

URBANE

@ LINWOOD TOWNHOMES



FORT WORTH, TX



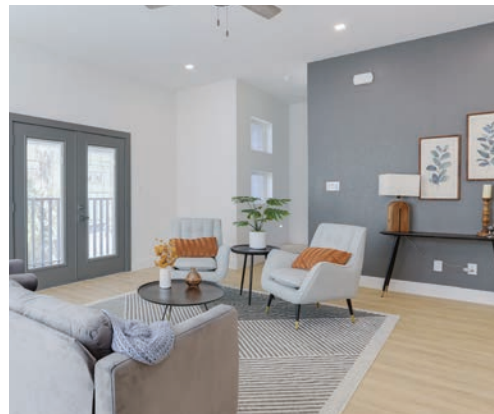
THE OFFERING

JLL is delighted to introduce **Urbane @ Linwood Townhomes** (the “Offering”, or the “Property”), a brand new 8-unit Build-to-Rent complex located in the highly desirable Linwood neighborhood of Fort Worth, Texas. The Offering consists of spacious luxury 3-bedroom, three story townhomes, featuring attached 2-car garages.

The Property has experienced a rapid lease up since construction finished in 2024 and is now at 100% occupancy.

The Offering, located at 2801-2805 Weisenberger, is strategically positioned within walking distance of Montgomery Plaza entertainment district & 1-mile from downtown Fort Worth.

Urbane @ Linwood Townhomes offers investors an exceptional opportunity to acquire a new Build-to-Rent asset in one of Fort Worth’s fastest growing suburbs. The opportunity is available on a free and clear basis.





SUMMARY

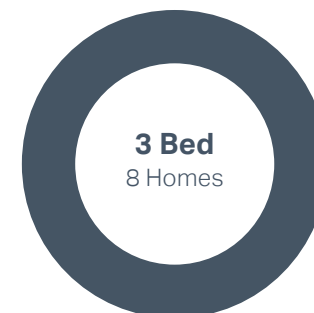
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OFFERING SUMMARY

Name	Urbane @ Linwood Townhomes
Street Address	2801-2805 Weisenberger St
City, State	Fort Worth, TX
Year Built	2023/2024
Acres	0.64
# Buildings / Stories	2 / 3 Stories
Units	8
Rentable Square Feet	16,840 SF
Average Home Size	2,105 SF
Occupancy	100% as of 02/01/2025
Parking	All Units have 2-Car Garages

UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Average Market Rent	PSF
3 Bed / 3.5 Bath	8 homes	±2,105	\$3,300	\$1.57



PHOTOS



INVESTMENT HIGHLIGHTS



BEST-IN-CLASS, INSTITUTIONAL QUALITY CONSTRUCTION

- » Quartz Countertops & Over-Sized Islands
- » Spacious Walk-In Closets
- » 42" White Shake Style Cabinetry
- » Standing Showers & Soaking Tub In Primary Bath
- » Delta Plumbing Fixtures



SIGNIFICANT DISCOUNT TO EQUIVALENT HOME OWNERSHIP



PREMIER LOCATION WITH SURROUNDING DEMAND DRIVERS



PURPOSE BUILT FOR TODAY'S TENANT DEMANDS

- » Private Roof Top Terrace In Each Unit
- » Attached 2-Car Garages
- » Security Systems
- » Private Entry
- » Full Sized Washer & Dryer



STRONG LEASE UP PERFORMANCE PROVING RENTAL HOME DEMAND



STRONG SURROUNDING DEMOGRAPHICS



1-MILE FROM DOWNTOWN FORT WORTH

- » Strategically located with access to Highway I-35 and I30



LIMITED NEARBY SFR SUPPLY PIPELINE

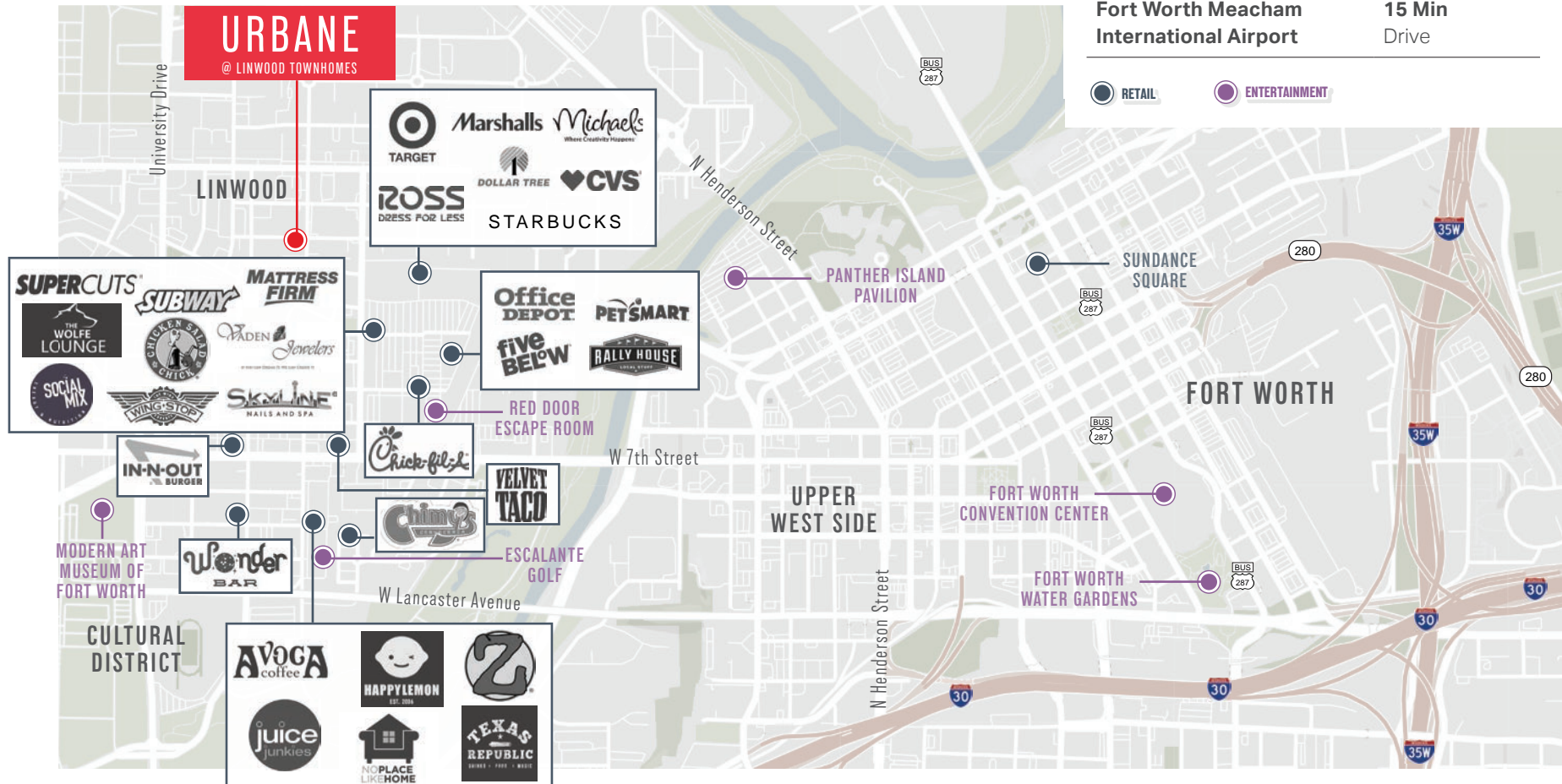


THE CITY IN THE SUBURBS

URBANE @ LINWOOD TOWNHOMES OFFERS RESIDENTS INCREDIBLE CONVENIENCE WITH EASY ACCESS TO NEARBY AREA AMENITIES.

PROXIMITY

LOCATION	DRIVE TIME
I-35W	7 Min Drive
I-35	7 Min Drive
Downtown Fort Worth	7 Min Drive
Fort Worth Meacham International Airport	15 Min Drive



URBANE

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