



CORTLAND  
CRAIG RANCH  
MCKINNEY, TX



270-UNIT CLASS A WITH PREMIER MCKINNEY  
ADDRESS MINUTES FROM LEGACY WEST



# INVESTMENT OVERVIEW

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 Cortland Craig Ranch (the "Property"), a luxurious institutional Class "A" asset located in McKinney, TX. Built in 2018, the 270-unit Property is situated in the heart of one of Dallas' fastest-growing northern suburbs. Sitting just blocks north of SH-121, the Property is in close proximity to the Dallas North Tollway and US-75, offering residents immediate access to an abundance of neighboring retail and employment centers including Legacy West, which is experiencing tremendous growth due to some of the nation's highest profile corporate relocations.



## INVESTMENT HIGHLIGHTS

### INSTITUTIONAL, TROPHY ASSET

Cortland Craig Ranch is a unique Class "A" asset that features luxurious unit finishes and amenities that are typically found in Uptown Dallas product including a saltwater pool, two-story fitness center, outdoor grilling areas, resident lounge and movie theater, business center with private conference room, dog park and pet grooming salon, and attached garages.

### LOCATED IN THE THRIVING CRAIG RANCH MASTER-PLANNED DEVELOPMENT

The Property is positioned within the Craig Ranch Development that consists of more than 2,200 acres, and features office and retail space, and outdoor amenities including TPC Craig Ranch golf course, numerous baseball and soccer fields, a sports complex and training centers, and several bike trails, and two creeks flowing through the area. Today, the average list price for homes in Craig Ranch is in excess of \$792,000.

### WELL-POSITIONED IN A CORPORATE LOCATION

Cortland Craig Ranch is in prime position to capitalize on the tremendous momentum that is being generated from Legacy Business Park as the Property is surrounded by several major employment centers and corporate relocations that will continue to create tremendous demand for multifamily product in the area.

#### LEGACY BUSINESS PARK

- Greatest Concentration of major corporate headquarters in the southern U.S.



- Corporate Headquarters in Legacy West
- 7,000 Employees

#### JPMORGAN CHASE

- 6,000 Employees
- 1 Million SF campus



- 5,000 Employees



- 1,200 Employees



- 1,000 Employees







## HIGHLY AFFLUENT DEMOGRAPHIC BASE

The McKinney area boasts one of the strongest suburban demographic bases in the Dallas/Fort Worth Metroplex. Within a one-mile radius of the Property, the average household income is an impressive \$175,389. Additionally, the average home price within a one-mile radius is \$510,985 making renting very appealing.



**\$123,000**

**AVERAGE HOUSEHOLD INCOME**

(CORTLAND CRAIG RANCH)



**\$510,985**

**AVERAGE HOME VALUE**

(1 MILE)



**\$175,389**

**AVERAGE HOUSEHOLD INCOME**

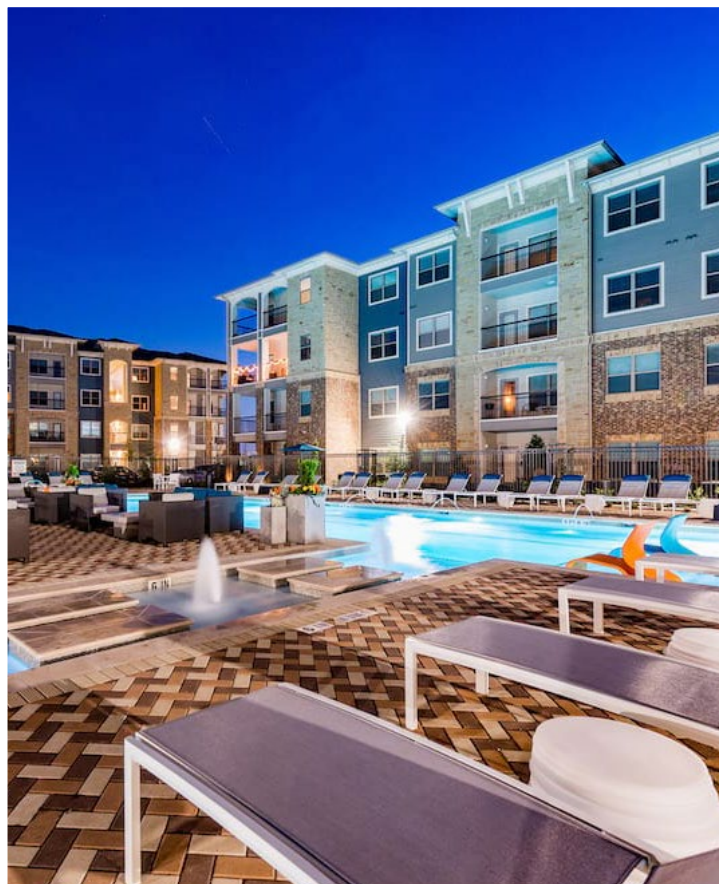
(1 MILE)



**91%**

**OF POPULATION HAS HAD SOME COLLEGE EDUCATION**

(1 MILE)





## PRESTIGIOUS SCHOOL DISTRICT

With an average unit size of 1,066 SF, Cortland Craig Ranch is a highly attractive community for families that want to be in a nationally acclaimed school district. The Property is served by Frisco ISD, which is ranked as the 7th best school district in Texas and is ranked in the top 1% nationwide according to Niche. In addition, every school that Cortland Craig Ranch feeds into is ranked in the top 5% in the state.



## PROXIMATE TO REGIONAL MEDICAL CENTERS

Located just over five miles from the Property is the 285-bed, award-winning Medical City McKinney hospital with over 900 physicians and more than 1,150 employees. In addition, Baylor Scott & White Centennial is less than five miles from Cortland Craig Ranch and features 118-beds and has won several awards for excellence.



## UNIT MIX SUMMARY:

Units	Unit Description	Type	% of Total	SF	Market Rent	Rent per SF	Effective Rent	Rent per SF
30	1 BR - 1 BA	A1	11%	661	\$1,642	\$2.48	\$1,395	\$2.11
44	1 BR - 1 BA	A2	16%	815	\$1,594	\$1.96	\$1,557	\$1.91
8	1 BR - 1 BA	A3	3%	828	\$1,711	\$2.07	\$1,709	\$2.06
12	1 BR - 1 BA	A4	4%	984	\$1,923	\$1.95	\$1,728	\$1.76
98	2 BR - 2 BA	B1	36%	1,105	\$2,069	\$1.87	\$2,033	\$1.84
2	2 BR - 2 BA	B2	1%	1,121	\$2,027	\$1.81	\$1,825	\$1.63
23	2 BR - 2 BA	B3	9%	1,218	\$2,295	\$1.88	\$2,260	\$1.86
4	2 BR - 2 BA	B4	1%	1,279	\$2,267	\$1.77	\$2,083	\$1.63
20	3 BR - 3 BA	C1	7%	1,368	\$2,518	\$1.84	\$2,492	\$1.82
29	3 BR - 3 BA	C2	11%	1,469	\$2,569	\$1.75	\$2,553	\$1.74
<b>270</b>			<b>100%</b>	<b>1,066</b>	<b>\$2,036</b>	<b>\$1.91</b>	<b>\$1,976</b>	<b>\$1.85</b>





# PROPERTY DESCRIPTION

ADDRESS:	7201 Custer Rd. McKinney, TX 75070
YEAR BUILT:	2018
CURRENT OCCUPANCY:	95.6% (as of 1/17/23)
TOTAL UNITS:	270
AVERAGE UNIT SIZE:	1,066 SF
RENTABLE SQUARE FOOTAGE:	287,745 SF
STORIES:	4
LAND AREA:	13.72 acres
DENSITY:	19.68 units per acre
PARKING:	132 garage spaces 401 open surface spaces <b>533 total parking spaces or 1.97 spaces / unit</b>



## COMMUNITY AMENITIES:

- Upscale resort-style saltwater swimming pool & sun deck
- Poolside lounges
- Outdoor kitchen with gas grills
- Two-story fitness center with free group classes
- Chic resident lounge
- Movie theater
- Dog park
- Business center
- Pet spa

## UNIT FEATURES:

- Energy Star stainless steel appliances
- Granite countertops
- Modern cabinetry
- Custom tile backsplash
- Wood-style flooring
- Designer hardware and lighting
- Private garages\*
- Built-in wine racks\*
- Full-size washer/dryer

\*In select unit





**OUTSTANDING 3 MILE RADIUS DEMOGRAPHICS**

- AVERAGE HOUSEHOLD INCOME: \$175,389
- HIGHLY EDUCATED WORKFORCE: 91% (Some College Education or Higher)
- AVERAGE HOME PRICE: \$510,985
- POPULATION GROWTH SINCE 2010: 120%

## ADDITIONAL INFORMATION

**IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CONTACT ANY OF THE INDIVIDUALS BELOW.**

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**FOR QUESTIONS REGARDING DEBT STRUCTURES ON THIS PROPERTY, PLEASE CONTACT:**

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<b>OFFER DATE:</b>	TBD
<b>TIMING:</b>	All submissions must include specific terms relating to Due Diligence and Closing time periods.

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