



Investment Overview

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 Republic House at Frisco Bridges (the "Property"), a luxurious institutional Class "A" asset located in Frisco, Texas. Built in 2000, the 262-unit community presents a unique opportunity to acquire a luxurious Class "A" asset with direct access garages in a rapidly growing area. Strategically located less than two miles from the Dallas North Tollway and the SH-121 confluence, this premier location offers residents immediate access to an abundance of neighboring retail and employment centers including The Star, Legacy Business Park, Legacy West, Hall Park, and Stonebriar Centre. Furthermore, the Property is served by Frisco Independent School District, one of the premier school districts in the country.



Investment Highlights

ONE-OF-A-KIND, LOW-DENSITY INSTITUTIONAL ASSET

Sitting on nearly 13 acres, the Property is an institutional, Class "A" asset that offers residents a low-density setting with large average unit sizes of 1,104 SF and garages for 54% of the units. These characteristics are extremely rare in the marketplace and helps to set the Property apart from the competitive set. Moreover, Republic House at Frisco Bridges is offered at a significant discount to replacement cost given current construction costs and market conditions making the development of like-kind product extremely difficult.

1,104 SF
LARGE HOME
CONCEPT

20 UNITS PER ACRE
LOW DENSITY
SETTING

50%
GARAGES FOR
HALF THE PROPERTY

35%
INCREASE IN CURRENT
EFFECTIVE RENTS NEEDS TO
JUSTIFY NEW DEVELOPMENT

RECENT CAPITAL INFUSION WITH POTENTIAL OTHER INCOME GENERATORS

The Property is in excellent physical condition as current ownership has invested nearly \$3 million of capital into the asset including unit upgrades in 2022, landscaping, parking lot repairs, exterior painting and siding, roof replacement, and pool repairs. Further upside exists for potential investors to achieve rental premiums through continued unit enhancements. Potential upside also includes modernizing the community amenities including the swimming pool, fitness center, and resident clubhouse. Buyers could capitalize on the uniqueness of the Property and implement other income including:





Income Generator	Charge	#	Additional Monthly Income	Additional Annual Income
Add +/- 175 Faux Wood Flooring at \$75 per month	\$75	175	\$13,125	\$157,500
Add Cable/Internet Package	\$75	249	\$18,668	\$224,010
Add +/- 19 Yards at \$150 per month	\$150	19	\$2,850	\$34,200
Add 249 Washer/Dryer sets at \$45 per month	\$45	249	\$11,201	\$134,406
TOTAL			\$45,843	\$550,116

***Tech package charge is inclusive of the cost of the package to the new owner

AFFLUENT NEIGHBORHOOD WITH EXCEPTIONAL DEMOGRAPHICS

Frisco is regarded as one of the most coveted suburban locations in the entire DFW metro. Highlighting the area's affluence, Republic House at Frisco Bridges is supported by second-to-none demographics with average incomes over \$157,000 within a 3-mile radius. Additionally, the average home list price is \$974,000 making renting very appealing.

3-MILE RADIUS DEMOGRAPHICS

	\$157K AVERAGE HOUSEHOLD INCOME
	\$974K AVERAGE HOME LIST PRICE
	87% ASSOCIATE DEGREE OR HIGHER
	85% WHITE COLLAR JOBS



PRESTIGIOUS SCHOOL DISTRICT

Frisco's nationally recognized public schools are a major draw to the area. Coupled with the large average unit size at the Property, this makes Republic House at Frisco Bridges a highly attractive community for families that want to be in a renowned award-winning school district.



SHAWNEE TRAIL ELEMENTARY		HUNT MIDDLE	 TOP 1% IN COUNTRY	FRISCO HIGH	 TOP 2% IN COUNTRY
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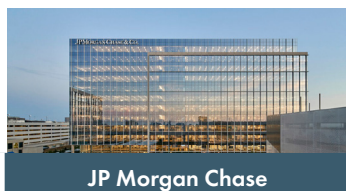
PRIME LOCATION PROXIMATE TO SUBURBAN CORPORATE EMPLOYMENT CENTERS

Republic House at Frisco Bridges is in prime position to capitalize on the tremendous momentum that is being generated from Legacy Business Park and the rapid flight to north Dallas and the surrounding suburbs. The Property sits just two miles from Legacy West and less than 15 minutes from several major employment centers that will create tremendous demand for multifamily product in the area.



Toyota

7,000+ Employees



JP Morgan Chase

6,000+ Employees



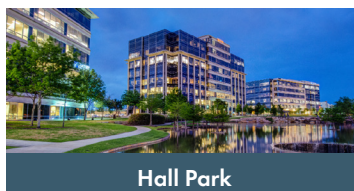
Liberty Mutual

5,000+ Employees



FedEx

1,200 Employees



Hall Park

10,000+ Employees



Platinum Corridor

23 Million SF of Office



Baylor Scott & White Centennial

600+ Physicians



Scottish Rite Frisco

1,000 Employees

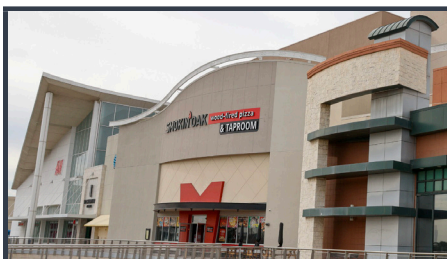
PROMINENT SURROUNDING RETAIL DESTINATIONS

The Property benefits from a strong location that is supported by prominent surrounding retail, restaurant, and entertainment destinations including:



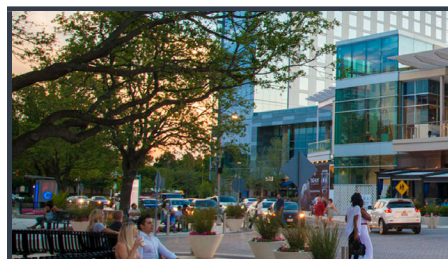
THE STAR

\$1B mixed-use development, home to the Dallas Cowboys practice facility and offices



STONEBRIAR CENTRE

1.6M square-foot mall which is the 3rd largest in Dallas-Fort Worth



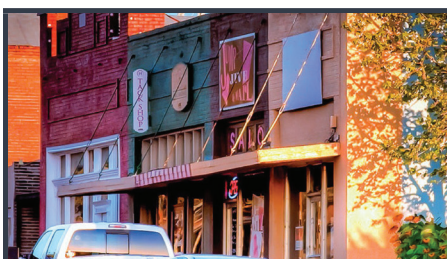
LEGACY WEST

240-acre development featuring major corporate headquarters and high-end retail



THE SHOPS AT LEGACY

450K square feet of retail and gourmet restaurants



FRISCO SQUARE

600K square feet of retail centered around Toyota Stadium, the home of FC Dallas Major League Soccer team



GRANDSCAPE

400-acre development featuring 3.9 million SF of retail, entertainment, and dining



PROPERTY DESCRIPTION

Address:	8568 Warren Parkway Frisco, Texas 75034
Year Built:	2000
Current Occupancy:	94.7% (as of 7/9/25)
Total Units:	262
Average Unit Size:	1,104 SF
Rentable Square Footage:	289,298 SF
Number of Buildings:	11
Land Area:	12.9 acres
Density:	20.3 units per acre
Parking:	243 surface lot spaces 125 detached 16 direct access garages 33 covered parking spaces 417 total parking spaces or 1.59 spaces per unit



COMMUNITY FEATURES:

- ▶ Resort-Style Swimming Pool w/ Tanning Deck
- ▶ Custom Outdoor Bar/Kitchen
- ▶ State-of-the-Art Fitness Center
- ▶ Community Firepit
- ▶ Sports Court
- ▶ Java Bar
- ▶ Chic Clubhouse
- ▶ Business Center
- ▶ Game Room w/ Billiards
- ▶ Covered Parking

UNIT FEATURES:

- ▶ Stainless Steel Appliances
- ▶ Granite Countertops
- ▶ Wood-Style Plank Flooring*
- ▶ Tile Backsplash
- ▶ 2" Blinds
- ▶ Fireplace*
- ▶ Full Size Washer/Dryer Connections
- ▶ Built-In Desks & Bookshelves*
- ▶ Attached Garage*
- ▶ Patio/Balcony

*In select units

UNIT MIX: AS OF JULY 9, 2025

Units	% of Total	Unit Description	Type	SF	Market Rent	Rent per SF	Lease Rent	Lease Rent PSF
36	14%	1 BR - 1 BA	A	774	\$1,534	\$1.98	\$1,288	\$1.66
90	34%	1 BR - 1 BA	A1	925	\$1,559	\$1.69	\$1,413	\$1.53
60	23%	2 BR - 2 BA	B	1,260	\$2,047	\$1.62	\$1,794	\$1.42
36	14%	2 BR - 2 BA	B2	1,278	\$2,036	\$1.59	\$1,801	\$1.41
16	6%	2 BR - 2 BA	B2 - Garage	1,382	\$2,157	\$1.56	\$2,066	\$1.49
24	9%	3 BR - 2 BA	C	1,436	\$2,257	\$1.57	\$2,183	\$1.52
262	100%			1,104	\$1,833	\$1.66	\$1,654	\$1.50



REPUBLIC HOUSE at Frisco Bridges

Additional Information

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

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