



ALEXAN

FLOWER MOUND



OFFERING SUMMARY

JLL

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 Alexan Flower Mound (the "Property"), a 350-unit, **Class A community located in the high barriers to entry suburb of Flower Mound, Texas.** The Property is surrounded by several major employment and entertainment destinations including Dallas/Fort Worth International Airport, Grapevine Mills, Gaylord Texan Resort, Grapevine Lake, and Las Colinas Urban Center.



Investment Highlights

SUBURBAN, INSTITUTIONAL ASSET WITH INCREDIBLE PRE-LEASING DEMAND

Alexan Flower Mound is a Class A community that presents the opportunity to acquire an institutional asset with market leading finish outs including stainless steel appliances, granite countertops, USB outlets, mudrooms, and private garages. In addition, the Property is currently 24% leased with a temporary leasing office, which demonstrates the desirability of the product and the strength of the submarket.

FLOWER MOUND - IRREPLACEABLE LOCATION WITH HIGH BARRIERS TO ENTRY

Alexan Flower Mound is located in the most coveted suburb in Dallas/Fort Worth with extremely high barriers to entry for new development due to the difficulty of getting land zoned for multifamily development. In addition, there are currently zero additional units under construction or in lease-up in Flower Mound, and only three other assets (891 units) have delivered in this suburb since 2017.

Flower Mound, Texas has received numerous awards due to their schools, safety, and overall quality of life including:

#1

*Best City to Live in Texas
- Chamber of Commerce
(2019)*

#2

*Fastest Growing Real Estate Markets in Texas -
Aceable Agent (2021)*

#7

*Best Suburb to Raise a Family in Texas - Niche
(2021)*

#1

*Safest City in Texas -
SafeHome (2019)*

#5

*City with Highest Percentage of College Graduates in Texas -
LendEDU (2020)*



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SIGNIFICANT NEIGHBORING ECONOMIC DRIVERS

The Property sits just west of the intersection of Sam Rayburn Tollway and I-35, which puts residents in close proximity to some of the major employment and entertainment centers in the Metroplex including:

- ▶ **Dallas/Fort Worth International Airport** – the fourth busiest airport in the world and supports over 228,000 jobs
- ▶ **Las Colinas Urban Center** – 2,000 companies and 30 Fortune 500 companies
- ▶ **Lakeside Retail** – Over 270,000 SF of walkable retail with tenants including Starbucks, Cinopolis, and Mio Nonno Trattoria
- ▶ **Grapevine Mills** – 1.6 MSF of retail and 180 stores including Under Armor, H&M, AMC Theatres, and Nike
- ▶ **Gaylord Texan Resort** – 1,511-room hotel with more than 400,000 SF of meeting space
- ▶ **Grapevine Lake** – consists of an 8,000-acre lake with various parks and trails

AFFLUENT DEMOGRAPHICS AND AWARD-WINNING SCHOOL DISTRICT



\$407,352

*Average
Home Value*



\$169,486

*Average Household
Income*



31%

*Population Growth
Since 2010*



85%

*of Population has had some
College Education*

Lewisville Independent School District – Top 3% School Districts in Texas

Bluebonnet Elementary School – A+ Overall Niche Grade – Top 2% Best Public Elementary Schools in America

Shadow Ridge Middle School – A Overall Niche Grade – Top 3% Best Middle Schools in Texas

Flower Mound High School – A+ Overall Niche Grade – Top 2% Best Public High Schools in America



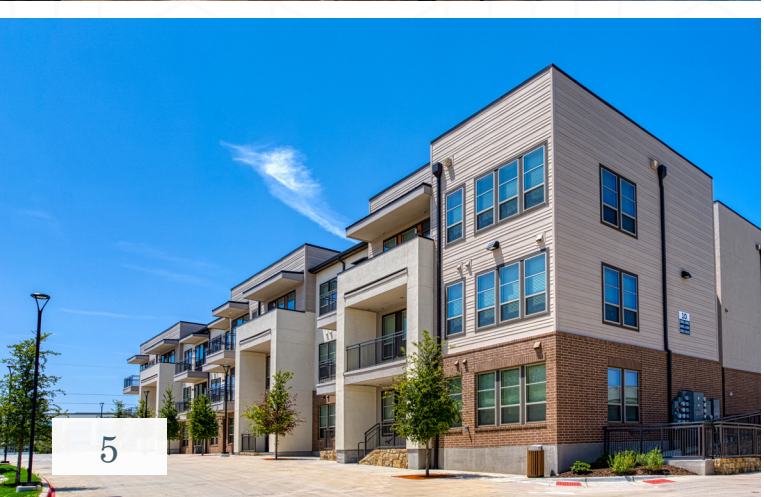
PROPERTY DESCRIPTION

Address:	301 Silveron Drive Flower Mound, TX 75022
Year Built:	2021
Current Leased:	24% (as of 9/13/2021)
Total Units:	350
Average Unit Size:	918 SF
Rentable SF:	321,400 SF
Number of Buildings:	15
Number of Stories:	2 and 3
Parcel Size:	12.19 acres
Density:	29 units/acre
Parking:	163 surface spaces 21 handicap accessible 210 carports (\$45/month) 56 breezeway garages (\$175/month) 10 breezeway garages w/ storage (\$200/month) 66 carriage house garages (\$75/month) 526 Total Spaces (1.50 spaces/unit)






UNIT MIX












Units	%	Unit Description	Type	SF	Rent	Market PSF
16	5%	Studio	afme10a	536	\$1,365	\$2.55
4	1%	Studio	afme10b	599	\$1,425	\$2.38
31	9%	1 BR - 1 BA	afma10a	687	\$1,516	\$2.21
21	6%	1 BR - 1 BA	afma10b	696	\$1,522	\$2.19
23	7%	1 BR - 1 BA	afma10c	711	\$1,677	\$2.36
26	7%	1 BR - 1 BA	afma10d	752	\$1,615	\$2.15
23	7%	1 BR - 1 BA	afma10e	757	\$1,733	\$2.29
4	1%	1 BR - 1 BA	afma10f	788	\$1,648	\$2.09
36	10%	1 BR - 1 BA	afma10g	821	\$1,730	\$2.11
15	4%	1 BR - 1.5 BATH	afma15a	964	\$2,085	\$2.16
12	3%	1 BR - 1 BA	afma10h	982	\$1,872	\$1.91
17	5%	1 BR - 1.5 BATH	afma15b	982	\$2,157	\$2.20
37	11%	2 BR - 2 BA	afmb20a	1,012	\$2,278	\$2.25
3	1%	2 BR - 2 BA	afmb20b	1,152	\$2,557	\$2.22
53	15%	2 BR - 2 BA	afmb20c	1,187	\$2,394	\$2.02
9	3%	2 BR - 2 BA	afmb20d	1,196	\$2,593	\$2.17
2	1%	2 BR - 2 BA	afmb20e	1,260	\$2,840	\$2.25
3	1%	2 BR - 2 BA	afmb20f	1,512	\$3,047	\$2.01
2	1%	3 BR - 2 BA	afmc20a	1,553	\$3,520	\$2.27
11	3%	3 BR - 2 BA	afmc20b	1,588	\$3,571	\$2.25
2	1%	3 BR - 2 BA	afmc20c	1,674	\$3,795	\$2.27
350	100%			918	\$1,992	\$2.17



COMMUNITY AMENITIES:

-  Resort-style pool with private cabanas and tanning ledge
-  Courtyard with grills and hammocks
-  Fitness center with cardio and strength equipment
-  Pet spa
-  Wi-Fi equipped conference room
-  Clubroom with TVs, a full kitchen, coffee bar, and billiards
-  Electric vehicle charge ports
-  24-hour package lockers

INTERIOR FEATURES:

-  Granite countertops with undermount sinks
-  Nine foot or higher ceilings
-  Stained concrete or plank flooring
-  Stainless steel Whirlpool appliances
-  Tile backsplash and contemporary custom cabinetry
-  Honeywell Wi-Fi-enabled thermostats
-  Full-size washer and dryers
-  Mudrooms
-  USB outlets
-  Private balconies or patios with views of Point Park*
-  Private resident garages*

**In Select Units*



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**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.