



AURA

MAIN STREET

LEWISVILLE, TEXAS



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 Aura Main Street (the "Property"), a 325-unit institutional quality asset in Lewisville, TX. Positioned along Main Street just five blocks from Old Town Lewisville and directly across from Medical City Lewisville, the Property offers a true live, work, play environment within the nationally ranked Lewisville Independent School District. Built in 2025, Aura Main Street provides quick access to Interstate 35E and the Sam Rayburn Tollway, connecting residents to DFW International Airport and destinations including Legacy Business Park, Grandscape, and Legacy West. Offering premier interior finishes and a resort-caliber amenity package anchored by an elevated Sky Lounge, the Property represents an opportunity to acquire a newly constructed asset at a discount to replacement cost. **Strong leasing velocity of 21 leases per month and 2026 renewals averaging 15% effective rental increases demonstrate robust demand and significant rental growth potential for new ownership.**



BEST-IN-CLASS ASSET OFFERED AT A DISCOUNT TO REPLACEMENT COST

Developed by Trinsic Residential Group, which has extensive experience in the submarket, Aura Main Street offers refined interiors featuring sleek quartz countertops with tile backsplash, modern fixtures, stainless-steel appliances, and wood-style flooring. Amenities include a resort-style pool, spacious resident clubhouse with serving kitchen and game zone, fitness lounge with private spin room, business lounge with coworking space, and a Sky Lounge overlooking the Lewisville skyline. **Since opening in April 2025, the property has averaged 21 leases per month through July 2026, with 2026 renewals averaging 15% effective rental increases.** New ownership has the ability to acquire an institutional-quality asset at a meaningful discount to replacement cost.

AFFLUENT NEIGHBORHOOD WITH ROBUST DEMOGRAPHICS

\$93,535
Average
Resident Income

\$476,422
Average Home
List Price
(75057)

31%
Population Growth
2020-2026
(1-Mile Radius)

**NATIONALLY
RANKED
SCHOOL
DISTRICT**



Top 4%
of School Districts in Texas

Top 4%
of School Districts in the Nation

SURROUNDED BY LEADING EMPLOYERS AND RETAIL DESTINATIONS

Aura Main Street offers incredible access to North Dallas's largest employers and most sought-after retail and entertainment destinations. Positioned near both Interstate 35E and the Sam Rayburn Tollway, the Property provides residents with direct access to:

LEGACY BUSINESS PARK

A 2,655-acre master-planned community housing 15 million square feet of office space and the greatest concentration of major corporate headquarters in the southern United States, including Toyota, JPMorgan Chase, and FedEx.

MEDICAL CITY LEWISVILLE

A 191-bed hospital with 701 physicians on staff, immediately adjacent to the Property and currently planning a \$5.5 million expansion.

OLD TOWN LEWISVILLE

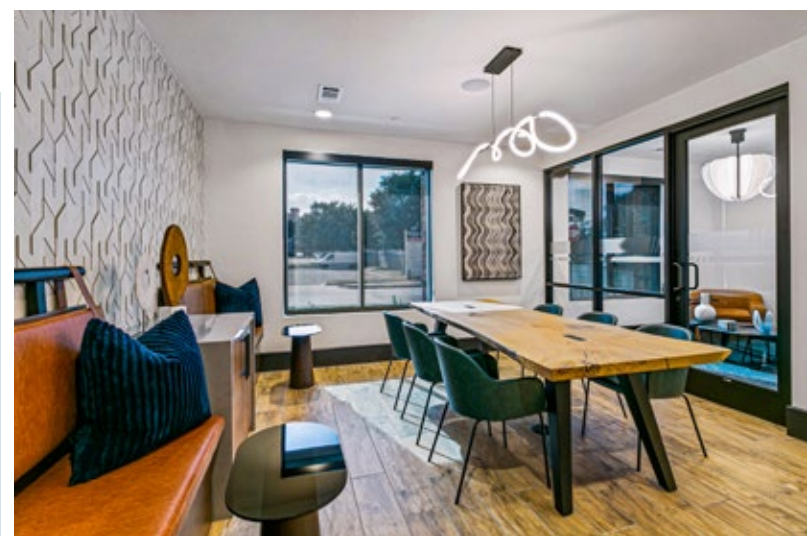
Historic district with 210,000 SF of retail, 15 dining and entertainment venues, and 54 annual public events, anchored by the Lewisville Grand Theater.

LEGACY WEST

240-acre, \$3 billion mixed-use development featuring 415,000 SF of retail, restaurant, and office space, a 55,000 SF food hall, and a 303-room Renaissance Hotel.

GRANDSCAPE

400-acre mixed-use development with more than 3.9 million square feet of retail, entertainment, and dining, anchored by Nebraska Furniture Mart, Scheels, and Andretti Indoor Karting & Games.



PROPERTY DESCRIPTION

ADDRESS	400 W. Main Street, Lewisville, TX 75057
YEAR BUILT	2025
CURRENT OCCUPANCY/LEASED	97.2% / 97.5% (as of 09/01/2026)
NUMBER OF UNITS	325
AVERAGE UNIT SIZE	807 Square Feet
RENTABLE SF	262,255 Square Feet
NUMBER OF BUILDINGS	One 5-Story Building
LAND AREA	3.67 Acres
DENSITY	89 Units/Acre
PARKING	503 Open Parking Spaces
	34 Reserved Parking Spaces (\$60 / Month)
	9 Street Parking Spaces
	546 Total Parking Spaces (1.68 Spaces / Unit)



COMMUNITY AMENITIES

- » Resort-style pool with tanning ledge and expansive deck
- » Sky Lounge with elevated skyline views
- » Resident clubhouse with serving kitchen and game zone
- » Fitness lounge with cardio theater, strength equipment, and spin room
- » Business lounge with private coworking spaces
- » Interactive courtyard with gas grills and outdoor fireplace
- » Controlled-access parking garage with elevator access and EV charging stations
- » Pet-friendly community with private pet park
- » 24-hour accessible parcel room



APARTMENT AMENITIES

- » Quartz countertops with under-mount stainless sink
- » Wood-style flooring in living, dining, and bath areas
- » Energy Star stainless-steel appliances
- » Tile backsplash with under-cabinet lighting
- » Gourmet prep island with pendant lighting*
- » Spacious walk-in closets with custom wood shelving
- » Full-size washer and dryer
- » Private patio, balcony, or yard*
- » Contemporary lighting and ceiling fans
- » Custom carpet in bedrooms

*In select units



UNIT MIX

Units	%	Unit Description	Type	SF	Status		Market	
					Occ	Vac	Rent	PSF
50	15%	1 BR - 1 BA	A1.0-ams	660	49	1	\$1,502	\$2.28
15	5%	1 BR - 1 BA	A1.3-ams	656	14	1	\$1,531	\$2.33
1	0%	1 BR - 1 BA	A2.0-ams	699	1	0	\$1,630	\$2.33
2	1%	1 BR - 1 BA	A2.1-ams	677	2	0	\$1,548	\$2.29
64	20%	1 BR - 1 BA	A3.0-ams	719	62	2	\$1,596	\$2.22
59	18%	1 BR - 1 BA	A4.0-ams	724	59	0	\$1,601	\$2.21
4	1%	1 BR - 1 BA	A4.3-ams	734	4	0	\$1,570	\$2.14
46	14%	1 BR - 1 BA	A5.0-ams	717	45	1	\$1,596	\$2.23
1	0%	2 BR - 2 BA	B1.0-ams	1,003	1	0	\$2,285	\$2.28
1	0%	2 BR - 2 BA	B1.1-ams	1,037	1	0	\$2,205	\$2.13
46	14%	2 BR - 2 BA	B2.0-ams	1,066	44	2	\$2,238	\$2.10
4	1%	2 BR - 2 BA	B2.3-ams	1,066	4	0	\$2,285	\$2.14
1	0%	2 BR - 2 BA	B2.4-ams	1,125	0	1	\$2,385	\$2.12
13	4%	2 BR - 2 BA	B2.6-ams	1,047	13	0	\$2,197	\$2.10
2	1%	2 BR - 2 BA	B2.9-ams	1,070	2	0	\$2,215	\$2.07
4	1%	2 BR - 2 BA	B3.0-ams	1,222	4	0	\$2,495	\$2.04
1	0%	2 BR - 2 BA	B3.1-ams	1,252	1	0	\$2,620	\$2.09
3	1%	2 BR - 2 BA	B3.2-ams	1,254	2	1	\$2,560	\$2.04
1	0%	2 BR - 2 BA	B3.3-ams	1,284	1	0	\$2,495	\$1.94
2	1%	2 BR - 2 BA	B3.4-ams	1,295	2	0	\$2,555	\$1.97
4	1%	3 BR - 2 BA	C1.0-ams	1,344	4	0	\$2,930	\$2.18
1	0%	3 BR - 2 BA	C1.1-ams	1,344	1	0	\$2,870	\$2.14
325	100%			807	316	9	\$1,765	\$2.19
241	74%	One Bedroom		703	236	5	\$1,573	\$2.24
79	24%	Two Bedroom		1,089	75	4	\$2,276	\$2.09
5	2%	Three Bedroom		1,344	5	0	\$2,918	\$2.17



ADDITIONAL INFORMATION

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