

# SHOVEL-READY MULTIFAMILY SITE FOR SALE

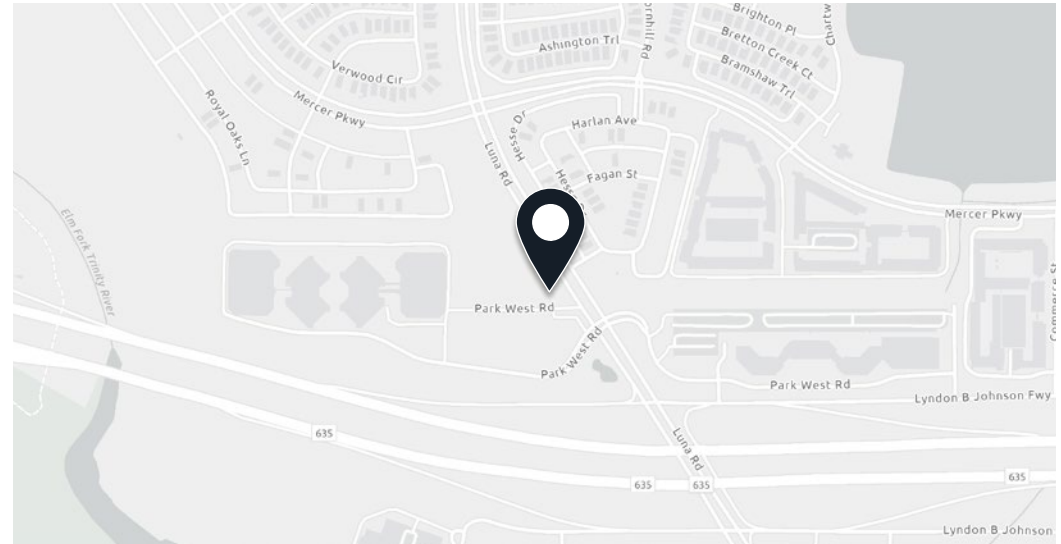
12099 Luna Rd, Farmers Branch, TX 75234



# DUE DILIGENCE INCLUDED

The Elara luxury living is an under construction 150 unit multi-story apartment community. The market-rate rental project will include 20,000 square feet of commercial space, an outdoor pool deck, fitness center, yoga studio and game room. Expected opening in late 2024.

Lot 2 – is a shovel ready site, approved by the City of Farmers Branch City Council for a seven story structure, first two levels are parking and five floors of 145 multi-family units.



All due diligence will convey to buyer, including:

- Full Architectural drawings
- Full Civil drawings
- Market Study
- Survey
- Geotech
- Phase I
- Title commitment

## Fair Market Rental Rates

Floor Plan	Units	Avg. Unit Size	Total SF	Market Rent (\$/SF)	Market Rent Per Month
<b>Efficiency Units</b>					
Efficiency S1	8	555	4,440	\$2.52	\$1,400
<b>1BR - 1BA Units</b>					
1BR - 1BA A1	72	646	46,512	\$2.42	\$1,564
1BR - 1BA A2	25	681	17,025	\$2.42	\$1,649
1BR - 1BA A3	4	795	3,180	\$2.42	\$1,925
1BR - 1BA A4	4	641	2,564	\$2.42	\$1,552
1BR - 1BA A5	3	700	2,100	\$2.42	\$1,695
<b>2BR - 2BA Units</b>					
2BR - 2BA B1	14	1,028	14,392	\$2.09	\$2,148
2BR - 2BA B2	14	985	13,790	\$2.09	\$2,058
2BR - 2BA B3	3	990	2,970	\$2.09	\$2,069
<b>Total Units</b>	<b>147</b>	<b>728</b>	<b>106,973</b>	<b>\$2.33</b>	<b>\$1,695</b>

# APPROVED RENDERINGS



12099 LUNA RD, FARMERS BRANCH, TX 75234

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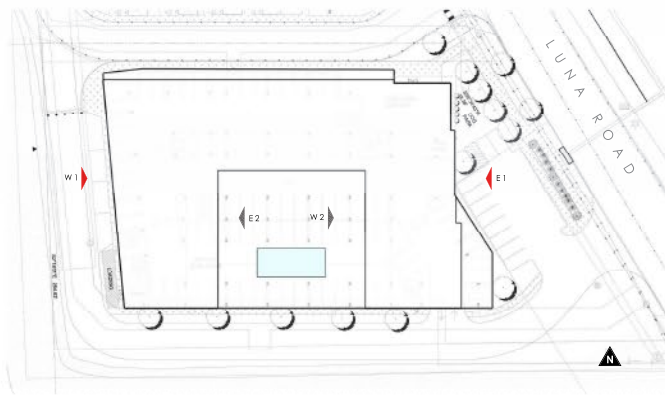
# APPROVED ELEVATIONS









**EAST ELEVATION**









**WEST ELEVATION**



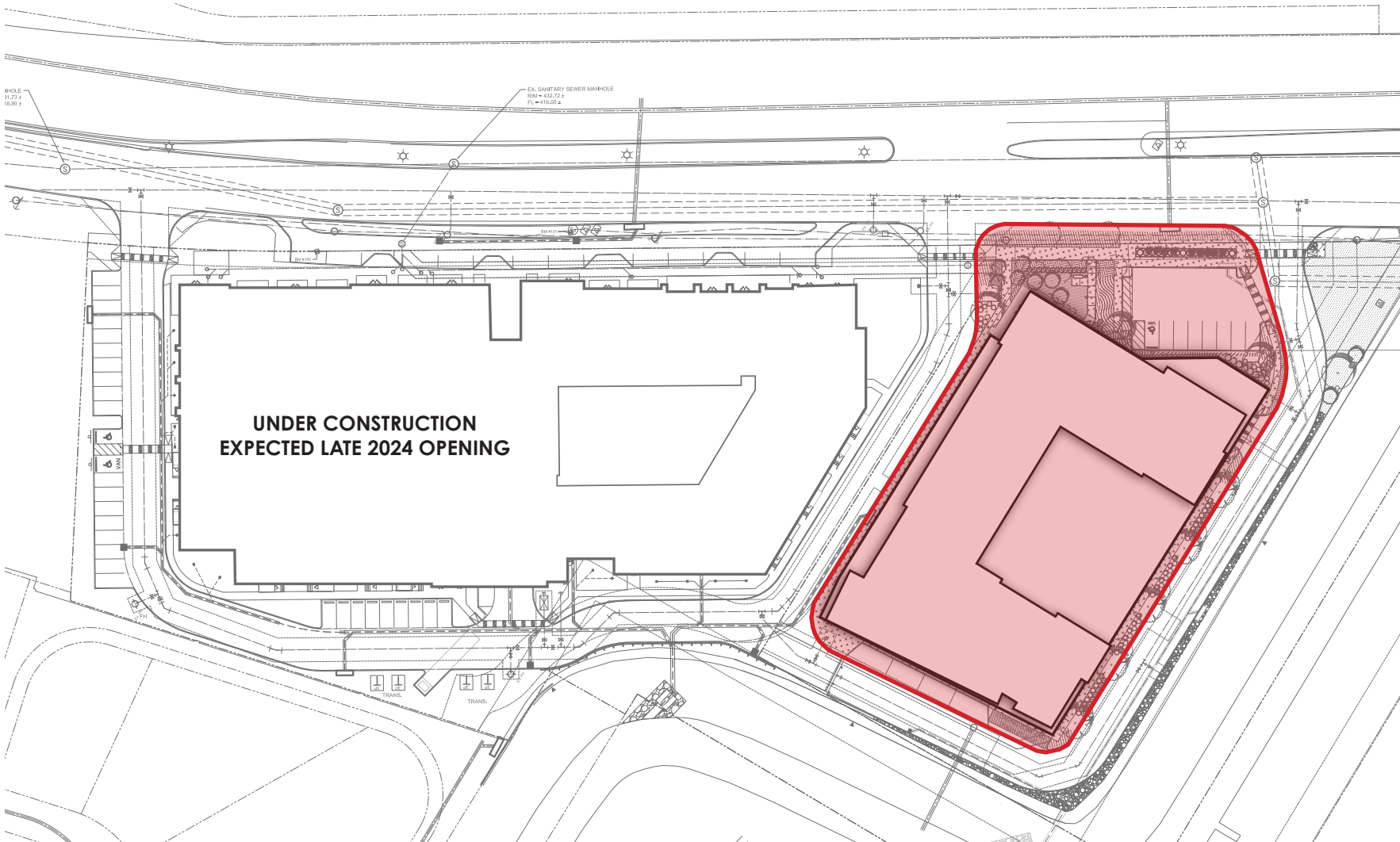
**WEST: 12,579 SF (100%)**

	BRICK MASONRY 01 - 537 SF (5%)
	BRICK MASONRY 02 - 911 SF (7%)
	DARK STUCCO - 6,086 SF (48%) FINISH PRODUCT
	LIGHT STUCCO - 4,190 SF (33%) FINISH PRODUCT
	WOOD-LOOK - 855 SF (7%) CEMENTITIOUS BOARD
	OPENINGS <b>5,730 SF</b>

**EAST: 11,917 SF (100%)**

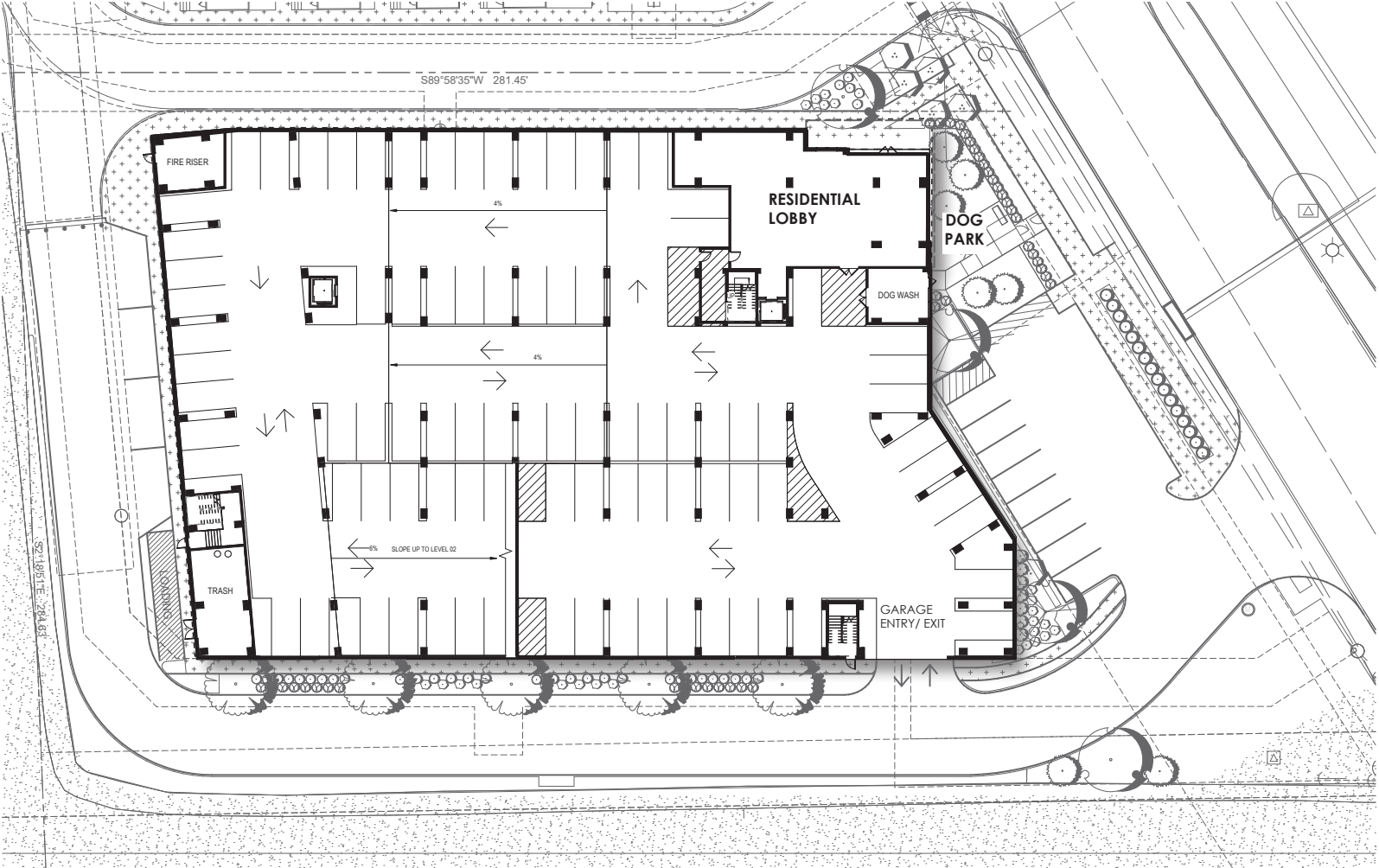
	BRICK MASONRY 01 - 2,402 SF (20%)
	BRICK MASONRY 02 - 747 SF (6%)
	DARK STUCCO - 5,576 SF (47%) FINISH PRODUCT
	LIGHT STUCCO - 1,508 SF (13%) FINISH PRODUCT
	WOOD-LOOK - 1,684 SF (14%) CEMENTITIOUS BOARD
	OPENINGS <b>6,689 SF</b>

# APPROVED SITE PLAN

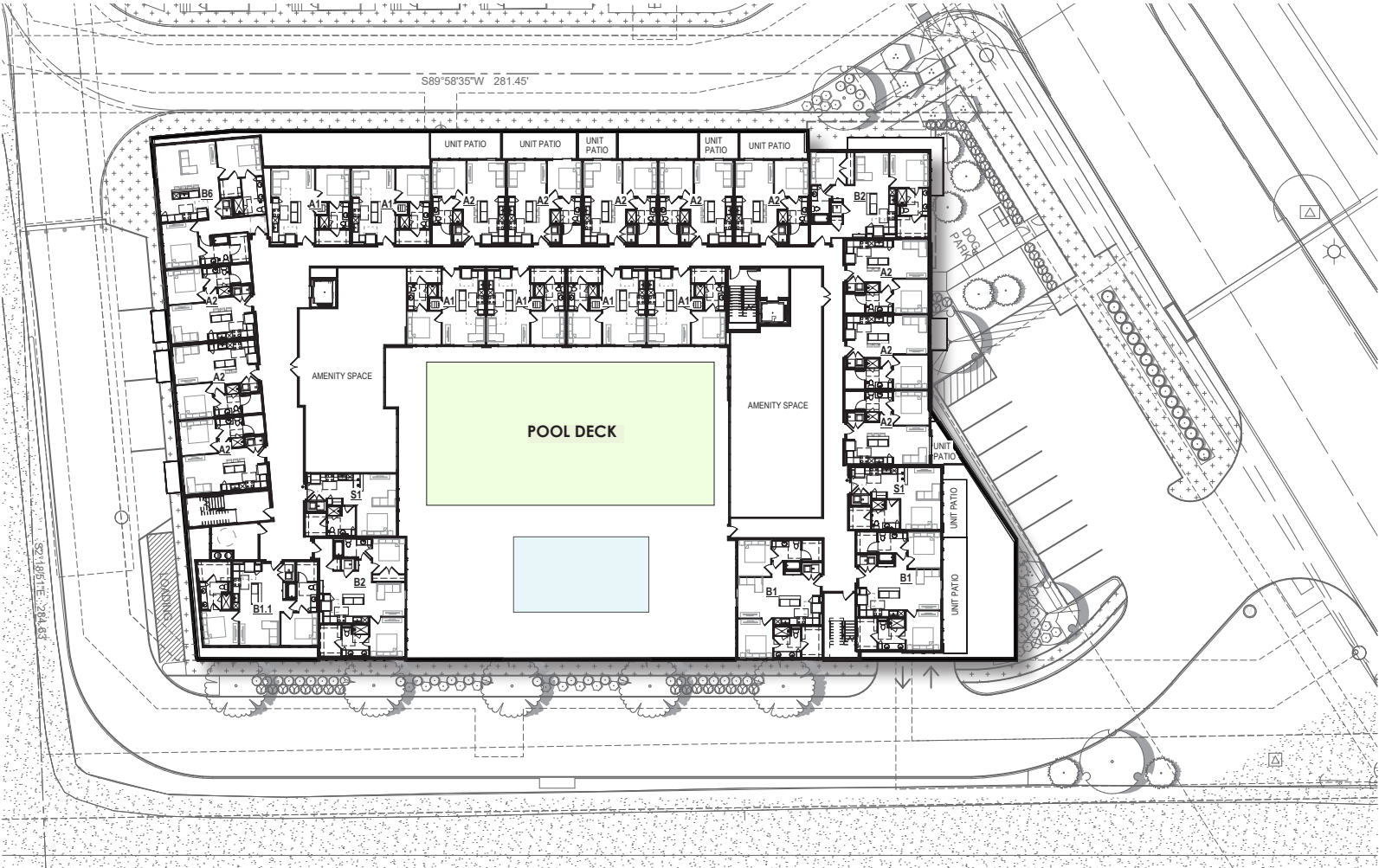




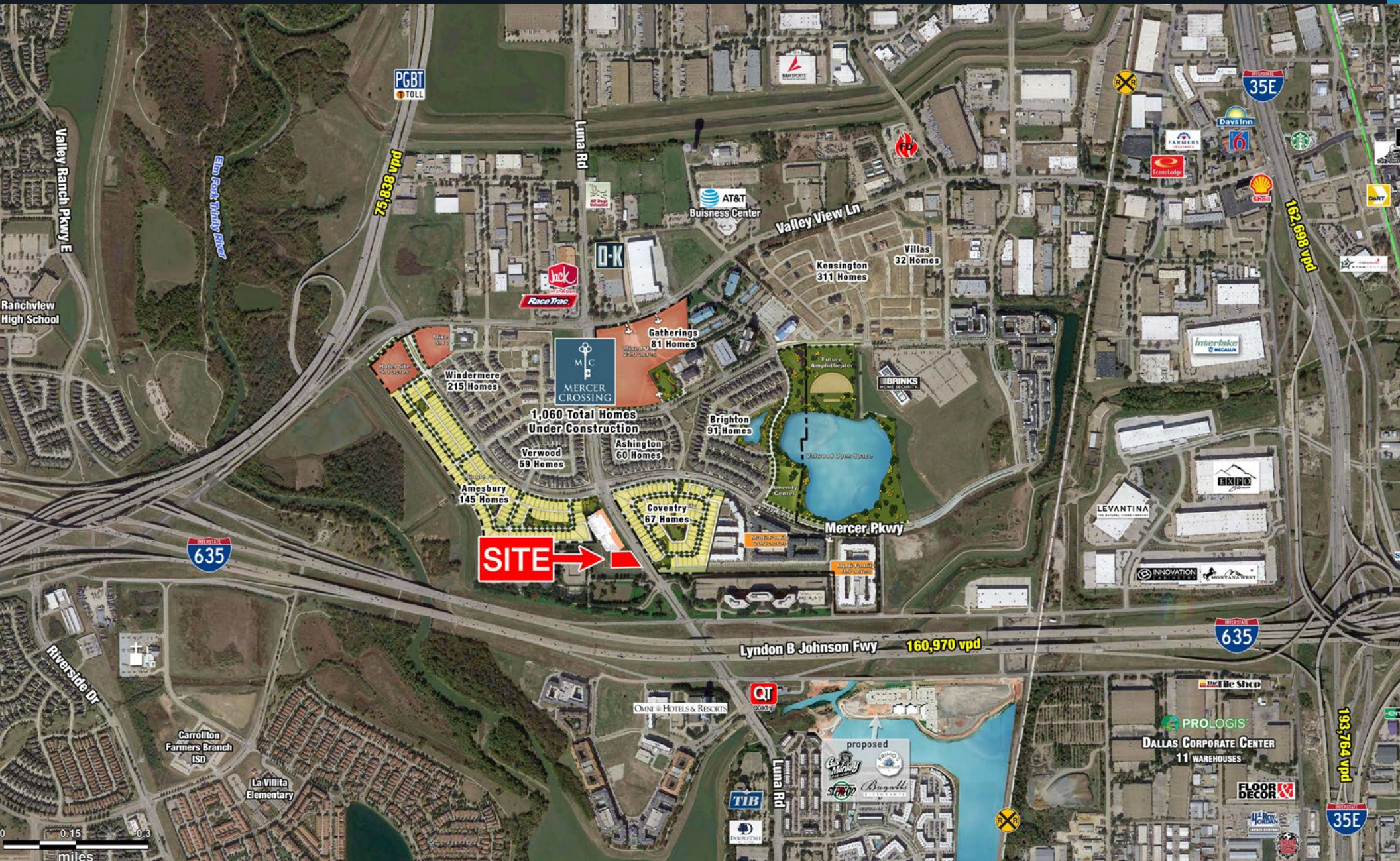
# APPROVED GROUND FLOOR PLAN



# APPROVED LEVEL 3 FLOOR PLAN



# PROPERTY AERIAL



# TEXAS BY THE NUMBERS

# 1

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

U.S. CENSUS

# 5

## BEST STATES FOR BUSINESS

CNBC

# 1

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500 COMPANY HEADQUARTERS, MORE THAN ANY OTHER STATE

FORTUNE

# 9

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

# 1

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION IN FORECASTS FOR STRONG EMPLOYMENT AND INCOME GROWTH FOR THE NEXT 5 YEARS.

FORBES

# D-FW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,00 NEW MULTI-FAMILY UNITS

STORAGECAFE

PRESENTED BY:



**DAVID ZOLLER**

EXECUTIVE VICE PRESIDENT

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# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

## LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date