# OMEN HILL VILLAS: BUILT-TO-RENT COMMUNITY

4344 MACNAB DR | TYLER, TEXAS

## SALE OFFERING

OVERVIEW

# PROPERTY OVERVIEW

## OMEN HILL VILLAS
TYLER, TEXAS

**# OF HOMES**
20

**BED / BATH**
4 / 2.5

**YEAR BUILT**
2023 / 2024

**SF PER HOME**
1,900

**OCCUPANCY**
100%

**TAX BENEFITS**
Q.O.Z

**FISCHER DAVIS**
Multifamily Assoicate
(903) 205-8449
fischer@draketexas.com


**$6,990,000**

# INVESTMENT HIGHLIGHTS

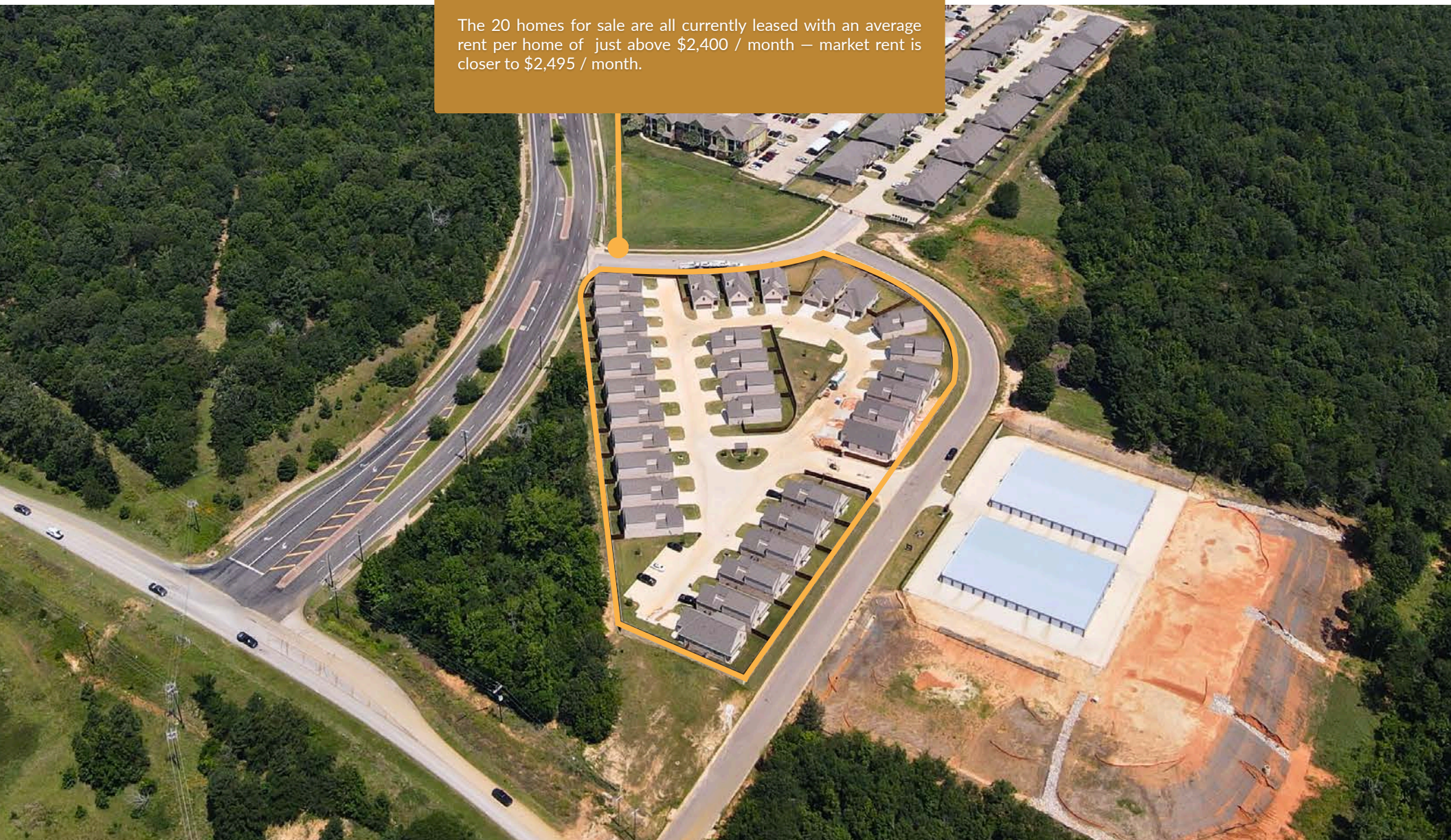
## OMEN HILL VILLAS
TYLER, TEXAS

Strategically located in Southeast Tyler, Omen Hill Villas is situated less than 1.5 miles from the University of Texas at Tyler. Omen Hill Villas offers 20 high-quality homes in a newly constructed 32-home built-to-rent community featuring a dog park, plenty of parking, and gated security.

The 20 homes for sale within Omen Hill Villas are currently under Drake Management and fully leased — management is willing to stay on with the next Buyer. Utilities for each home are metered separately, including the master-controlled irrigation system in place.

The 20 homes for sale are all currently leased with an average rent per home of just above $2,400 / month — market rent is closer to $2,495 / month.

Tyler has a GDP of $13 billion and is expected to increase its economic gain by $2 billion over the next 5 years, with job growth outpacing the nation at about 2% per year through 2028 (Perryman's Report). UT Tyler's $308 million Medical Education Building is underway and projected to add over 16,000 jobs to the immediate area, with completion set for fall 2025. Area demographics include a $96,000+ average household incomeand a $298,604 average home value within a 5-mile radius of Omen Hill Villas.



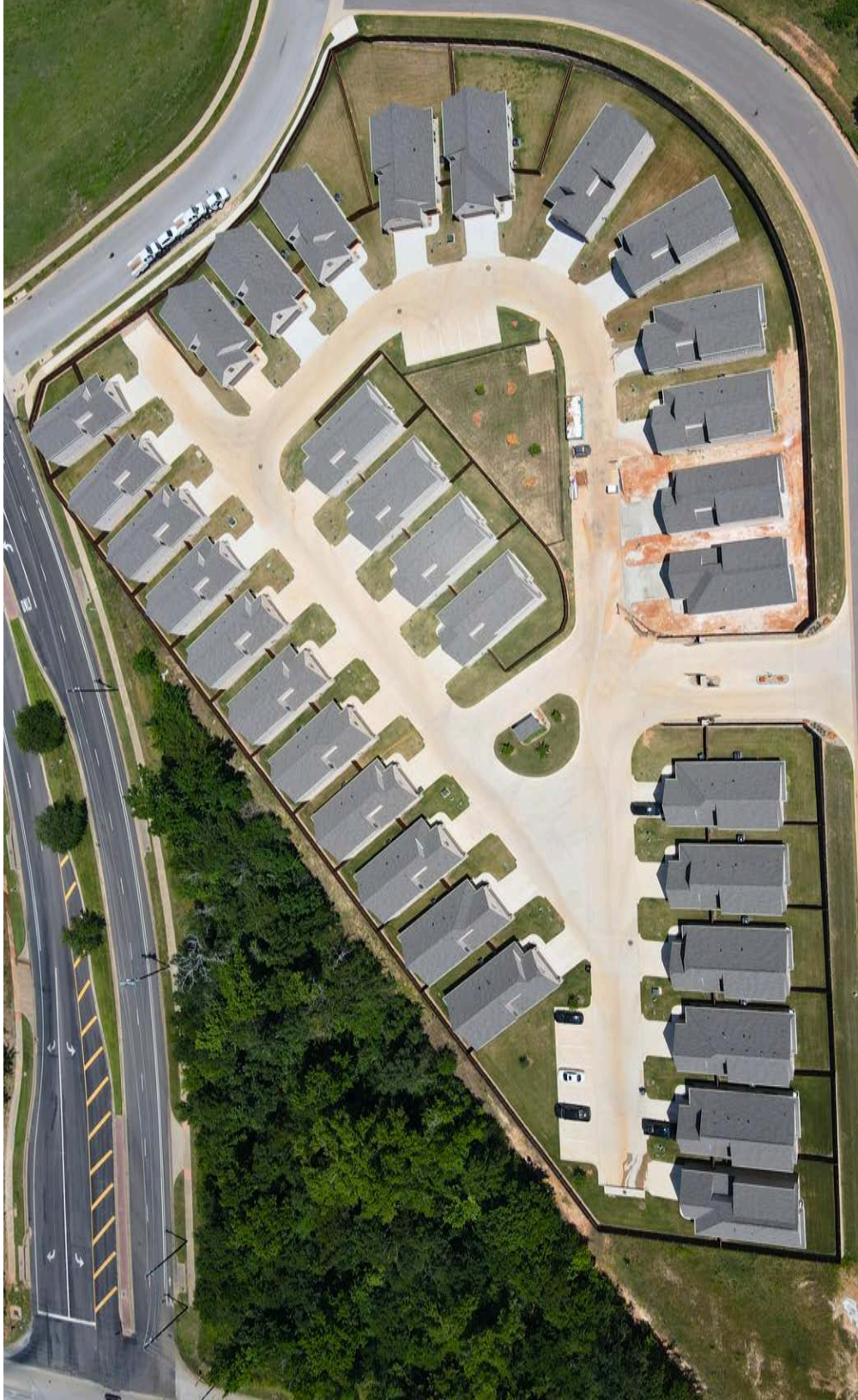
# PACKAGE OVERVIEW

## OMEN HILL VILLAS
TYLER, TEXAS

| PROPERTY DETAILS | |
|---|---|
| CAD ID (SMITH COUNTY) | R144266 |
| ZONING | Outside City Limits; QOZ |
| ISD | Chapel Hill |
| UNITS FOR SALE | 20 Homes |
| TOTAL LEASABLE SF | 38,000 SF |
| TOTAL COMMUNITY LOT SIZE | 4.559 Acres |
| YEAR BUILT | 2023 / 2024 |

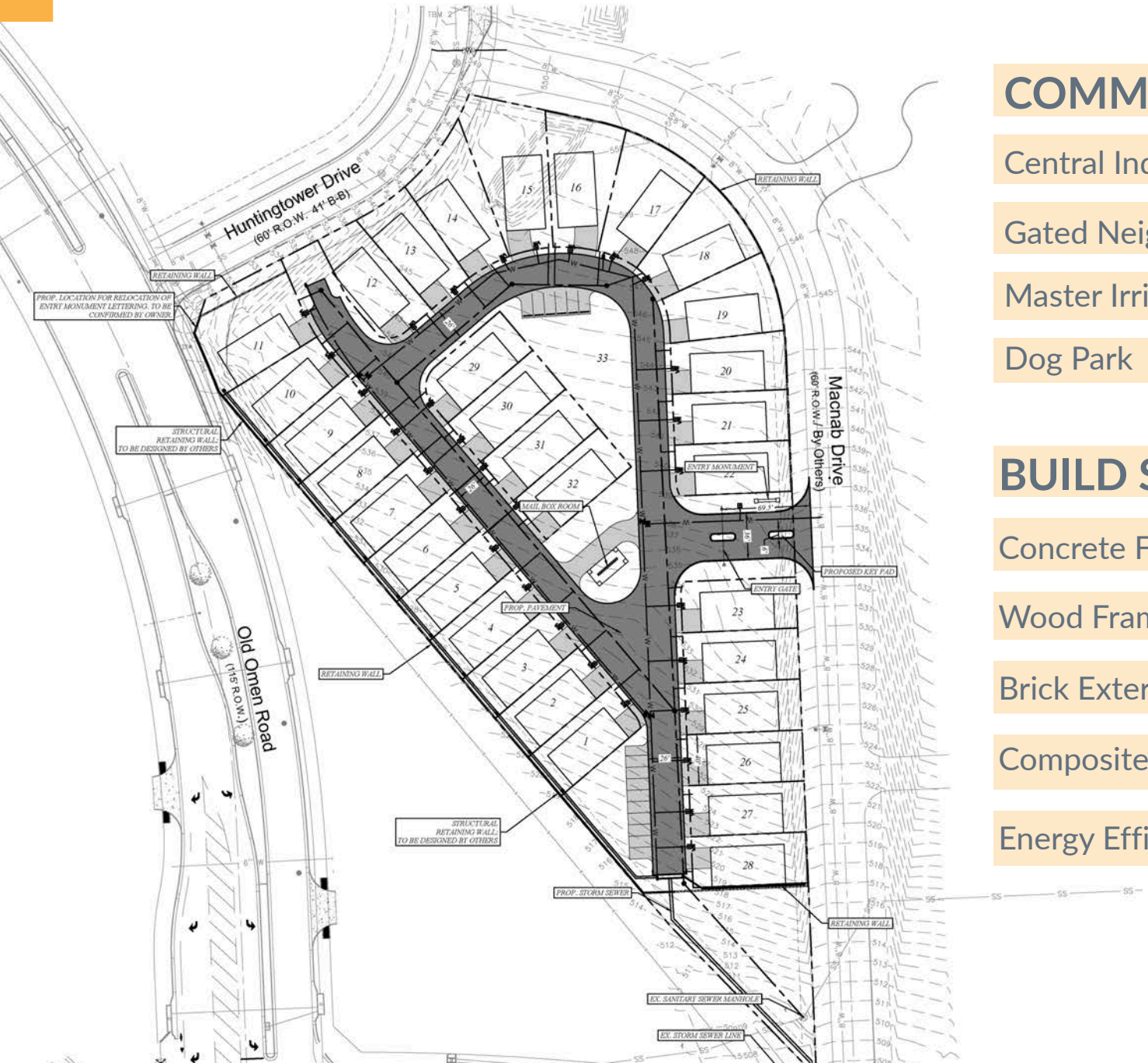
| PER UNIT DETAILS | |
|---|---|
| BEDROOM / BATHROOM | 4 Br / 2.5 Ba |
| LEASABLE SF | 1,900 SF |
| MARKET RENT / MONTH | $2,495 |
| MARKET RENT / SF / MONTH | $1.31 |
| AVERAGE SOLD COMP PRICE / SF | $199.68 |
| AVERAGE SOLD COMP PRICE / HOME | $373,800 |

| OPERATIONAL DETAILS | |
|---|---|
| ELECTRIC | Individually Metered |
| WATER / SEWAGE | Individually Metered |
| GAS | Individually Metered |
| IRRIGATION | Master Control; Individually Metered |
| PETS | Allowed |
| MANAGEMENT | Drake Management Services |



# SITE PLAN

## OMEN HILL VILLAS
TYLER, TEXAS




## COMMUNITY FEATURES

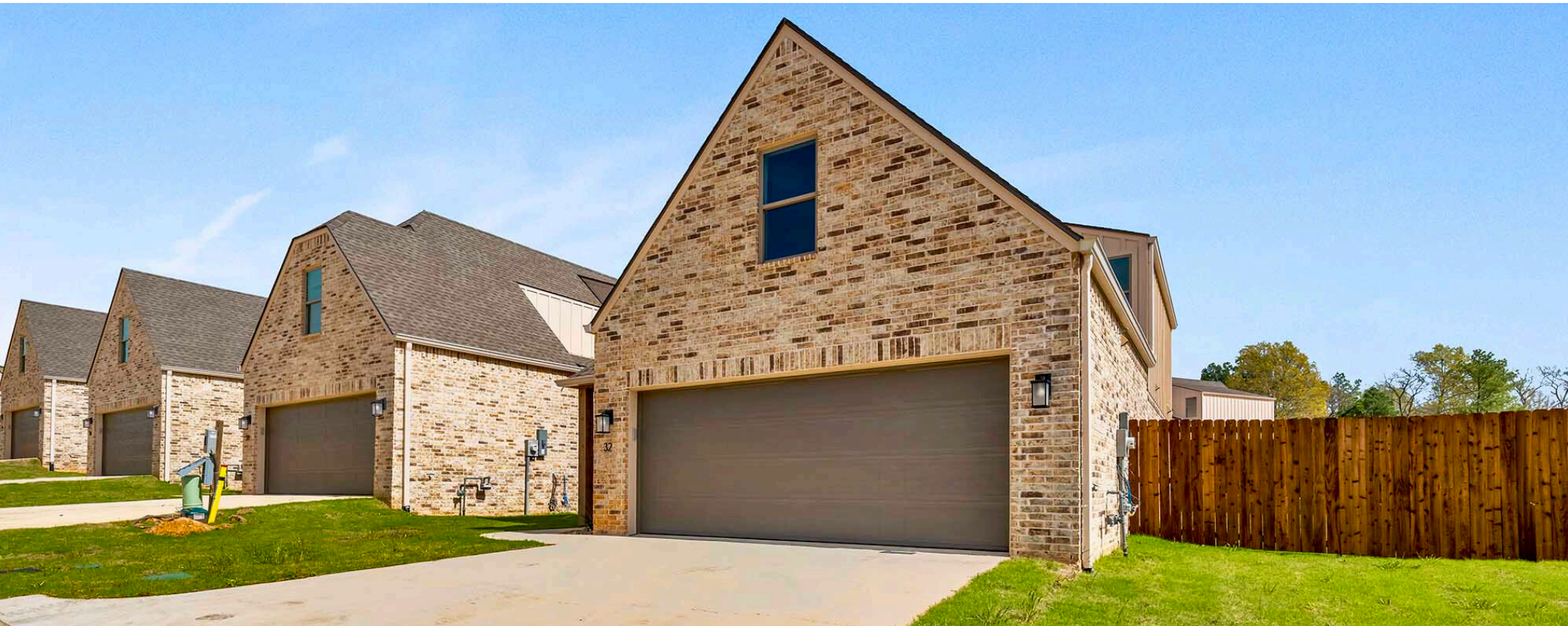
- Central Individually Keyed Mailbox
- Gated Neighborhood
- Master Irrigation
- Dog Park

## BUILD SPECS

- Concrete Foundation
- Wood Framing
- Brick Exterior
- Composite Shingle Roof
- Energy Efficient

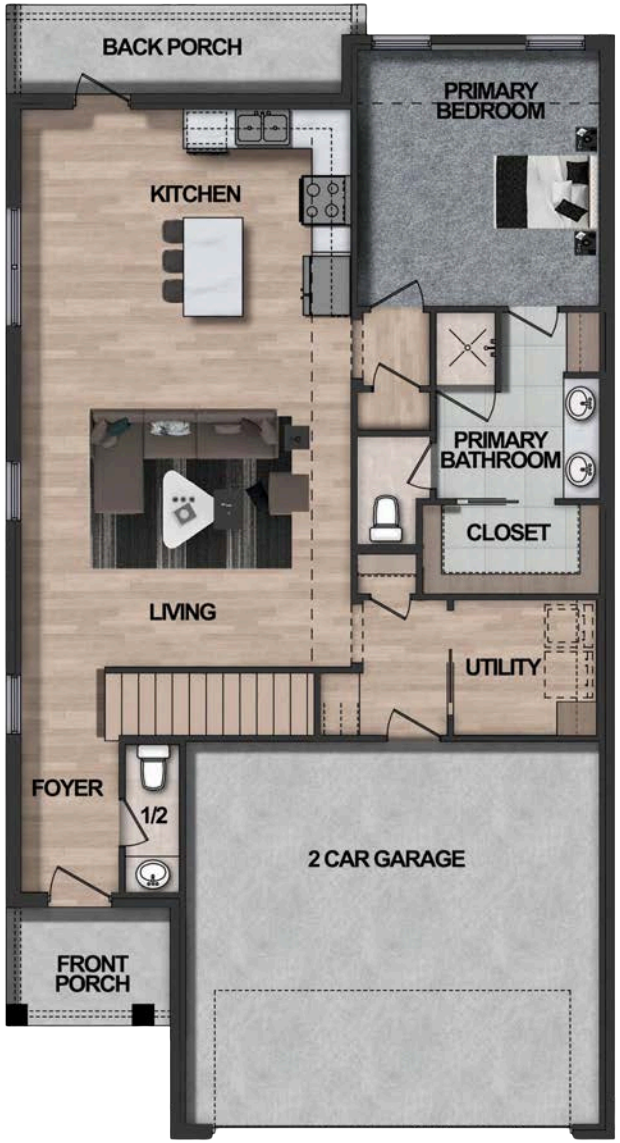
# EXTERIOR PHOTOS

## OMEN HILL VILLAS
TYLER, TEXAS



# UNIT FLOOR PLAN

**OMEN HILL VILLAS**
TYLER, TEXAS




## FIRST STORY

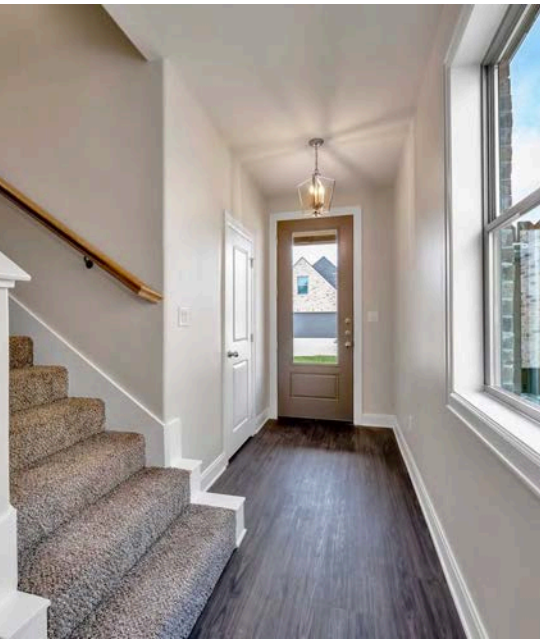
## SECOND STORY

## UNIT FEATURES

- Central Heat & Air
- Granite & Quartz Countertops
- Stainless Steel Kitchen
- Appliances
- Washer & Dryer
- 2 Car Garage
- Spray Foam Insulation
- Fully Fenced-In Backyard
- Covered Patio

# INTERIOR PHOTOS

## OMEN HILL VILLAS
TYLER, TEXAS



# PRO FORMA

**OMEN HILL VILLAS**
TYLER, TEXAS

| Annual Pro Forma | 20-Home Package | 3-Home Package | Single Home |
|---|---|---|---|
| **Income** | | | |
| Gross Potential Rent | $598,800 | $89,820 | $29,940 |
| Vacancy (4%) | ($23,952) | ($3,593) | ($1,198) |
| **Effective Rental Income** | **$574,848** | **$86,227** | **$28,742** |
| Total Other Income | - | - | - |
| **Effective Gross Income (EGI)** | **$574,848** | **$86,227** | **$28,742** |
| **Expenses** | | | |
| Property Taxes (2025) | $46,340 | $6,951 | $2,317 |
| Insurance (2025) | $26,000 | $3,899 | $1,300 |
| Property Management (8%) | $45,987 | $6,898 | $2,299 |
| Repairs & Maintenance (4%) | $22,994 | $3,449 | $1,150 |
| HOA Fee | $15,600 | $2,340 | $780 |
| **Total Expenses** | **$156,921** | **$23,537** | **$7,846** |
| **Operating Expense Ratio (OER)** | **27.30%** | **27.30%** | **27.30%** |
| **Net Operating Income** | **$417,927** | **$62,690** | **$20,897** |

# COMPARABLE SALES

## OMEN HILL VILLAS
TYLER, TEXAS

| | | | | |
|---|---|---|---|---|
| **Property Address** | 7013 Hillsdale Ave<br>Tyler, TX | 7122 Alexander Dr<br>Tyler, TX | 3109 Royal Court Rd<br>Tyler, TX | 11524 CR 219<br>Tyler, TX |
| Distance From Omen Hill Villas | ~4 Miles | ~4 Miles | ~3 Miles | ~3 Miles |
| Bedroom / Bath | 4 Br / 2.5 Ba | 4 Br / 2.5 Ba | 3 Br / 2.5 Ba | 3 Br / 2.5 Ba |
| Garage | 2 Car | 2 Car | 2 Car | 2 Car |
| Square Feet | 1,840 SF | 1,892 SF | 2,000 SF | 1,765 SF |
| Year Built | 2023 | 2024 | 2024 | 2023 |
| ISD | Whitehouse | Tyler | Tyler | Chapel Hill |
| Date Sold | 7/30/2025 | 4/10/2025 | 6/14/2024 | 7/26/2024 |
| **Sold Price** | **$372,000** | **$383,999** | **$379,200** | **$360,000** |
| **Sold Price / SF** | **$202.17 / SF** | **$201.90 / SF** | **$189.60 / SF** | **$205.01 / SF** |

**AVERAGE SOLD SF**
1,874

**AVERAGE SOLD PRICE/SF**
$199.68

**AVERAGE SOLD PRICE**
$373,800

# DEMOGRAPHIC OVERVIEW

## OMEN HILL VILLAS
TYLER, TEXAS

### Smith County Economic Drivers (Employees)

**CHRISTUS Trinity Mother Frances Health System (4,500+)**

**UT Health East Texas (3,500+)**

**Brookshire Grocery Company (2,500+)**

**Tyler Independent School District (2,400+)**

**Trane Technologies (Manufacturing) (1,500+)**

**Walmart (Retail & Distribution) (1,300+)**

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|---|---|---|---|
| Population | 29,870 | 72,415 | 168,920 |
| Households | 11,230 | 27,480 | 64,910 |
| Average Household Income | $86,214 | $92,887 | $101,463 |

# SITE OVERVIEW

## OMEN HILL VILLAS
TYLER, TEXAS

# CONFIDENTIALITY & DISCLAIMER

OMEN HILL VILLAS
TYLER, TEXAS

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Drake Real Estate & Investments, LLC in compliance with all applicable fair housing and equal opportunity laws.

# LOCATION OVERVIEW

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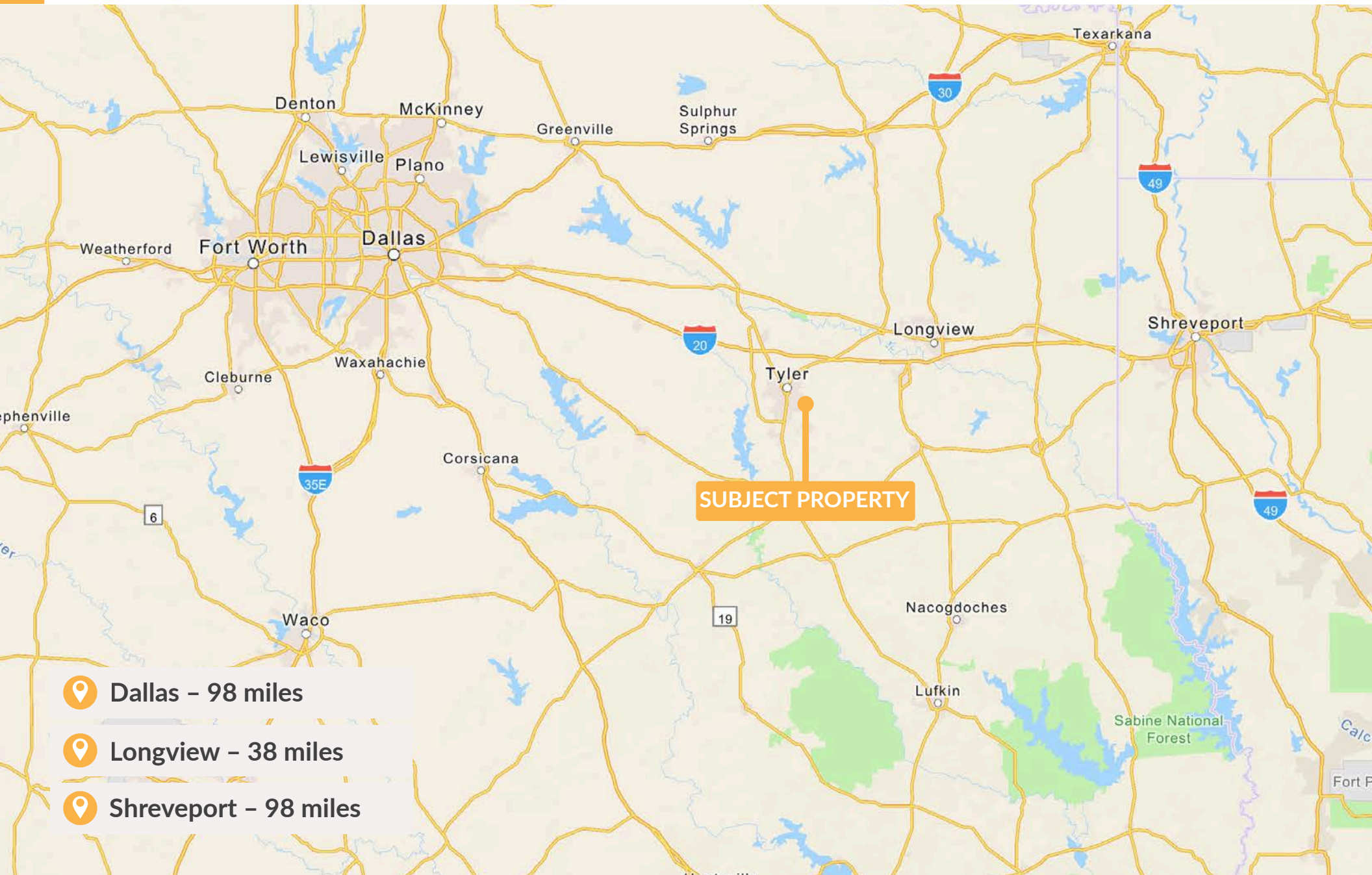


- Dallas – 98 miles
- Longview – 38 miles
- Shreveport – 98 miles

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## SALE OFFERING

FOR MORE INFO

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