



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



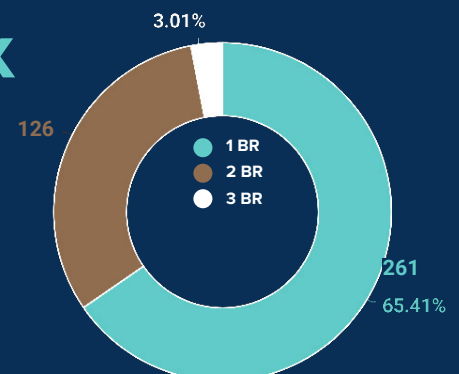
STRATEGIC LOCATION ALONG BOOMING I-35 GROWTH CORRIDOR WITH EXCEPTIONAL CONNECTIVITY TO AUSTIN AND SAN ANTONIO

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

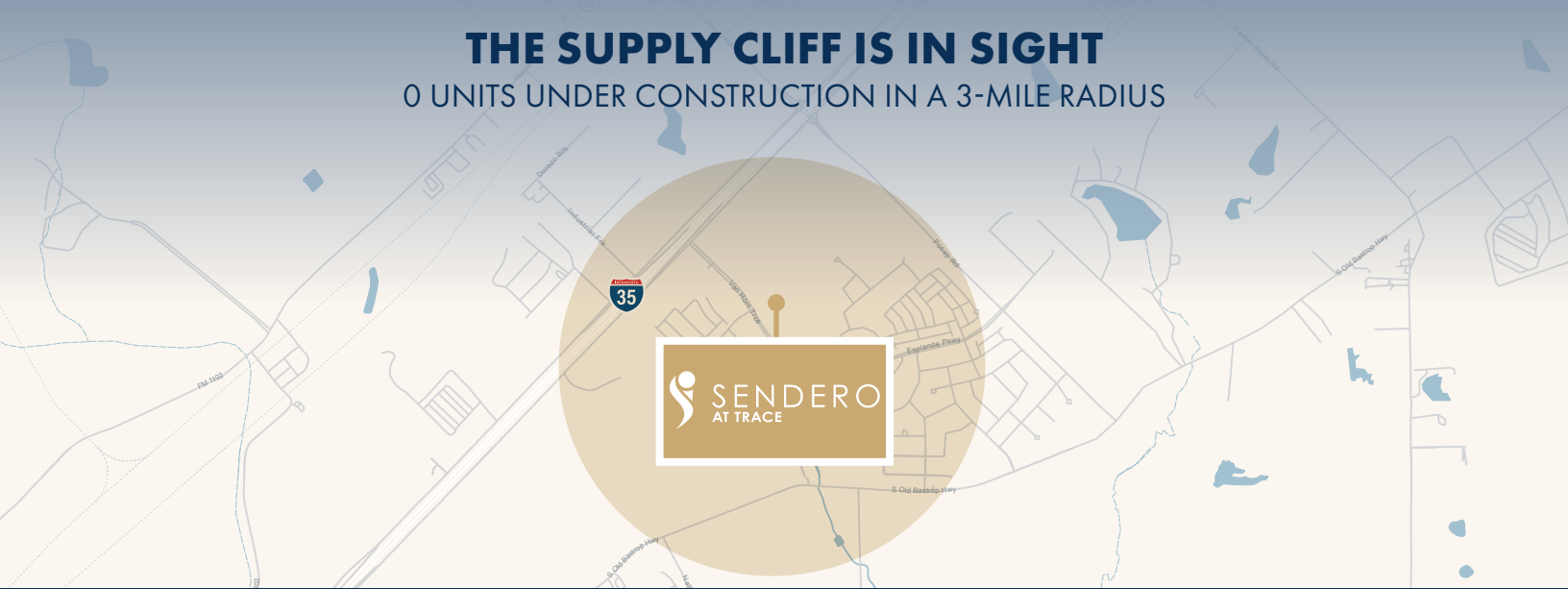
~40,000
STUDENTS

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