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# University Park Homes

4328-4330 and 4428-4430 Glenwick Ln

University Park, TX 75205

Number of Units: **4** Completion ETA: **Aug. & Sept. 2026**



## the multifamily group.

### Investment Advisors



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## New Construction Luxury Rental Portfolio Opportunity in University Park

Rare opportunity to acquire up to four newly constructed luxury attached residences in the heart of University Park, consisting of two single-family attached buildings located on the same street and within one of Dallas' most desirable rental markets. Each residence is thoughtfully designed with approximately 3,500 SF, 5 bedrooms, 5 full bathrooms, premium finishes, open-concept living spaces, designer kitchens, game rooms, and private outdoor areas. The homes are being built by J. Gregory Homes and are scheduled for completion in August and September 2026.

This offering presents investors with the unique ability to acquire four brand-new luxury rental units simultaneously, providing immediate scale in the highly sought-after Highland Park ISD market. Based on current competitive properties and market leasing activity, projected rents are approximately \$10,500 per month per unit, creating a projected gross annual rental income of approximately \$504,000 at stabilization. Residents will enjoy proximity to Highland Park High School, SMU, Snider Plaza, Highland Park Village, Mockingbird Station, Northpark Mall, and numerous dining and retail destinations.

### UNIT FEATURES

Wet Bar

Gas Log Fireplace

Wine Cooler

Large Kitchen Island

Double Oven

Gas Range

# Investment Highlights

~3,500 SF Units that will Rent for Approx. \$10,500/Month Each or Great for Corporate Relo and Immediate Move-In

Each Unit has 5 Bedrooms and 5 Full Bathrooms

Highly Sought After Highland Park ISD - A+ Rated by Niche

\$181,000+ Area Median Income in a 1-Mile Radius\*

Buy 1, 2, 3, or All 4 Units

Homes in Highland Park/University Park have Appreciated by 92% Over the Last 10 Years (Zillow ZHVI Report)

Walking Distance to Highland Park High School

[> View an Identical Unit by the Same Developer](#)

\*Note: The Yardi Matrix data is in reference to a nearby property, Pavilion Townplace at Inwood Village (1-mile northwest)

# Summary



## University Park Homes

4328-4330 and 4428-4430 Glenwick Ln,  
University Park, TX 75205

### General

Terms	Free and Clear
Address	4328-4330 and 4428-4430 Glenwick Ln
City, State, Zip	Dallas TX, 75205
Year Built	ETA Aug-Sept 2026
Units	4
Net Rentable SF	13,968
Average Unit Size	3,492 SF
Total Acreage	0.33-Acres

### Construction

Foundation	Combination, Pillar/Post/Pier, Slab
Exterior	Brick
Roof	Composition Shingles
Number of Buildings	2

### School Information

School District	Highland Park ISD
Elementary	John S. Bradfield Elementary
Middle School	Highland Park Middle
High School	Highland Park High

### Useful Links

- [4330 Glenwick \(CAD\)](#)
- [4328 Glenwick \(CAD\)](#)
- [4430 Glenwick \(CAD\)](#)
- [4428 Glenwick \(CAD\)](#)

### Tax Information

County	Dallas
CAD Account No.	600855001303A0000 600855001303B0000 600855001203A0000 600855001203B0000
Tax Rate	1.587%
Assessed Value	\$4,403,800

### Parking

Garage	2 Spaces Alley Access Circular Driveway Epoxy Flooring Garage Faces Rear
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### Heating & Cooling

Heating	Central, Fireplace, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned

### Washer and Dryer

Laundry	Washer/Dryer Included on Second Floor with Built-In Utility Sink
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## FEATURED AMENITIES

- Wet Bar
- Wine Cooler
- Double Oven (Electric)
- Built-In Refrigerator
- Dishwasher
- Decorative/Designer Lighting Fixtures
- Double Vanity in Primary Bathroom
- Kitchen Island
- Gas Range
- Washer and Dryer in Utility Room with Electric Dryer Hookup
- Wired for Sound
- Flooring: Ceramic Tile, Hardwood, and Marble
- Gas Log Fireplace in Living Room
- Disposal
- Walk-In Pantry
- Gas Water Heater
- Microwave
- Vented Exhaust Fan

### Primary Bedroom

- » Features: Ceiling Fan, Double Vanity, En Suite Bathroom, Separate Shower, Walk-In Closet
- » Level: Second
- » Dimensions: 19 x 14

### Second Bedroom

- » Features: Ceiling Fan, En Suite Bathroom, Walk-In Closet
- » Level: Second
- » Dimensions: 13 x 12

### Third Bedroom

- » Features: Ceiling Fan, Walk-In Closet
- » Level: Second
- » Dimensions: 12 x 11

### Fourth Bedroom

- » Features: Ceiling Fan, Walk-In Closet
- » Level: Second
- » Dimensions: 13 x 12

### Fifth Bedroom

- » Features: Ceiling Fan, En Suite Bathroom, Walk-In Closet
- » Level: First
- » Dimensions: 13 x 12

### Kitchen

- » Features: Breakfast Bar, Wine Cooler, Double Oven, Gas Range, Refrigerator, Dishwasher, Disposal, Kitchen Island, Stone Counters, Walk-In Pantry
- » Dimensions: 19 x 12

### Living Room

- » Features: Gas Log Fireplace
- » Dimensions: 19 x 16

### Dining Room

- » Dimensions: 13 x 12

### Game Room

- » Features: Ceiling Fan
- » Level: Third
- » Dimensions: 19 x 16

### Laundry

- » Features: Washer and Dryer (Electric Hookup), Utility Sink
- » Level: Second
- » Dimensions: 10 x 6

### Heating & Cooling

- » Central Air and Heat, Fireplace, Natural Gas, Zoned

# Location

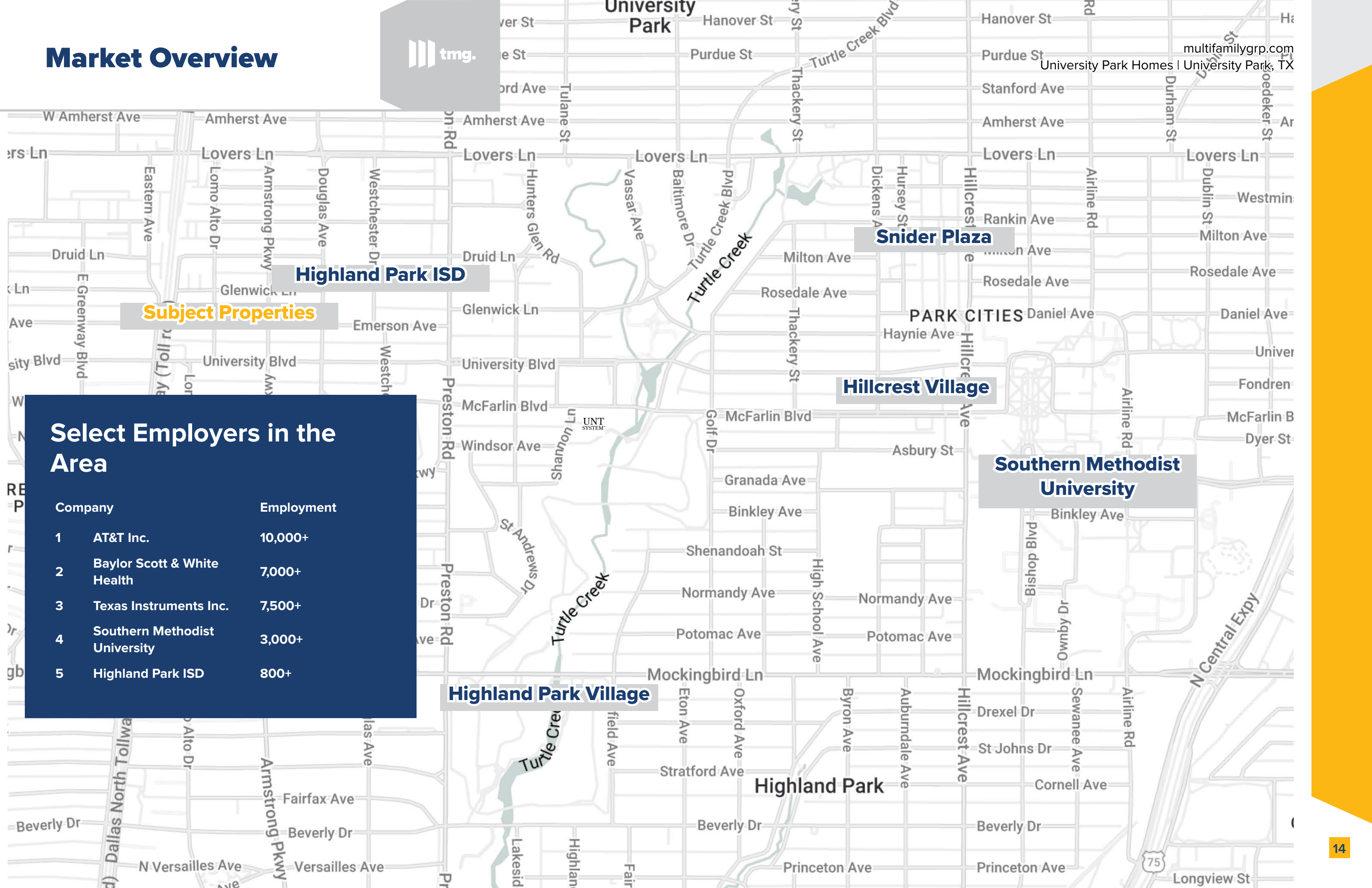


Co North e

# Market Overview



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**Highland Park ISD**

**Snider Plaza**

**Hillcrest Village**

**Southern Methodist University**

**Highland Park Village**

**Highland Park**

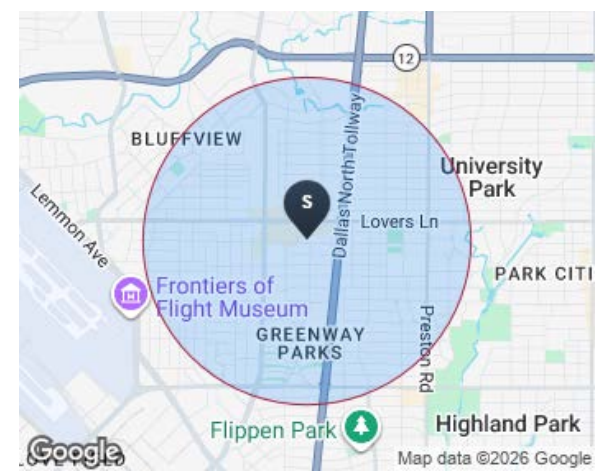
## Select Employers in the Area

Company	Employment
1 AT&T Inc.	10,000+
2 Baylor Scott & White Health	7,000+
3 Texas Instruments Inc.	7,500+
4 Southern Methodist University	3,000+
5 Highland Park ISD	800+



\*Note: The Yardi Matrix data is in reference to a nearby property, Pavilion Townplace at Inwood Village (1-mile northwest)

## AREA INFORMATION - 1 MILES



### Demographics

Total Population	<b>15,271</b>
Population Density per Sq Mile	<b>4,645</b>
Population Projection in 5 years	<b>15,596</b>
Population Median Age In Years	<b>40</b>
Total Housing	<b>6,691</b>
Average People per Household	<b>2.43</b>
Median Household Income	<b>\$181,873</b>
Employed Population	<b>7,757</b>

### Area Characteristics

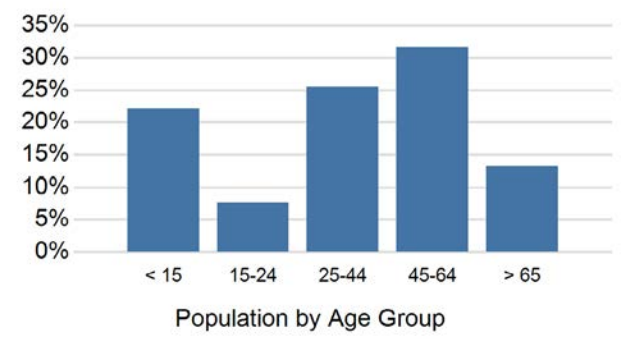
Properties in the Area	<b>4</b>
Total Units in the Area	<b>838</b>
Total Unit SqFt in the Area	<b>947,350</b>

### Asset Benchmark Rates

Average Rent One Bedroom	<b>\$1,787</b>
Average Rent/SqFt One Bedroom	<b>\$2.84</b>
Occupancy Rate	<b>99.8%</b>

Average Improvements Rating	<b>A-</b>
Average Location Rating	<b>B+</b>

### Demographic Cohorts



Age		
Under 15	3,368	22.1%
15 to 24	1,172	7.7%
25 to 44	3,891	25.5%
45 to 64	4,827	31.6%
Over 65	2,013	13.2%

Gender		
Male	7,532	49.3%
Female	7,739	50.7%

# Active Rental Listing Comparables



\*Note: These are pro-forma as the subject units are still under construction.

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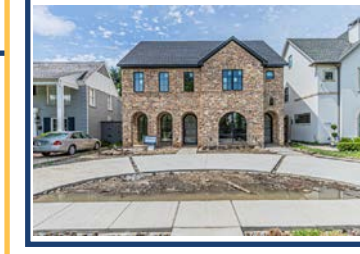


## ★ 4428-4430 Glenwick



Year Built: 2026\*  
Asking Rent: \$10,500  
Size: 3,492  
\$/SF: \$3.00\*

## ★ 4328-4330 Glenwick



Year Built: 2026\*  
Asking Rent: \$10,500  
Size: 3,492  
\$/SF: \$3.00\*

## 4435 Emerson



Year Built: 2024  
Asking Rent: \$10,250  
Size: 3,408  
\$/SF: \$3.00

## 4325 Glenwick



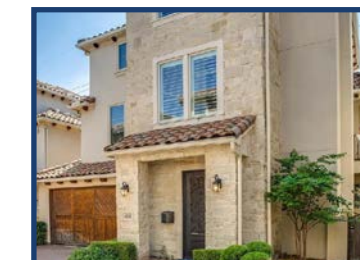
Year Built: 2023  
Asking Rent: \$10,500  
Size: 3,425  
\$/SF: \$3.06

## 4401 Glenwick



Year Built: 2021  
Asking Rent: \$10,000  
Size: 3,300  
\$/SF: \$3.03

## 4532 Normandy



Year Built: 2014  
Asking Rent: \$9,850  
Size: 3,779  
\$/SF: 2.61

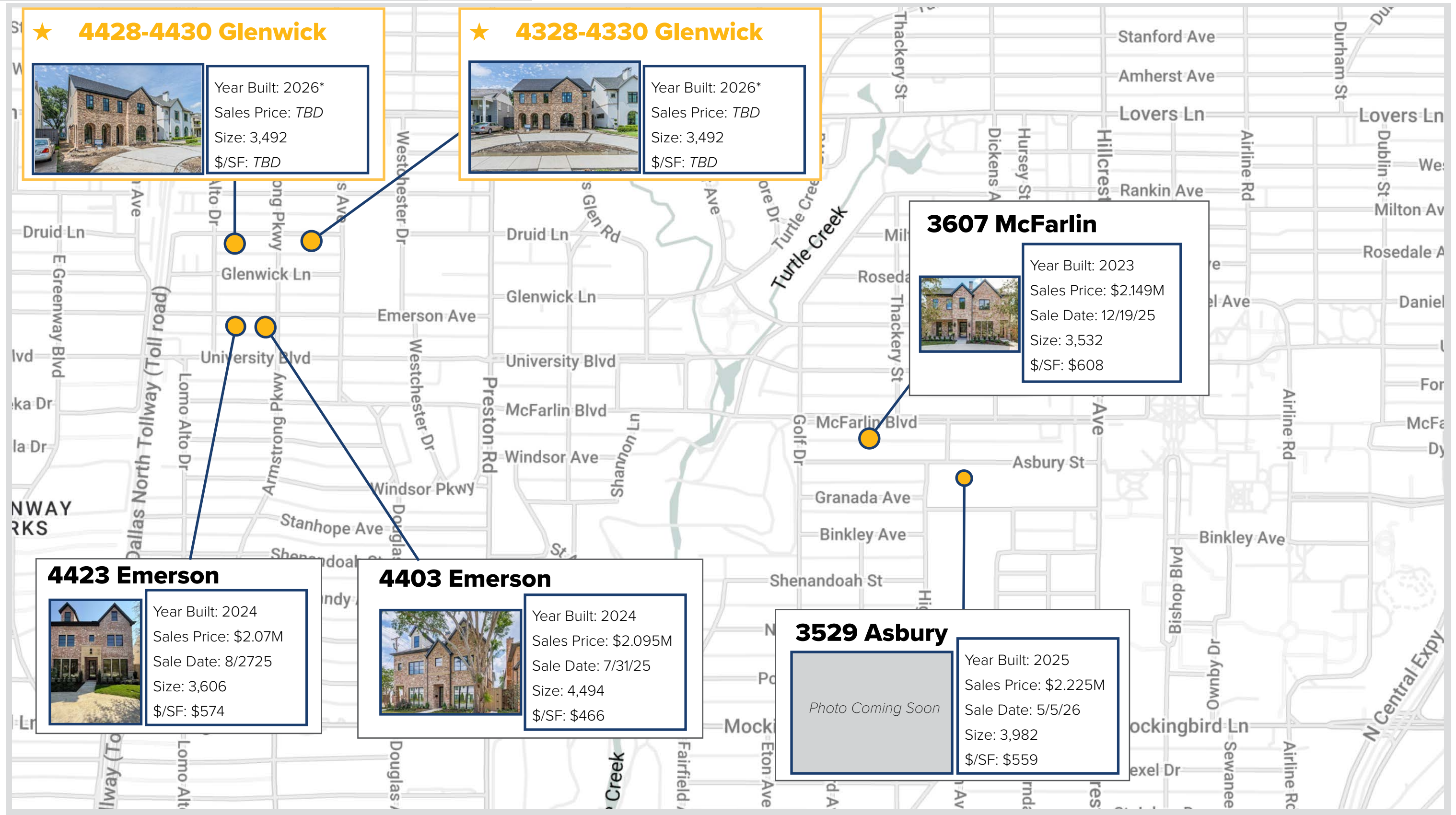
### COMPARABLE RENTAL SUMMARY

Metric	Comparable Averages	U.P. Homes	Variance
Year Built	2021	2026	
Size	3,478 SF	3,492 SF	14 SF
Asking Rent	\$10,150	\$10,500*	\$350*
\$/SF	\$2.93	\$3.00*	\$0.07*

# Sales Comparables



Note: All of these properties were constructed by JGH Homes.



# Additional Images



*Note: These images are of an identical completed property at 3605 McFarlin built by the developer.*

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## 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.*

2-10-2025



**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.

<b>The Multifamily Group</b>	<b>9007084</b>	<b>tmg@multifamilygrp.com</b>	<b>972-379-9862</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Krebs</b>	<b>635789</b>	<b>jon.krebs@multifamilygrp.com</b>	<b>972-379-9843</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Paul Yazbeck</b>	<b>636988</b>	<b>paul.yazbeck@multifamilygrp.com</b>	<b>972-310-1032</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date



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