

# OMEN HILL VILLAS: BUILT-TO-RENT COMMUNITY

4344 MACNAB DR | TYLER, TEXAS



SALE OFFERING



# 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



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**\$6,990,000**

# INVESTMENT HIGHLIGHTS

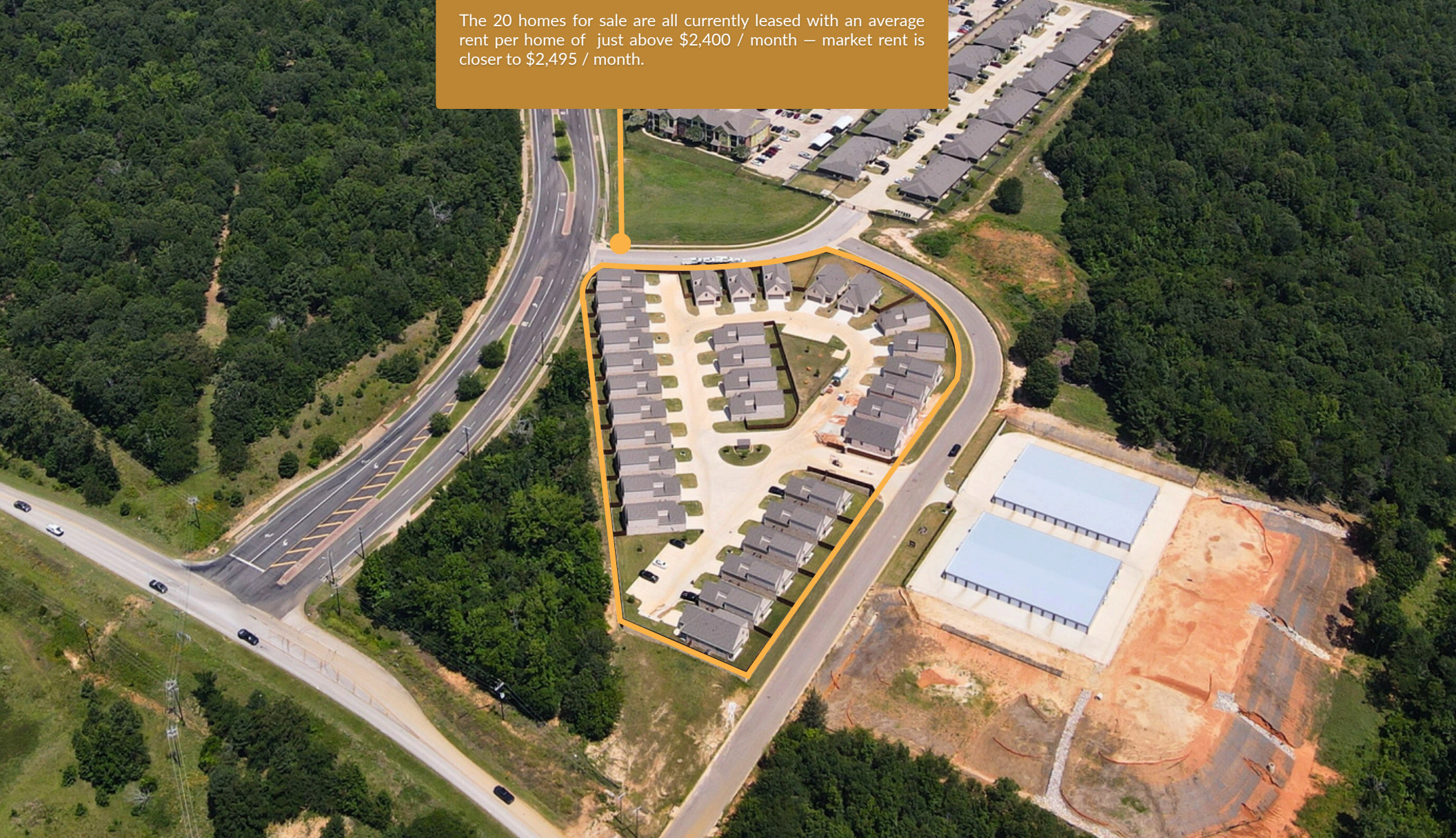
## OMEN HILL VILLAS TYLER, TEXAS

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 income and a \$298,604 average home value within a 5-mile radius of Omen Hill Villas.



## PACKAGE OVERVIEW

OMEN HILL VILLAS  
TYLER, TEXAS

### PROPERTY DETAILS

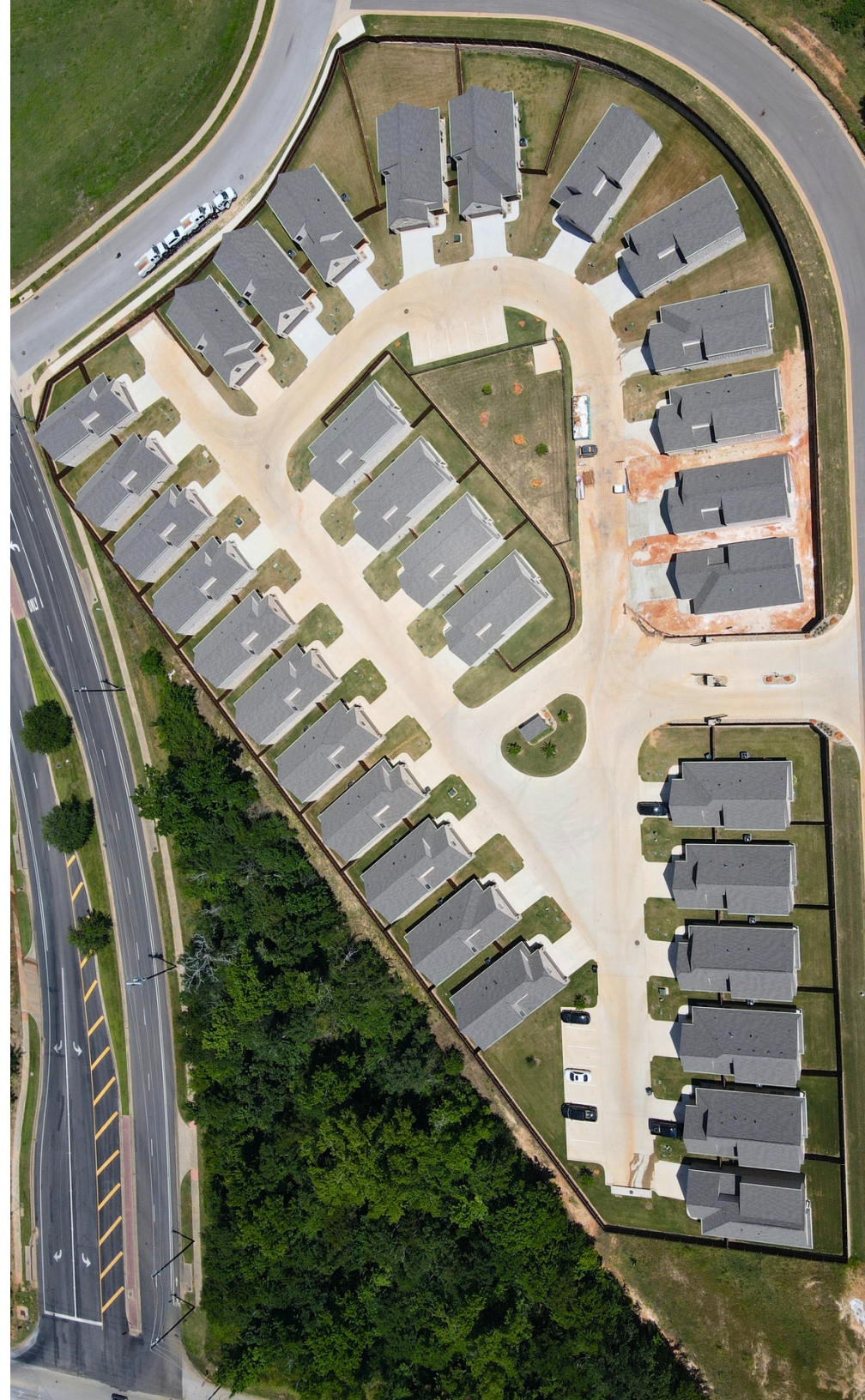
CAD ID (SMITH COUNTY)	R144266
ZONING	Outside City Limits; QOZ
ISD	Chapel Hill
UNITS FOR SALE	20 Homes
TOTAL LEASABLE SF	38,000 SF
TOTAL COMMUNITY LOT SIZE	4.559 Acres
YEAR BUILT	2023 / 2024

### 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

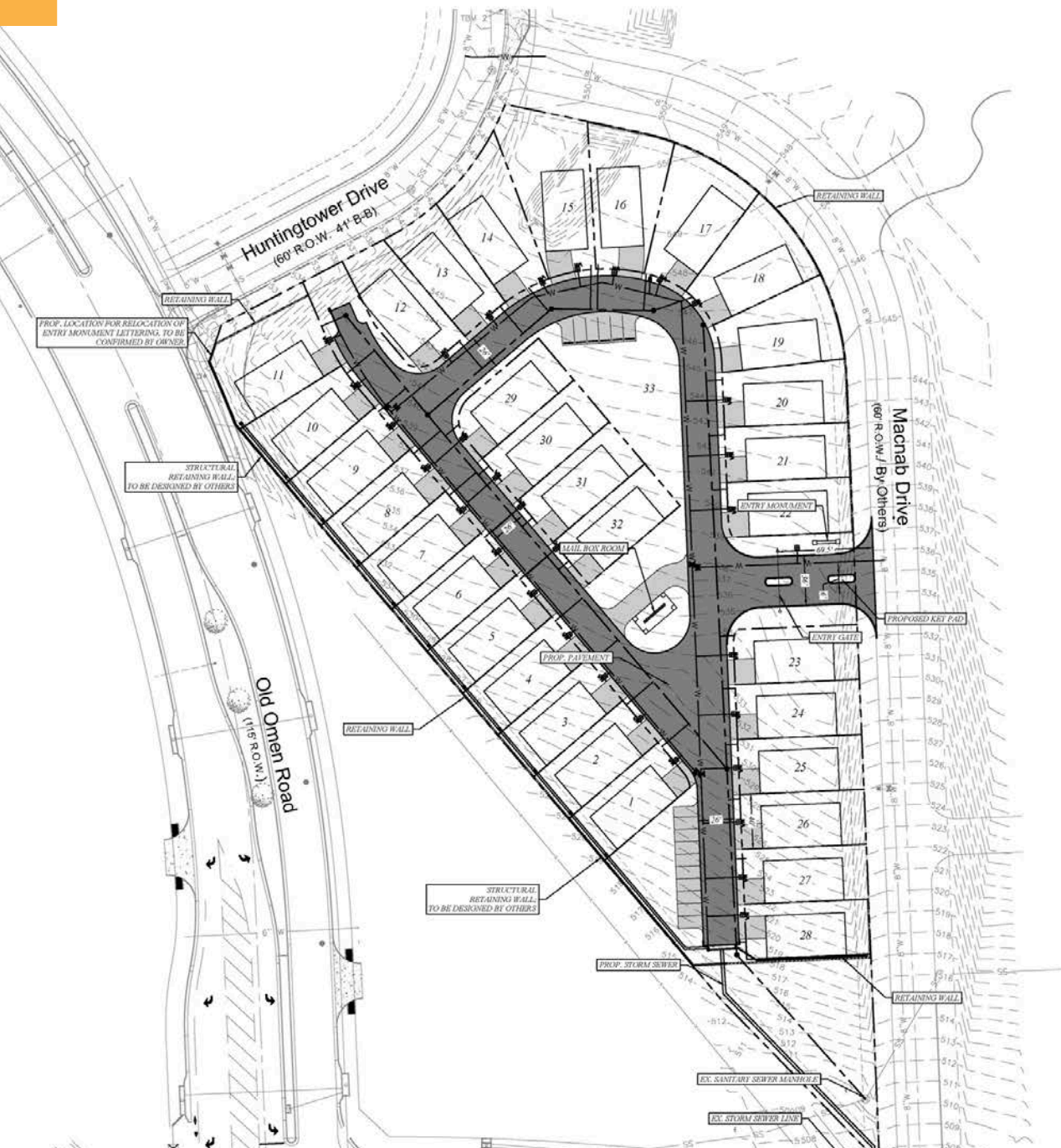
ELECTRIC	Individually Metered
WATER / SEWAGE	Individually Metered
GAS	Individually Metered
IRRIGATION	Master Control; Individually Metered
PETS	Allowed
MANAGEMENT	Drake Management Services





# 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



## 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



FIRST STORY



SECOND STORY

# 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
<b>Income</b>			
Gross Potential Rent	\$598,800	\$89,820	\$29,940
Vacancy (4%)	(\$23,952)	(\$3,593)	(\$1,198)
<b>Effective Rental Income</b>	<b>\$574,848</b>	<b>\$86,227</b>	<b>\$28,742</b>
Total Other Income	-	-	-
<b>Effective Gross Income (EGI)</b>	<b>\$574,848</b>	<b>\$86,227</b>	<b>\$28,742</b>
<b>Expenses</b>			
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
<b>Total Expenses</b>	<b>\$156,921</b>	<b>\$23,537</b>	<b>\$7,846</b>
<b>Operating Expense Ratio (OER)</b>	<b>27.30%</b>	<b>27.30%</b>	<b>27.30%</b>
<b>Net Operating Income</b>	<b>\$417,927</b>	<b>\$62,690</b>	<b>\$20,897</b>

## COMPARABLE SALES

OMEN HILL VILLAS  
TYLER, TEXAS



Property Address

7013 Hillsdale Ave  
Tyler, TX

7122 Alexander Dr  
Tyler, TX

3109 Royal Court Rd  
Tyler, TX

11524 CR 219  
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

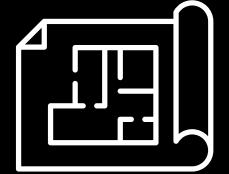
Sold Price / SF

\$202.17 / SF

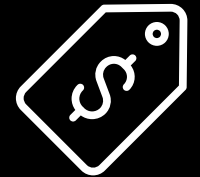
\$201.90 / SF

\$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  
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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

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## CONFIDENTIALITY & DISCLAIMER

OMEN HILL VILLAS  
TYLER, TEXAS



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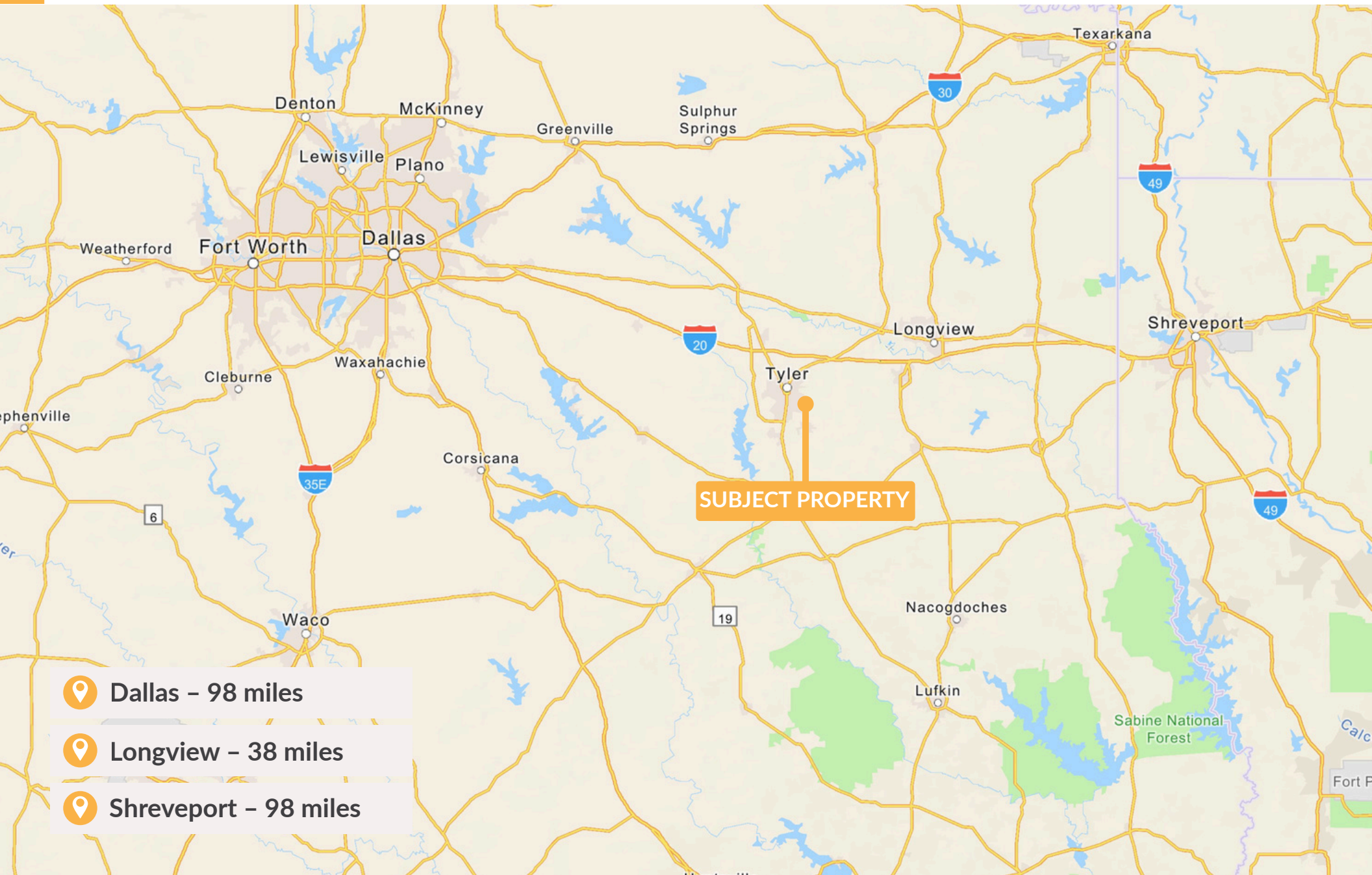
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# LOCATION OVERVIEW

OMEN HILL VILLAS  
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-  Dallas - 98 miles
-  Longview - 38 miles
-  Shreveport - 98 miles

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FOR MORE INFO



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