



PARKSIDE AT CRAIG RANCH



**1,824-UNIT MASTER-PLANNED COMMUNITY WITH
UNMATCHED AMENITIES IN MCKINNEY, TEXAS**



OFFERING SUMMARY



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 Parkside at Craig Ranch (the "Property"). Parkside at Craig Ranch is a 1,824-unit community situated on 41 acres, developed in five phases between 2014 and 2021. Strategically located in McKinney, Texas, the property offers direct access to the Sam Rayburn Tollway, enabling seamless connectivity throughout the DFW Metroplex. Residents enjoy exceptional amenities including five pools, multiple fitness centers, clubhouses, and an on-site sundry store, contributing to a high-quality living experience and operational efficiencies. New ownership can capitalize on the Property's scale and pursue targeted value-add enhancements.



INSTITUTIONAL ASSET BELOW REPLACEMENT COST OFFERING ECONOMIES OF SCALE

Parkside at Craig Ranch presents a compelling opportunity to acquire an institutional-quality asset below replacement cost. The sizeable community benefits from optimized management and scale-driven operational advantages, allowing residents to enjoy five pools, multiple fitness centers, sport courts, and an onsite sundry store at an average monthly rent of only \$1,425. New development would require ~45% higher rents compared to current levels, highlighting Parkside at Craig Ranch's exceptional market positioning and superior value for investors and residents alike.

CONTINUED CAPITAL IMPROVEMENTS WITH ADDITIONAL VALUE-ADD UPSIDE

More than \$9 million has been invested in Parkside at Craig Ranch since 2021, ensuring best-in-class amenities and ongoing improvements. New ownership can unlock further value by modernizing earlier phases, upgrading appliances, lighting, flooring, and adding in-unit washer/dryers. These enhancements provide a clear path to bridge the rental gap with competitors and drive revenue growth.



THRIVING SURROUNDING DEMOGRAPHICS



\$86,631
Average Resident Household Income

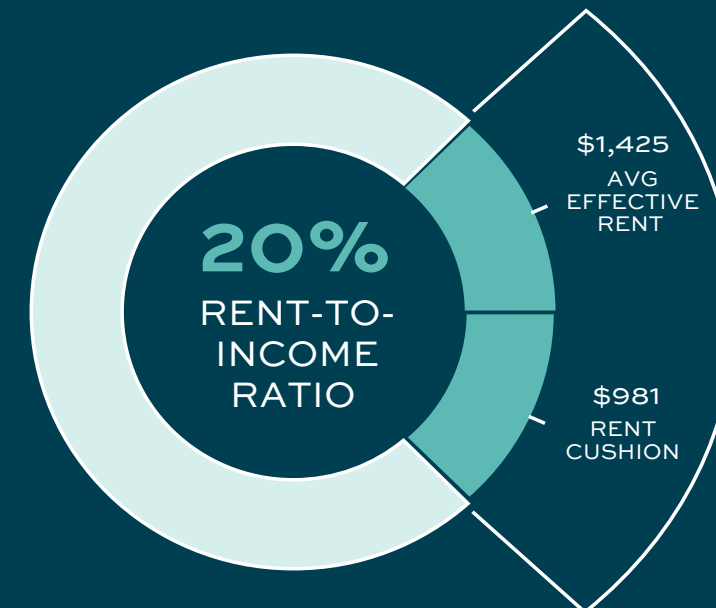


\$681,037
Average Home List Price
(Zip Code:75070)



1012%
Population Growth from 2010-2025
(One-Mile Radius)

AVERAGE RENT AT PARKSIDE AT CRAIG RANCH IS ONLY 20% OF THE RENT-TO-INCOME RATIO OF RESIDENTS LIVING AT THE PROPERTY



SUPPORTED BY A NATIONALLY RECOGNIZED SCHOOL DISTRICT



Allen ISD
Where Eagles Soar



TOP 1% IN TEXAS & NATIONALLY



KERR ELEMENTARY:
Top 1% Nationally



ERECKSON MIDDLE SCHOOL:
Top 1% in Texas & Nationally



ALLEN HIGH SCHOOL:
Top 5% in Texas



METICULOUSLY MAINTAINED ONE-OF-ONE ASSET FEATURING PREMIUM AMENITIES



FIVE POOLS



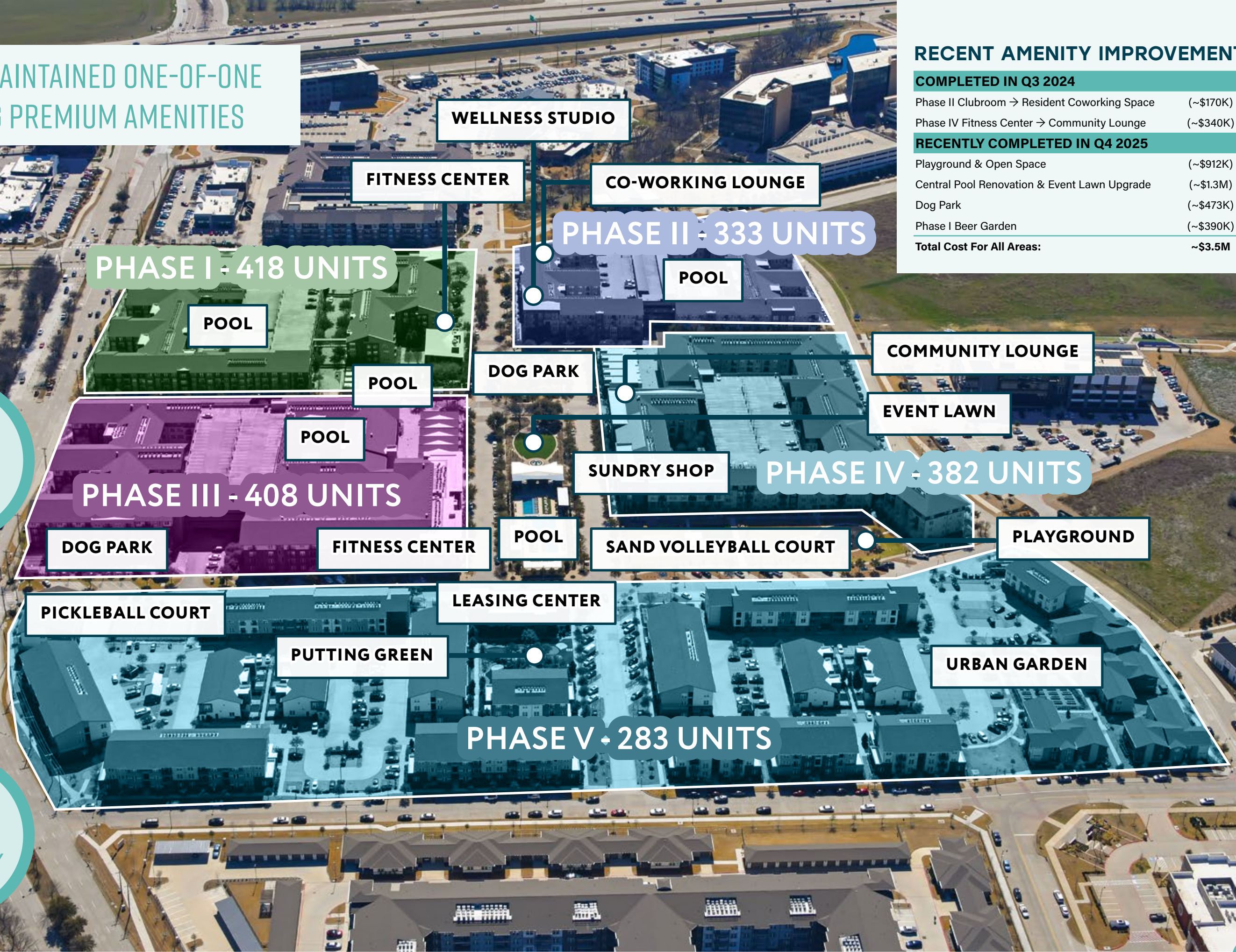
MULTIPLE FITNESS CENTERS



VARIOUS SPORTS COURTS



ONE SUNDRY STORE



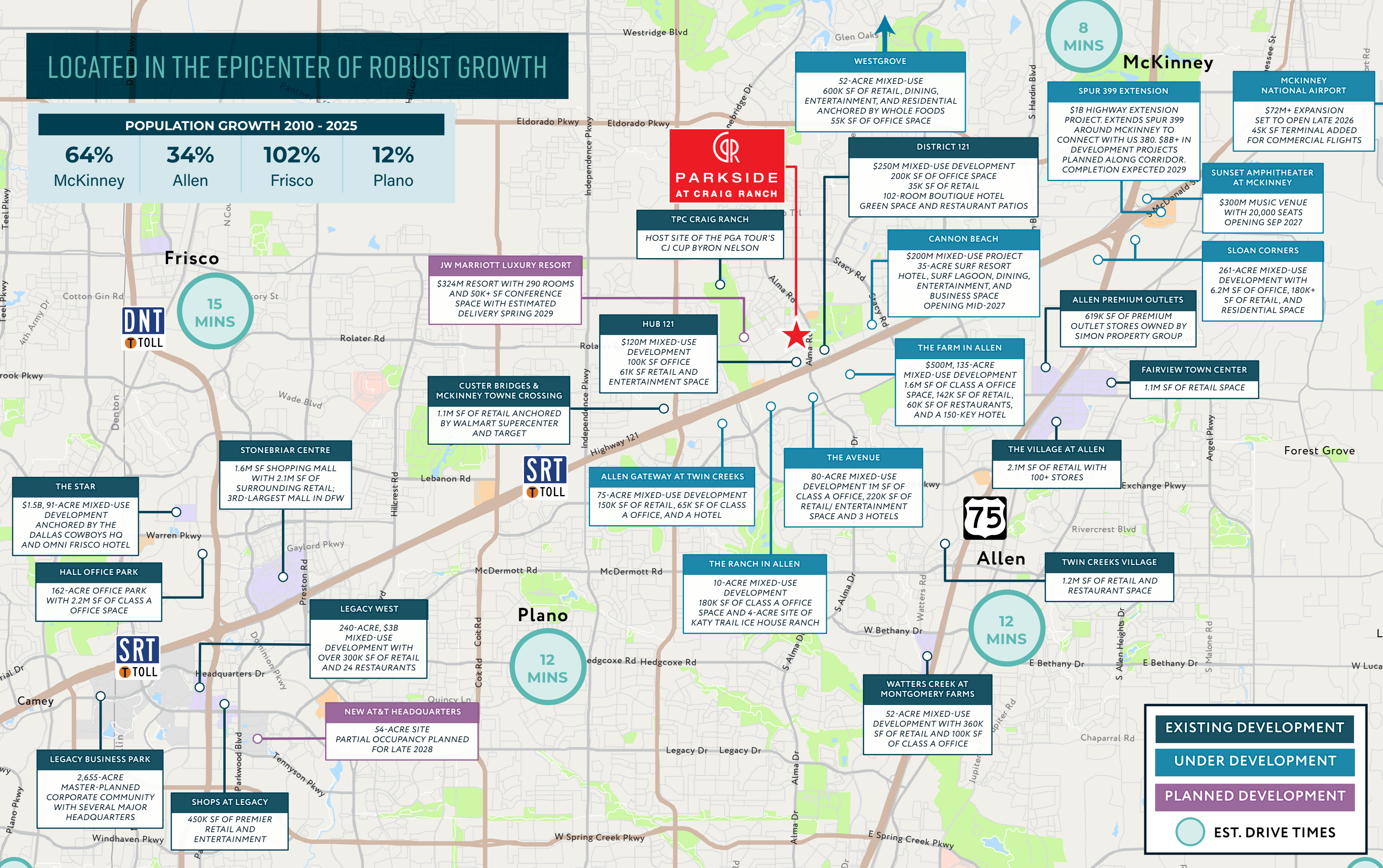
RECENT AMENITY IMPROVEMENTS

COMPLETED IN Q3 2024	
Phase II Clubroom → Resident Coworking Space	(~\$170K)
Phase IV Fitness Center → Community Lounge	(~\$340K)
RECENTLY COMPLETED IN Q4 2025	
Playground & Open Space	(~\$912K)
Central Pool Renovation & Event Lawn Upgrade	(~\$1.3M)
Dog Park	(~\$473K)
Phase I Beer Garden	(~\$390K)
Total Cost For All Areas:	~\$3.5M

LOCATED IN THE EPICENTER OF ROBUST GROWTH

POPULATION GROWTH 2010 - 2025

64% McKinney	34% Allen	102% Frisco	12% Plano
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WESTGROVE
52-ACRE MIXED-USE
600K SF OF RETAIL, DINING,
ENTERTAINMENT, AND RESIDENTIAL
ANCHORED BY WHOLE FOODS
55K SF OF OFFICE SPACE

8
MINS

McKinney

SPUR 399 EXTENSION
\$1B HIGHWAY EXTENSION
PROJECT. EXTENDS SPUR 399
AROUND MCKINNEY TO
CONNECT WITH US 380. \$8B+ IN
DEVELOPMENT PROJECTS
PLANNED ALONG CORRIDOR.
COMPLETION EXPECTED 2029

**MCKINNEY
NATIONAL AIRPORT**
\$72M+ EXPANSION
SET TO OPEN LATE 2026
45K SF TERMINAL ADDED
FOR COMMERCIAL FLIGHTS

DISTRICT 121
\$250M MIXED-USE DEVELOPMENT
200K SF OF OFFICE SPACE
35K SF OF RETAIL
102-ROOM BOUTIQUE HOTEL
GREEN SPACE AND RESTAURANT PATIOS

**SUNSET AMPHITHEATER
AT MCKINNEY**
\$300M MUSIC VENUE
WITH 20,000 SEATS
OPENING SEP 2027

**PARKSIDE
AT CRAIG RANCH**

TPC CRAIG RANCH
HOST SITE OF THE PGA TOUR'S
CJ CUP BYRON NELSON

CANNON BEACH
\$200M MIXED-USE PROJECT
35-ACRE SURF RESORT
HOTEL, SURF LAGOON, DINING,
ENTERTAINMENT, AND
BUSINESS SPACE
OPENING MID-2027

SLOAN CORNERS
261-ACRE MIXED-USE
DEVELOPMENT WITH
6.2M SF OF OFFICE, 180K+
SF OF RETAIL, AND
RESIDENTIAL SPACE

Frisco

15
MINS

JW MARRIOTT LUXURY RESORT
\$324M RESORT WITH 290 ROOMS
AND 50K+ SF CONFERENCE
SPACE WITH ESTIMATED
DELIVERY SPRING 2029

HUB 121
\$120M MIXED-USE
DEVELOPMENT
100K SF OFFICE
61K SF RETAIL AND
ENTERTAINMENT SPACE

THE FARM IN ALLEN
\$500M, 135-ACRE
MIXED-USE DEVELOPMENT
1.6M SF OF CLASS A OFFICE
SPACE, 142K SF OF RETAIL,
60K SF OF RESTAURANTS,
AND A 150-KEY HOTEL

ALLEN PREMIUM OUTLETS
619K SF OF PREMIUM
OUTLET STORES OWNED BY
SIMON PROPERTY GROUP

FAIRVIEW TOWN CENTER
1.1M SF OF RETAIL SPACE

**CUSTER BRIDGES &
MCKINNEY TOWNE CROSSING**
1.1M SF OF RETAIL ANCHORED
BY WALMART SUPERCENTER
AND TARGET

STONEBRIAR CENTRE
1.6M SF SHOPPING MALL
WITH 2.1M SF OF
SURROUNDING RETAIL;
3RD-LARGEST MALL IN DFW

ALLEN GATEWAY AT TWIN CREEKS
75-ACRE MIXED-USE DEVELOPMENT
150K SF OF RETAIL, 65K SF OF CLASS
A OFFICE, AND A HOTEL

THE AVENUE
80-ACRE MIXED-USE
DEVELOPMENT 1M SF OF
CLASS A OFFICE, 220K SF OF
RETAIL/ ENTERTAINMENT
SPACE AND 3 HOTELS

THE VILLAGE AT ALLEN
2.1M SF OF RETAIL WITH
100+ STORES

THE STAR
\$1.5B, 91-ACRE MIXED-USE
DEVELOPMENT
ANCHORED BY THE
DALLAS COWBOYS HQ
AND OMNI FRISCO HOTEL

HALL OFFICE PARK
162-ACRE OFFICE PARK
WITH 2.2M SF OF CLASS A
OFFICE SPACE

LEGACY WEST
240-ACRE, \$3B
MIXED-USE
DEVELOPMENT WITH
OVER 300K SF OF RETAIL
AND 24 RESTAURANTS

THE RANCH IN ALLEN
10-ACRE MIXED-USE
DEVELOPMENT
180K SF OF CLASS A OFFICE
SPACE AND 4-ACRE SITE OF
KATY TRAIL ICE HOUSE RANCH

TWIN CREEKS VILLAGE
1.2M SF OF RETAIL AND
RESTAURANT SPACE

Plano

12
MINS

NEW AT&T HEADQUARTERS
54-ACRE SITE
PARTIAL OCCUPANCY PLANNED
FOR LATE 2028

**WATTERS CREEK AT
MONTGOMERY FARMS**
52-ACRE MIXED-USE
DEVELOPMENT WITH 360K
SF OF RETAIL AND 100K SF
OF CLASS A OFFICE

LEGACY BUSINESS PARK
2,655-ACRE
MASTER-PLANNED
CORPORATE COMMUNITY
WITH SEVERAL MAJOR
HEADQUARTERS

SHOPS AT LEGACY
450K SF OF PREMIER
RETAIL AND
ENTERTAINMENT

EXISTING DEVELOPMENT

UNDER DEVELOPMENT

PLANNED DEVELOPMENT

EST. DRIVE TIMES

PROPERTY DESCRIPTION

ADDRESS:	7149 Van Tuyl Pkwy, McKinney, TX 75070
YEAR BUILT:	Phase I: 2014 Phase II: 2016 Phase III: 2018 Phase IV: 2019 Phase V: 2021 Average: 2017
CURRENT OCCUPANCY:	94% (as of 3/12/26)
TOTAL UNITS:	Phase I: 418 Phase II: 333 Phase III: 408 Phase IV: 382 Phase V: 283 Total: 1,824
AVERAGE UNIT SIZE:	841 SF
RENTABLE SF:	1,534,790 SF
STORIES:	4
LAND AREA:	41.07 Acres
DENSITY:	44 Units Per Acre
PARKING:	2,751 Total Parking Spaces 1.51 Spaces / Unit



UNIT MIX

UNITS	%	UNIT DESCRIPTION	SF	TOTAL SF	STATUS		MARKET		EFFECTIVE	
					OCC	VAC	RENT	PSF	RENT	PSF
334	18%	Studio	494	165,144	308	26	\$1,319	\$2.67	\$1,048	\$2.12
979	54%	One Bedroom	772	755,718	922	57	\$1,549	\$2.01	\$1,328	\$1.72
420	23%	Two Bedroom	1,167	490,182	390	30	\$1,979	\$1.70	\$1,794	\$1.54
91	5%	Three Bedroom	1,360	123,746	89	2	\$2,525	\$1.86	\$2,119	\$1.56
1,824	100%		841	1,534,790	1,709	115	\$1,655	\$1.97	\$1,425	\$1.69



COMMUNITY AMENITIES

-  Five Different Resort-Style Pools with Sunning Decks and Cabanas
-  Multiple State-of-the-Art Fitness Centers
-  Various Sports Courts Including Sand Volleyball, Tennis/Pickleball, Putting Green, and Athletic Field
-  On-Site Sundry Store
-  Several Courtyards Throughout the Property Including a Yoga Space, Beer Garden, Hammock Area, and Community Garden
-  Spacious Coworking Lounges
-  Pet Friendly Community with Two Dog Parks and Dog Wash Stations
-  Four Laundry Rooms Spread Across the Property
-  Four Parking Garages and Private Garages Available

INTERIOR AMENITIES

-  Quartz or Granite Countertops
-  Vinyl Plank Flooring
-  Smart Package Including Locks, Thermostats, and Light Switches
-  Luxurious Stainless-Steel Appliances*
-  Gourmet Kitchen Islands*
-  Full-Size Washer/Dryer*
-  Contemporary Lighting and Ceiling Fans
-  Private Patio or Balcony*
-  Private Yard*
-  Walk-in Showers* and Garden Soaking Tubs*

* In Select Units



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