

CLARK

REAL ESTATE GROUP

TIGER HILLS INVESTMENT PORTFOLIO

4 Duplex Buildings | 8 Total Units | Hico, Texas



706/708, 710/712, 714/716 & 718/720
Sycamore Street, Hico, Texas

OFFERED AT: | \$2,297,500

PRICE IMPROVEMENT



A PREMIER INVESTMENT OPPORTUNITY

The Tiger Hills portfolio features 4 newly built duplex buildings for a total of 8 modern units designed for strong, steady returns. Each unit offers a functional floor plan, quality finishes, and desirable amenities that attract both short-term and long-term tenants. Hico, Texas is a prominent vacation-rental destination known for its historic charm, community events, and proximity to popular attractions—making this portfolio ideal for investors seeking reliable income in a thriving market.



Great for Living. Even Better for Investing.

High-demand rental potential in a growing community.
A smart move for your future.

PROPERTY FEATURES

- ✓ 4 duplex buildings
- ✓ 8 total units
- ✓ 3 bedrooms | 2.5 baths per unit
- ✓ Approx. 1,608 SF living area per unit
- ✓ Total living area approx. 12,864 SF
- ✓ Attached 2-car garage per unit
- ✓ Open-concept living
- ✓ Upstairs laundry room
- ✓ Quartz countertops
- ✓ Stainless steel appliances
- ✓ Solid wood soft-close cabinetry
- ✓ Private patio & covered front porch

CONTACT EXCLUSIVE LISTING AGENTS



LORI MILLS

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Built by:
**KEEWAYDIN
DEVELOPMENTS**

INVESTMENT HIGHLIGHTS

Income-Producing Opportunity in the Heart of Hico



4 duplex buildings



8 total units



Approx. **1,608 SF** living area per unit



Approx. **12,864 SF** total living area



3 bedrooms | 2.5 baths per unit



Attached 2-car garage per unit



Quartz countertops



The Tiger Hills portfolio presents a rare opportunity to acquire a high-quality, income-producing multifamily asset in a growing Central Texas market. With four newly built duplexes and a total of eight spacious units, this portfolio is ideally suited for investors seeking consistent returns through either short-term rentals, long-term leases, or a blended strategy. The modern finishes, functional layouts, and turnkey condition of each unit make this a highly desirable product for tenants and guests alike—ensuring strong occupancy and long-term value in a vibrant destination market.

WHY HICO, TEXAS?



Historic small-town charm with a rich heritage and welcoming community.



Boutique shopping and local dining offer unique experiences.



Popular weekend getaway destination for locals and visitors alike.



Year-round community events and festivals that draw crowds.



Growing reputation as a desirable vacation-rental destination in Central Texas.

WHAT SETS TIGER HILLS APART

- ✓ Open-concept living
- ✓ Upstairs laundry
- ✓ Stainless steel appliances
- ✓ Quartz countertops
- ✓ Solid wood soft-close cabinetry
- ✓ Covered front porch
- ✓ Private patio
- ✓ Low-maintenance modern construction



Great for Living. Even Better for Investing.

Whether you're expanding your rental portfolio, seeking passive income, or investing in a high-demand area—Tiger Hills delivers.

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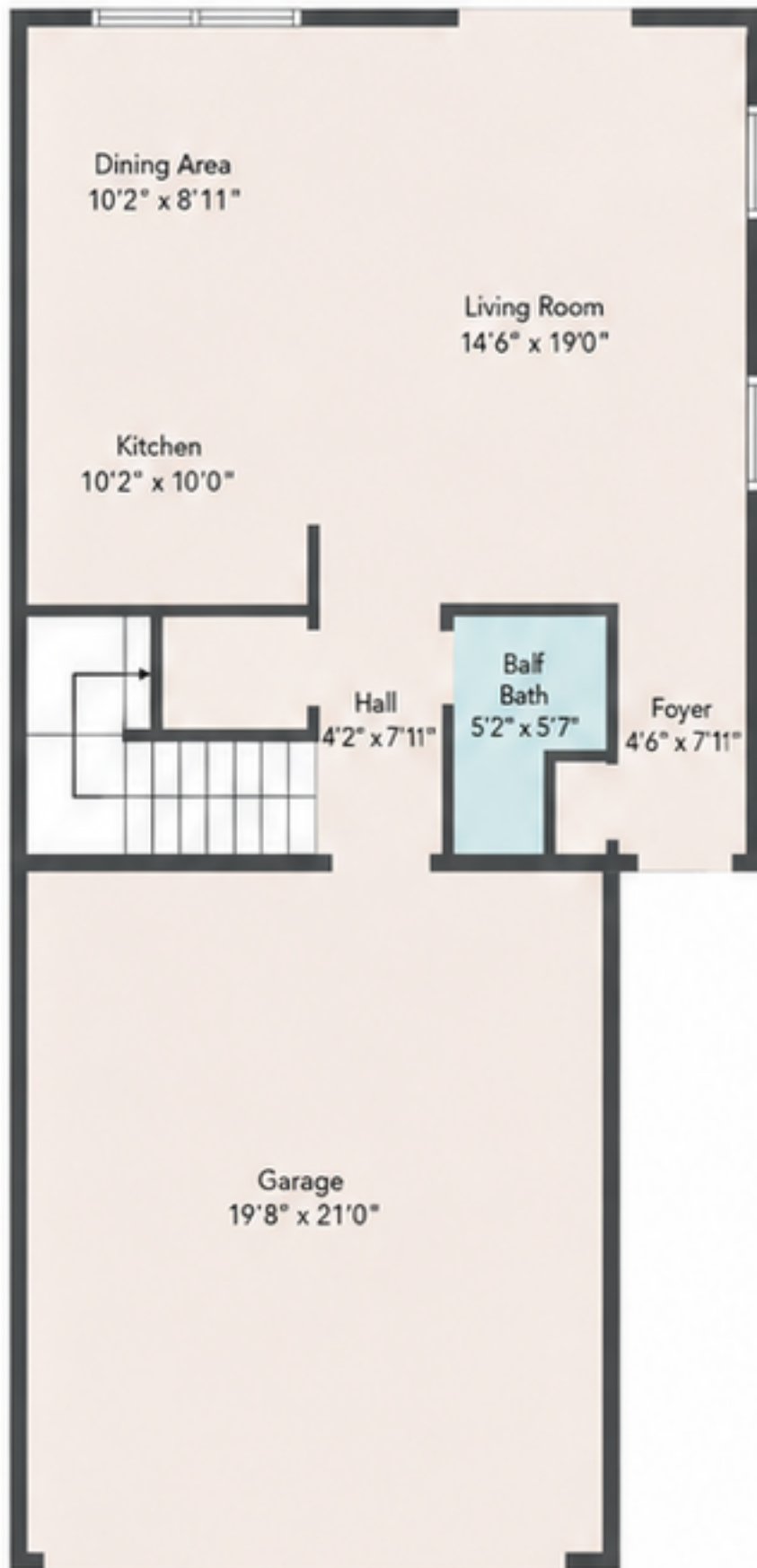
TIGER HILLS

REPRESENTATIVE FLOOR PLAN

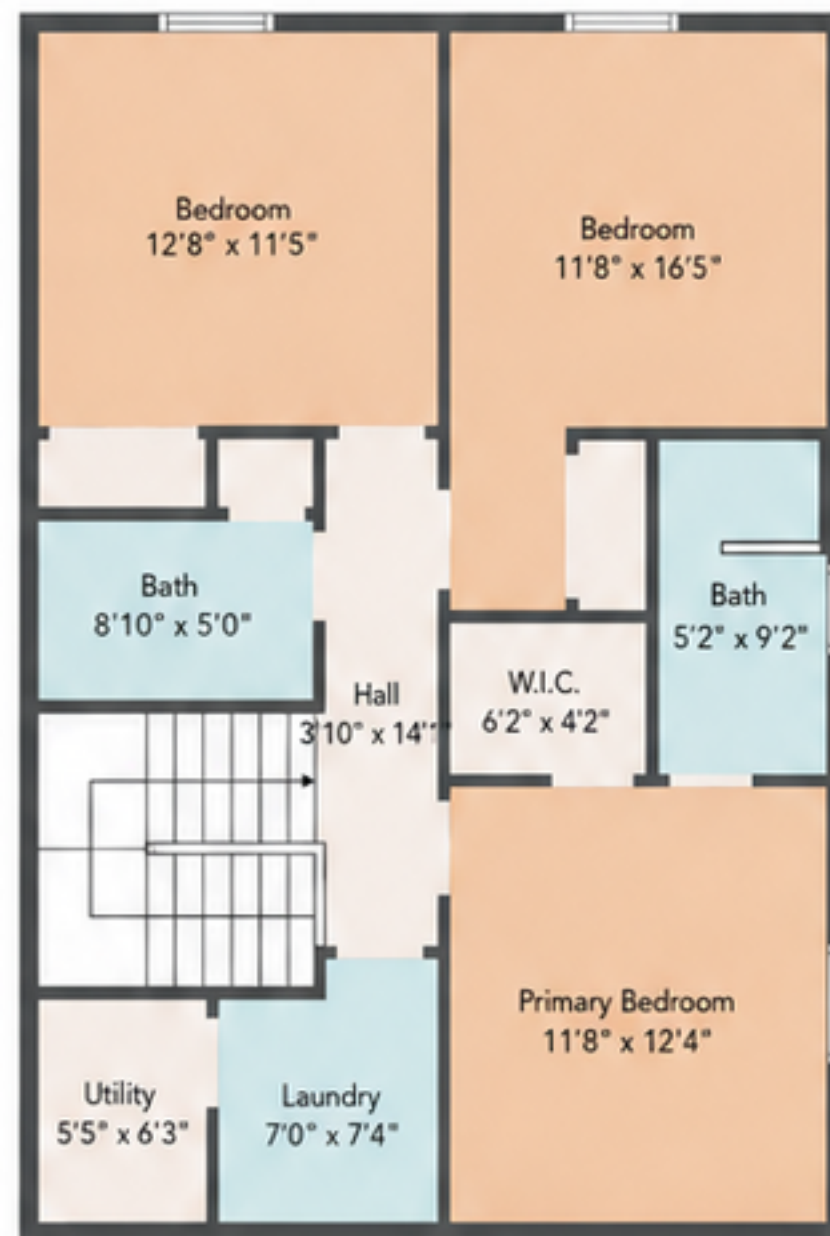
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1ST FLOOR



2ND FLOOR



REPRESENTATIVE UNIT LAYOUT

Approx. 1,608 SF per unit

3 Bedrooms

2.5 Baths Total

Half Bath on Main Floor

2 Full Baths Upstairs

KEY ROOM ARRANGEMENT

- ✓ Open-concept living, dining & kitchen on main level
- ✓ Half bath on main level
- ✓ Attached 2-car garage
- ✓ Primary bedroom upstairs with walk-in closet
- ✓ 2 additional bedrooms upstairs
- ✓ 2 full baths upstairs
- ✓ 2.5 baths total
- ✓ Utility / laundry room upstairs for added convenience



Great for Living. Even Better for Investing.

High-demand rental potential in a growing community.
A smart move for your future.



**DESIGNED FOR COMFORT.
BUILT FOR INVESTMENT.**

This efficient layout maximizes livable space with smart design and quality finishes—perfect for long-term tenants and strong rental performance.

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Floor plan is representative and subject to change.
All dimensions are approximate. Buyer to verify all information.

Information deemed reliable but not guaranteed. Buyer and agent to verify all information.