

HIGHLY WALKABLE 228-UNIT CLASS A ASSET
IN THE HEART OF THE DALLAS ARTS DISTRICT



OFFERING
SUMMARY

ARTS

APARTMENTS
DALLAS, TEXAS





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 The Arts Apartments (the "Property") a Class A asset located in Dallas TX. Consisting of 228-units, the Property was built in 2010 and is located in the heart of the Arts District of Downtown Dallas providing residents an ideal urban lifestyle with tremendous walkability to surrounding employers, shopping, dining, and entertainment options. Additionally, The Arts Apartments represents an extraordinary opportunity to acquire an asset at a significant discount to replacement cost.

INVESTMENT HIGHLIGHTS

EXTREMELY WALKABLE URBAN ENVIRONMENT

The Property is situated in the highly desired Arts District and is just a short walk from some of the area's trendiest bars, live music venues, upscale dining, boutique retail, and museums. In addition, The Arts is just minutes from Uptown, Victory Park, the Design District, and the Farmers Market, helping to offer a one-of-a-kind urban experience. These factors helped the Property attain a "Walk Score" of 87.



87
WALK SCORE



480+
RESTAURANTS
& BARS



300+
SHOPS



40+
PARKS

CORE LOCATION AT THE EPICENTER OF DALLAS EMPLOYMENT

Conveniently located at the heart of over 135,000 jobs in the Dallas CBD, The Arts offers unprecedented access to several of the City's top employers. In addition to Downtown Dallas, the Property sits just blocks from Uptown Dallas (70,000 employees), the Baylor University Medical Center (4,900 employees), and the 11-acre future Goldman Sachs corporate campus that will feature 3.75 million SF of commercial space and will be the company's largest presence in the U.S. outside of its Manhattan HQ.



35MM+
SQUARE FEET OFFICE SPACE



2,500
COMPANIES



135,000+
EMPLOYEES



REVITALIZATION OF THE DOWNTOWN DALLAS CORE

Over the last several years, Downtown Dallas has become an innovative, pedestrian friendly, live-work-play environment thanks in large part to investments by both the public and private sectors. Since 2000, more than \$4 billion has been invested or is planned including:

 **\$3-BILLION**
NEW 2.5M SF CONVENTION CENTER (EST. 2029)

Goldman Sachs **\$350-MILLION**
AT&T PERFORMING ARTS CENTER

 **\$500-MILLION**
GOLDMAN SACH'S NORTHEAST CAMPUS (EST. 2027)

 **\$100-MILLION**
AT&T DISCOVERY DISTRICT



HIGHLY AFFLUENT DEMOGRAPHICS


\$144,567
AVERAGE
HOUSEHOLD INCOME
(1 MILE)


\$693,608
AVERAGE HOME VALUE
(1 MILE)


90%
OF POPULATION HAS HAD
SOME COLLEGE EDUCATION
(1 MILE)



IRREPLACEABLE PRODUCT BELOW REPLACEMENT COST

The Arts Apartments offers potential buyers the ability to acquire a well-located asset that neighbors the Dallas CBD. Due to high land costs, scarce site availability, and rising construction costs, the Property is at a significant discount to replacement cost that would not be duplicable in the marketplace today. The Property is insulated from new like kind development as costs and market conditions would require construction of new high-rise product with rents approximately XX% above current effective rents at The Arts. Moreover, there is only XX mid-rise property under construction in the immediate area.

PROPERTY DESCRIPTION

ADDRESS:	2611 Ross Avenue Dallas, TX 75201
YEAR BUILT:	2010
CURRENT OCCUPANCY:	93.9% (as of 3/16/26)
TOTAL UNITS:	228
AVERAGE UNIT SIZE:	894 square feet
RENTABLE SQUARE FOOTAGE:	203,758 square feet
LAND AREA:	1.51 acres
DENSITY:	150.8 units per acre
PARKING:	287 total garage spaces or 1.26 spaces per unit



UNIT MIX SUMMARY

UNITS	TYPE	UNIT DESCRIPTION	% OF TOTAL	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
1	0%	Studio	E1	610	\$1,880	\$3.08	\$1,432	\$2.35
18	8%	Studio	E1R	610	\$1,955	\$3.21	\$1,488	\$2.44
2	1%	Studio	E2R	668	\$2,128	\$3.19	\$1,492	\$2.23
40	18%	1 BR - 1 BA	A1R	724	\$2,043	\$2.82	\$1,547	\$2.14
3	1%	1 BR - 1 BA	A2	786	\$1,880	\$2.39	\$1,647	\$2.10
37	16%	1 BR - 1 BA	A2R	786	\$2,088	\$2.66	\$1,641	\$2.09
1	0%	1 BR - 1 BA	A3	786	\$1,880	\$2.39	\$1,723	\$2.19
37	16%	1 BR - 1 BA	A3R	786	\$2,084	\$2.65	\$1,598	\$2.03
10	4%	1 BR - 1 BA	A4R	814	\$2,124	\$2.61	\$1,716	\$2.11
2	1%	2 BR - 2 BA	B1	1,106	\$2,371	\$2.14	\$1,951	\$1.76
42	18%	2 BR - 2 BA	B1R	1,106	\$2,604	\$2.35	\$2,159	\$1.95
20	9%	2 BR - 2 BA	B2R	1,177	\$2,611	\$2.22	\$2,179	\$1.85
1	0%	2 BR - 2 BA	B3	1,331	\$2,671	\$2.01	\$2,900	\$2.18
4	2%	2 BR - 2 BA	B3R	1,331	\$2,854	\$2.14	\$2,537	\$1.91
5	2%	2 BR - 2 BA	B4R	1,268	\$2,696	\$2.13	\$2,280	\$1.80
5	2%	3 BR - 3 BA	C1R	1,445	\$3,393	\$2.35	\$2,882	\$1.99
228	100%			894	\$2,268	\$2.54	\$1,819	\$2.04



COMMUNITY FEATURES

- » Resort-Style Swimming Pool & Tanning Deck
- » Fountain Terrace with Outdoor Grilling Station
- » State-of-the-Art Fitness Center
- » Executive Business Center
- » Poolside Fire Pit
- » Resident Lounge
- » Aqua Lounge
- » Clubhouse with Billiards & Media Center



UNIT FEATURES

- » Stainless Steel Appliances
- » Granite Countertops with Undermount Sink
- » Tile Backsplash*
- » Brushed Nickel Fixtures & Hardware*
- » Polished Concrete & Hardwood-style Floors*
- » Custom Designer Cabinetry
- » USB Ports*
- » Washer & Dryer in Home*
- » Balconies & Patios

**In select units*



Dallas Love Field

17.5 Million Passengers (2023)
Best Airport of 15-25 Million Passengers
in North America for 2023

MEDICAL DISTRICT

35,000 Employees
6+ MSF of Medical Space
4 Major Hospitals



WEST VILLAGE
275,000 SF OF RETAIL
100+ SHOPS & RESTAURANTS
SUISUPPLY KENDRA SCOTT SEPHORA

TURTLE CREEK VILLAGE
100,000+ SF OF RETAIL, DINING,
& OFFICE SPACE
CAVA Tom Thumb EAST HAMPTON
Sandwich Co.

213,000 SF
OF RETAIL
TARGET PETS MART
OfficeMax

DRIVE TIMES FROM THE ARTS	
Uptown	2 Minutes
Victory Park	3 Minutes
Farmers Market	4 Minutes
Deep Ellum	5 Minutes
Design District	6 Minutes
West Village	8 Minutes
Knox/Henderson	8 Minutes
Dallas Love Field	12 Minutes

DESIGN DISTRICT

7+ MSF of Office/Retail
370+ Shops &
Art/Design Showrooms

VICTORY PARK
800,000+ SF of Office,
Retail, and Restaurants

UPTOWN
70,000 Employees
14+ MSF of Office Space
200+ Bars & Restaurants

**KNOX/HENDERSON
ENTERTAINMENT DISTRICT**

KNOX STREET | HENDERSON AVE

lululemon athletica | the Skellig
TRADER JOE'S | MAYER'S GARDEN
POTTERYBARN

DOWNTOWN DALLAS

135,000 Employees
Home to 200 Corporate or
Regional Headquarters

**GOLDMAN SACHS' DALLAS CAMPUS
(UNDER CONSTRUCTION)**
\$500 MILLION PROJECT | OPENING IN 2028
800,000 SF | 4,000+ EMPLOYEES

POSTINO
TERRY BLACK'S BARBECUE | VIDORRA | Bottled BLONDE

DEEP ELLUM
150+ Bars & Restaurants
40+ Shops

WEST END

EAST QUARTER

DALLAS FARMERS MARKET

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
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For questions regarding debt structures on this property, please contact:
DUSTIN DULIN Senior Managing Director, dustin.dulin@jll.com (214) 438.6393

OFFER DATE:
TBD

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



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