



Offering Memorandum

McClenny Park - Gated Townhome Community

1011 McClenny Dr, Tyler, TX 75703

Investment Summary

McClenny Park presents a rare opportunity to acquire a brand-new, gated townhome community located in one of Tyler's most desirable growth corridors. Thoughtfully designed with premium finishes and maintained by professional, local management, this asset is positioned for stable cash flow and long-term value appreciation.

Strategically located at the end of a quiet dead-end street in South Tyler, the property boasts easy access to top-tier shopping, dining, medical centers, and schools-all while offering tenants a peaceful and secure living environment.

Property Details

- Total Units: 26 (1 SFH, 17 Two-Bedroom, 8 Three-Bedroom)
- Average Unit Size: ~1,184 - 1,398 SF
- Total Rentable Square Feet: 31,955 SF
- Year Built: 2024
- Cap Rate: 4.8%
- Occupancy: 96.2%
- Parking: Two-car garages + driveways per unit
- Utilities: Tenant pays all utilities

Interior & Exterior Features

- Granite countertops, stainless steel appliances
- Raised ceilings with recessed lighting
- Open-concept layouts with natural light
- Covered front porches & privacy-fenced backyards
- Lawn care included in rent
- Located at the end of a dead-end street
- Gated entry for added security

Financial Overview

- Monthly Gross Scheduled Rents: \$50,470
- Monthly Collected Rents: \$45,593.41
- Deposits Held: \$37,166.67
- Rent Range: 2BR - \$1,695-\$1,795 | 3BR - \$1,995-\$2,195 | SFH - \$2,095

Next Steps & Contact Information

To request full financials, rent comps, or schedule a private tour, please contact:

Nanci Wright Brokerage

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