

Alta AT THE Farm

ALLEN • TEXAS



NEWLY CONSTRUCTED ASSET LOCATED WITHIN THE FARM MIXED-USE DEVELOPMENT



OFFERING SUMMARY



Alta AT THE Farm



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 Alta at the Farm (the “Property”). Situated in Allen, Texas, the 325-unit Property boasts market-leading finishes and unparalleled amenities. Alta at the Farm’s prime location, adjacent to the Sam Rayburn Tollway, provides residents convenient access to neighboring retail and employment centers including Grandscape, Legacy Business Park, Legacy West, Granite Park and more. The Property is also located in the Allen Independent School District which is ranked in the top 1% of school districts in Texas and in the Nation. In addition, the Property is located within The Farm mixed-use development, which when complete will feature 60,000 square feet of restaurants and 1.6M square feet of office. Alta at the Farm represents an extraordinary opportunity to acquire an institutional asset at a discount to replacement cost.

NEWLY CONSTRUCTED, BEST-IN-CLASS ASSET AT A DISCOUNT TO REPLACEMENT COST

Alta at the Farm, developed by Wood Partners, combines luxury living with exceptional amenities. The apartments boast granite countertops, stylish tile backsplashes, custom cabinetry, designer fixtures and hardware, stainless steel-appliances, and hardwood-style flooring. Community features include a resort-style pool, a spacious resident clubhouse and sky deck, a modern fitness center, private office spaces, a dog park, and more. Since opening in September of 2023, the Property has averaged 20 leases per month, which demonstrates the desirability of the product and supports the ability for new ownership to increase rents on the expiring leases. In addition, Alta at the Farm benefits from a significant tax advantage with millage rates experiencing an average annual decrease of 3.3% over the past decade and a total millage rate approximately 26% below properties located in Dallas County.



EXCEPTIONAL WALKABILITY LOCATED WITHIN THE FARM MIXED-USE DEVELOPMENT

Residents at Alta at the Farm enjoy the benefits of being located within an award winning, mixed-use environment. Spreading across 135 acres, The Farm is a \$500M mixed-use development that when completed will include 1.6M square feet of class A office space, 142,000 square feet of retail, 60,000 square feet of restaurants and a 150-key hotel.



Located within The Farm and adjacent to the Property is The HUB, a community entertainment venue which offers curated food, live music and weekly events. The HUB features 23,000 square feet of restaurants, 5,200 square feet of event lawn space, a 27' jumbotron, a 13,000 square foot plaza and a 15,000 square foot two-story covered dining pavilion.

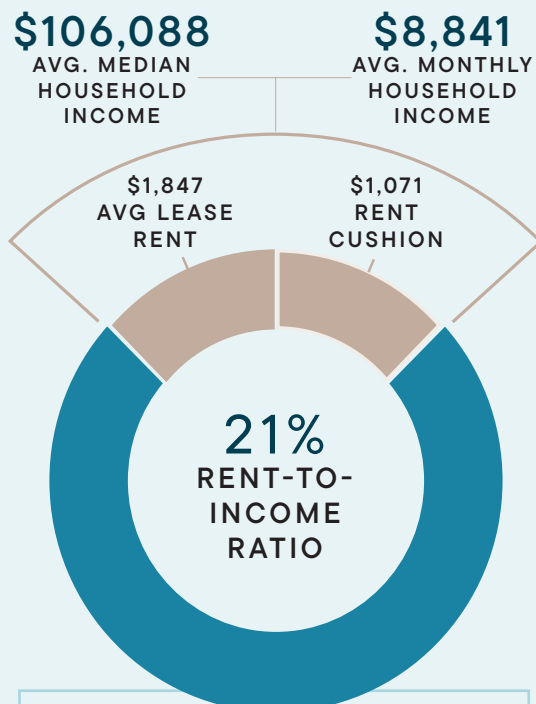
AFFLUENT DEMOGRAPHICS BOLSTERED BY A TOP-TIER SCHOOL DISTRICT



TOP 1%
OF SCHOOL DISTRICTS
IN TEXAS

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OF SCHOOL DISTRICTS
IN THE NATION

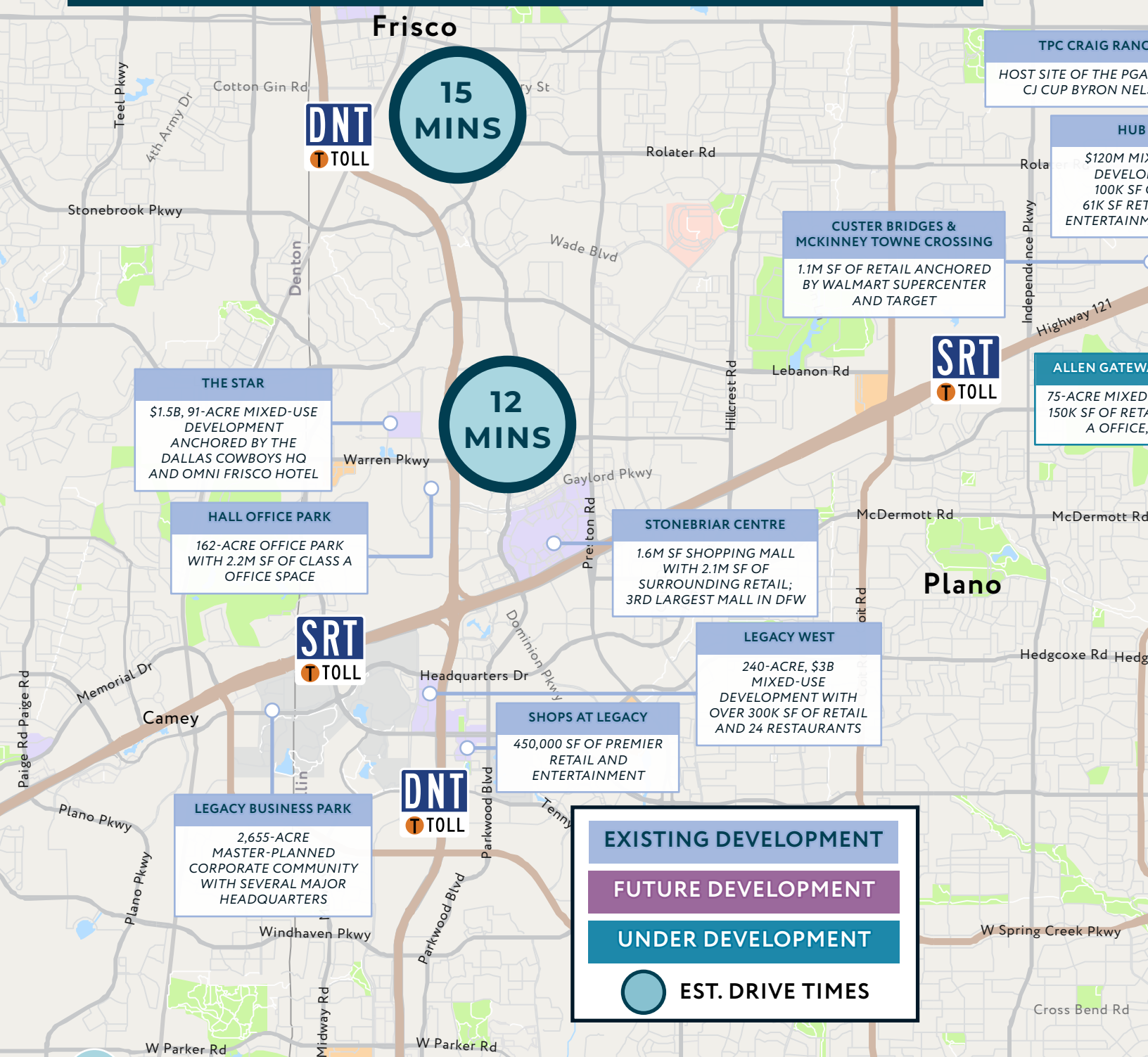
HIGH INCOMES SUPPORT RENT GROWTH

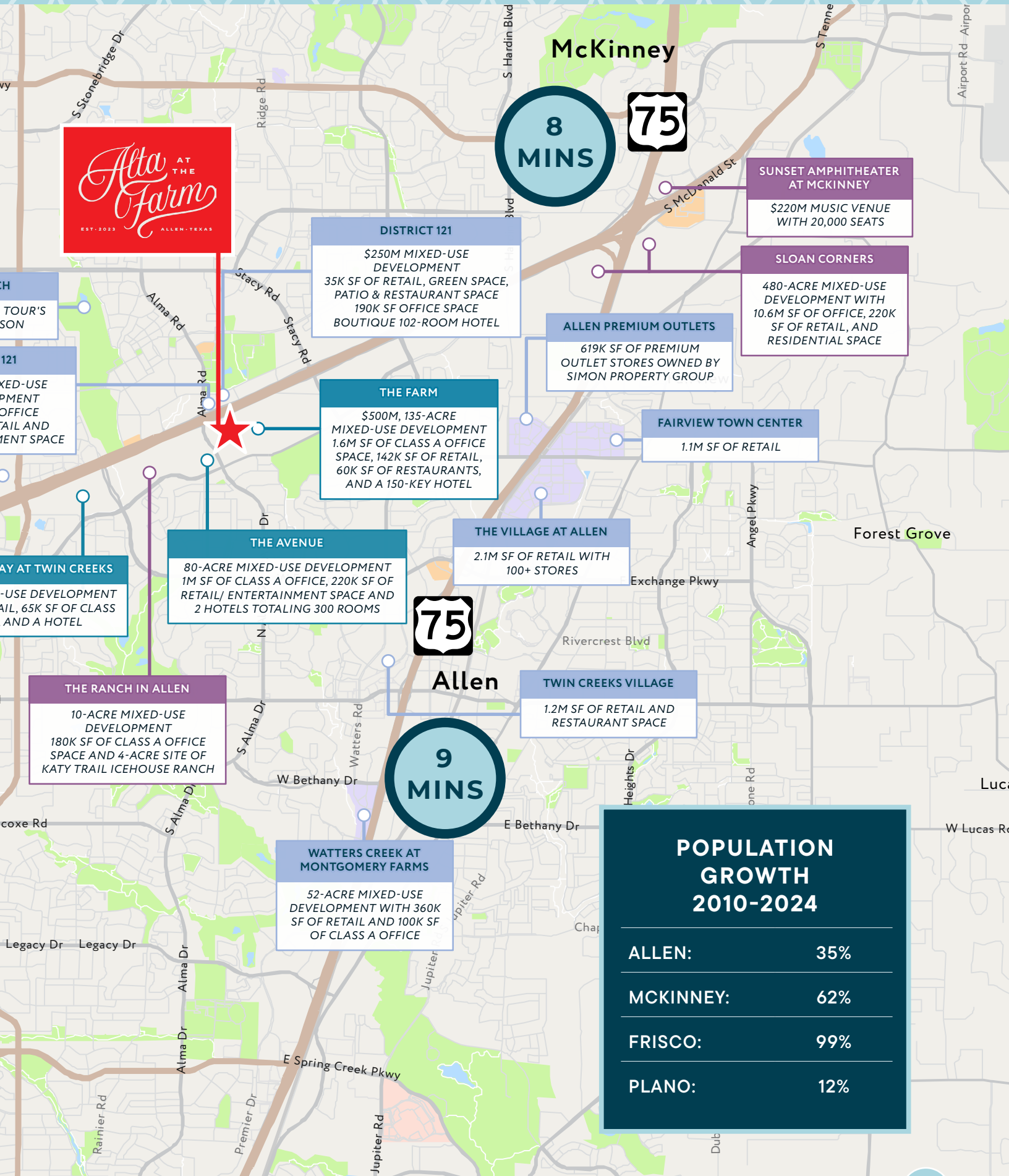


CURRENT RESIDENTS ONLY SPEND 21% OF HOUSEHOLD INCOME ON RENT

LOCATED IN THE EPICENTER OF CONTINUED GROWTH AND DENSIFICATION

Alta at the Farm benefits from a unique position within the path of growth along Sam Rayburn Tollway at the confluence of the four hottest suburbs in DFW: Frisco, Plano, McKinney, and Allen. Recent and future developments have insulated the area surrounding the Property, creating a true live-work-play hub in North Dallas.





COMMUNITY AMENITIES



Resort-style swimming pool with tanning ledges, sundeck, cabanas, and outdoor kitchen



Social clubhouse with modern furnishings for entertainment



Game room with pool table, shuffleboard and arcade



Micro-office spaces with built-in desks



Pet friendly community with dog park and interior dog wash station



Convenient resident market



State-of-the-art fitness center featuring two micro-fitness rooms, touchscreen cardio machines and strength training equipment



Skydeck lounge featuring TVs and lux seating



Expansive half-acre outdoor park



Walkable retail for resident convenience



Rentable Storage Units



Reserved/Covered Parking

INTERIOR AMENITIES



Hardwood-style flooring in living, dining, and bath areas



Granite countertops, custom cabinets and stainless steel energy-efficient appliances



Tile backsplash with under-cabinet lighting



Designer fixtures and hardware



Full-size washer and dryer



Private patio, balcony, or fenced yard



14-foot ceilings*



Tech Package*

**In select units*





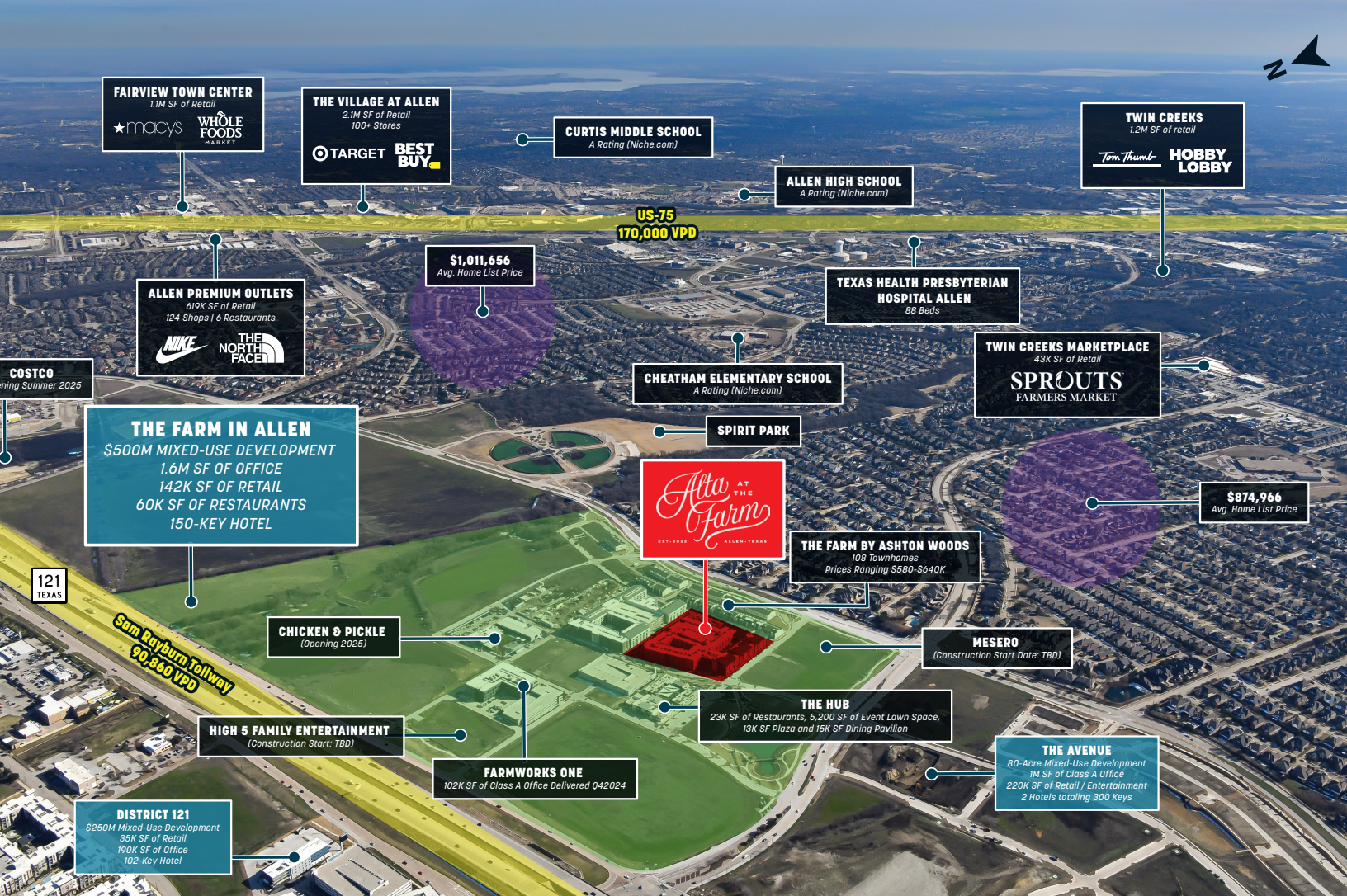
PROPERTY DESCRIPTION

ADDRESS:	1287 Blue Tractor Ln, Allen, TX 75013
YEAR BUILT:	2024
CURRENT OCCUPANCY:	94.2% (1/24/25)
TOTAL UNITS:	325
AVERAGE UNIT SIZE:	866 SF
RENTABLE SF:	281,518 SF
STORIES:	4
LAND AREA:	5.10 acres
DENSITY:	64 units per acre
PARKING:	441 Total Parking Spaces (1.4 Spaces Per Unit) 50 Reserved Spaces (\$50/mo.)



UNIT MIX

UNITS	%	UNIT DESCRIPTION	SF	MARKET		LEASE	
				RENT	PSF	RENT	PSF
24	7%	Studio	575	\$1,379	\$2.40	\$1,337	\$2.33
209	64%	One Bedroom	751	\$1,706	\$2.27	\$1,637	\$2.18
88	27%	Two Bedroom	1,193	\$2,520	\$2.11	\$2,441	\$2.05
4	1%	Three Bedroom	1,443	\$3,188	\$2.21	\$3,163	\$2.19
325	100%		866	\$1,920	\$2.22	\$1,847	\$2.14



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