



THE PAVILIONS

DALLAS, TEXAS

CLASS A COMMUNITY WITH VALUE-ADD OPPORTUNITY



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 acquire the fee simple interest in The Pavilions (the “Property”), two adjacent Class A assets operating as one community located in Dallas, TX. Completed in two phases in 1996 and 1998 and totaling 636-units, the Property presents a unique opportunity to acquire an exceptionally well-maintained community with significant value-add potential and operational efficiencies. Positioned along Interstate-635 with more than 250,000 cars passing daily, The Pavilions is located in one of the most visible sites in the city. This ideal location places residents in close proximity to some of Dallas’ top economic drivers, as the Property is adjacent to the Texas Instruments campus and just minutes from Medical City Dallas Hospital, Texas Health Presbyterian Hospital, the Telecom Corridor, and the LBJ Business District.



INVESTMENT HIGHLIGHTS

UNIQUE, CLASS A ASSETS WITH DESIRABLE AMENITIES

The Pavilions are Class A properties in great physical condition that offer residents a desirable lifestyle providing low-density living, some townhome floor plans, and direct access garages. In addition, the communities feature extensive green spaces, and a picturesque pond complete with a private walking path and fitness stations that create a serene neighborhood atmosphere.



VALUE-ADD POTENTIAL & OPERATIONAL EFFICIENCIES

The Pavilions affords new ownership value-add opportunities in order to bridge the rental gap to the competitive set. Upside includes adding stainless steel appliances, hard surface countertops, modern backsplashes, and undermount sinks to 100% of the units and faux-wood flooring to upper-level units. Additional value-add includes installing bulk WiFi, adding washer/dryer sets to the remaining units and adding private yards. Potential buyers can also continue to operate the Pavilions as a singular asset in order to reduce expenses and achieve operational efficiencies.

New Stainless-Steel Appliances	Quartz Countertops	Modern Tile Backsplash	Undermount Sinks	Faux-Wood Flooring

ADDITIONAL UPSIDE:

	PEBBLE VIEW			VANTAGE POINT	
Income Generator	Charge	# of Units	Additional Annual Income	# of Units	Additional Annual Income
Add Bulk WiFi	\$75	324	\$291,600	312	\$280,800
Add Private Yards	\$75	20	\$1,500	20	\$18,000
Add Washer/Dryer Sets	\$50	291	\$174,600	290	\$174,000
TOTAL			\$467,700		\$472,800

AFFLUENT DEMOGRAPHIC BASE

3-MILE RADIUS DEMOGRAPHICS



\$115K

AVERAGE HOUSEHOLD INCOME



\$561K

AVERAGE HOME VALUE



70%

COLLEGE EDUCATED

IMPRESSIVE NEIGHBORING EMPLOYMENT CENTERS

The Pavilions strategic location provides residents effortless access to a significant concentration of employment hubs including:

TELECOM CORRIDOR

One of the largest concentrations of tech and telecom firms in the U.S. with more than 85,000 employees

MEDICAL CITY DALLAS HOSPITAL

899 beds, 1,770 physicians, and 2,895 employees

TEXAS PRESBYTERIAN HOSPITAL

888 beds, 1,200 physicians, and 2,500 employees

DALLAS COLLEGE - RICHLAND CAMPUS

Founded in 1972, Richland College has an enrollment of approximately 4,195 full-time students and 160 full time faculty

TEXAS INSTRUMENTS

Employs 10,000+ workers in the area and is a leading provider of semiconductor and computer technology

SOUTHWEST GARLAND INDUSTRIAL SUBMARKET

Approximately 40 million square feet of industrial space

TRANSIT-ORIENTED DEVELOPMENT WITH EXCELLENT ACCESSIBILITY

Ideally positioned fronting I-635, The Pavilions enjoy exceptional access and visibility with over 250,000 cars passing by daily. Residents are afforded convenient access to some of the region's most traveled arteries including US-75, the Dallas North Tollway and President George Bush Turnpike. In addition, the Pavilions is one block from the DART Rail LBJ/Central Station (Orange & Red lines), which connects residents directly to the Dallas CBD and CityLine.



PAVILIONS AT PEBBLE VIEW

PROPERTY DESCRIPTION

ADDRESS:	9001 Markville Dr., Dallas TX 75243
YEAR BUILT:	1996
CURRENT OCCUPANCY:	96.0% (as of 5/15/26)
TOTAL UNITS:	324
AVERAGE UNIT SIZE:	884 SF
RENTABLE SQUARE FOOTAGE:	286,480 SF
NUMBER OF BUILDINGS:	19
LAND AREA:	13.8 acres
DENSITY:	23.5 units per acre
PARKING:	120 open surface spaces 54 garages (\$100 - \$125 / month) 394 carports (\$35 - \$45 / month) 568 total parking spaces or 1.75 spaces/unit



UNIT MIX

UNITS	% OF TOTAL	UNIT DESCRIPTION	TYPE	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
60	19%	1 BR - 1 BA	a1	646	\$1,065	\$1.65	\$1,138	\$1.76
72	22%	1 BR - 1 BA	a2	738	\$1,122	\$1.52	\$1,206	\$1.63
36	11%	1 BR - 1 BA	a3	868	\$1,378	\$1.59	\$1,283	\$1.48
72	22%	2 BR - 2 BA	b1	963	\$1,454	\$1.51	\$1,480	\$1.54
24	7%	2 BR - 2 BA	b2	1,080	\$1,609	\$1.49	\$1,569	\$1.45
20	6%	2 BR - 2 BA	b3	1,100	\$1,697	\$1.54	\$1,580	\$1.44
40	12%	3 BR - 2 BA	c1	1,152	\$1,994	\$1.73	\$1,855	\$1.61
324	100%			884	\$1,393	\$1.58	\$1,399	\$1.58



PAVILIONS AT VANTAGE POINT

PROPERTY DESCRIPTION

ADDRESS:	9000 Vantage Point, Dallas TX 75243
YEAR BUILT:	1998
CURRENT OCCUPANCY:	93.9% (as of 5/15/26)
TOTAL UNITS:	312
AVERAGE UNIT SIZE:	924 SF
RENTABLE SQUARE FOOTAGE:	288,286 SF
NUMBER OF BUILDINGS:	15
LAND AREA:	14.3 acres
DENSITY:	21.9 units per acre
PARKING:	202 open surface spaces 41 detached garages (\$100 - \$125 / month) 30 direct access garages 304 carports (\$35 - \$45 / month) 577 total parking spaces or 1.85 spaces/unit



UNIT MIX

UNITS	% OF TOTAL	UNIT DESCRIPTION	TYPE	SF	MARKET RENT	RENT PER SF	EFFECTIVE RENT	EFFECTIVE RENT PSF
56	18%	1 BR - 1 BA	a1	681	\$1,123	\$1.65	\$1,206	\$1.77
24	8%	1 BR - 1 BA	a2	748	\$1,230	\$1.64	\$1,216	\$1.63
40	13%	1 BR - 1 BA	a3	754	\$1,294	\$1.72	\$1,265	\$1.68
2	1%	1 BR - 1 BA	a6	814	\$1,494	\$1.84	\$1,478	\$1.82
48	15%	1 BR - 1 BA	a4	866	\$1,439	\$1.66	\$1,350	\$1.56
8	3%	1 BR - 1 BA	a7	872	\$1,467	\$1.68	\$1,406	\$1.61
12	4%	2 BR - 1 BA	b0	871	\$1,578	\$1.81	\$1,460	\$1.68
48	15%	2 BR - 2 BA	b1	1,031	\$1,511	\$1.47	\$1,577	\$1.53
52	17%	2 BR - 2 BA	b2	1,149	\$1,667	\$1.45	\$1,649	\$1.44
2	1%	2 BR - 2 BA	b3	1,161	\$2,157	\$1.86	\$1,493	\$1.29
8	3%	3 BR - 2 BA	th	1,728	\$2,770	\$1.60	\$2,405	\$1.39
12	4%	3 BR - 2 BA	c1	1,336	\$2,172	\$1.63	\$1,954	\$1.46
312	100%			924	\$1,470	\$1.59	\$1,448	\$1.57





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