

PARK PLACE



308 UNITS, 716 BEDS – NEWEST PROPERTY STEPS AWAY FROM 40,000+ UNIVERSITY OF TEXAS, ARLINGTON

PARK PLACE



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For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

THE OFFERING

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present Park Place Arlington (“Park Place” or the “Property”), a 308 unit, 716 bed student housing community steps away from University of Texas, Arlington (“UT Arlington,” “UTA,” or the “University”). The Property is the newest asset serving UT Arlington, offering top amenities and unit finishes in the market, along with a top location steps from UTA campus and downtown Arlington.

UT Arlington is the second largest university in the UT system, and generates an economic impact of \$29 billion annually in Texas. The Dallas-Fort Worth (“DFW”) area is the fastest growing MSA in the country, with expectations of continued population growth of nearly 3 million more residents over the next two decades. These two factors suggest that the University will remain an integral part of the UT system, and will benefit from some of the best population fundamentals of any university in the country.

With no off-campus development in the UT Arlington pipeline and decades of strength to underlying fundamentals ahead, investors are offered significant upside in acquiring the top asset at UT Arlington at a significant discount to replacement cost.



Unit Mix

CODE	LAYOUT	UNITS	BEDS	SF/UNIT
Studio	0x1	61	61	390
1x1	1x1	56	56	498
2x2	2x2	75	150	805
3x3	3x3	36	108	1,133
4x4	4x4	59	236	1,454
5x5	5x5	21	105	1,650
Total / Avg.		308	716	887

Property Summary

ADDRESS	325 S Mesquite St
CITY, STATE	Arlington, TX
UNIVERSITY	University of Texas, Arlington
FALL 2024 ENROLLMENT	41,613
DISTANCE TO CAMPUS	0.10 Miles
YEAR BUILT	2020
UNITS	308
BEDS	716
AVERAGE UNIT SIZE	887 SF
24/25 OCCUPANCY	77%
25/26 PRE-LEASE OCCUPANCY (6/10/25)	44%

INVESTMENT HIGHLIGHTS



Top Asset Serving UT Arlington

Park Place Arlington, delivered in 2020, is the newest asset in the UT Arlington market by 2 years. The Property hosts modern units and world-class amenities including a suite of rooftop outdoor activities, along with numerous indoor options including lounges, game rooms, a fitness center, a golf simulator, and a movie theater. This trophy-quality asset is located both steps from campus and in the heart of downtown Arlington – the top location in the market. With no additional off-campus housing in the development pipeline, Park Place’s status as the top asset at UT Arlington will be preserved for the foreseeable future.

Fastest Growing MSA in the Country

Future performance at UT Arlington and Park Place will benefit from growth to the surrounding MSA. Dallas-Fort Worth is the fastest growing metro in the country, increasing its population by nearly 1.5 million residents from 2014-2024. The MSA is expected to continue to grow by 2.8 million more residents through 2044. By 2032, Dallas-Fort Worth is expected to become the third largest MSA in the country. Such explosive growth has propped up the local housing market, ranking #1 in absorption nationally in 2024. The local development pipeline is also muted compared to recent years, which will allow for continued strong performance across the region.

40,000+ Enrollment, R1 University

UT Arlington is the second largest university in the UT system, and generates a \$29 billion dollar impact to Texas annually. As one of the largest universities in Texas and a key driver of population growth in young adults in the Dallas-Fort Worth MSA, the University is a vital part of Texas’ higher education system. UTA is also among 4.7% of universities nationwide to achieve R1 doctoral research status. The University has grown enrollment by 12.5% over the past decade and is well positioned to continue growing enrollment and academic allure given its integral role in the UT system.

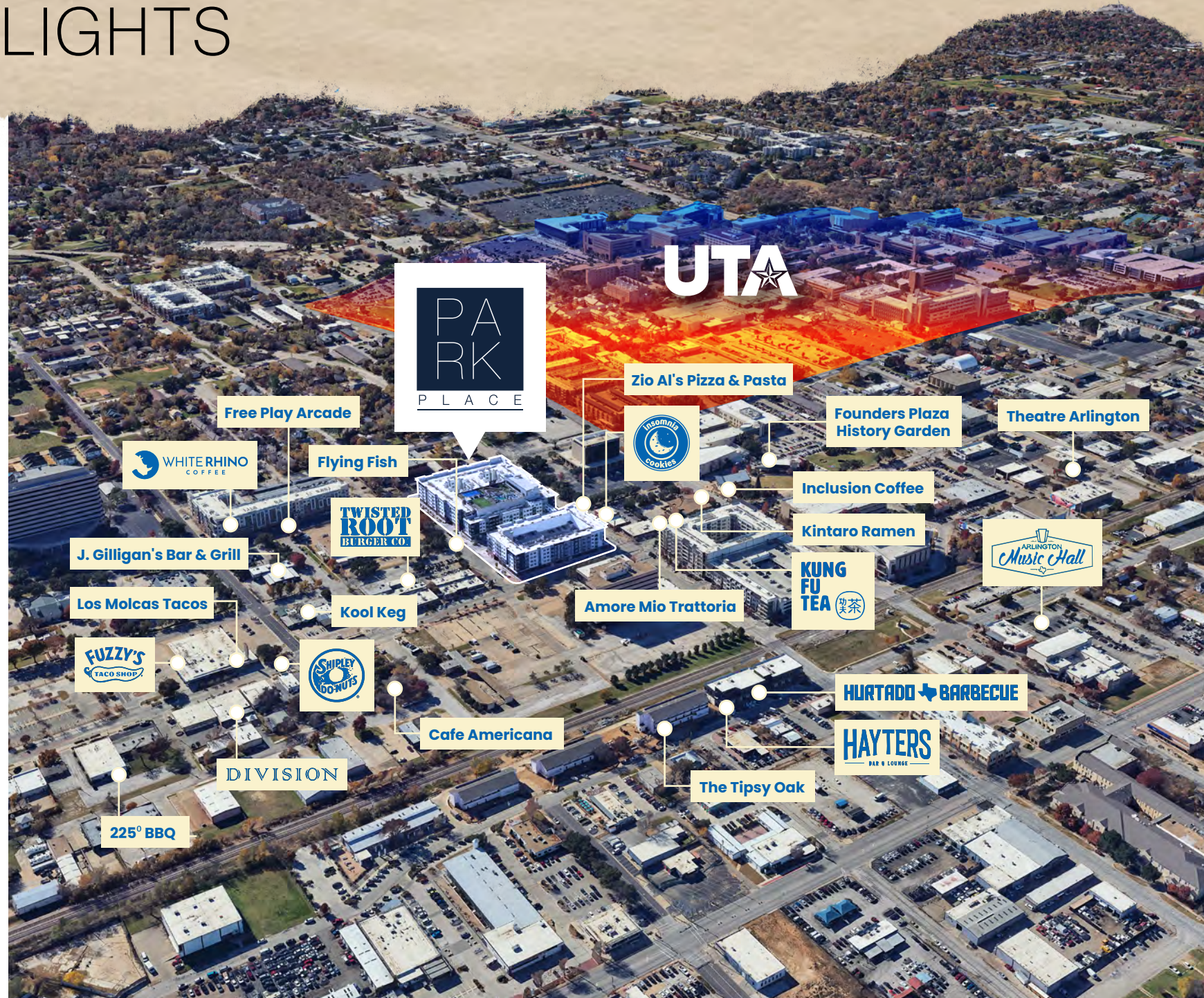
INVESTMENT HIGHLIGHTS

Best Location for Campus and Arlington/DFW Access

Park Place Arlington is located steps away from the University and is also surrounded by Downtown Arlington. The Property offers the best location for student life on and off-campus, and benefits from the University's vicinity to Dallas and Fort Worth. UT Arlington is located within 30 minutes of both cities, creating a strong pipeline of graduate students to both cities. The University ranks as the #1 university for median salary in the DFW MSA, as well as the #1 university for ROI in DFW.

Discount to Replacement Cost

Park Place Arlington, a 2020 vintage asset, is offered at a significant discount to replacement cost. Investors are offered significant upside in the stabilization of asset performance. Given the underlying strength of the University and the DFW MSA, stabilization will be driven by multiple decades of fast growth, as Dallas-Fort Worth becomes the third largest MSA nationally.



ROOFTOP AMENITIES

- » **Resort-Style Pool & Hot Tub**
- » **Volleyball Court**
- » **Basketball Court**
- » **Large Projector Screen**
- » **Grills and Outdoor Seating**



INTERIOR AMENITIES

- » **Fitness Center**
- » **Indoor Parking Garage**
- » **Tenant Lounges & Study Space**
- » **Game Room**
- » **Golf Simulator**
- » **Movie Theater Room**
- » **Package & Mail Room**
- » **Computer Lab**
- » **Multiple Courtyards**



APARTMENT AMENITIES



100% Bed-Bath Parity



In-Unit Laundry



Fully Furnished Units



Stainless Steel Appliances & Hardwood-Style Flooring



Modern Bathroom Amenities

UNIVERSITY OF TEXAS, ARLINGTON IS VITAL TO THE TEXAS EDUCATION SYSTEM

University of Texas, Arlington is home to over 41,500 students and part of the University of Texas System. The University has increased enrollment by 12.5% over the past decade, and has achieved a variety of #1 rankings in Texas. As a result of its size, impact, and high achievement, UT Arlington is a vital part of the Texas higher-education system. The University has the second largest enrollment in the UT system.

Students are offered a wide range of undergraduate and graduate programs, consisting of 183 degrees across ten different schools with some of the most notable colleges and schools including the College of Business, College of Engineering, College of Nursing and

Health Innovation and the College of Architecture, Planning, and Public Affairs. In addition, the University offers R1 research status, making it among the 4.7% of universities nationwide offering the top research designation.

UT Arlington is one of the best located Universities in Texas for economic impact and student career development; with close access to Dallas-Fort Worth and Arlington, the University serves the fastest growing MSA by population, and the second fastest growing by new jobs. As a result of its strategic location, the University boasts a variety of top rankings within Texas, high scoring diversity rankings, and a \$28.8 billion dollar impact to Texas' economy.



UTA Top Rankings

#1

Highest Paid Graduates in DFW Area

#1

Return on Investment in DFW

#34

Return on Investment Nationwide

#5

Most Diverse University

\$28.8B

Economic Impact in Texas

+6,743

Students Added Since 2014

#2

Largest University in UT System

DALLAS-FORT WORTH IS THE FASTEST GROWING MSA IN THE NATION

Why DFW?

RAPID GROWTH:

- » **#1** growth from 2014-2024, projected to add 615,700 more residents by 2029
- » **#2** job growth in 2024, adding 67,800 new jobs
- » **#3** most populous MSA by 2032

TOP DEMAND:

- » **#1** multi-housing demand, absorbing 44,405 units in 2024
- » **#1** most young adults (20-34 years old) added 2023-2024 (20,200)

LIQUIDITY:

- » **#1** market for multi-housing transaction volume in 2024, sixth consecutive #1 year.

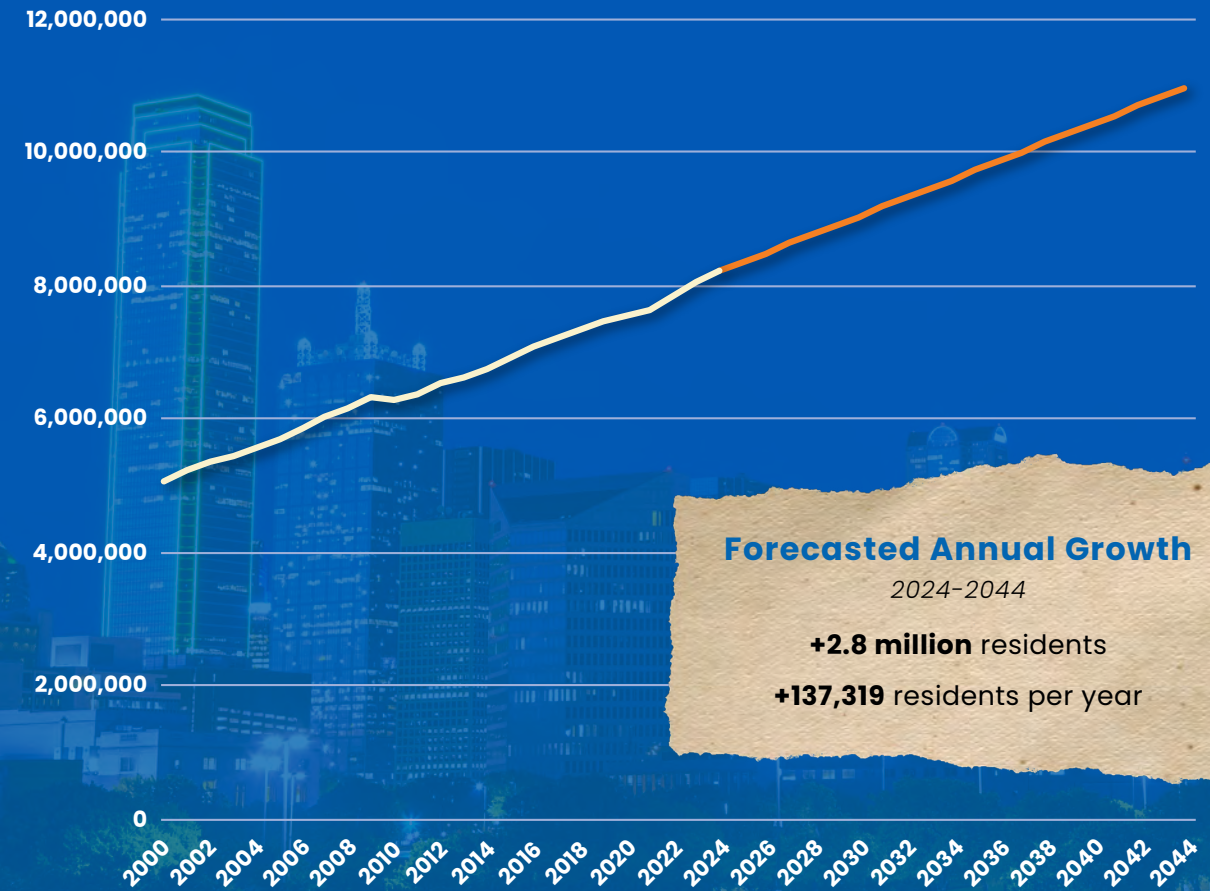
AFFORDABILITY:

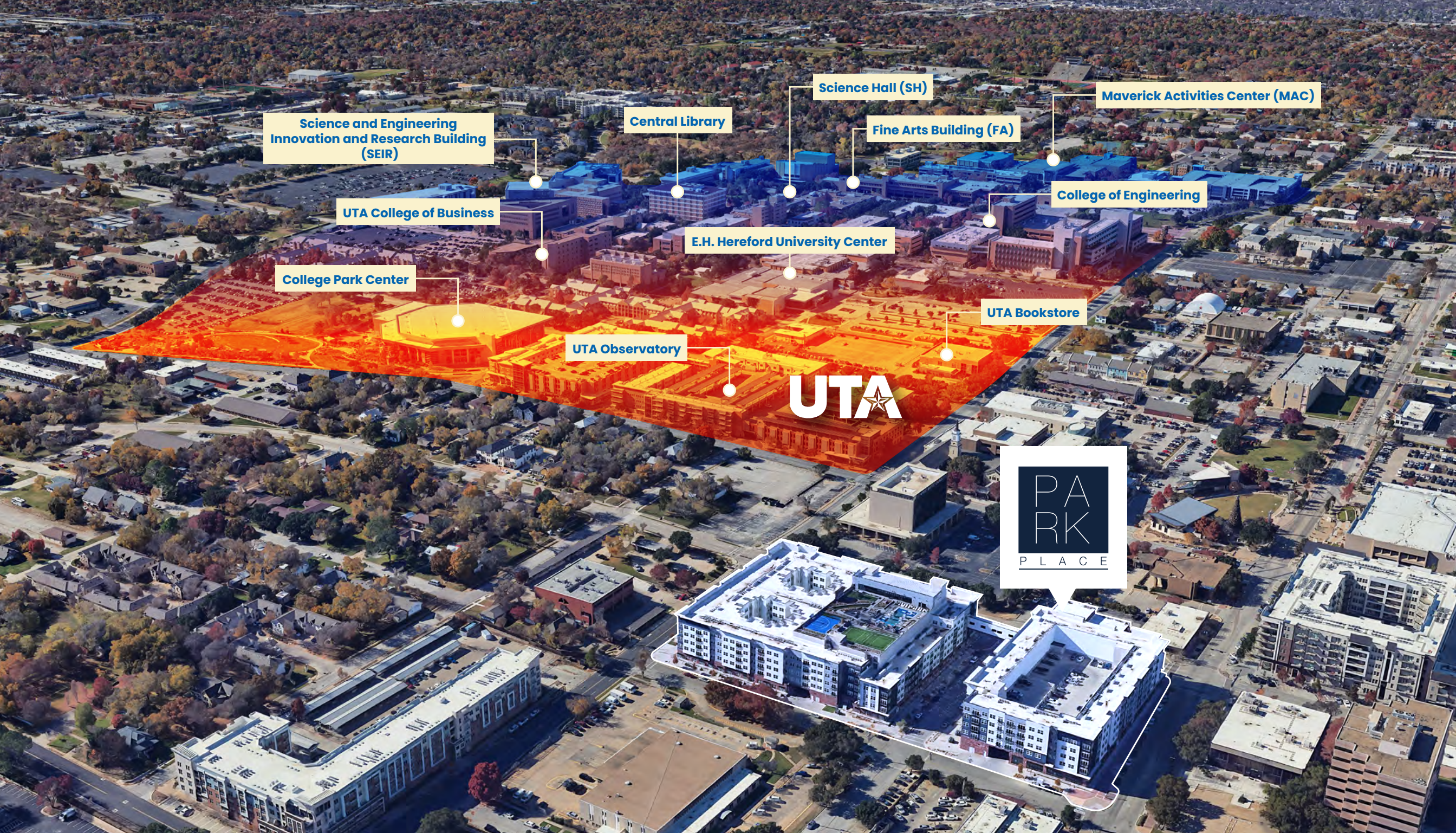
- » **#5** most affordable large MSA, with a rent-to-income ratio of 20.2%

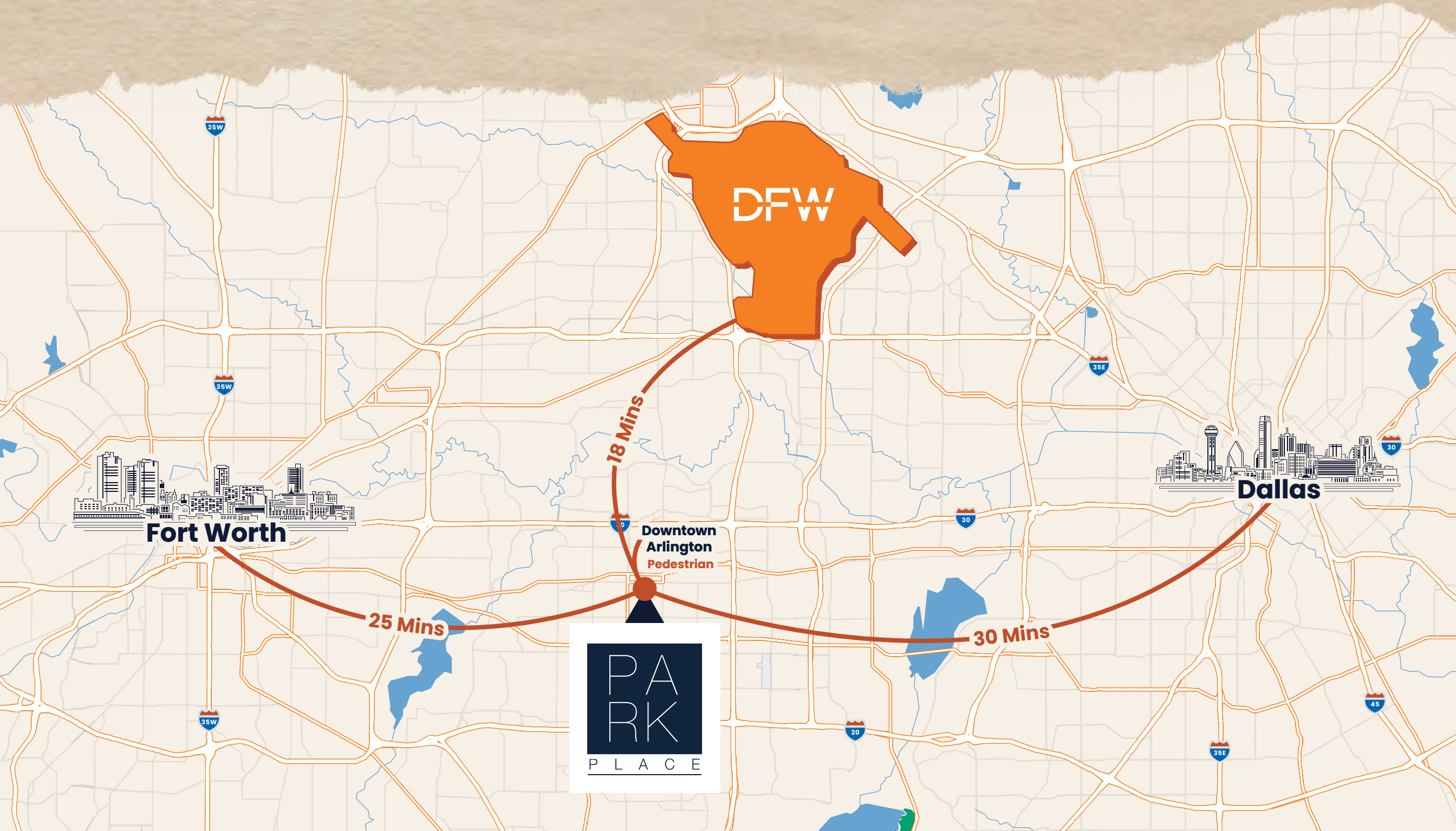
LIMITED SUPPLY PIPELINE:

- » **26%** decrease in deliveries in 2025, 59% decrease in 2026 vs. 2024 deliveries

DALLAS-FORT WORTH FORECASTED POPULATION









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