



the haven

ATCHISHOLMTRAIL



FORT WORTH, TX



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 The Haven at Chisholm Trail (the "Property"), a 328-unit community built in 1983 in Fort Worth, Texas. Located in Southwest Fort Worth, The Haven at Chisholm Trail presents a compelling investment opportunity, blending a favorable location with substantial value-add potential. Strategically situated along S Hulen St with excellent visibility and easy I-20 access, the Property benefits from proximity to 6.9 million square feet of retail within a two-mile radius, enhancing resident convenience. Additionally, the Property's location provides seamless connectivity to Fort Worth's major employment hubs, including the CBD, Medical City Fort Worth, and Texas Christian University, ensuring a diverse tenant base. New ownership can capitalize on this opportunity by implementing refined renovations to close the \$134 rent gap with competitors and maximize property value.




INVESTMENT HIGHLIGHTS

POTENTIAL STRATEGIC ENHANCEMENTS TO BOOST RENTAL REVENUE


A floorplan analysis revealed a **\$132** rental rate gap between The Haven at Chisholm Trail and its competitors. New ownership can implement a tailored renovation program to bring units to premium standards. This potential rent increase could generate an additional **\$519,799** in rental income, representing a **13%** boost in overall rental revenue. Possible upgrades may include the following:



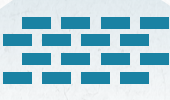
New Stainless-Steel Appliance Package




Hard Surface Countertops




New Cabinet Fronts & Pulls



Tile Backsplash



New Plumbing & Lighting Fixtures



Hardwood Flooring

UNPARALLELED ACCESS TO EXTENSIVE RETAIL OPTIONS

Haven at Chisholm Trail offers a streamlined connection to 6.9 million square feet of retail within a two-mile radius of the Property. This vast shopping landscape provides residents with convenient options for groceries, shopping, and entertainment, fulfilling all their daily needs.

HULEN MALL (3-MINUTE DRIVE)	942K square foot shopping mall with 115+ stores. Major tenants including:	  
OVERTON PARK PLAZA (6-MINUTE DRIVE)	490K+ square feet of retail comprising of:	  
CITY VIEW TOWNE CROSSING (6-MINUTE DRIVE)	330K+ square feet of retail including renowned names:	  
CITYVIEW CENTRE (6-MINUTE DRIVE)	370K+ square feet of retail and dining including:	  
THE SHOPS AT CLEARFORK (8-MINUTE DRIVE)	690K square feet of retail offering:	  

VISIBILITY-ENHANCED PROPERTY WITH FAVORABLE RENT-VS-BUY DYNAMICS

The Property offers exceptional visibility and access from S Hulen St, providing direct routes to Interstate-20 and benefiting from 42,000+ daily passing vehicles. It offers comfortable living near major employers and a wealth of retail options, while boasting an impressive **83%** rent discount compared to homeownership costs. This significant savings, combined with its prime location, makes The Haven at Chisholm Trail a highly attractive option for discerning renters.

OPTIMIZED CONNECTIONS TO PROXIMATE EMPLOYMENT CENTERS

The Haven at Chisholm Trail has a prime location adjacent to key thoroughfares - Interstate-20, Chisholm Trail Parkway, and S Hulen Street - providing residents with convenient access to Fort Worth's major business districts and notable employment centers, including:

FORT WORTH CBD

Featuring the 35-block Sundance Square offering millions of square feet of prime office space and 2+ million square feet of retail.

MEDICAL CITY FORT WORTH

The second-largest employment center in Fort Worth. Home to ~40,000 healthcare workers and 20 hospitals across 1,400-acres.

TEXAS CHRISTIAN UNIVERSITY (TCU)

A top-ranked university with 12,400+ students and 709 faculty, offering 117 undergraduate degrees across 9 different colleges.

TEXAS HEALTH HARRIS METHODIST HOSPITAL

The 726-bed hospital has over 4,000 employees, with specialties in cardiovascular, orthopedics, NICU, and emergency care.

LOCKHEED MARTIN CORPORATION

Renowned aerospace and defense company. Aeronautics headquarters with more than 18,000 employees.

AMAZON DDA9

A 146,000+ square foot local fulfillment center for Fortune 100 company Amazon.

FORT WORTH MEACHAM INTERNATIONAL AIRPORT

Fort Worth's oldest operating airport generating \$165 million in economic activity a year with 900 employees.

UNIT MIX

Units	%	Unit Description	Type	SF	Status		Market		Effective		
					Occ	Vac	Rent	PSF	Rent	Conc %	PSF
64	20%	1 BR - 1 BA	A1	500	51	13	\$1,036	\$2.07	\$921	-2.2%	\$1.84
66	20%	1 BR - 1 BA	A2	560	63	3	\$1,039	\$1.85	\$948	-1.4%	\$1.69
62	19%	1 BR - 1 BA	A3	701	57	5	\$1,137	\$1.62	\$1,058	-0.7%	\$1.51
33	10%	2 BR - 1.5 BA	B1	879	28	5	\$1,338	\$1.52	\$1,252	-0.6%	\$1.42
32	10%	2 BR - 2 BA	B2	932	26	6	\$1,448	\$1.55	\$1,342	-1.9%	\$1.44
71	22%	2 BR - 2 BA	B3	975	69	2	\$1,440	\$1.48	\$1,339	-3.2%	\$1.37
328	100%			733	294	34	\$1,214	\$1.66	\$1,120	-1.9%	\$1.53

PROPERTY DESCRIPTION

Address	5700 S Hulen St, Fort Worth, TX 76132
Year Built	1983
Current Occupancy	90% as of (05/21/2025)
Units	328
Average Unit Size	733 Square Feet
Rentable SF	240,478 Square Feet
Stories	2
Number of Buildings	26
Land Area	13.29 Acres
Density	25 Units/Acre
Parking	527 Total Parking Spaces 1.61 Spaces/Unit

COMMUNITY AMENITIES

- Relaxing Swimming Pool
- Cardio-Centric Fitness Center
- Dog Park
- Carport Parking Available
- Laundry Facilities
- Welcoming Clubhouse
- Business Center
- BBQ/Picnic Area
- Package Receiving Service

APARTMENT AMENITIES

- Wood-Style Flooring*
- Farmhouse Sinks
- Custom Tile Backsplash
- Upgraded Hardware*
- Large Pantries
- Washer/Dryer*
- Private Patio/Balcony
- Large Closets
- Dishwasher*
- Microwave
- Fireplace*
- Exterior Storage Closet*
- Ceiling Fans*
- Furnished Apartments Available with Cort Furniture Rentals

*in select units



SURROUNDING DEMOGRAPHICS

\$74,740
Average Household Income
(1-mile)

70%
of the Population
Base With At Least
Some College
Education
(3-mile)

\$881,419
Average Home
Listing Price
(Zip Code: 76132)
(Source: Redfin)

SOUTHWEST FORT WORTH APARTMENT MARKET OVERVIEW

4.0%
Average Annual
Rent Growth
(Five-Year Average)

91.9%
Submarket
Occupancy
(Q1 2025)

\$1,320
Average
Class B
Monthly Rent
(Q1 2025)

ADDITIONAL INFORMATION:

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

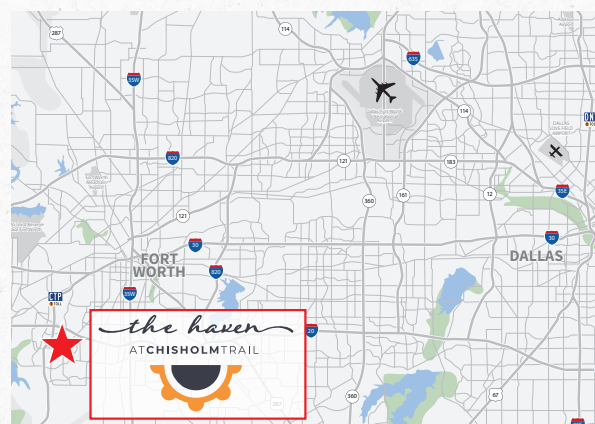
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