



The
BRICKYARD

THE CROSBY APARTMENTS



OFFERING SUMMARY



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in The Crosby (the “Property”), a 232-unit, Class A asset located in Farmers Branch, Texas. Positioned at the intersection of I-35 and I-635, the Property provides residents access to an abundance of employment centers including the Platinum Corridor, Cypress Waters, Mercer Business Park, and Las Colinas Urban Center.



INVESTMENT HIGHLIGHTS

UNIQUE RESIDENT SETTING WITH UNMATCHED AMENITIES – The Crosby is a unique asset that offers superior construction and modern finishes that are not commonly found in the marketplace. The Property has an abundance of natural amenities as well, located adjacent a walking trail along the water and serene courtyard with Spanish fountain.

SUPERIOR ACCESSIBILITY AND STRONG CORPORATE LOCATION – The Property sits at the intersection of I-35 and I-635 putting residents only minutes away from some of the major employment centers in the Metroplex including:



DOWNTOWN DALLAS

- 135,000 Employees
- 3 Fortune 500 Companies
- 14 Miles



PLATINUM CORRIDOR

- 22.4 MSF of Office
- 90,000 Employees
- 6 Miles



LAS COLINAS URBAN CENTER

- 2,000 Companies
- 30 Fortune 500 Companies
- 5 Miles



MERCER BUSINESS PARK

- 225-Acre Master Planned Development
- 3.4 MSF of Industrial and Office
- Less than 1 Mile



CYPRESS WATERS

- \$3.5B Mixed-Use Development
- 8.3 MSF of Office and Retail
- 6 Miles

STRONG DEMOGRAPHICS



\$108,709

Average Household Income



42%

Population Growth Since 2000



63%

of Population has had some College Education



\$588,300

Average Home List Price



PROPERTY DESCRIPTION

Address:	2001 Wittington Place Farmers Branch, TX 75234
Year Built:	2019
Current Occupancy:	96.6% (as of 6/8/2021)
Total Units:	232
Average Unit Size:	865 SF
Rentable SF:	200,653 SF
Number of Buildings:	1
Number of Stories:	4
Parcel Size:	3.679 acres
Density:	63 units/acre
Parking:	384 Structure Spaces 12 Parallel Spaces 396 Total Spaces (1.71 spaces/unit)














UNIT MIX










Units	%	Unit Description	Type	SF	Market	
					Rent	PSF
7	3%	1 BR - 1 BA	CRA2.1	650	\$1,445	\$2.22
4	2%	1 BR - 1 BA	CRA2.4	659	\$1,506	\$2.29
8	3%	1 BR - 1 BA	CRA2.3	662	\$1,465	\$2.21
4	2%	1 BR - 1 BA	CRA2.5	672	\$1,531	\$2.28
25	11%	1 BR - 1 BA	CRA3.1B	700	\$1,549	\$2.21
22	9%	1 BR - 1 BA	CRA3.4	715	\$1,555	\$2.18
46	20%	1 BR - 1 BA	CRA3.5	724	\$1,593	\$2.20
33	14%	1 BR - 1 BA	CRA4.1	744	\$1,630	\$2.19
11	5%	1 BR - 1 BA	CRA4.2	775	\$1,690	\$2.18
4	2%	1 BR - 1 BA	CRA4.2HC	775	\$1,649	\$2.13
2	1%	1 BR - 1 BA	CRA6.1	887	\$1,753	\$1.98
2	1%	1 BR - 1 BA	CRA6.2	898	\$1,780	\$1.98
4	2%	1 BR - 1 BA	CRA7.1	935	\$1,931	\$2.07
2	1%	2 BR - 2 BA	CRB1.1	1,025	\$2,003	\$1.95
10	4%	2 BR - 2 BA	CRB2.1	1,094	\$2,059	\$1.88
6	3%	2 BR - 2 BA	CRB2.2	1,116	\$2,015	\$1.81
8	3%	2 BR - 2 BA	CRB4.2	1,230	\$2,227	\$1.81
28	12%	2 BR - 2 BA	CRB5.1	1,338	\$2,334	\$1.74
3	1%	2 BR - 2 BA	CRB5.1HC	1,338	\$2,322	\$1.74
3	1%	2 BR - 2 BA	CRB3.1	1,486	\$2,672	\$1.80
232	100%			865	\$1,762	\$2.04



COMMUNITY AMENITIES:

-  Resort pool with cabanas and loungers
-  The Parlor Clubroom
-  State-of-the-art fitness center
-  Serene courtyard with Spanish fountain, fire table, and grilling stations
-  Access to walking and jogging trail along the canal
-  Proximity to Irving's 7-mile Campion Trail
-  Unique art and sculptures
-  Parcel lockers
-  Property-wide WiFi and 1 gig high-speed internet
-  Secured access
-  Climate controlled corridors with custom entries

INTERIOR FEATURES:

-  Gourmet kitchens with custom cabinetry
-  Granite countertops
-  Hardwood-style plank throughout*
-  Energy efficient stainless-steel GE appliances
-  Designer tile backsplash and pendant lighting
-  Washer and dryer connections
-  Built-in bookshelves and desks*
-  Entryway mudrooms*
-  Kitchen islands*

**In Select Units*



DEAL CONTACTS

BILL MILLER

Senior Managing Director
bill.miller@am.jll.com
469.232.1986

GREG TORO

Managing Director
greg.toro@am.jll.com
469.232.1995

ROBERTO CASAS

Senior Managing Director
roberto.casas@am.jll.com
469.232.1939

CAROLINE SCRUGGS

Associate
caroline.scruggs@am.jll.com
469.232.1959

For questions regarding debt structures on this property, please contact:

TREY MORSBACH

Senior Managing Director
trey.morsbach@am.jll.com
469.232.1909



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property (properties) described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.