



elliott

PIONEER

ARLINGTON, TEXAS



OFFERING SUMMARY




Investment Overview

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer an opportunity for qualified investors to purchase the fee simple interest in Elliot Pioneer (the "Property"), a 200-unit value-add asset located in Arlington, TX. Positioned between Interstate 20 and Interstate 30 with direct connectivity via Highway 360, the Property benefits from exceptional access to the Metroplex's most robust employment corridors, including Great Southwest Industrial Park, the General Motors Assembly Plant, and DFW International Airport, while remaining within 20 minutes of both Downtown Dallas and Fort Worth. Anchored by AT&T Stadium, Globe Life Field, and Texas Live!, the Property sits within a 4-mile radius of one of the nation's most visited sports and entertainment corridors, driving consistent renter demand and supporting strong occupancy performance. The Property has demonstrated stable operations and cash flow, presenting investors with a clean, income-producing asset in a high-demand submarket with a clear path to enhanced returns through a well-defined value-add execution strategy.

Investment Highlights

STRONG INTERIOR VALUE-ADD POTENTIAL

Elliot Pioneer is currently 97% occupied with in-place rents sitting \$160 below the competitive set, presenting a defined value-add runway across 51 classic units (~26% of the property) and 149 partially renovated units (~74% of the property). A tactical interior renovation program bringing both classic and partial units to a premium finish level presents a clear path to meaningful rent premiums, with upgrade options including the following:

- 
Stainless- Steel Appliance Package
- 
Vinyl Wood Flooring Throughout Unit
- 
Quartz Countertops
- 
New Cabinet Fronts & Pulls
- 
Smart Home Technology Package
- 
New Plumbing & Lighting Fixtures



HISTORICAL CAPITAL IMPROVEMENTS DELIVER STABILITY AND UPSIDE

Current ownership has invested \$2.6 million in exterior and common area capital improvements, including hardi-plank siding, a fully renovated leasing office, pool upgrades, and enhanced landscaping. The scope of these improvements substantially reduces near-term capital requirements for an incoming investor, delivering a well-maintained, stabilized asset from the start. With exterior and common area reinvestment largely complete, a new owner is positioned to deploy capital toward revenue-generating interior upgrades and targeted amenity enhancements, such as a dog park or fitness center expansion, creating a clear and immediate path to NOI growth.

PROVEN RENTER DEMAND SUPPORTED BY NOTABLE RENT VS. BUY DISCOUNT

The Property has maintained occupancy between 94% and 98% over the trailing 12 months, reflecting a consistently well-occupied asset with durable renter demand and stable operational performance. The surrounding submarket further reinforces this demand, with residents renting at a significant discount to local homeownership costs, making the Property a naturally attractive and economical housing option.

60% Discount Rent vs. Own	\$1,859 Discount Rent vs. Own
\$72,846 Median HHI (3-Mile Radius)	\$372,390 Average Home List Price (Zip Code: 76010)

PROXIMATE TO \$4 BILLION SPORTS & ENTERTAINMENT CORRIDOR

Elliot Pioneer sits within a 4-mile radius of one of the most recognized sports and entertainment corridors in the country, anchored by AT&T Stadium, Texas Live!, and Globe Life Field, totaling over \$4 billion in development.

GLOBE LIFE FIELD (3 MILES)	AT&T STADIUM (4 MILES)	TEXAS LIVE! (4 MILES)
\$1.1 billion home of the Texas Rangers and generates over 2 million visitors annually.	\$1.3 billion world-class stadium of the Dallas Cowboys and one of the highest-grossing event venues in the world.	A part of a larger \$2.3 billion mixed-use development that features bars, restaurants, hotel, and concert facility.

EXCEPTIONAL ACCESS TO SURROUNDING EMPLOYMENT HUBS

Centrally positioned within Arlington's most connected corridor, the Property offers direct access via Highway 360 between Interstate 20 and Interstate 30, placing residents within easy reach of the Metroplex's most active employment hubs and enabling seamless commutes to prominent employers including:

GREAT SOUTHWEST INDUSTRIAL PARK	One of the nation's largest industrial parks spanning 8,000 acres and 100M+ SF, home to Lockheed Martin, General Motors, and Cintas.
GENERAL MOTORS ASSEMBLY PLANT	A 5.75 million SF facility on 250 acres employing over 5,400 on-site workers.
TEXAS HEALTH ARLINGTON MEMORIAL HOSPITAL	An award-winning 369-bed regional medical center with over 2,000 employees.
AMERICAN AIRLINES (SKYVIEW)	\$350 million state-of-the-art training complex for the over 130,000 employees of American Airlines.
LOCKHEED MARTIN MISSILES & FIRE CONTROL	Global headquarters for Lockheed Martin's missiles and fire control division with 4,000+ employees.
DFW INTERNATIONAL AIRPORT	The fourth busiest airport in the world generating ~\$38 billion in annual economic impact.

PROPERTY DESCRIPTION

Address	2105 Cottonwood Club Dr, Arlington, TX 76006
Year Built	1984
Current Occupancy	97% as of (05/19/2026)
Units	200
Average Unit Size	751 Square Feet
Rentable SF	150,200 Square Feet
Stories	3
Number of Buildings	11
Land Area	724 Acres
Density	28 Units/Acre
Parking	421 Total Parking Spaces 2.11 Spaces/Unit



UNIT MIX

Units	%	Unit Description	Type	SF	Total SF	Status		Market		Effective		W/D Connections
						Occ	Vac	Rent	PSF	Rent	PSF	
28	14%	1 BR - 1 BA	A1	628	17,584	28	0	\$1,047	\$1.67	\$1,044	\$1.66	Y
72	36%	1 BR - 1 BA	A1P	628	45,216	70	2	\$1,146	\$1.82	\$1,107	\$1.76	Y
15	8%	2 BR - 1 BA	B1	868	13,020	15	0	\$1,304	\$1.50	\$1,303	\$1.50	Y
45	23%	2 BR - 1 BA	B1P	868	39,060	41	4	\$1,410	\$1.62	\$1,368	\$1.58	Y
8	4%	2 BR - 2 BA	B2	883	7,064	8	0	\$1,331	\$1.51	\$1,321	\$1.50	Y
32	16%	2 BR - 2 BA	B2P	883	28,256	31	1	\$1,427	\$1.62	\$1,404	\$1.59	Y
200	100%			751	150,200	193	7	\$1,256	\$1.67	\$1,225	\$1.63	200
100	50%	One Bedroom		628	62,800	98	2	\$1,118	\$1.78	\$1,089	\$1.73	
100	50%	Two Bedroom		874	87,400	95	5	\$1,394	\$1.59	\$1,365	\$1.56	



COMMUNITY AMENITIES

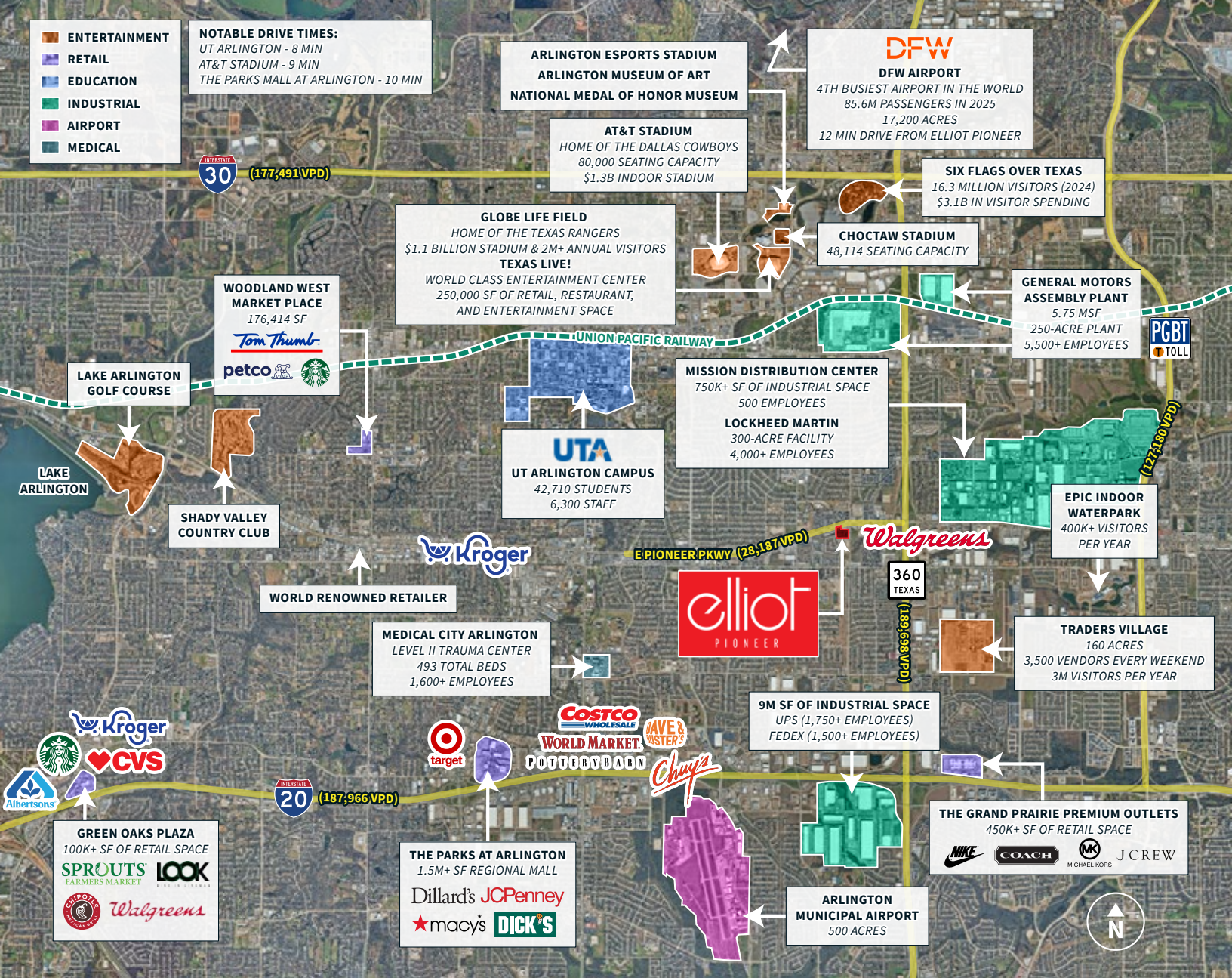
- Relaxing Swimming Pool with Sundeck
- Welcoming Resident Clubhouse and Lounge
- Convenient Fitness Center with Strength and Cardio Stations
- Proximity To Public Parks and World-Class Entertainment
- Premium Reserved Parking Available
- Pet Friendly Community with Significant Greenspace
- Designated Outdoor Mailbox Area

APARTMENT AMENITIES

- Black Appliances with Built-in Microwave*
- White Subway Tile Backsplash & White Laminate Countertops
- Wood-Burning Fireplaces with Custom Mantel
- White Cabinetry with Brushed Nickel Lighting and Fixtures
- Full-Size Washer and Dryer Connections
- Plush Carpeting & Vinyl Wood Flooring
- Additional Outdoor Storage
- Private Patios, Balconies, and Yards*



*In Select Units



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