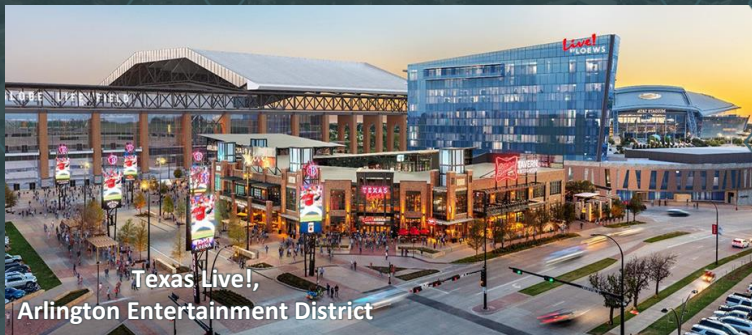


# For Sale ±4.55 Acres

201 East Abram Street

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Rare, Urban Infill Mixed-Use Development Opportunity in the Center  
of the Dallas-Fort Worth Metroplex (Downtown Arlington), Texas



CONFIDENTIAL OFFERING MEMORANDUM

# HARVEST MXD | EXCLUSIVE ADVISOR

## INVESTMENT CONTACTS

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**Daniel Mitlyng**  
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214 499 3762  
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The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of review by a prospective purchaser of the property or properties contained herein (the "Property") and is not to be used for any other purpose or made available to any other person without the expressed written consent of Harvest MXD Inc. ("HMXD"). The material is based in part upon information supplied by Owner and in part upon information obtained by HMXD from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all inclusive but rather only an outline of some of the provisions contained therein. No warranty or representation, expressed or implied, is made by Owner, HMXD, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusion without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the sites.

This Offering Memorandum was prepared by HMXD and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. Any financial projections or investment highlights are provided for general purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers. In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements or zoning classifications involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by HMXD or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgement as to the advisability of purchasing the Property described herein.

Owner and HMXD expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner shall have no legal commitment or obligation to any interested party reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement to the purchase of the Property has been fully executed and delivered by the Owner and such party and any conditions to Owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. HMXD is not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of HMXD and may be used only by parties approved by HMXD and Owner. The Property is being publicly offered and, by accepting delivery of this Offering Memorandum, the party in possession hereof agrees (i) to return it to HMXD immediately upon request of HMXD or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of HMXD and Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

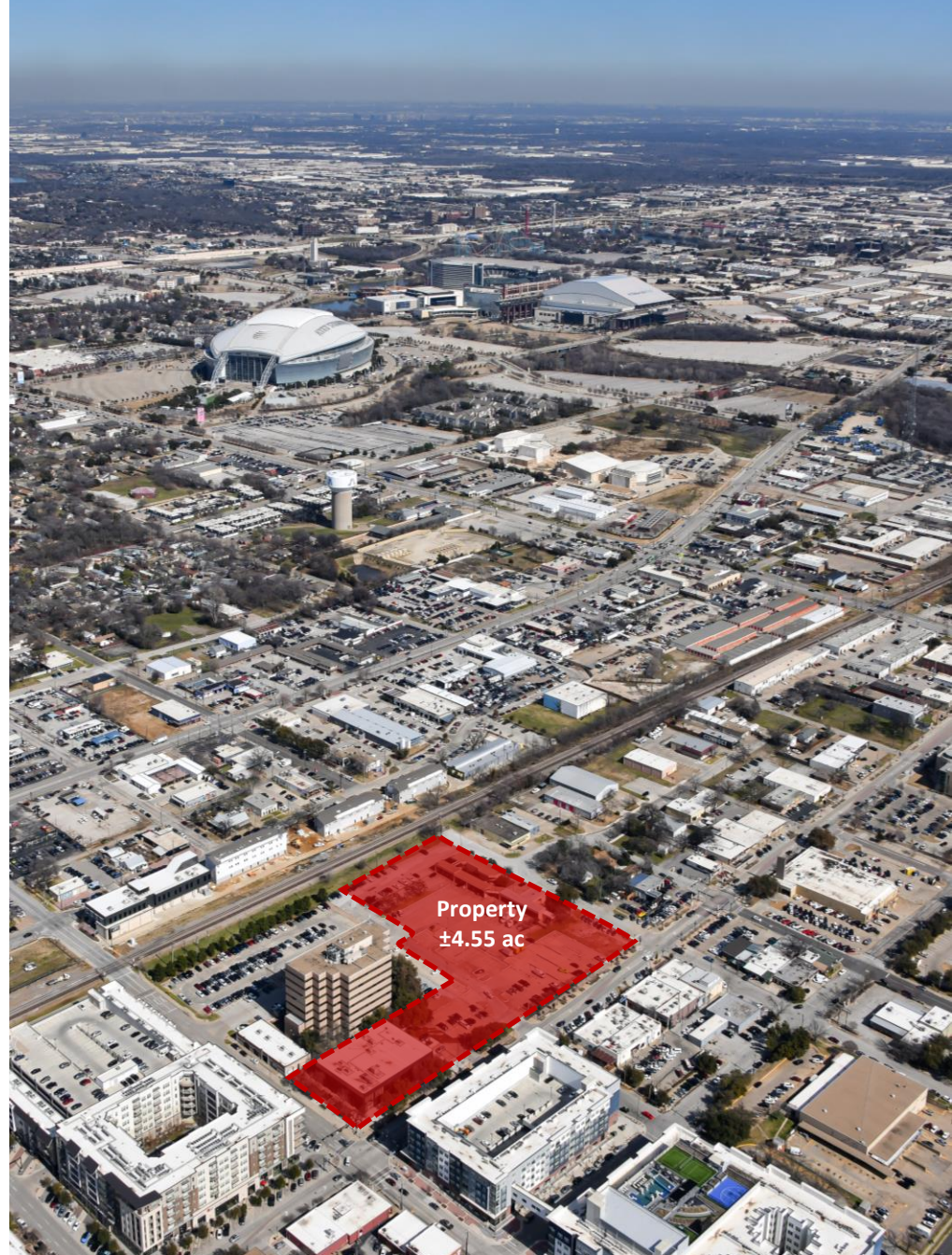
# Executive Summary

Harvest MXD Inc. (HMXD) has been exclusively retained to execute the sale of **±4.55 acres of land located at 201 E Abram Street in Arlington, Texas** (the “Property”). The Property is centrally located in the rapidly developing Downtown Arlington which is the **Cultural District and Civic Center of the city**, a year-round destination for music, art, culture, craft beer, dining & shopping with a remarkable sense of place. While Downtown Arlington is a local business-driven destination with over **1.7 million visitors per year**, it continues to attract national retailer interest including CosMc’s, a new spinoff restaurant concept from McDonald’s that opens across the street from the Property April 8<sup>th</sup>.

Within walking distance of the Property is the largest university in North Texas, **The University of Texas at Arlington (“UTA”)**, which enrolled **over 41,000 students** in 2022 alone. As one of only four **Tier One Universities** in Texas, UTA is also the **7<sup>th</sup> fastest growing doctoral public institutions** in the United States. This ranking puts UTA in an elite group of national institutions including Harvard, MIT, and Johns Hopkins. The University continues to grow exponentially, with an **economic impact on the North Central Texas Region of over \$17 billion per year**.

The Property is also just one mile southwest of **Texas’ largest Entertainment District** which is home to two world-class stadiums, the \$1.3 billion AT&T Stadium and the \$1.2 billion Globe Life Field, Six Flags over Texas, Hurricane Harbor, and the popular Texas Live!, a nationally recognized attraction that combines entertainment, restaurants, and hotels within an upscale, pedestrian-oriented, mixed-use environment. AT&T Stadium and Globe Life Field are **home to the Dallas Cowboys and World Champion Texas Rangers** where they host all their home games, as well as countless live concerts, national conventions, festivals, and cultural events.

The Property is **zoned Downtown Business (DB)** which allows for a **mixture of uses including high-density** multifamily, student housing, senior living, hotel, office and retail. There is a well-funded Tax Increment Financing District in-place to help offset the cost of infrastructure and public improvements. The Seller has owned the Property for over 26 years, and it is one of the **last large contiguous sites remaining in Downtown Arlington** suitable for high density mixed-use development. Due to the Property’s size and central location, future development has catalytic potential to transform the future of Downtown Arlington.



# Investment Highlights

## HIGH-BARRIER-TO-ENTRY URBAN INFILL LOCATION

Downtown Arlington is experiencing unprecedented growth with new construction of retail, housing, and office. Scarcity drives value and demand for new development has necessitated the demolition of existing low-density properties to make way for new high-density developments. Downtown Arlington's growth is being driven by proximity to major employers including the Entertainment District, University of Texas Arlington, the City of Arlington, and General Motors. Major voids in the market include hotel, boutique office, upscale restaurants, and quality housing, including for-sale.

## IN-PLACE HIGH-DENSITY MIXED-USE ZONING

The Property is within the Downtown Business zoning district which allows for a myriad of uses including market rate multifamily, senior living, townhomes, live-work, and student housing with a maximum density of 100 dwelling units per acre with more than one use. Additional uses include office, retail, self-storage, and hotel. The Property is also located within TIRZ District 1 Downtown, which had a fund balance of over \$8 million YE 2022.

## EXCELLENT WALKABILITY

The City of Arlington continues to invest in its downtown with streetscape improvements that make it walkable throughout. The Property's centralized location provides a Bike Score of 75 and a Walk Score of 86, making it desirable for people looking for a less auto dependent lifestyle.

## ACCESS & REGIONAL CONNECTIVITY

The Property is conveniently located with easy access to Interstate 30 approximately 1.5 miles to the north with over 113,000 VPD and Interstate 20 approximately 4 miles to the south with over 176,000 VPD. The Property is just south of Division Street which connects downtown Arlington to Hwy 360 to the east and Interstate Loop 820 to the west. DFW International Airport is ±10 miles north and Love Field is ±17 miles to the northeast.

## LARGE CONTIGUOUS URBAN INFILL TRACT

Like many downtowns, Arlington's has fractured ownership necessitating assemblage to create large enough tracts to accommodate institutional size development. The Property is ±4.55 acres which would allow 300 to 400 units of high-density housing at 100 dwelling units per acre.

## Details:

Address:	201 E Abram Street, Arlington, Texas 76010
Land Area:	±4.55 acres   ±198,198 SF
Building Area (NRSF):	±20,000 SF
Existing Zoning:	DB (Downtown Business)
Traffic Counts:	±17,779 VPD on E Abram Street ±5,792 VPD on S Mesquite Street
Public & Franchise Utilities:	All available to site
Frontage:	±680 ft on E Abram ±465 ft on S East St ±110 ft on S Mesquite
Debt:	To be delivered free & clear at closing
Interest:	Fee simple
In-Place Rental Income:	\$368,414
2023 Operating Expenses:	\$183,112
Asking Price:	Market Value

### Notes:

1. Most tenants are month-to-month or have less than 12 months remaining on their leases. Owner has intentionally kept lease durations to a minimum to provide Buyer flexibility to redevelop the Property, however tenant would be willing to stay longer term if desired by Buyer.
2. Pinnacle Corporation is a tenant at the Property and is majority owned by the Seller. They are the largest tenant at the Property taking 4,800 SF (45% of the NRSF). They can stay longer at the Property if desired by the Buyer.

# In-Place High-Density Zoning

**DB | DOWNTOWN BUSINESS:** The DB district provides concentrated downtown, civic, service, office, institutional, cultural, residential, and other uses in the existing central business district. The DB district is intended to aid in the revitalization of Arlington’s original downtown area, and to establish an identity for the downtown area by permitting uses that enhance its role as a unique civic and ceremonial heart of the City. Urban design standards are intended to protect property values, create a vibrant downtown that is mixed-use, pedestrian-friendly, and transit-oriented, and make the development process more predictable for members of the public and development community.

## Allowed Uses (selected):

### RESIDENTIAL

- Multifamily (S)
- Live/Work (P\*)
- Townhouse (S)
- Assisted Living (≤6 or ≥7 residents) (S)
- Independent Senior Living (P\*)
- Student Housing (P\*)

- Business School (P)
- Hospital (P)
- Medical Office (P)

- Bar (P\*)
- Restaurant (P)
- General Retail Store (P)
- Hotel, full service (P\*)
- Hotel, limited service (S\*)
- Residence hotel (S\*)

### COMMERCIAL

- Office (P)
- Theater (P\*)
- Medical or Scientific Research Laboratory (P)
- Microbrewery (S)
- Microdistillery (S)
- Winery (S)

- Self-storage (S\*)

Note:  
 P= Permitted Use  
 S= Specific Use Permit  
 \*= Supplemental Use Standards Apply

### B. Density

Max dwelling units per acre with one use in a structure.	60
Max dwelling units per acre with more than one use in a structure.	100
Second use must occupy at least 15% of gross floor area of building.	

### C. Lot Dimensions

Lot area, min. (s.f.)	N/A
-----------------------	-----

### D. Setbacks

Street (ft)	
Minimum	0
Maximum for at least 75% of the front building façade	15
Interior, min (ft)	
Side and/or Rear	0
Adjacent to single family (side and/or rear)	20

### E. Building Standards

Building height, max. (ft)	N/A
Lot Coverage, max. (%)	N/A

### F. Notes

See Article 4 for measurements and exceptions.

### CITY CONTACT:

**Gincy Thoppil**

Director of Planning & Development Services

817 459 6666

Gincy.Thoppil@arlingtontx.gov

# Arlington Economic Incentives

## Tax Increment Reinvestment Zone No. 1 (TIRZ)

Downtown Economic Development Efforts are focused on catalyst and significant projects and opportunities that provide increased value, vitality and contribute to Arlington's local economy. For projects that meet or exceed the City's goals for revitalization and meritorious development, certain financial incentives may be available.

A significant public-private partnership that adds to Arlington's revitalization efforts in Downtown Arlington is the Downtown Tax Increment Finance Zone (TIRZ No. 1). This financing entity makes strategic investments in parking, infrastructure, and residential development. New growth in the downtown area is happening in the form of student housing, market rate apartments, and for-sale townhomes. Major new public-private partnerships led to the completion of the 101 Center and the new award-winning Central Library, collectively injecting tens of millions of dollars in new growth.

Since its inception, TIRZ No. 1 revenues have consistently exceeded the projections by an average of 61%. The return on investment has been strong for the City of Arlington, leveraging year-over-year value increases and capturing more than \$170 million to date over the life of the TIRZ No. 1. This program provides for closing financing gaps for major and critical projects, allowing for continued investment in infrastructure to allow downtown to continue to grow and evolve into a vibrant, walkable downtown neighborhood.

## Chapter 380 Economic Development Grants

The Texas Chapter 380 of the Local Government Code authorizes municipalities to offer loans and grants of city funds to promote state and local economic development and to stimulate business and commercial activity. Chapter 380 agreements are negotiated on a case-by-case basis.

## Infrastructure

The City of Arlington has a track record of facilitating development through enhancement of water, sewer, and roadway infrastructure relevant to sites selected for significant projects as needed.

## Fee Waivers

The City of Arlington provides for a full waiver of all development fees including Platting, Building Permit, Electrical, Mechanical, and Plumbing on eligible projects.

### ARLINGTON ECONOMIC DEVELOPMENT CONTACTS:

#### Marty Wieder

Executive Director  
Arlington Economic Development Corporation  
Marty.Wieder@arlingtontx.gov

#### Gus Garcia

Director of Economic Development  
Office of Economic Development,  
City of Arlington  
gus.garcia@arlingtontx.gov



Urban Union



Main 7



101 Center

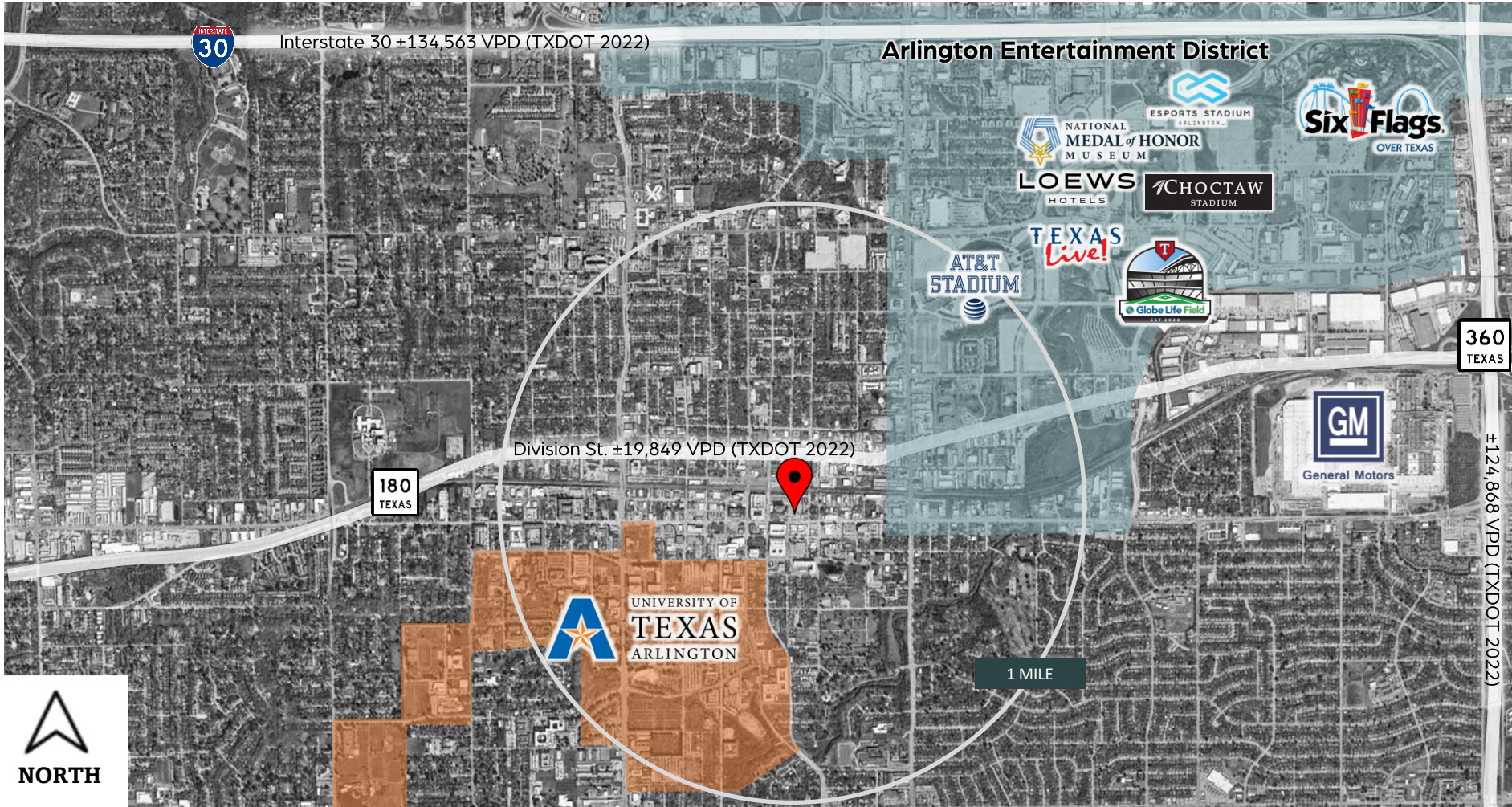
# Location Map

Demographics	3 Mile	5 Mile	10 Mile
2023 Population	151,603	291,914	1,017,981
2028 Pop. Projection	153,544	295,124	1,024,171
Annual Growth '23-'28	0.30%	0.20%	0.10%
2023 Households	56,523	112,616	374,389
2028 HH Projection	57,255	113,944	376,947
Annual HH Growth '23-'28	0.30%	0.20%	0.10%
Avg. HH Income	\$63,575	\$73,269	\$83,894
Median HH Income	\$46,603	\$53,918	\$64,737
Median Age	34	34	35



# Proximity Map

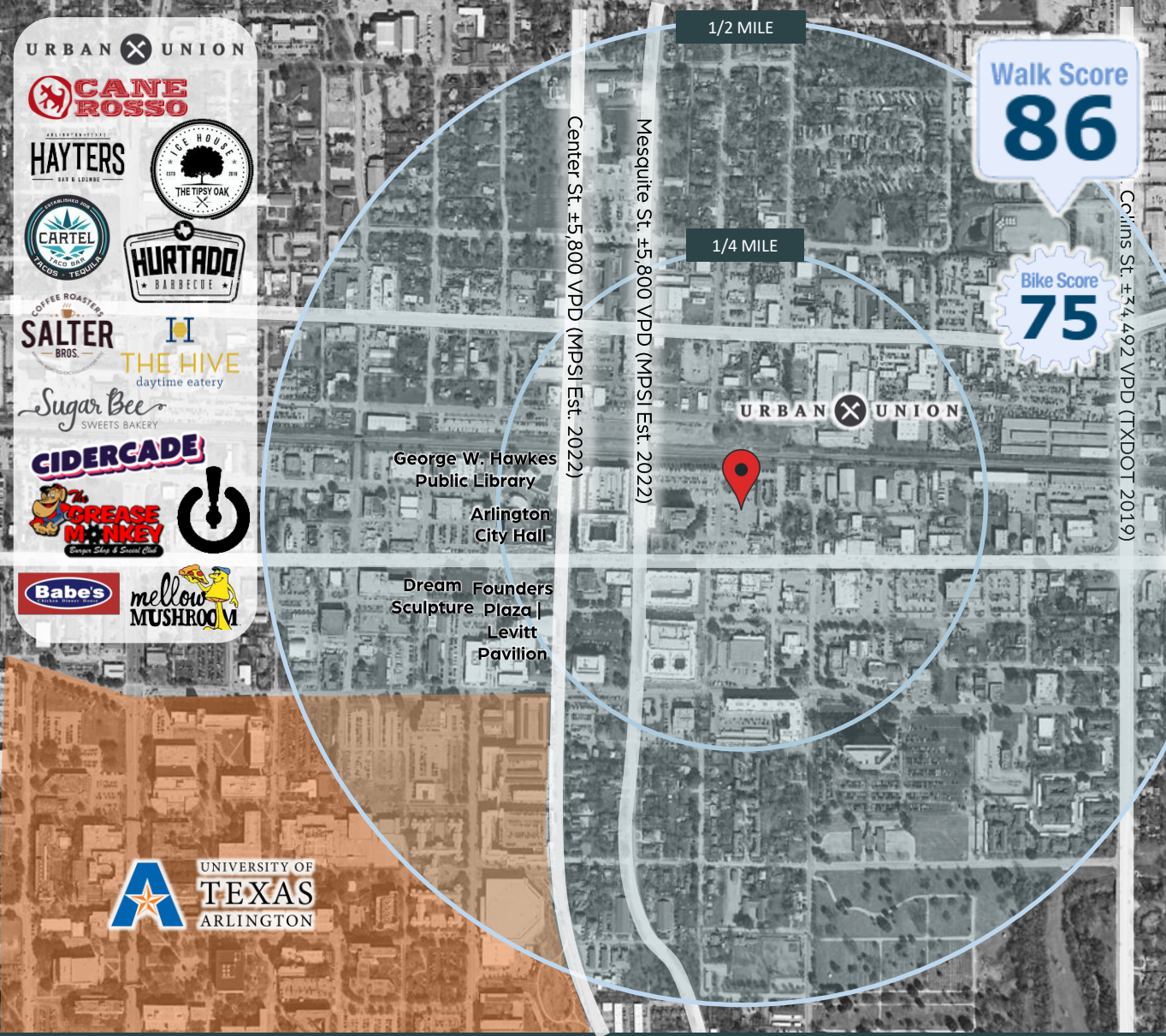
The Property is centrally located within the City of Arlington's downtown core and is **walking distance to the University of Texas Arlington**. It is also less than one mile from the **largest entertainment district in the southern United States** which **employs thousands** of people and hosts over **14.5 million** visitors annually. Additionally, the **General Motors** assembly plant **employs over 5,000 people** and is less than two miles from the Property. State Highway 360 via State Highway 180 (E Division Street) and Interstate 30 via S Center Street or S Collins Street are both a short 5-minute drive providing regional access and connectivity throughout the Metroplex including DFW International Airport which is less than 10 miles away. These regional assets are significant demand drivers for nearly all product types.



# Walkability Map



AISD Athletic Center



URBAN X UNION

CANE ROSSO

HAYTERS

ICE HOUSE THE TIPSY OAK

CARTEL TACO BAY

HURTADO BARBECUE

SALTER BROS. COFFEE ROASTERS

THE HIVE daytime eatery

Sugar Bee SWEETS BAKERY

CIDERCADDE

GREASE MONKEY

Babe's

mellow MUSHROOM

Neighborhood Restaurants / Entertainment

free play

CosMc's

WHITE RHINO CRAFT BEER

DIVISION BREWING

FUZZY'S TACO SHOP

J. Gilligan's

FLYING FISH

NAMOO Korean Bowl

TWISTED ROOT BURGER CO.

SHIPLEY DONUTS

HOOLIGANS Pub



# DOWNTOWN ARLINGTON

Downtown Arlington is the **Arlington Cultural District**, a year-round destination for music, arts, culture, craft beer, dining & shopping. The district prides itself on being the **civic center** of the city, a clean and safe destination with a **remarkable sense of place**.

Not only is Downtown the proud **home of the University of Texas Arlington** and the City's long-standing cultural institutions, but it has also been named the Arlington Cultural District by the Texas Commission of the Arts. The development of the Levitt Pavilion, and Founder's Plaza served as the **catalyst for revitalization**, helping attract new restaurants, mixed-use residential, and major new destinations. Today, Downtown Arlington is a **vibrant and thriving urban neighborhood** with a **strong commitment to placemaking**, transforming the city center into one of the most recognizable and **loved** parts of the Arlington **community**.

PAST 10 YEARS

**168% Increase**

IN PROPERTY VALUES

**10,000+**

DAYTIME WORKFORCE

**10X**

INCREASE IN RESIDENTIAL  
HOUSING

**1.7 Million+**

VISITORS PER YEAR



# IT'S PRIME TIME IN DOWNTOWN ARLINGTON!

Downtown Arlington is in the midst of significant economic growth and development!

## MEDIAN COMMERCIAL RENT

FOR OFFICE SPACE: **\$20.70** PER SQ. FT. ANNUALLY  
 FOR RETAIL SPACE: **\$16.66** PER SQ. FT. ANNUALLY  
 FOR INDUSTRIAL SPACE: **\$7.33** PER SQ. FT. ANNUALLY

ANNUAL FOOD AND MIXED BEVERAGE SALES: **\$22** MILLION  
**45** RESTAURANTS  
**600+** BUSINESSES

**98%** OFFICE SPACE FILLED  
**5%** ANNUAL RATE OF RESIDENTIAL RENT GROWTH

TOTAL VALUE OF PROPERTY WITHIN BID: **\$263,895,810**

**DOWNTOWN ARLINGTON**



WalletHub's 7TH HOTTEST HOUSING MARKET IN THE COUNTRY!



AN "AWESOME URBAN DISTRICT EXPLODING WITH CHARACTER,"  
 tripadvisor



**BREAK GROUND TODAY**

CONTACT MAGGIE CAMPBELL, PRESIDENT & CEO OF DOWNTOWN ARLINGTON, AT 817-303-2800 TO EXPLORE GROWTH OPPORTUNITIES!

# AN ENTICING LINE-UP OF REASONS TO BE HERE

- Home to four professional sports teams and a Division I program
- Minutes to Arlington's Entertainment District, which includes Six Flags Over Texas and Hurricane Harbor
- Designated the Arlington Cultural Arts District by the Texas Commission on the Arts, and home to the 50+ free concerts annually at the Levitt Pavilion
- 90K households within three miles, and 53 new luxury townhomes under construction
- 32% increase in construction/development permits between 2017 and 2018
- Streetscape and rebuild of Abram Street increased values by \$18.8MM

DAYTIME POP: **10,759**  
 NIGHTTIME POP: **2,913**  
**28%** ARE GEN Y OR MILLENNIAL

WALK SCORE: **71**  
**# OF JOBS**: 7,846

SIZE OF DOWNTOWN ARLINGTON: **400 ACRES** & **7 CITY BLOCKS**

HOME TO THE UNIVERSITY OF TEXAS AT ARLINGTON

**43,989** STUDENTS  
**2,165** ACADEMIC STAFF

Findings were calculated by the University of Texas at Arlington Institute of Urban Studies based on data up to 2018.

# University of Texas Arlington

Located **within walking distance** of the Property, UT Arlington is **one of the largest institutions in the Dallas-Arlington-Fort Worth Metroplex**, and the second largest in the UT system. The School boasts a total enrollment of approximately 41,000 students and has a ranking by the Carnegie Classification of Institutions of **Research-1, the highest tier**, meaning the institution spends a minimum of **\$50 million in research and development funding** and has at least 70 doctoral research degrees.



**#1 Public School**  
IN DFW  
- *Wall Street Journal*, 2024

**Architecture Top 10**  
#6 IN ARCHITECTURE AND  
RELATED SERVICE DEGREES FOR  
HISPANIC STUDENTS  
- *The Hispanic Outlook on  
Education 2023 list*

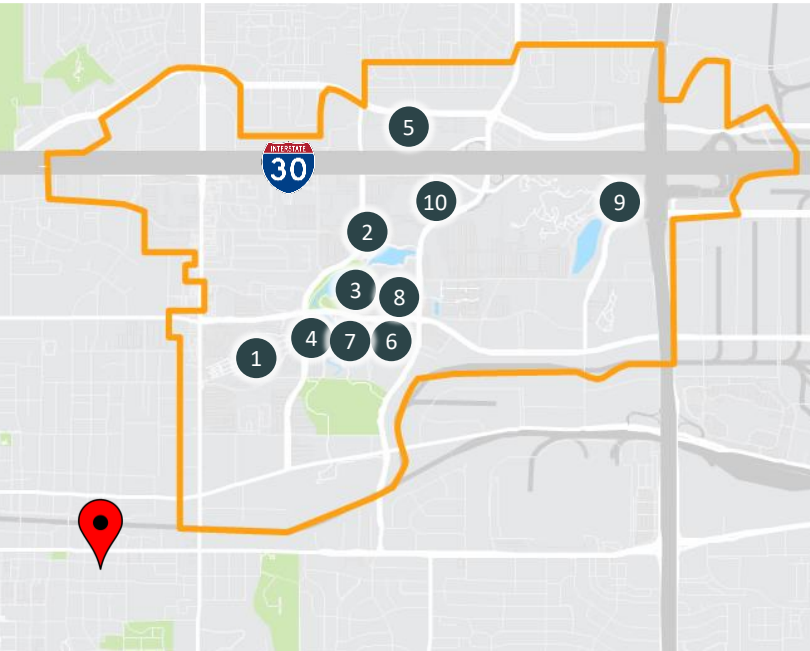
**Best Graduate  
Schools List**  
INCLUDES 16 GRADUATE  
PROGRAMS AT UTA  
- *US News 2022-2023*

**#9 Fastest**  
GROWING DOCTORAL PUBLIC  
INSTITUTION IN U.S.  
- *Chronicle of Higher Education  
2024*

# Entertainment District

The City of Arlington has invested over \$4 billion since 2009 into what has now become Texas' largest entertainment district. The Entertainment District sees over 14.5 million visitors per year contributing to over \$1.4 billion in economic impact annually. Over 60% of these visitors stay an average of 3 nights and spend approximately \$900 million per year in Arlington.

Dubbed the "Entertainment Capital of Texas", the District is second to none in the southern United States, attracting more than 14.5 million visitors per year. Since 2009, over \$4 billion has been invested in the District. The investment momentum continues with the highly anticipated \$550 million Arlington Convention Center and Loews Hotel, recently opened, which brings 888 rooms and 216,000 square feet of exhibit space, One Rangers Way a \$70 million, 300-unit luxury residential development opening later this year, and the \$185 million National Medal of Honor Museum, targeted for completion in March 2025.





NORTH

**Arlington Entertainment District (±1 mile)**

Downtown Dallas (±17 miles)

**URBAN X UNION**



Hwy 157 / N. Collins St. ±34,492 VPD (TXDOT 2019)

Division St. ±19,427 VPD (MPSI Est. 2022)

Mesquite St. ±5,800 VPD (MPSI Est. 2022)

Center St. ±5,800 VPD (MPSI Est. 2022)

**Cafe AMERICANA**

E Main St

E Abram St. ±17,779 VPD (MPSI Est. 2022)

**CosMc's**

**FLYING FISH**

**NAMOO**  
Korean Bowl

**TWISTED ROOT**  
BURGER CO.

**HOOIGANS**  
Pub

101 Center

Park Place

404 Border

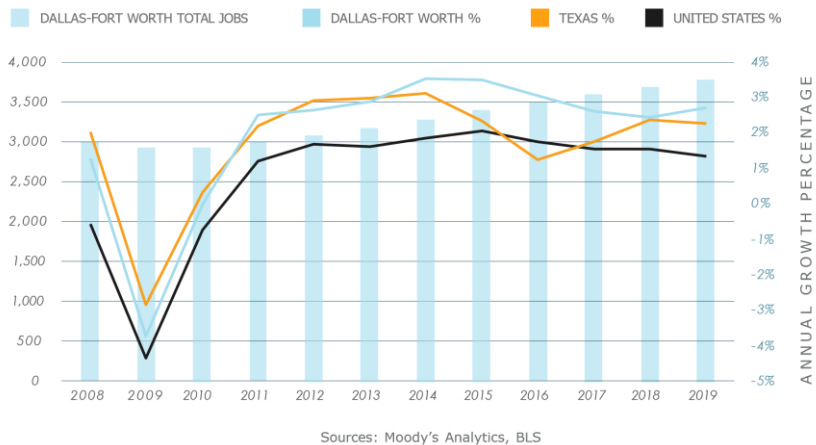
Downtown Library & City Hall



# Texas Economic Resilience

Approaching the 2008 economic crisis, Dallas-Fort Worth boasted a 4.3% unemployment rate in Q2 2007. National total employment first started to decline in Q2 2008 with the first sign of positive employment growth not seen until Q2 2010. During the Great Recession, national total employment declined by 5.9% while Dallas-Fort Worth decreased by 4.8%. All lost jobs during the recession were recovered in Dallas-Fort Worth by Q2 2010. Comparatively, the United States did not recover all jobs lost until Q3 2014. While relatively insulated from the crisis, Dallas-Fort Worth was one of the first metroplexes to bounce back. At the peak of the recession in Q2 2009, Dallas-Fort Worth lost over 64,000 jobs. By Q2 2010, the market added over 93,000 jobs, a 45% gain over loss.

Dallas-Fort Worth continued to prosper after recovering its lost jobs in Q2 2010, with a 28% overall increase in total jobs through Q4 2019. Americans are flocking to Texas and thereby Dallas-Fort Worth due to strong market fundamentals, propelled by low cost and a tax friendly environment.



**#1**  
FASTEST GROWING STATE ECONOMY  
U.S. BUREAU OF ECONOMIC ANALYSIS

**#9** LARGEST GPD  
WORLD'S LARGEST ECONOMY

**#2** LARGEST CIVILIAN WORKFORCE IN AMERICA  
BUSINESS IN TEXAS

TEXAS HAS ONE OF THE LOWEST TAX BURDENS  
NO CORPORATE INCOME TAX | NO INDIVIDUAL INCOME TAX

**#1** STATE  
CORPORATE EXPANSIONS AND LOCATIONS  
SOURCE: SITE SELECTION

BEST STATE FOR BUSINESS 2021  
SEVENTEEN CONSECUTIVE YEARS



# Dallas-Arlington-Fort Worth Market

	Dallas Co.	Tarrant Co.	DFW MSA
2023 Population	2,626,612	2,204,981	7,943,685
Pop. Growth Since 2012	5.9%	14.4%	19.6%
Unemployment (Q2 2023)	3.4%	3.3%	3.3%

## DFW AWARDS AND ACCOLADES

#2 in the country for total job growth (154,000 jobs)

#1 in the country for percent job growth (3.4% growth)

#2 busiest airport in the U.S. with over 35.3 million passengers

22 Global Fortune 500 companies located in DFW

5th fastest growing economy in the nation in 2022 with 3.1% GDP growth

3 Fortune 10 companies, no other U.S. metro hosts more than one

3 Global 25 companies, only Beijing has more; no other global metro hosts more than one

45 Fortune 1000 Headquarters

Largest Overall and tech-based labor market in Texas

## TOP 10 INDUSTRIES

1. Transportation Equipment Manufacturing
2. Computer Equipment Manufacturing
3. Information Technology and Telecom
4. Business and Financial Services
5. Transportation and Logistics
6. Defense and Security
7. Construction
8. Energy
9. Fabricated Metals Manufacturing
10. Machinery Manufacturing

# #1

BEST STATE FOR BUSINESS 2023  
-Chief Executive Magazine

# #2

METRO IN JOB CREATION IN 2023  
-U.S. Bureau of Labor Statistics

# #2

CORPORATE EXPANSIONS  
-Site Selection, 2022

# #2

BUSIEST AIRPORT IN U.S.  
-Airport Council International

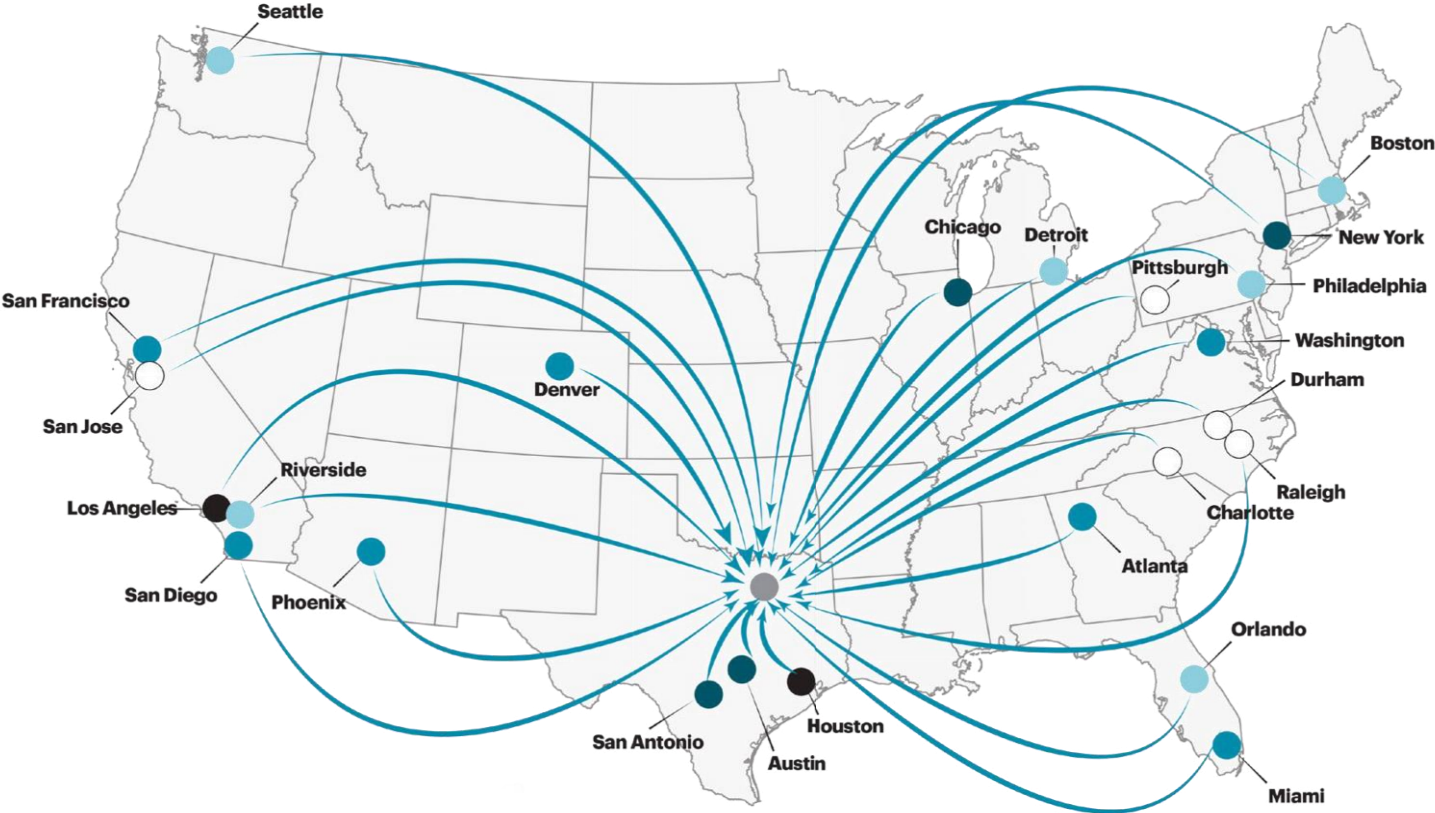
## MAJOR EMPLOYERS



# Migration Trends

After the recovery and resulting prosperity that followed the economic downturn in 2008, Texas experienced a population boom, with newcomers flocking to the lower cost of living, quality of life, and quality employment.

Specifically, millennials have come to Dallas-Fort Worth, where job growth has increased 3.2% within the past year. Dallas-Fort Worth had the highest year-over-year gain in job growth, above the national average of 1.6%. According to the US Census Bureau, Dallas-Fort Worth gained 37,126 new residents in overall net migration, of which millennials accounted for 28%. Dallas-Fort Worth has seen a 9.4% increase in the millennial population post-recession. In Dallas-Fort Worth, the growth of the tech industry, favorable tax laws, and urban development have been able to attract and retain the younger workforce. Texas has increased by more than 3.5 million residents since 2010, an average of 1,000 new residents per day. The Texas workforce continues to grow, and in return companies and jobs follow.



# Arlington Market

Arlington continues to add jobs at a solid pace. American Airlines completed a 300-acre campus within the submarket in 2019, and General Motors is expanding its footprint within the submarket. The manufacturer expanded its assembly plant and recently added a pair of distribution facilities for use by major suppliers. Texas Health Resources has a significant presence, supporting about 4,000 jobs. Further, UPS occupies a new one-million SF distribution facility at the Arlington Commerce Center, adding more than 1,000 full time jobs over the past five years. Recently, L3 Technologies announced an expansion in its Arlington facility and is hiring 200 employees over the next two years.

**Arlington named a Best City for First-Time Homebuyers**

- SmartAsset 2020

**Arlington ranks among Top 25 Best Cities to Start a Business**

- WalletHub 2023

**#6 Best Place to Live**

- Bankrate 2023

**Top City for Music Lovers**

- Travel and Leisure 2023

**#4 The Best Cities to relocate to in America**

- BestPlaces 2023

**4<sup>th</sup> Best-Run City in Texas 3<sup>rd</sup> Year in a Row**

- WalletHub 2023



Viridian

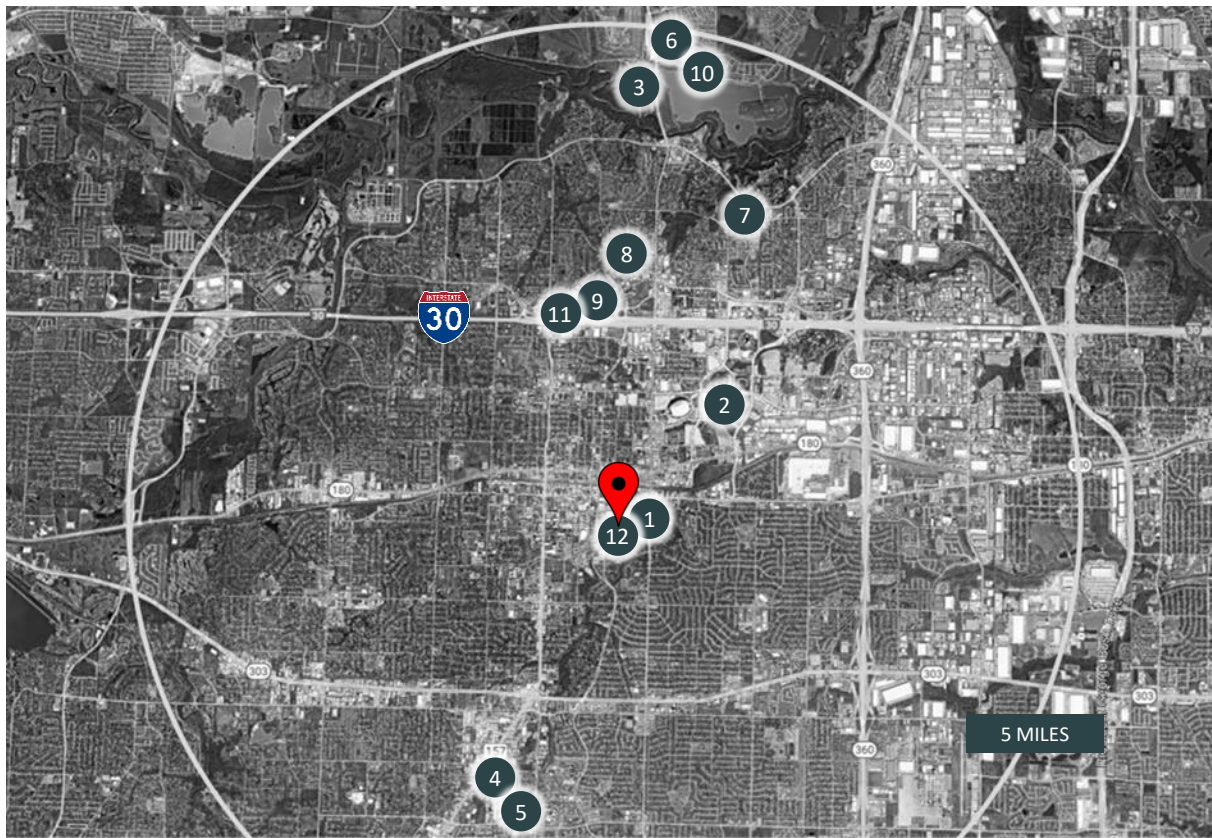
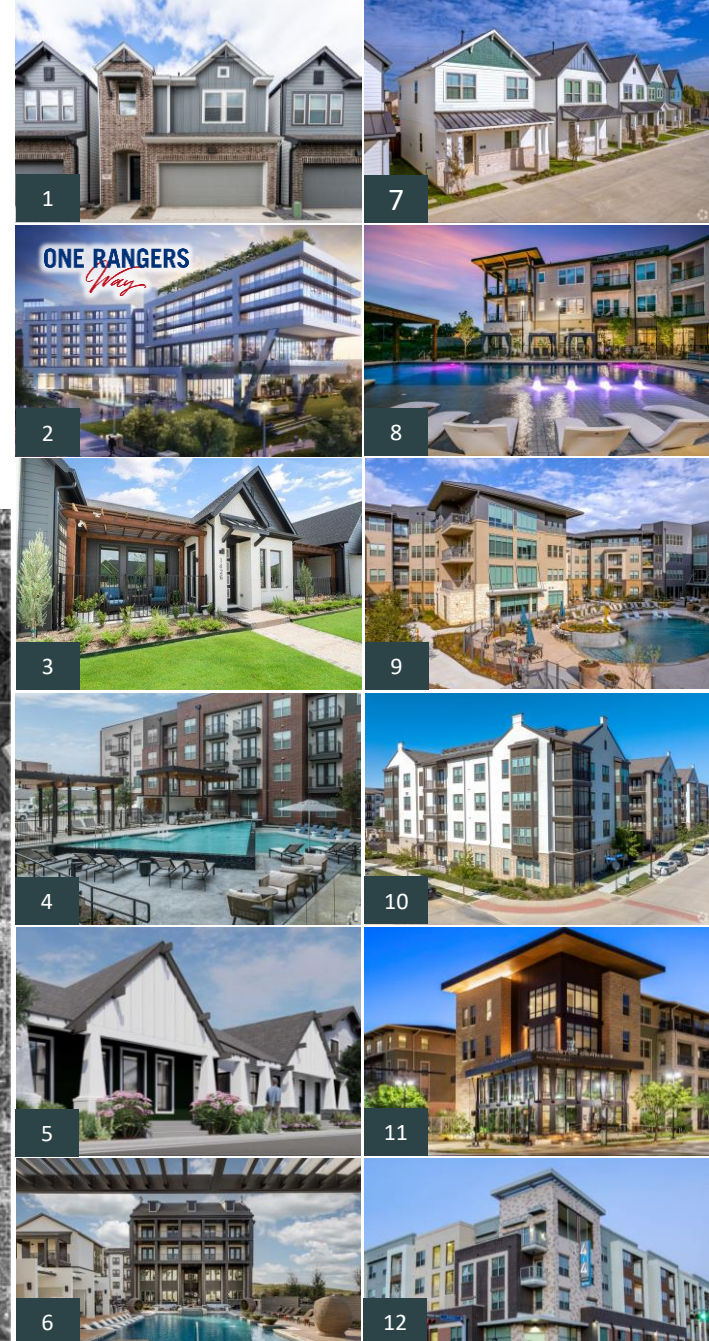
**#3 Wealthiest Zip Code in DFW**

- Dallas Business Journal



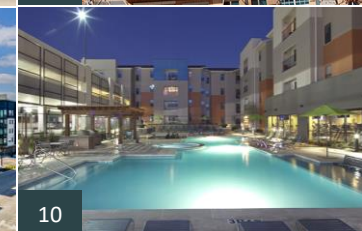
# Market Fundamentals (Multifamily)

No.	Property Name	Address	Status	Units	Avg. Unit Size (SF)	Monthly	Monthly	Vacancy %	Yr. Blt. / Renov.
						Asking Rent (Total)	Asking Rent (PSF)		
1	Mission Trails	500 S Mary St.	U.C.	65	1,231				2024
2	One Rangers Way	1000 Ballpark Way	U.C.	299	811	\$2,033	\$2.51		2024
3	Legacy Park Viridian	3148 Misty Forest Way	Existing	82	1,650	\$3,254	\$1.97	67.1%	2023
4	Lenox Cooper	2811 S Cooper St.	Existing	270	975	\$1,933	\$1.98	64.0%	2023
5	Mission at Johnson Creek	825 W Mayfield Rd.	Existing	106	1,005	\$2,167	\$2.16	63.2%	2023
6	The Louise Apartments & Townhomes	4151 Viridian Village Dr.	Existing	375	1,015	\$2,086	\$2.06	12.0%	2022
7	Mission on Ascension	2501 Ascension Blvd.	Existing	108	995	\$2,037	\$2.05	29.3%	2022
8	Jefferson North Collins	735 Washington Dr.	Existing	346	942	\$1,788	\$1.90	9.0%	2021
9	Arlington Commons - The Truman	505 E Lamar Blvd	Existing	358	830	\$1,720	\$2.07	10.8%	2020
10	The Jackson at Viridian	4101 Viridian Village Dr.	Existing	340	937	\$1,813	\$1.93	8.0%	2020
11	Arlington Commons - The Roosevelt	425 E Lamar Blvd	Existing	353	830	\$1,499	\$1.81	7.9%	2017
12	404 Border Apartments	404 Border St.	Existing	135	858	\$1,585	\$1.85	5.3%	2016
<b>Total / Average</b>				<b>2,837</b>	<b>940</b>	<b>\$1,841</b>	<b>\$1.96</b>		



# Market Fundamentals (Student Housing)

UT Arlington 41  
ATLANTIC HOUSING FOUNDATION



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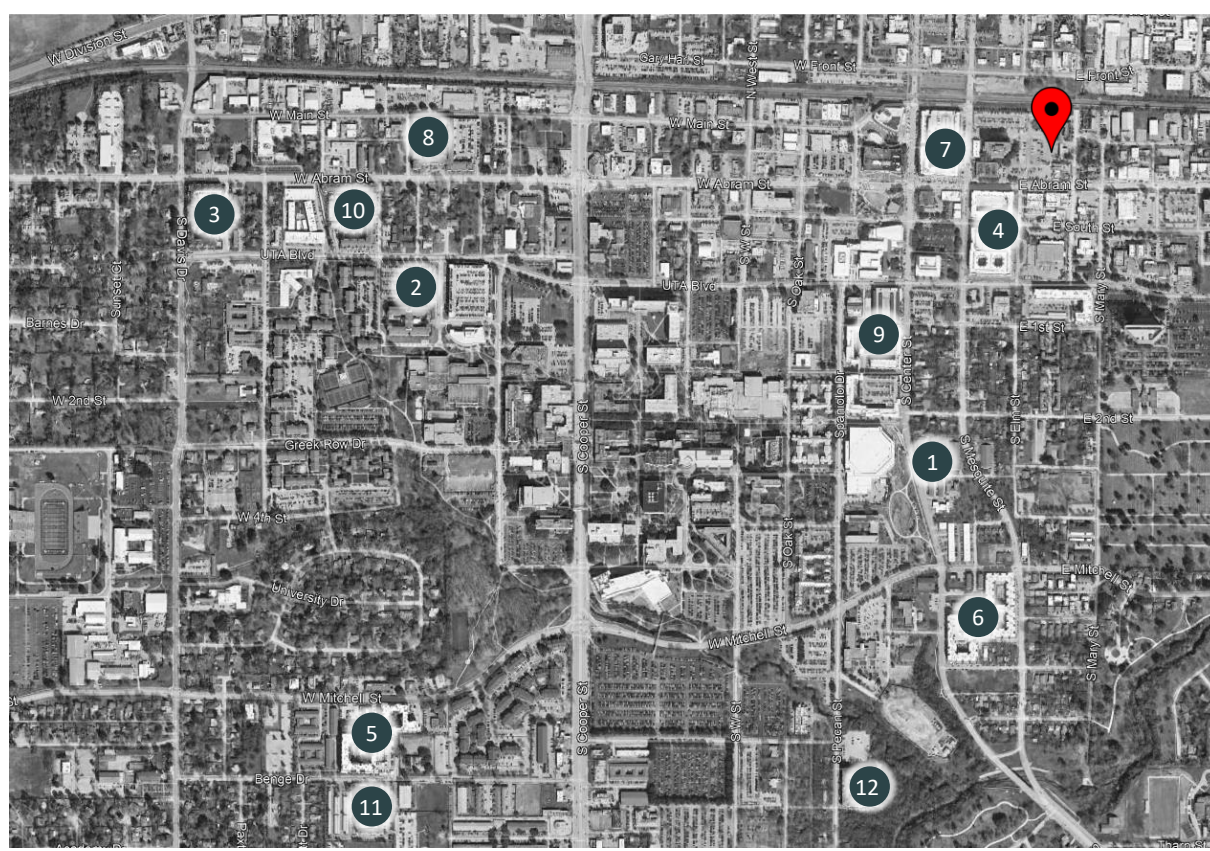


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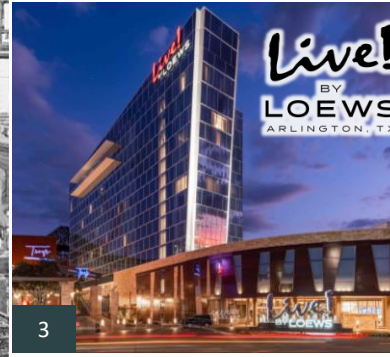
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No.	Property Name	Address	Status	Beds	Units	Avg. Unit Size (SF)	Monthly Asking		Yr. Btt. / Renov.
							Rent/Bed (Total)	Monthly Asking Rent (PSF)	
1	UT Arlington 41	707 S. Center Street	Planned	731	375	814			2025
2	UTA Maverick Hall		U.C.	654					2025
3	Midtown Urban Student Living	1121 UTA Blvd.	Existing	232	70	1,240	\$781	\$2.09	2011/2024
4	Park Place at Arlington	325 S Mesquite St.	Existing	716	308	904	\$1,024	\$2.63	2020
5	848 Mitchell	848 W Mitchell St.	Existing	687	298	961	\$758	\$1.82	2019
6	LIV+ Arlington	1001 S Center St.	Existing	785	263	1,037	\$830	\$2.39	2018
7	101 Center	101 S Center St.	Existing	484	244	828	\$1,045	\$2.50	2017
8	The Arlie	815 W Abram St.	Existing	598	169	1,487	\$836	\$1.99	2016
9	UTA The Lofts at College Park	500 S Center St.	Existing	81	81	630	\$1,063	\$1.69	2012
10	Campus Edge on UTA Boulevard	1001 UTA Blvd.	Existing	488	128	1363	\$747	\$2.09	2012
11	Maverick Place	930 Benge Dr.	Existing	381	117	1,131	\$693	\$1.99	2009
12	UTA The Heights on Pecan	1225 S. Pecan St.	Existing	620	308	842	\$781	\$1.87	2008
<b>Total / Average</b>				<b>6,457</b>	<b>2,361</b>	<b>1,004</b>	<b>\$846</b>	<b>\$2.15</b>	



# Hotel Market

Only six (6) Upper Upscale and Luxury hotels have been built since 2001, within 2 miles of the Property. There are several Midscale to Upper Midscale hotels generally concentrated near Six Flags at the intersection of I-30 and Hwy 360. There are currently no Upscale, Upper Upscale or Luxury hotels around the UTA campus. This void has caused the university to consider locations where it can host campus events for incoming visitors including visiting faculty, administrators, dignitaries, graduate students, professors, researchers, etc. The Property provides a walkable and viable location for a university-oriented hotel to accommodate this need.



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