



# WOODCREEK

ARLINGTON, TEXAS



OFFERING SUMMARY



# INVESTMENT OVERVIEW

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in Woodcreek (the "Property"), a unique 200-unit value-add asset located in Arlington, TX. Positioned near major thoroughfares including Interstate-30 and Highway 360, Woodcreek offers residents swift access to key employment hubs such as DFW International Airport, Great Southwest Industrial Park, and the General Motors Assembly Plant, with both Dallas and Fort Worth downtown CBDs just a 20-minute drive away. Woodcreek's prime location also places it close to North Texas' largest entertainment district, featuring world-class venues like AT&T Stadium, Globe Life Park, and Six Flags attractions. This distinctive opportunity blends an optimal location, strong employment connectivity, and superior recreational offerings, providing a compelling chance to invest in a value-add property with significant potential in one of Texas' most dynamic and expanding regions.



# INVESTMENT HIGHLIGHTS

## UNIQUELY DESIGNED, CLASS B COMMUNITY WITH SUPREME FRONTAGE

Woodcreek offers exceptional visibility and access at the crossroads of N. Collins St and NE Green Oaks Blvd, providing direct routes to I-30, SH-360, and SH-161, and benefiting from 47,000+ daily passing cars. Set on a rolling site, the Property features mature tree-lined streets, lush landscaping, and golf course views, offering a serene, low-density living experience. Residents enjoy the perfect balance of a park-like setting and urban convenience, with an adjacent Tom Thumb and nearby Whole Foods.

## UNTAPPED VALUE-ADD POTENTIAL TO ENHANCE RENT GROWTH

Currently, there is a \$120+ discount between Woodcreek and the competitive set. The opportunity exists for new ownership to implement a full-scale renovation program to renovate the 98 units (~50% of the property) that have not been upgraded to a premium level and capture available rent growth. Potential upgrades could include the following:

New Stainless-Steel Appliance Package	Hard Surface Countertops	New Cabinet Fronts & Pulls	Tile Backsplash	New Plumbing & Lighting Fixtures	Hardwood Flooring

# SURROUNDED BY PREMIER LEISURE & ENTERTAINMENT DESTINATIONS

Woodcreek offers unparalleled proximity to North Texas' most expansive collection of entertainment venues, renowned stadiums, theme parks, and vibrant master-planned communities.

<b>AT&amp;T STADIUM</b> (3 MILES)	\$1.3 billion world-class stadium of the Dallas Cowboys and host of major events and concerts.
<b>GLOBE LIFE FIELD</b> (4 MILES)	\$1.1 billion home of the Texas Rangers and generates over 2 million visitors annually.
<b>TEXAS LIVE!</b> (3 MILES)	\$1.2 billion mixed-use development that features bars, restaurants, hotel, and concert facility.
<b>SIX FLAGS OVER TEXAS &amp; HURRICANE HARBOR</b> (4 MILES)	212-acre family-friendly theme park and a water park encompassing 3 million gallons of water and 40 different water slides, rides, and pools.
<b>VIRIDIAN</b> (1 MILE)	The 2,000-acre master-planned community features 1,000 acres of open space with five lakes, a town square offering over 330,000 square feet of retail, and homes averaging \$620,000.



## SEAMLESS CONNECTIVITY TO SURROUNDING EMPLOYMENT

Woodcreek's location, flanked by three vital arteries - Interstate 30, Highway 360, and Highway 161 - ensures residents enjoy efficient commutes to DFW's primary business hubs and significant employment areas such as:

### GREAT SOUTHWEST INDUSTRIAL PARK

8,000 acres and 100M+ SF of industrial space. With major tenants including Lockheed Martin, General Motors, and Cintas.

### GENERAL MOTORS ASSEMBLY PLANT

5.75 million SF plant on 250 acres with over 5,500 employees.

### TEXAS HEALTH ARLINGTON MEMORIAL HOSPITAL

369-bed award winning hospital with over 2,000 employees.

### AMERICAN AIRLINES (SKYVIEW)

\$350 million state-of-the-art training complex for the over 130,000 employees of American Airlines.

### LOCKHEED MARTIN MISSILES & FIRE CONTROL

Headquarters for Lockheed Martin's missiles and fire control with more than 4,000 employees.

### DFW INTERNATIONAL AIRPORT

The third busiest airport in the world contributes approximately \$62 billion annually to the regional economy and supports more than 630,000 jobs.

## PROPERTY DESCRIPTION

ADDRESS	2717 Lawrence Rd. Arlington, TX 76006
YEAR BUILT	1980
CURRENT OCCUPANCY	90% as of (04/08/2025)
UNITS	200
AVERAGE UNIT SIZE	748 Square Feet
RENTABLE SF	149,508 Square Feet
STORIES	2 & 3
NUMBER OF BUILDINGS	16
LAND AREA	9.14 Acres
DENSITY	22 Units/Acre
PARKING	384 Total Parking Spaces 1.92 Spaces/Unit

## UNIT MIX

UNITS	%	UNIT DESCRIPTION	SF	TOTAL SF	STATUS		OCC %	MARKET		EFFECTIVE		
					OCC	VAC		RENT	PSF	RENT	CONC %	PSF
16	8%	1 BR - 1 BA	482	7,712	14	2	88%	\$988	\$2.05	\$922	0.0%	\$1.91
48	24%	1 BR - 1 BA	582	27,936	43	5	90%	\$1,058	\$1.82	\$1,041	0.0%	\$1.79
60	30%	1 BR - 1 BA	663	39,780	54	6	90%	\$1,193	\$1.80	\$1,154	-1.1%	\$1.74
28	14%	2 BR - 1 BA	805	22,540	24	4	86%	\$1,378	\$1.71	\$1,323	-1.0%	\$1.64
36	18%	2 BR - 2 BA	1,011	36,396	32	4	89%	\$1,450	\$1.43	\$1,510	0.0%	\$1.49
12	6%	2 BR - 2 BA	1,262	15,144	12	0	100%	\$1,642	\$1.30	\$1,610	0.0%	\$1.28
200	100%		748	149,508	179	21	90%	\$1,243	\$1.66	\$1,226	-0.4%	\$1.64
124	62%	ONE BEDROOM	608	75,428	111	13	90%	\$1,114	\$1.83	\$1,081	-0.5%	\$1.78
76	38%	TWO BEDROOM	975	74,080	68	8	89%	\$1,454	\$1.49	\$1,462	-0.3%	\$1.50

## COMMUNITY AMENITIES

- Multi-Level Swimming Pool
- Rare Creek/Golf Course Views
- Renovated Two-Story Clubhouse
- Fitness Center
- Spacious Sundeck
- Expansive Dog Park
- Lush Landscaped Grounds
- Business Center
- BBQ & Picnic Area
- Courtyard
- Clothing Care Center
- Significant Frontage on NE Green Oaks Blvd and N Collins St

## APARTMENT AMENITIES

- Stainless Steel Appliances\*
- Vinyl Wood Flooring\*
- Faux Granite Countertops\*
- Washer & Dryer Hookup
- Washer and Dryer\*
- Walk-In Closets
- Large Balcony
- Cable Ready
- Exterior Storage
- Built-In Microwave
- Kitchen Pantry
- Linen Closets
- LED Lighting Package\*
- Brushed Nickel Hardware\*
- Woodburning Fireplaces\*
- Study\*

*\*in select units*



## SURROUNDING DEMOGRAPHICS

**\$88,578**

Average Household Income (1-mile)

**\$710,688**

Average Home Listing Price (Zip Code: 76006) (Source: Redfin)

**82%**

of the Population Base With At Least Some College Education (1-mile)

## NORTH ARLINGTON APARTMENT MARKET OVERVIEW

**5.3%**

Average Annual Rent Growth (2019-2024)

**93.3%**

Occupancy for Class B Product (Q4 2024)

**NO NEW GARDEN SUPPLY** (Q4 2024)

## ADDITIONAL INFORMATION:

If you have any questions or require additional information, please contact any of the individuals below.

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