



twenty  
**ONE**  
15

ARLINGTON, 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 Twenty-One 15 (the "Property"). This 280-unit value-add asset, built in 1980, is located in Arlington, TX, providing convenient access to both Dallas and Fort Worth, as well as distinguished entertainment destinations and employment centers like AT&T Stadium, Grand Prairie Premium Outlets, The Parks Mall at Arlington, University of Texas at Arlington (UTA), and Medical City Arlington. With a \$140+ rent gap to the competitive set, the Property presents an opportunity for new ownership to enhance value through an impactful renovation program while tapping into the area's dynamic growth, propelled by UTA's continued expansion, AT&T Stadium's upcoming role as a 2026 World Cup venue, and the ongoing evolution of Texas Live!.



## INVESTMENT HIGHLIGHTS

### COMPELLING VALUE-ADD POTENTIAL

Twenty-One 15 offers an exceptional opportunity at a \$140+ discount compared to its competitive set, positioning new ownership to implement a strategic renovation program with immediate rent growth potential. The Property's well-maintained condition provides the perfect foundation for targeted improvements that will elevate resident experience and maximize investment returns. Potential improvements could include the following:

				
Stainless Steel Appliances	Adding Washer/Dryers To Remaining Units	Quartz Countertops To 272 Units	Private Yard Additions	Reserved & Covered Parking Additions

### SURROUNDING DEMOGRAPHICS SETTING THE STAGE FOR SUCCESS

<b>\$82,016</b> Median Household Income (3-Mile)	<b>\$428,545</b> Average Home List Price (Zip Code: 76013) <i>(Source: Redfin)</i>	<b>69%</b> of the Population Base With At Least Some College Education (3-Mile)
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## DIVERSE ASSORTMENT OF PROXIMATE RETAIL & ENTERTAINMENT DESTINATIONS

Twenty-One 15 offers convenient access to North Texas' largest entertainment concentration, with major professional sports venues, retail destinations, and theme parks all within a 15-minute drive.

<b>SUPER TARGET</b> (9 MINUTES)	A well-known and popular, all-in-one retail store with a wide selection of productions including clothing, electronics, home goods, and groceries.
<b>THE PARKS MALL AT ARLINGTON</b> (9 MINUTES)	Established in 1988, a premier shopping destination boasting over 180 stores across 1.5 million square feet of retail space.
<b>AT&amp;T STADIUM</b> (12 MINUTES)	\$1.3 billion world-class stadium of the Dallas Cowboys and host of major events and concerts.
<b>GRAND PRAIRIE PREMIUM OUTLETS</b> (14 MINUTES)	450,000+ square foot retail destination with over 90 outlet stores including Nike, Adidas, Michael Kors, and Coach.
<b>SIX FLAGS OVER TEXAS &amp; HURRICANE HARBOR</b> (14 MINUTES)	212-acre family-friendly theme park and a water park encompassing 3 million gallons of water and 40 different water slides, rides, and pools.
<b>GLOBE LIFE FIELD</b> (14 MINUTES)	\$1.1 billion home of the Texas Rangers and generates over 2 million visitors annually.
<b>TEXAS LIVE!</b> (15 MINUTES)	\$1.5 billion mixed-use development that features bars, restaurants, hotel, and concert facility.

## SUPERIOR CONNECTIVITY TO MAJOR EMPLOYMENT CENTERS

The Property is conveniently located near several major thoroughfares including Texas Spur 303 (Pioneer Parkway), Interstate 20, and State Highway 360. These roadways provide residents with expedient access to major business centers throughout the Dallas-Fort Worth metroplex, including the following employment centers:



<b>1 TEXAS HEALTH ARLINGTON MEMORIAL HOSPITAL</b> 369-BED AWARD WINNING HOSPITAL, 2,000+ EMPLOYEES	<b>7 GREAT SOUTHWEST INDUSTRIAL PARK</b> 8,000 ACRES AND 100M+ SF OF INDUSTRIAL SPACE. MAJOR TENANTS: LOCKHEED MARTIN, GENERAL MOTORS, AND CINTAS.
<b>2 MEDICAL CITY OF ARLINGTON</b> 433-BED AWARD WINNING HOSPITAL, 1,500+ EMPLOYEES	<b>8 AMERICAN AIRLINES (SKYVIEW)</b> \$350 MILLION TRAINING COMPLEX FOR 130,000+ EMPLOYEES OF AMERICAN AIRLINES
<b>3 FEDEX GROUND FACILITY</b> 365,000 SF CRITICAL LOGISTICS HUB, ~350 EMPLOYEES.	<b>9 DFW INTERNATIONAL AIRPORT</b> 26.9 SQUARE-MILE GLOBAL HUB, THE THIRD BUSIEST AIRPORT IN THE WORLD AND ~\$38 BILLION ANNUAL ECONOMIC IMPACT
<b>4 UPS DISTRIBUTION CENTER FACILITY</b> 1+ MSF, \$200 MILLION SHIPPING CENTER, ~1,400 EMPLOYEES.	<b>10 LOCKHEED CORPORATION FACILITY</b> RENOWNED AEROSPACE & DEFENSE COMPANY FACILITY WITH 18,000+ EMPLOYEES
<b>5 GENERAL MOTORS ASSEMBLY PLANT</b> 5.75 MILLION SF PLANT, 5,500+ EMPLOYEES.	<b>11 MEDICAL CITY FORT WORTH</b> 1,400 ACRE HEALTHCARE DISTRICT 40,000+ EMPLOYEES & 20 HOSPITALS
<b>6 LOCKHEED MARTIN MISSILES &amp; FIRE CONTROL</b> LOCKHEED MARTIN'S MISSILES & FIRE CONTROL HQ, 4,000+ EMPLOYEES.	<b>12 ALLIANCE</b> 27,000 ACRE MIXED-USE DEVELOPMENT 70,000 EMPLOYEES



## PROPERTY DESCRIPTION

<b>ADDRESS</b>	2115 Park Springs Cir, Arlington, TX 76013
<b>YEAR BUILT</b>	1980
<b>CURRENT OCCUPANCY</b>	93.9% as of (8/19/2025)
<b>UNITS</b>	280
<b>AVERAGE UNIT SIZE</b>	764 Square Feet
<b>RENTABLE SF</b>	213,824 Square Feet
<b>STORIES</b>	2
<b>NUMBER OF BUILDINGS</b>	27
<b>LAND AREA</b>	11.66 Acres
<b>DENSITY</b>	24 Units/Acre
<b>PARKING</b>	564 Total Parking Spaces 2.01 Spaces/Unit



## UNIT MIX

UNITS	%	UNIT DESCRIPTION	TYPE	SF	TOTAL SF	STATUS		MARKET		EFFECTIVE	
						OCC	VAC	RENT	PSF	RENT	PSF
64	23%	1BR - 1BA	A1s	546	34,944	59	5	\$1,094	\$2.00	\$969	\$1.77
1	0%	1BR - 1BA	A2c	708	708	1	0	\$1,085	\$1.53	\$970	\$1.37
79	28%	1BR - 1BA	A2s	708	55,932	74	5	\$1,126	\$1.59	\$1,015	\$1.43
4	1%	2 BR - 1BA	B1q	840	3,360	4	0	\$1,422	\$1.69	\$1,303	\$1.55
52	19%	2 BR - 1BA	B1s	840	43,680	49	3	\$1,372	\$1.63	\$1,223	\$1.46
4	1%	2 BR - 2 BA	B3q	940	3,760	4	0	\$1,537	\$1.63	\$1,460	\$1.55
76	27%	2 BR - 2 BA	B3s	940	71,440	70	6	\$1,498	\$1.59	\$1,370	\$1.46
<b>280</b>	<b>100%</b>			<b>764</b>	<b>213,824</b>	<b>261</b>	<b>19</b>	<b>\$1,275</b>	<b>\$1.67</b>	<b>\$1,150</b>	<b>\$1.51</b>
<b>144</b>	<b>51%</b>	<b>One Bedroom</b>		<b>636</b>	<b>91,584</b>	<b>134</b>	<b>10</b>	<b>\$1,112</b>	<b>\$1.75</b>	<b>\$994</b>	<b>\$1.56</b>
<b>136</b>	<b>49%</b>	<b>Two Bedroom</b>		<b>899</b>	<b>122,240</b>	<b>127</b>	<b>9</b>	<b>\$1,449</b>	<b>\$1.61</b>	<b>\$1,314</b>	<b>\$1.46</b>







## COMMUNITY AMENITIES

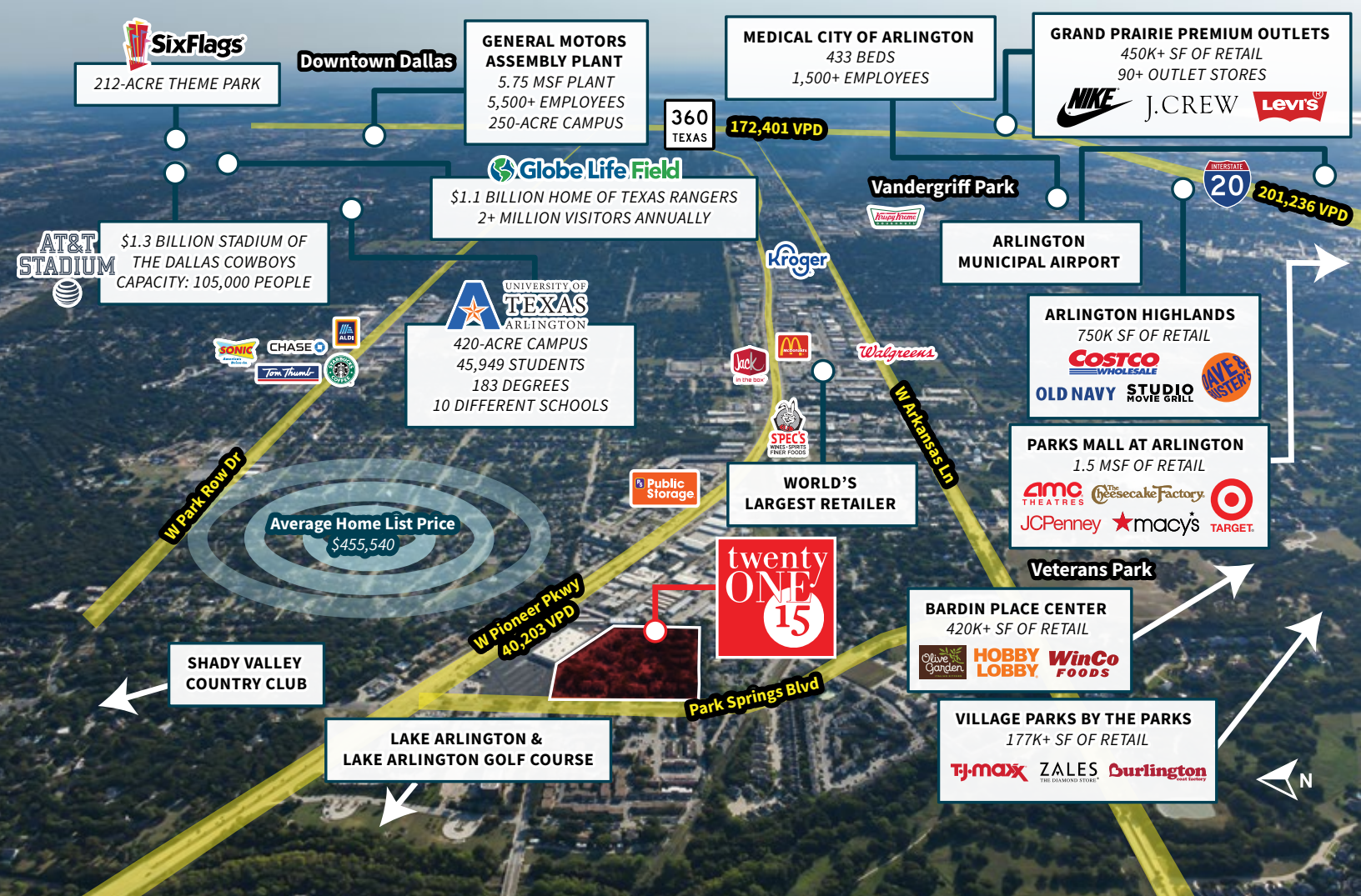
- » Resort-Style Pool With Stone Waterfall Feature
- » Cardio-Centric Fitness Center
- » Park-Like Playground
- » Multiple High-Quality Grilling Areas
- » Relaxing Picnic Area
- » Convenient On-Site Laundry Facilities
- » Open Courtyard
- » Outside Storage
- » Welcoming Leasing Office
- » Designated Package Receiving Procedure
- » Common Area Wi-Fi Available
- » Controlled-Access Gates

## APARTMENT AMENITIES

- » Wood-Style Flooring
- » Granite Countertops\*
- » Washer & Dryer\*
- » Efficient Kitchen Appliances
- » Spacious Bedroom Closets
- » Modernized Private Patio/Balcony
- » High Ceilings\*
- » Cozy Fireplace\*
- » Ceiling Fans\*
- » Electronic Thermostat
- » High-Speed Internet Access
- » Furnished Apartments Available with Cort Furniture Rentals

*\*in select units*





## CENTRAL ARLINGTON APARTMENT MARKET OVERVIEW

**4.9%**  
Average Annual Rent Growth -  
Five Year Average  
(Q2 2025)

**93.9%**  
Class B Occupancy  
(Q2 2025)

**\$1,309 OR \$1.59 PSF**  
Average Class B Monthly Rent &  
Rent PSF (Q2 2025)

**\$428,545**  
Average Home List Price  
(Zip Code: 76013)

## ADDITIONAL INFORMATION

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

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