



SENDERO AT TRACE



Sendero Trace is a premium 399-unit multifamily asset built in 2024 in San Marcos, Texas. This A+ community offers a compelling investment opportunity **well below replacement cost** in one of the fastest growing locations in Texas. Situated along the I-35 corridor between Austin & San Antonio, Sendero Trace combines luxury living with access to major employment and entertainment drivers in both metros.

INVESTMENT HIGHLIGHTS



**SIGNIFICANT DISCOUNT
TO REPLACEMENT COST**



**PREMIUM ASSET QUALITY IN
POSITION FOR OUTSIZED RENT
GROWTH POST SUPPLY CLIFF**



**ELITE DEMOGRAPHIC PROFILE DRIVING
HIGH-QUALITY TENANT DEMAND
WITH SAN MARCOS POPULATION
PROJECTED TO DOUBLE BY 2035**



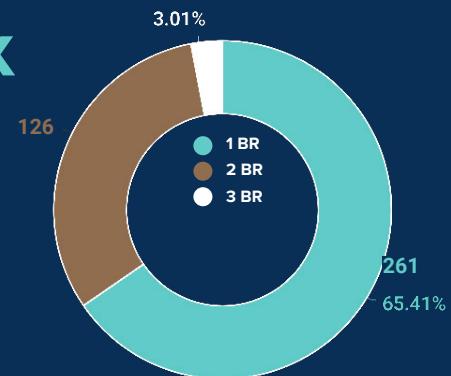
**STRATEGIC LOCATION ALONG
BOOMING I-35 GROWTH CORRIDOR
WITH EXCEPTIONAL CONNECTIVITY TO
AUSTIN AND SAN ANTONIO**

PROPERTY SUMMARY

ADDRESS:	425 El Rio St, San Marcos, TX 78666
YEAR BUILT:	2024
TOTAL UNITS:	399
AVERAGE UNIT SIZE (SF):	922
OCCUPANCY:	90%

UNIT MIX

1 BR	261
2 BR	126
3 BR	12
TOTAL	399





BUILT-IN INSTITUTIONAL DEMAND

TEXAS  STATE
UNIVERSITY

~40,000
STUDENTS

7TH
LARGEST UNIVERSITY
IN TEXAS

50,000+
STUDENTS PROJECTED
BY 2023

THE SUPPLY CLIFF IS IN SIGHT

0 UNITS UNDER CONSTRUCTION IN A 3-MILE RADIUS



TRUE RENT GROWTH IS NEAR

MULTI-HOUSING CONTACTS

ROBERT ARZOLA
Managing Director
T: 210-839-2042
Robert.Arzola@jll.com

RYAN MCBRIDE
Managing Director
T: 512-532-1932
Ryan.Mcbride@jll.com

ROBERT WOOTEN
Senior Managing Director
T: 512-532-1925
Robert.Wooten@jll.com

ALEX FERNANDES
Director
T: 512-636-1686
Alex.Fernandes@jll.com

ANNIE LYND
Senior Analyst
T: 210-315-1476
Annie.Lynd@jll.com

NOAH EHLER
Analyst
T: 210-293-6838
Noah.Ehler@jll.com

WILL EVELD
Analyst
T: 512-532-1907
Will.Eveld@jll.com

DEBT CONTACTS

KYLE SPENCER
Managing Director
T: 512-532-1921
Kyle.Spencer@jll.com

MEREDITH SHEEDER
Director
T: 210-308-9888
Meredith.Sheeder@jll.com