



Towne Oaks Townhomes

A Multifamily Investment Portfolio in Texas

ADDRESS	YEAR BUILT	NO. OF UNITS	LAND AREA
Tyler - Texas 75701 Smith	1968	90	8.5 acre

SOLD	PURCHASE PRICE	SOLD PRICE	HOLD TIME
	6,075,000	11,200,000 11-2021	

Towne Oaks Townhomes consists of 24, one-story garden style apartment buildings located at 3900 Old Bullard Rd Tyler, Texas. Situated between Highway 69 and West SW Loop 323 Highway, approximately four miles south of Tyler downtown. On-site parking consists of combination of open spaces and carports. The Property has three entrances and exits along Old Bullard Road and Shelley Drive. The site is approximately 8.15 acres and is generally level and attractively landscaped.

The Property is located in a very desirable area inside the city of Tyler. Adjacent to the property is an upscale residential community with homes valued significantly higher than the Tyler city average. The Property features prominent exposure on Old Bullard Road. The city of Tyler is located in Smith County, one of the fastest growing counties in the state of Texas. The city and surrounding area have experienced steady population and household formations growth, attributable to its employment growth, low cost of living, low crime rate, and the overall quality of life. The city is also the regional hub for education and technology in the area, hosting over 20,000 higher education students in areas such as engineering, healthcare and science.



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