

**Value-Add
Opportunity
Located in One
of the Top School
Districts in the
Country**



CAMDEN

Valley Park

IRVING, 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 Camden Valley Park (the "Property"), an exceptional Class "B" asset with value-add potential located in Irving, Texas. Built in 1986, the 516-unit Property is strategically situated on Valley Ranch Pkwy just minutes from I-635 and SH-161 providing excellent connectivity and an exceptional flow of traffic to the asset. This premier location places residents a short drive from Cypress Waters, DFW International Airport, and the Las Colinas Urban Center, the largest office market in DFW outside of downtown Dallas. Furthermore, Camden Valley Park is served by Coppell Independent School District, which is ranked as the 5th best school district in the state.



Investment Highlights

LONG-TERM INSTITUTIONAL OWNERSHIP WITH 100% CLASSIC UNITS

The Property presents the opportunity to acquire a well-maintained asset that has been institutionally owned and operated for 31 years. The Property is in excellent physical condition with no deferred maintenance, which offers future ownership the rare opportunity to **implement an interior renovation plan to 100% of the units in order to help bridge the \$200+ delta in effective rents to the competitive set.**



ONE OF THE PREMIER SCHOOL DISTRICTS IN THE COUNTRY

Camden Valley Park is uniquely positioned on the border of Coppell ISD and Carrollton-Farmers Branch ISD with the Property split roughly 50% between the two school systems. Coppell ISD is nationally recognized and is one of the most highly regarded school districts in the county as it ranked in the top 1%.



**VALLEY RANCH
ELEMENTARY**



**COPPELL WEST
MIDDLE**



**COPPELL
HIGH**



LIMITED TRANSACTION SUBMARKET WITH EXTREMELY HIGH BARRIERS TO ENTRY

Coppell is one of the few suburban areas in DFW with extremely high barriers to entry for new development as evidenced by only eight communities being delivered over the last 10 years. Currently, there is only one new community that is under construction with proforma rents in excess of \$2.35 PSF. In addition, there have only been 18 multifamily transactions in Coppell over the previous decade further driving demand for potential ownership in the area.



1

ASSET UNDER CONSTRUCTION



4

ASSETS DELIVERED SINCE 2020



235

UNITS DELIVERED ANNUALLY SINCE 2015

AFFLUENT HIGH-EARNING DEMOGRAPHICS

Camden Valley Park is situated in one of the most coveted suburban locations in the entire DFW metro. Highlighting the area's affluence, the Property is supported by second-to-none demographics.

1-MILE RADIUS DEMOGRAPHICS



\$146K

AVERAGE HOUSEHOLD INCOME



\$712K

AVERAGE HOME LIST PRICE



89%

ASSOCIATE DEGREE OR HIGHER



88%

WHITE COLLAR JOBS



CENTRAL LOCATION PROXIMATE TO SUBURBAN EMPLOYMENT CENTERS

Irving is centrally located in DFW and provides excellent access to major employment centers and Fortune 500 firms in the immediate suburban submarkets.



DALLAS / FORT WORTH INTERNATIONAL AIRPORT

is the third busiest airport in the world supporting 228,000 jobs and generating an estimated \$37 billion for the North Texas economy.



CYPRESS WATERS

1,000-acre mixed-use master-planned development featuring over 4.2 million SF of office and is home to multiple corporate headquarters.



LAS COLINAS URBAN CENTER

home to over 2,000 companies and 58 Fortune 500 companies.



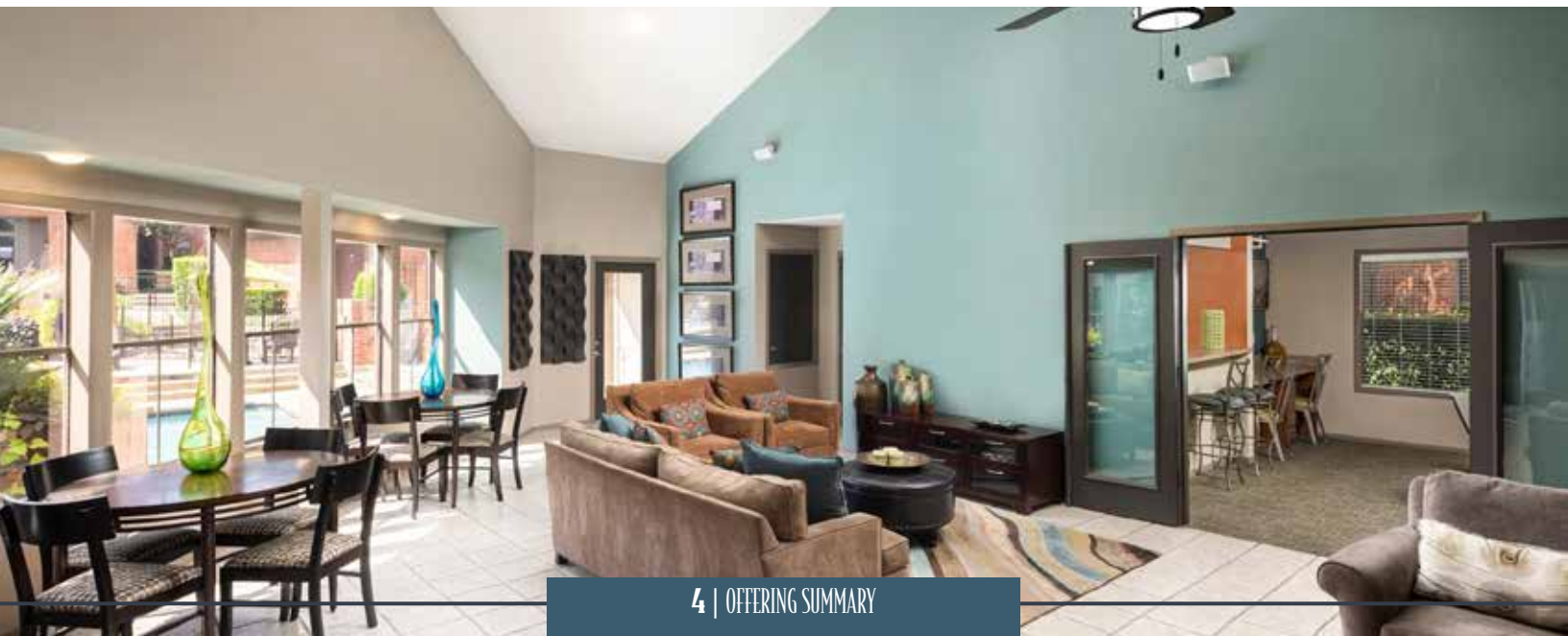
SKYVIEW AMERICAN AIRLINES CORPORATE

HQ \$350 million training complex consisting of 1.6 million SF of office and housing 12,000 employees.



UNIT MIX: AS OF AUGUST 5, 2025

Units	% of Total	Unit Description	Type	SF	Effective Rent	Effective Rent PSF
148	28%	1 BR - 1 BA	Aspen	520	\$1,131	\$2.17
51	10%	1 BR - 1 BA	Birch	613	\$1,167	\$1.90
5	1%	1 BR - 1 BA	Birch - A	613	\$1,284	\$2.09
20	4%	1 BR - 1 BA	Cypress	640	\$1,203	\$1.88
20	4%	1 BR - 1 BA	Douglas	725	\$1,246	\$1.72
108	21%	1 BR - 1 BA	Fir	727	\$1,232	\$1.69
24	5%	1 BR - 1.5 BA (Loft)	Elm	800	\$1,277	\$1.60
32	6%	2 BR - 2 BA	Ginkgo	977	\$1,648	\$1.69
24	5%	2 BR - 2 BA	Ginkgo CCP	977	\$1,942	\$1.99
20	4%	2 BR - 2 BA (Townhome)	HCP	1,061	\$2,026	\$1.91
16	3%	2 BR - 2 BA (Townhome)	Hickory	1,061	\$1,658	\$1.56
24	5%	2 BR - 2 BA	ICP	1,100	\$2,163	\$1.97
16	3%	2 BR - 2 BA	Ivy	1,100	\$1,734	\$1.58
8	1%	3 BR - 2 BA	Juniper	1,300	\$2,099	\$1.61
516	100%			743	\$1,375	\$1.85



PROPERTY DESCRIPTION

Address:	9835 W Valley Ranch Pkwy, Irving, TX 75063
Year Built:	1986
Current Occupancy:	95.9% (as of 8/5/25)
Total Units:	516
Average Unit Size:	743 SF
Rentable Square Footage:	383,612 SF
Number of Buildings:	36
Land Area:	20.76 acres
Density:	24.85 units per acre
Parking:	753 surface lot spaces 273 carport spaces 12 handicap spaces 1,038 total parking spaces or 2.01 spaces per unit



COMMUNITY FEATURES:



Resort-Style Swimming Pools w/
Sun Deck



24-Hour State-of-the-Art Fitness
Center



Community Workspace



Resident Clubhouse



Outdoor Grilling Stations



Spruce Services



Carports & Reserved Parking



Direct Access to Jogging Trails and
Canal

UNIT FEATURES:



Black or Stainless Steel Appliances



Laminate Countertops



Wood-Style Plank Flooring*



Chestnut Cabinets



Brushed Nickel Hardware



Washer/Dryer Set



Smart Home Tech Package

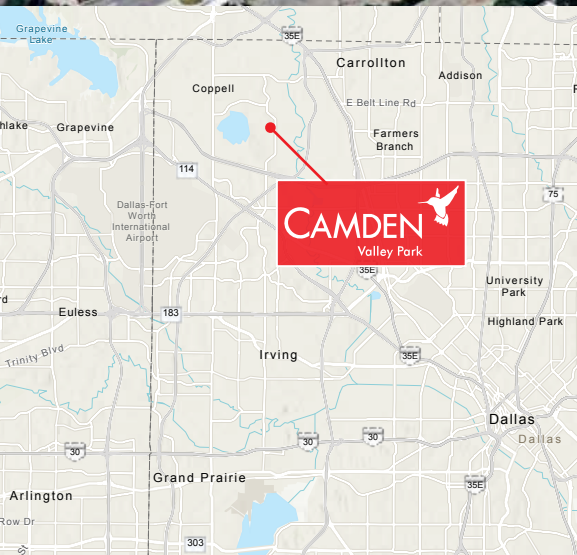


USB Outlets



Private Patio or Balcony

**In select units*



ADDITIONAL INFORMATION

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

Bill Miller, Senior Managing Director, bill.miller@jll.com (469) 232.1986

Greg Toro, Senior Managing Director, greg.toro@jll.com (469) 232.1995

Rob Key, Senior Managing Director, rob.key@jll.com (469) 232.1926

David Austin, Managing Director, david.austin@jll.com (469) 232.1993

Clint Coe, Managing Director, clint.coe@jll.com (214) 438.6184

Caroline Novak, Director, caroline.novak@jll.com (469) 232.1959

William Jennings, Vice President, william.jennings@jll.com (469) 232.1998

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

Dustin Dulin, Senior Managing Director, dustin.dulin@jll.com (214) 438.6393



2401 Cedar Springs, Suite 100
Dallas, TX 75201
214.265.0880 (phone)
214.265.9564 (fax)
www.us.jll.com/capitalmarkets

OFFER DATE: TBD

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

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.