,975	35,003	103,616
2025–2030 Annual Growth	7.45%	5.37%	4.20%
Home Value	**5 Min**	**10 Min**	**15 Min**
Median Household Income	$102,068	$96,348	$88,956
Average Household Income	$122,818	$111,359	$107,867

Listed By:
Lauren Milster | 214.862.0638



M&CRE

Kevin Weable, CCIM
Market Director | **214.801.7787**
kevin@mdcregroup.com

Danny Perez
Founder/Managing Director | **972.922.3691**
danny@mdregroup.com

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032
info@mdcregroup.com
469.607.0471



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.

EQUAL HOUSING OPPORTUNITY

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. **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.

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	0689810	kevin@mdcregroup.com	972-845-1663
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____