



5301 FM 517 Rd E - Villas on 517

Dickinson, Texas 77539 (Galveston County) - Briar Glen Submarket



Apartments

Property Summary

Units	72
Built	1997
Stories	2
Elevators	Walk Up
Market Segment	All
Vacancy %	5.6
Asking Rent Per Unit	\$1,364
Commercial Asking Rent	Withheld
Parking Spaces	1.39/Unit; 100 Surface Spaces



Property Details

Land Area	1.60 AC (69,696 SF)	Average Unit Size	1,102 SF
Building FAR	1.18	Construction Type	Masonry
Number of Buildings	4	Parcel	1950-0000-0000-003
Units Per Area	45/AC		

Amenities

Unit Amenities

- Air Conditioning
- Disposal
- Washer/Dryer Hookup
- Built-In Bookshelves
- Framed Mirrors
- Wheelchair Accessible (Rooms)
- Ceiling Fans
- Kitchen
- Yard
- Dishwasher
- Tub/Shower

Site Amenities

- 24 Hour Access
- Smoke Detector
- Air Conditioning
- Tenant Controlled HVAC
- Controlled Access
- Trash Pickup - Curbside
- Property Manager on Site

Unit Mix

Models			Counts		Units Available		Average Asking Rent		Average Effective Rent		Concessions
Beds	Baths	Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	1	720	3	4.2%	-	-	\$1,028	\$1.43	\$1,021	\$1.42	0.7%
2	2	1,069	17	23.6%	2	11.8%	\$1,360	\$1.27	\$1,360	\$1.27	0.0%
2	2.5	1,094	32	44.4%	0	0.0%	\$1,342	\$1.23	\$1,342	\$1.23	0.0%
2	2.5	1,195	15	20.8%	0	0.0%	\$1,395	\$1.17	\$1,395	\$1.17	0.0%
3	2	1,220	5	6.9%	-	-	\$1,605	\$1.32	\$1,594	\$1.31	0.7%
Totals		Average SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds		720	3	4.2%	-	-	\$1,028	\$1.43	\$1,021	\$1.42	0.7%
All 2 Beds		1,111	64	88.9%	2	3.1%	\$1,359	\$1.22	\$1,359	\$1.22	0.0%
All 3 Beds		1,220	5	6.9%	-	-	\$1,605	\$1.32	\$1,594	\$1.31	0.7%
Totals		1,102	72	100%	2	2.8%	\$1,363	\$1.24	\$1,362	\$1.24	0.1%

Unit Mix (Continued)

Estimate

Unit Mix as of January 8, 2026

For Sale Summary

Asking Price	Withheld	Land	1.60 AC
Status	Active	Built	1997
Sale Type	Investment	On Market	7 Days
Units	72	Last Update	January 7, 2026
GBA (% Vacant)	82,000 SF (5.56%)		

Previous Sale

Sale Date	1/14/2022	Sale Type	Investment
Sale Price	Withheld	Comp Status	Research Complete
Comp ID	5868072		

Transportation

Parking Details	1.39/Unit; 100 Surface Spaces		
Traffic Volume	5,119 on Gator Dr (2025); 3,875 on Plantation Bend St (2025); 3,053 on Nightshade Dr (2025); 655 on 36th St E (2025); 858 on 37th St E (2025); 18,466 on Kansas Ave (2024); 7,688 on FM 517 (2025); 18,473 on Kansas Ave (2025)		
Airport	William P Hobby		36 min drive
Walk Score [®]	Car-Dependent (33)		

Contacts

Type	Name	Location	Phone
Recorded Owner	Ow Green River Apartments Llc	-	-
Recorded Owner	Ow Green Riv Apts 1031 Llc	-	-
True Owner	Oak Wood Ventures	Dallas, TX 75201	(214) 485-3411
Property Management	BH - Villas on 517	Dickinson, TX 77539	(281) 742-9476