

THE OFFERING

Jones Lang LaSalle Americas, Inc. ("JLL") is pleased to present The Arch Abilene ("The Arch" or the "Property"), a 192 unit / 504 bed student housing community located in Abilene, TX. The Property serves Abilene Christian University ("ACU" or the "University") whose system-wide enrollment has surpassed a record-breaking 6,000 students. This marks the University's sixth consecutive year of enrollment growth, with a 4.6% increase over the previous year and a remarkable 19% increase over the past five years.

The Arch Abilene is the closest purpose-built student housing asset to ACU, making it the top choice for students seeking the off-campus lifestyle. **The Property boasts 100% bed-bath parity and has the top amenity offering in the market**, inclusive of a Starbucks Bistro, Computer Lab, Fitness Center, Resort-Style pool, and more

The State of Texas has experienced rapid population growth over the past two decades, growing 43% since 2000, making it the second largest state in the United States. Additionally, Abilene has added over 5,000 residents to its population in the last four years. The rising population in the state of Texas will lead to a corresponding demand for post-secondary education. Preliminary data from the state of Texas predicts that by 2030, at least 62% of jobs in Texas will require some post-secondary education.

Arch Abilene has positioned itself as the leading student housing option for ACU students, catering to the growing needs of both the University and the state of Texas. With its exceptional amenities and convenient location, Arch Abilene offers a premium living experience for ACU students



Unit Code	Unit Description	Unit Count	Bedroom Count	SF/ Unit
2BR/2BA	2x2	72	144	850
3BR/3BA	3x3	120	360	1,200
Total / Average		192	504	1,069



Address	2702 N Judge Ely Blvd	
City, State	Abilene, TX	
County	Taylor County	
University	Abilene Christian University	
Distance to Campus	0.56 Miles	
Units	192	
Beds	504	
Year Built	2007	
Average Unit Size	1,069 SF	
2023-24 AY Occupancy	87%	
2024-25 AY Preleasing Occupancy (8/14/2024)	85%	



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INVESTIMENT HIGH GHLIGHTS

REBOUNDING ENROLLMENT

Despite the inevitable impact of the pandemic on enrollment, over the past five years, ACU has experienced 19% systemwide enrollment growth.

EMPTY DEVELOPMENT PIPELINE LEAVING ROOM FOR VALUE-ADD UPSIDE

There are currently no purpose-built student housing developments in the ACU market, and there have been no new developments since 2013, leaving value-add upside for the next buyer.

PREMIER LOCATION

The Arch Abilene is just 0.56 miles from ACU, making it the closet asset to the University. The Property is also adjacent to major retailers such as Chick-fil-A, Walmart, and more.

SOLE STUDENT PROPERTY IN ABILENE

The Arch Abilene is the only student housing property in the ACU market that offers leases by the bed, making it the top choice for students looking for off-campus housing.





RESORT STYLE POOL WITH NEW POOL FURNITURE

POOL GRILLING AREA

OUTDOOR GRILLS WITH FIREPIT

SAND VOLLEYBALL COURT

24 HOUR FITNESS CENTER

BASKETBALL COURT

ON-SITE PARKING

CONTROLLED ACCESS GATE

LIDGDADED INTERNET IN CLUBHOUSE & APARTMENTS

STADRIICKS COFFEE RISTDO

AND PRIVATE STUDY ROOMS













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ABILENE CHRISTIAN UNIVERSITY OVERVIEW

Abilene Christian University is a private institution founded in 1906 in Abilene, Texas. ACU is organized into 10 schools and colleges, offering 87 baccalaureate majors with 171 areas of study, 71 master's and specialist degree programs, and 4 doctoral programs. Campus life at ACU is vibrant, with over 100 student organizations, including Greek-letter organizations and social clubs. Athletically, ACU competes at the NCAA Division I level in the Southland Conference as the Abilene Christian Wildcats. ACU offers a range of varsity sports programs for both men and women.

Abilene Christian University has launched an ambitious fiveyear strategic plan aimed at achieving significant growth and transformation. The plan includes the possibility of establishing a medical school, increasing research investments, and growing the University's endowment from nearly \$700 million to \$1 billion. ACU aims to elevate its academic brand to that of a world-class institution, while prioritizing a vibrant student experience, spiritual formation, and student success. Furthermore, there is a strong emphasis on creating a diverse community, expanding enrollment to 8,800 students, and improving retention and graduation rates. The plan also highlights the goal of building a nationally competitive athletics program and enhancing facilities to support strategic objectives. With a solid financial foundation, ACU intends to leverage their resources to aggressively pursue opportunities and explore alternative revenue streams. The comprehensive plan positions ACU for growth, innovation, and continued leadership in the higher education landscape.

University at a Glance

3,762

10

100+

2,063

Yes



Best Colleges for Sports Management in America

Top 6% | Top 11%

Christian Colleges in America

No. 9

Best Private Schools in Texas **Top 10%**

Best Colleges for Accounting & Finance in America

First-Year **Experiences**

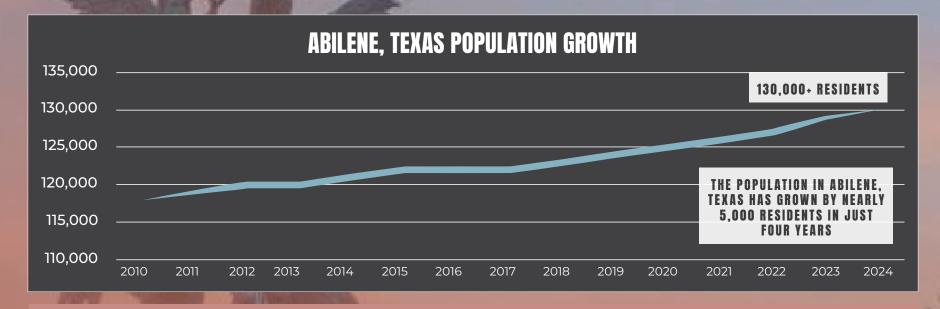


ABILENE,

TXOVERVIEW

Located in West Central Texas, Abilene is a vibrant city known for its warm hospitality and rich history. With a population of approximately 130,000 residents, the city offers a desirable mix of urban amenities and small-town charm. Abilene is home to several major universities, including Abilene Christian University and Hardin-Simmons University, which contribute to a thriving educational and cultural scene. The city boasts a diverse economy, with sectors such as healthcare, education, manufacturing, and aerospace. Abilene's strategic location along Interstate 20 makes it a regional hub for transportation and logistics, contributing to its reputation as an ideal place for businesses to establish themselves. The growing economy and affordable prices compared to other Texas metropolitan areas make it an attractive place to live.

The apartment market in Abilene is showing signs of improvement as the vacancy rate declines and renter demand increases. This positive momentum is driven by strong population growth, which is double the national average. The decrease in vacancy rate can be attributed to a slowdown in new supply additions.



LARGEST EMPLOYERS















\$7.7B

GDP Annually



4%

Unemployment



65,000

Employed



4,800+

Businesses







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ARCH ABILENE, TX