

SEVENTY8

AND WESTGATE





INVESTMENT HIGHLIGHTS

LOW DENSITY PRODUCT WITH STRONG AMENITY BASE

Seventy8 & Westgate offers a low-density environment with only 24 units per acre. Additionally, among the surface parking, the Property boasts 13 breezeway garages and 57 detached garages with a 1.67 spaces per unit ratio. Residents at Seventy8 & Westgate will benefit from the numerous top-of-the-line amenities with a massive resort-style pool & pool deck, a fully equipped fitness center, a dog park, and a media room with theater seating.

STRONG SURROUNDING RETAIL

Residents at Seventy8 & Westgate will enjoy a plethora of retail with over 825K square feet within a 1.5-mile radius of the Property. Immediately adjacent to the Property, Tom Thumb provides a walking distance grocery experience for the Residents. Just two miles west of the Property, Woodbridge Crossing Shopping Mall offers major big box retailers including Target, Bath & Body Works, Ross Dress for Less, and HomeGoods. Just under five miles south, Firewheel Town Center boasts over 976,000 square feet of retail, dining, and entertainment.

EXTREMELY LIMITED DEVELOPMENT

Wylie proper has historically been very hard to develop due to strict zoning laws. Seventy8 & Westgate was the only property to deliver in 2020 in Wylie and there is only one other property under construction in the surrounding area, located in Sachse over 2 miles away.

WYLIE INDEPENDENT SCHOOL DISTRICT

Wylie ISD is widely regarded as one of the best school districts in DFW. The school district is graded A+ and is the 12th ranked district in all of the Dallas/Fort Worth Metroplex. Birmingham Elementary is graded A and is located 5 minutes north of the property with 537 students. Wylie East High School is graded an A overall and has a total enrollment of 1,938.

NEARBY EMPLOYMENT CENTERS

Seventy8 & Westgate benefits from strong surrounding employment centers with the majority of employees working in Wylie proper within the education, manufacturing, and automotive industries.

- Fifteen minutes to the west, the CityLine Development is home to over 2.5M square feet of leased office space home to State Farm's regional headquarters.
- Downtown Dallas, thirty minutes southwest and recently reinvigorated by investment from the public and private sectors, has become an increasingly vibrant place to work, live and play. Downtown Dallas is home to over 2,500 business supporting an employment base of over 135,000.
- Just north of downtown, Uptown Dallas has approximately 65,000 jobs and is home to two Fortune 500 companies as well as over 4,000 businesses in total.

PROPERTY DESCRIPTION

Address:	960 S Westgate Way, Wylie, TX 75098
Year Built:	2020
Total Units:	286 Units
Current Occupancy:	96.9% (Jun-21)
Average Unit Size:	893 SF
Rentable Square Footage:	255,535 Square Feet
Number Of Buildings:	7 Buildings
Land Area:	12.12 Acres
Density:	23.6 Units/Acre
Parking:	478 Parking Spaces (1.67 Spaces/Unit)



UNIT MIX

Units	%	Unit Description	SF	Market		Lease	
				Rent	PSF	Rent	PSF
29	10%	Studio	595	\$1,067	\$1.79	\$993	\$1.67
50	17%	1 BR - 1 BA	690	\$1,111	\$1.61	\$1,042	\$1.51
46	16%	1 BR - 1 BA	795	\$1,239	\$1.56	\$1,179	\$1.48
3	1%	1 BR - 1 BA	795	\$1,257	\$1.58	\$1,154	\$1.45
28	10%	1 BR - 1 BA	846	\$1,339	\$1.58	\$1,212	\$1.43
24	8%	1 BR - 1 BA	881	\$1,390	\$1.58	\$1,294	\$1.47
9	3%	1 BR - 1 BA	980	\$1,493	\$1.52	\$1,427	\$1.46
3	1%	1 BR - 1 BA	1,079	\$1,642	\$1.52	\$1,655	\$1.53
14	5%	2 BR - 2 BA	1,045	\$1,615	\$1.55	\$1,489	\$1.43
30	10%	2 BR - 2 BA	1,081	\$1,579	\$1.46	\$1,466	\$1.36
7	2%	2 BR - 2 BA	1,115	\$1,710	\$1.53	\$1,628	\$1.46
8	3%	2 BR - 2 BA	1,170	\$1,874	\$1.60	\$1,809	\$1.55
23	8%	2 BR - 2 BA	1,215	\$1,768	\$1.45	\$1,645	\$1.35
11	4%	3 BR - 2 BA	1,313	\$1,925	\$1.47	\$1,852	\$1.41
1	0%	3 BR - 2 BA	1,313	\$1,900	\$1.45	\$1,754	\$1.34
286	100%		893	\$1,389	\$1.55	\$1,301	\$1.46

Over the Last 20 Leases, the Property has an Average Lease Rent of \$1,628 or \$1.71 PSF



APARTMENT FEATURES

- GE Energy Star Stainless Steel Appliances
- Granite Countertops with Glass Tile Backsplash
- Upgraded Kitchen Faucet with Vegetable Sprayer
- Wood Plank-Style Flooring
- Full-size Washer & Dryer
- Expansive 9' Ceilings
- Keyless Smartlock Entry
- Private Balcony or Patio



COMMUNITY FEATURES

- Resort Style Pool with in-water Tanning Ledge
- Poolside Pergola with Shaded Seating & Grills
- Resident Clubroom with Billiards and Shuffleboard
- Media Room with Theater Seating
- State-of-the-Art Fitness Center with Cardio and Strength Training Equipment
- Yoga and Spin Studio with Access to 100+ Virtual Classes
- Expansive Dog Park with Pet Washing Station
- Private Storage Units
- Quiet Conference Room
- 24/7 Package Lockers



DFW OVERVIEW

#1 METRO AREA
for Job Growth from
2017-2019

2ND FASTEST
Growing Economy
in the Nation
(Forbes)

#1 METRO AREA
for Population
Growth in the
Nation in 2020

OVER 325
Average New
Residents Added
Each Day



ROCKWALL/ROWLETT/WYLIE SUBMARKET OVERVIEW

94%
Occupancy

\$1,305
Average
monthly Rent

\$1.43
Average Rent Psf
among 2000+ built
product

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