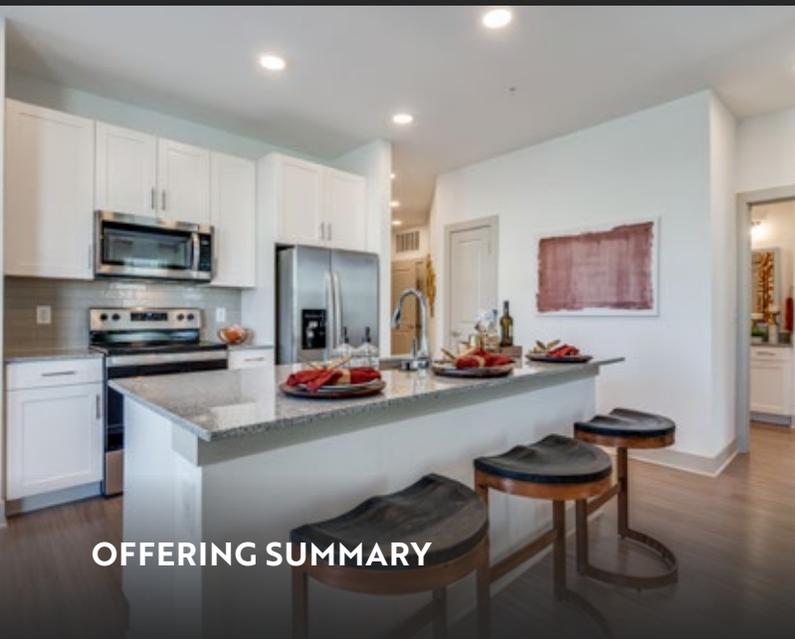




ALTA LANDING

2022 BUILT ASSET IN DALLAS/FORT WORTH



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 Alta Landing (the "Property") located in Kennedale, Texas. Completed in 2022, the Property is positioned along Hwy 287, less than 2.5 miles from I-20 between Fort Worth and Mansfield, providing access to numerous surrounding demand drivers and employment centers, including Mouser Electronics, Medical City Arlington Hospital, the GM Assembly Plant, and American Airlines Corporate Headquarters. This well-constructed asset represents an exceptional investment opportunity in the supply-constrained Kennedale market, as it is priced well below replacement cost and offers over \$155 in potential rent growth.



HIGH QUALITY ASSET WITH MINIMAL NEW SUPPLY

Alta Landing is an institutional-quality asset featuring thoughtfully designed floorplans and distinctive amenities. It is uniquely positioned as the only conventional multifamily asset delivered in Kennedale in more than ten years, with no new supply within a five-mile radius. Replacing the Property with a similar product would require rents approximately **25-30%** higher than current effective rents, highlighting the Property's significant discount to replacement cost. New ownership can also capitalize on attractive rental upside, with the Property offering over \$155 in rent growth potential.

EXCEPTIONAL DEMOGRAPHICS



\$101,169

Median Household Income
(one-mile radius)



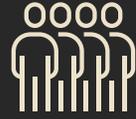
\$130,202

Average Household Income
(three-mile radius)



\$507,743

Average Home List Price
(Zip Code: 76060)



44%

Population Growth in the City of Kennedale
(2010-2025)

PREMIER ADJACENT RETAIL & ENTERTAINMENT DESTINATIONS

Alta Landing is located in a densely populated retail area, offering over 5.9 million square feet of retail space within a four-mile radius. The Property is positioned next to two neighborhood shopping centers featuring retailers such as Albertson's, Kroger Marketplace, and LA Fitness. Additionally, the Property is about a 10-minute drive from well-known destinations including H-E-B, Mansfield Town Center & Crossing, Cooper Street Plaza, and The Parks Mall at Arlington. Residents also benefit from easy access to Arlington's Entertainment District, which includes AT&T Stadium, Texas Live!, Six Flags Over Texas, and Globe Life Field.

PROXIMITY TO LEADING EMPLOYERS



Mouser Electronics Corporate Headquarters

1.5 million SF of industrial space and more than 2,400 employees.



Medical City Arlington Hospital

496-bed nationally recognized hospital with 1,590+ employees.



Methodist Mansfield Medical Center

294-bed award-winning hospital with 1,300+ employees.



General Motors Assembly Plant

5.75 million SF plant on 250 acres with 5,400+ employees.



American Airlines Corporate Headquarters

\$350 million International Headquarters consisting of 1.8 MSF of space that is the training ground for American Airlines' 133,000 employees worldwide.



Property Description

ADDRESS:	3100 Joplin Rd. Kennedale, TX 76060
YEAR BUILT:	2022
CURRENT OCCUPANCY:	93% (as of 03/02/2026)
TOTAL UNITS:	270
AVERAGE UNIT SIZE:	930 SF
RENTABLE SQUARE FOOTAGE:	251,112 SF
STORIES:	3
LAND AREA:	10.27 acres
DENSITY:	26.29 units per acre 347 open surface spaces
PARKING:	60 reserved spaces 1.5 spaces / unit



UNIT MIX SUMMARY:

Units	%	Unit Description	Type	SF	Status		Market		Effective	
					Occ	Vac	Rent	PSF	Rent	PSF
3	1%	Studio	ala_E1	582	3	0	\$1,411	\$2.42	\$1,247	\$2.14
1	0%	Studio	ala_E1A	582	1	0	\$1,373	\$2.36	\$1,193	\$2.05
8	3%	Studio	ala_E2	642	8	0	\$1,384	\$2.16	\$1,253	\$1.95
44	16%	1 BR - 1 BA	ala_1A	723	42	2	\$1,535	\$2.12	\$1,490	\$2.06
4	1%	1 BR - 1 BA	ala_1AA	723	4	0	\$1,542	\$2.13	\$1,441	\$1.99
96	36%	1 BR - 1 BA	ala_1B	783	92	4	\$1,464	\$1.87	\$1,401	\$1.79
35	13%	2 BR - 2 BA	ala_2A	1,112	28	7	\$2,121	\$1.91	\$1,923	\$1.73
1	0%	2 BR - 2 BA	ala_2AA	1,112	1	0	\$2,196	\$1.97	\$1,810	\$1.63
72	27%	2 BR - 2 BA	ala_2B	1,172	67	5	\$1,938	\$1.65	\$1,828	\$1.56
1	0%	3 BR - 3 BA	ala_3A	1,520	1	0	\$2,812	\$1.85	\$1,687	\$1.11
1	0%	3 BR - 3 BA	ala_3AA	1,520	1	0	\$2,971	\$1.95	\$2,696	\$1.77
4	1%	3 BR - 3 BA	ala_3B	1,580	3	1	\$2,492	\$1.58	\$2,137	\$1.35
270	100%			930	251	19	\$1,714	\$1.84	\$1,598	\$1.72

12	4%	Studio		622	12	0	\$1,390	\$2.23	\$1,247	\$2.00
144	53%	One Bedroom		763	138	6	\$1,488	\$1.95	\$1,429	\$1.87
108	40%	Two Bedroom		1,152	96	12	\$2,000	\$1.74	\$1,855	\$1.61
6	2%	Three Bedroom		1,560	5	1	\$2,625	\$1.68	\$2,159	\$1.38



COMMUNITY AMENITIES:

- Resort-Style Swimming Pool & Sun Deck
- Outdoor Kitchen Grill Area
- Outdoor Firepit
- Enclosed Pet Park
- State-of-the-Art Fitness Center with Precor & Escape HIT Hub Equipment
- Social Clubroom with Kitchen, Arcade, Large TV and Shuffleboard
- Large Conference Room and Private Office Spaces
- Controlled Access Package Room



UNIT FEATURES:

- Stainless-Steel Whirlpool Appliances
- Platinum White Granite Countertops
- Custom Ivory-Oak Cabinets and Tile Backsplash
- Designer Wood-Style Plank Flooring
- Nine-Foot Ceilings
- Full-Size Whirlpool Washer & Dryer
- Upscale Carpet in Bedroom Suites and Closets
- Wood Style Two-Inch Blinds
- Private Balcony or Patio





Additional Information

IF YOU HAVE ANY QUESTIONS OR REQUIRE ADDITIONAL INFORMATION, PLEASE CONTACT ANY OF THE INDIVIDUALS BELOW.

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