



# GRAYSON RIDGE

APARTMENTS

NORTH RICHLAND HILLS, TX



Offering Summary





# 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 Grayson Ridge (the "Property") a 240-unit Class B asset located in North Richland Hills, Texas. Ideally situated along Interstate-820, this places residents just a short drive from nearly every major employment center in the Metroplex, including DFW Airport, Fort Worth CBD, Great Southwest Industrial Park, and Texas Health Harris Methodist HEB hospital. Built in 1983, Grayson Ridge has been well-maintained leaving minimal deferred maintenance for new ownership while providing value-add opportunities throughout the community and unit enhancements. Additionally, the property is supported by a strong demographic base with an average household income of approximately \$100,221 within a one-mile radius. Furthermore, within a three-mile radius of Grayson Ridge there is only one asset under construction or 343 units.



## INVESTMENT HIGHLIGHTS

### | IDEAL VALUE-ADD WITH ABILITY TO PUSH RENTS

Grayson Ridge is in great condition and affords new ownership the opportunity to continue or expand on the current renovation program in order to bridge the rental gap to the competitive set. Potential upside also includes adding private yards, addition of covered parking, expanding the fitness center, and installing package lockers.



Stainless  
steel  
appliances



Granite  
or quartz  
countertops



Faux wood  
flooring



Modern  
cabinet  
fronts



Subway tile  
backsplash



Framed  
mirrors in  
bathrooms



New lighting,  
hardware,  
and fixtures

## IMPRESSIVE NEIGHBORING EMPLOYMENT CENTERS

The Property is located near several major employment centers including:



### Dallas/Fort Worth Airport

3rd busiest airport in the world  
Supports over 200,000 jobs  
\$37 billion economic impact



### Medical City North Hills

Award-Winning 164-bed hospital  
Over 560 physicians  
More than 650 staff



### Texas Health Harris Methodist HEB

322-bed nationally recognized hospital  
670 physicians  
1,300+ employees



### Skyview American Airlines

\$350 million state-of-the-art corporate headquarters  
1.6 million SF of office space  
12,000+ employees



### Fort Worth CBD

Largest employment center in the region  
11.6 million SF of office  
48,500 daytime population

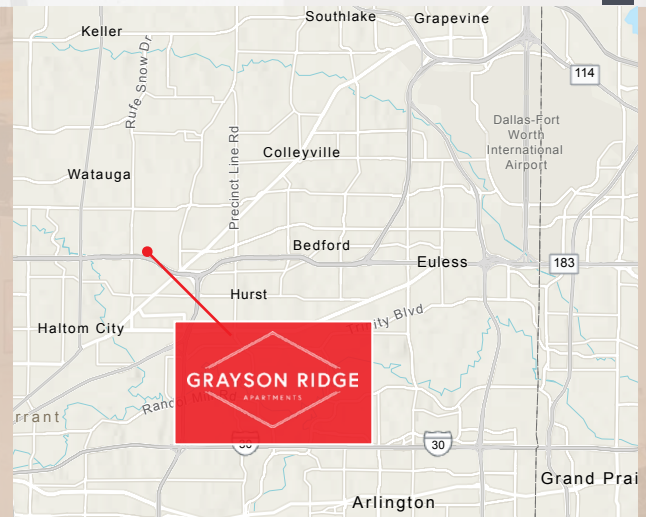


### BNSF Corporate Headquarters

4,500+ employees  
One of the largest freight railroad networks in the U.S.

## CENTRAL DFW LOCATION PROVIDING EASY ACCESSIBILITY

Grayson Ridge sits on Loop-820 providing access to 200,000+ cars that drive the highway per day. This location is ideal for dual working households as the Property is only 15 minutes from the Fort Worth CBD, Alliance, and 30 minutes from the Dallas CBD, offering convenient commutes to all areas of the Metroplex. In addition, the Property is just one mile from the Iron Horse TexRail station that connects residents to the Fort Worth CBD and DFW Airport.



## STRONG NEIGHBORING DEMOGRAPHICS



**\$100,221**

Average Household Income  
(1 mile)



**\$456,500**

Average Home List Price  
(1 mile)



**70%**

College Educated  
(1 mile)



## COMMUNITY FEATURES:



Resort-Style Swimming Pool w/ Sundeck



Newly Built Dog Park



Business Center & Library



Outdoor Grill & Picnic Area



24-Hour Fitness Center



Resident Clubhouse



Coffee Bar



Reserved Parking

## UNIT FEATURES:



Smart-Home Technology



Granite Countertops\*



Stainless Steel Appliances\*



Faux Wood Flooring\*



Farmhouse-Style Sinks\*



Brushed Nickel Hardware\*



2" Blinds



Washer/Dryer Connections\*



Washer/Dryer Sets\*



Wood Burning Fireplaces\*



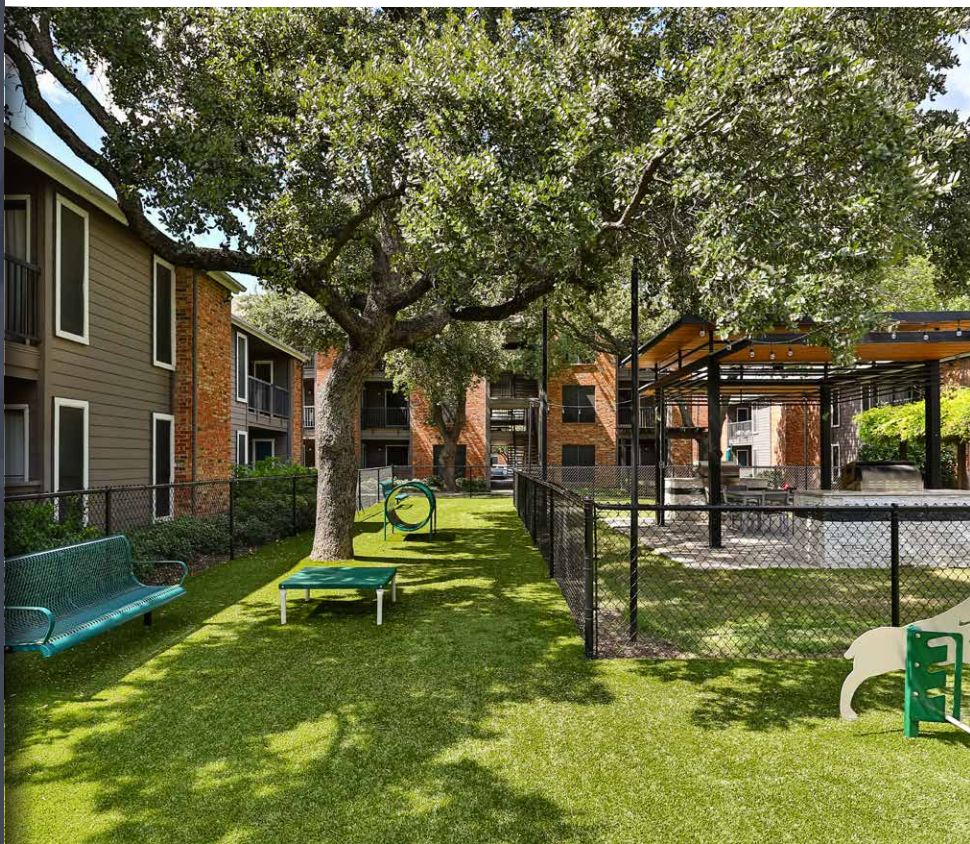
Built-In Bookshelves\*



Patio/Balcony with Storage

# PROPERTY DESCRIPTION

ADDRESS:	6901 NE Loop 820 North Richland Hills, TX 76180
YEAR BUILT:	1983
TOTAL UNITS:	240
CURRENT OCCUPANCY:	88.3% (as of 7/23/25)
AVERAGE UNIT SIZE:	760 square feet
LAND AREA:	9.85 acres
DENSITY:	24.4 units per acre
PARKING:	528 total parking spaces or 2.2 spaces / unit



## BEST-IN-CLASS AMENITY PACKAGE

Grayson Ridge features a best-in-class amenity package that features an oversized resort-style swimming pool with cascading water features, a luxurious modern clubhouse with business center, a recently built dog park, poolside outdoor living features including a smoker and grill, and a covered entertainment space with grills around the dog park. These unique amenities help to set Grayson Ridge apart from similar properties in the immediate area.





## UNIT MIX SUMMARY

UNITS	%	UNIT DESCRIPTION	TYPE	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
84	35%	1 BR - 1 BA	A1	518	\$1,159	\$2.24	\$1,138	\$2.20
60	25%	1 BR - 1 BA	A2	734	\$1,352	\$1.84	\$1,285	\$1.75
60	25%	2 BR - 2 BA	B1	965	\$1,544	\$1.60	\$1,495	\$1.55
36	15%	2 BR - 2 BA	B2	1,025	\$1,627	\$1.59	\$1,556	\$1.52
240	100%			760	\$1,374	\$1.81	\$1,328	\$1.75







## ADDITIONAL INFORMATION

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

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For questions regarding debt structures on this property, please contact:

DUSTIN DULIN, Senior Managing Director, [dustin.dulin@jll.com](mailto:dustin.dulin@jll.com) (214) 438.6393

OFFERING: Grayson Ridge is being offered on a free and clear basis

OFFER DATE: TBD

TIMING: All submissions must include specific terms relating to Due Diligence and Closing time periods.



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