



3 ENTITLED MULTIFAMILY/BUILD-TO-RENT DEVELOPMENT SITES

Ross Road & McAngus Road | Del Valle, Texas 78617

JORDAN CORTEZ
Managing Principal
214-556-1951
Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL
Managing Director
214-556-1955
Justin.Tidwell@VanguardREA.com

MASON JOHN
Managing Director
214-556-1953
Mason.John@VanguardREA.com

HALEY BIRMINGHAM
Senior Associate
214-556-1956
Haley@VanguardREA.com

WILL DROESE
Senior Associate
214-556-1952
Will@VanguardREA.com

REID PIERCE
Senior Associate
214-556-1954
Reid@VanguardREA.com

JIM MCNULTY
Associate
214-556-1949
Jim@VanguardREA.com

ALEX JOHNSON
Associate
214-556-1948
Alex@VanguardREA.com

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase three MF-4 zoned development sites on which you can construct garden style multifamily, senior housing, or build-to-rent. They are located Southeast of Austin, TX in rapidly growing Del Valle along Ross Road and McAngus Road (the "Sites") just a mile east of TX-130. The offering is made up of a 26.99+/- acre site ("Tract 1"), an 8.27+/- acre site ("Tract 2), and a 7.73+/- acre site ("Tract 3") all contained within the larger Moore's Crossing development/Municipal Utility District. Tract 1 has a concept plan on page 3 showing 212 two-story townhomes depicting the maximum amount of units allowed on Tract 1. Tracts 2 and 3 have concept plans depicting multifamily developments with 172 units and 178 units respectively. **The Sites can be bought together or separately.** The Tracts have access to utilities and are accessible via Ross Road (purchaser to verify capacity). The Sites are close to major destinations in the Austin-Round Rock MSA such as Austin-Bergstrom International Airport (2 mi. North), the Tesla Gigafactory (4.5 mi. North), and Circuit of the Americas (1 mi. Southeast). **Please note that the sites are Lender owned and Tract 3 is currently under contract.** A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third-party broker must identify and register their client upon initial contact with VREA.

These exceptionally well-located and zoned Sites are being offered at an excellent below market value, see below for details:

TRACT 1 PRICING		TRACT 2 PRICING		TRACT 3 PRICING	
Asking Price	\$5,500,000	Asking Price	\$2,400,000	Asking Price	\$2,275,000
Asking Price per Unit	\$25,943	Asking Price per Unit	\$13,953	Asking Price per Unit	\$12,780
Asking Price per SF	\$4.68	Asking Price per SF	\$6.66	Asking Price per SF	\$6.75
<small>*Price per Unit is based on 212 developable units.</small>		<small>*Price per Unit is based on 172 developable units as shown on concept plan on page 4</small>		<small>*Price per Unit is based on 178 developable units as shown on concept plan on page 5.</small>	



INVESTMENT OVERVIEW ⁽¹⁾	
Property	Tract 1: 26.99+/- Acres Tract 2: 8.27+/- Acres Tract 3: 7.73+/- Acres
Location	McAngus Road, Austin, TX 78617 (30.151418, -97.642578)
Access	Available via Ross Road
Utilities	Water and Sewer in close proximity to the Sites
Zoning	Tract 1: Zoned MF-4 with a Conditional Overlay Tracts 2 & 3: Zoned MF-4
Appraisal District Property ID's Travis County	Tract 1: 298994 Tract 2: 380330 Tract 3: 814149
School District	Del Valle ISD

TAX INFORMATION	
Taxing Entity	Tax Rate
Travis County	0.304655
Del Valle ISD	1.002800
Travis County Healthcare District	0.100692
Travis County ESD NO 11	0.100000
Travis County ESD NO 15	0.100000
Austin Community College District	0.098600
Moore's Crossing MUD	0.711000
Total Tax Rate	2.417747

(1) Purchaser to confirm all information during due diligence

DEMOGRAPHICS

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.38%
3-MILE | 1.50%
5-MILE | 2.07%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$78,907
3-MILE | \$80,529
5-MILE | \$78,570

MEDIAN HOME VALUE



1-MILE | \$319,565
3-MILE | \$229,747
5-MILE | \$316,759

SITE DATA - LOT 1, BLOCK A
26.99 ACRES
212 UNITS - 2 STORY TOWNHOMES
7.85 UNITS/ACRE

PARKING TABULATION:

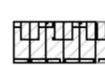
PARKING REQUIRED

- TWO BEDROOM AND MORE - 2.0 PER UNIT (212 x 2.0)	424
- 10% FOR VISITORS (424 x 10%)	43
TOTAL REQUIRED	467

PARKING PROVIDED

OPEN PARKING	112
HANDICAP	5
HANDICAP (VAN)	1
TANDEM PARKING	148
GARAGE	212
TOTAL	477

PARKING RATIO - 2.25



TOWNHOMES
6 PLEXES -
2 STORY W/ GARAGES
AND TANDEM PARKING



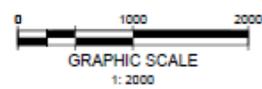
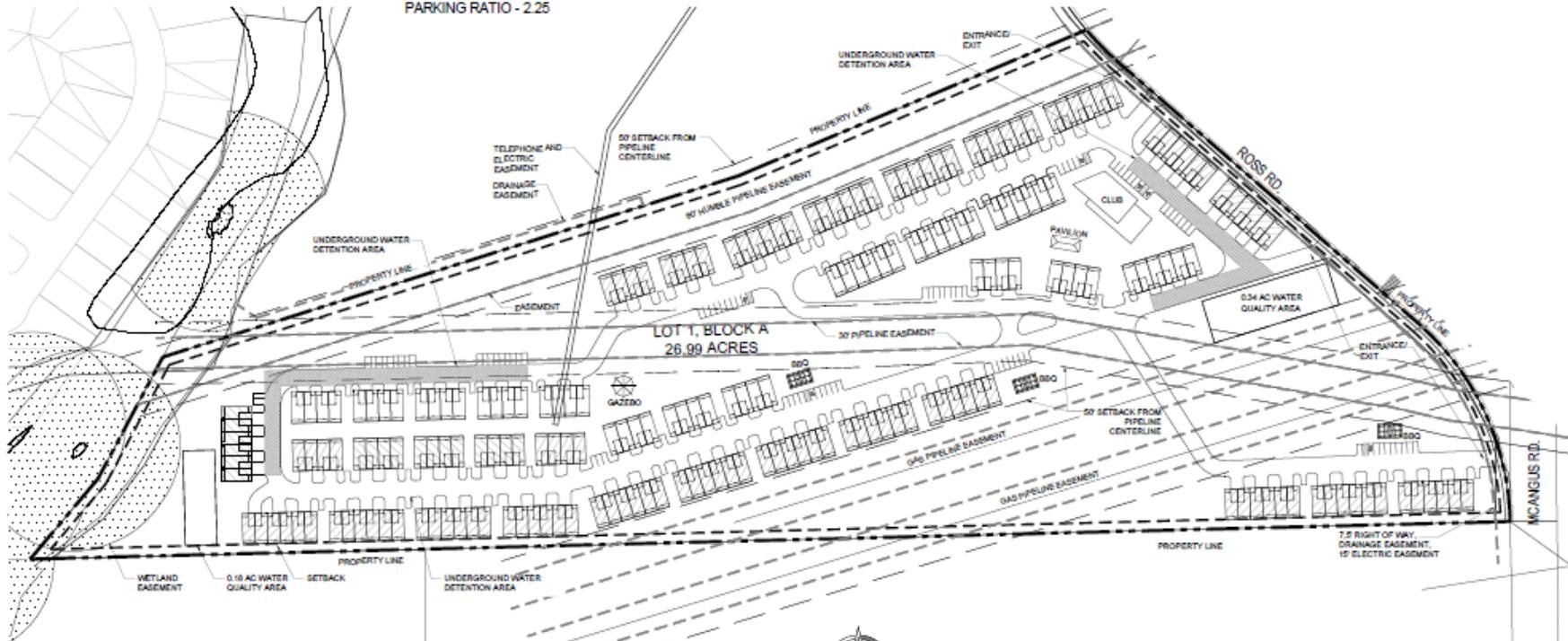
TOWNHOMES
6 PLEXES -
2 STORY W/ GARAGES



TOWNHOMES
4 PLEXES -
2 STORY W/ GARAGES
AND TANDEM PARKING



TOWNHOMES
4 PLEXES -
2 STORY W/ GARAGES



SITE PLAN - LOT 1, BLOCK A
SCALE 1:2000
TRACT 1



DEL VALLE
AUSTIN, TEXAS

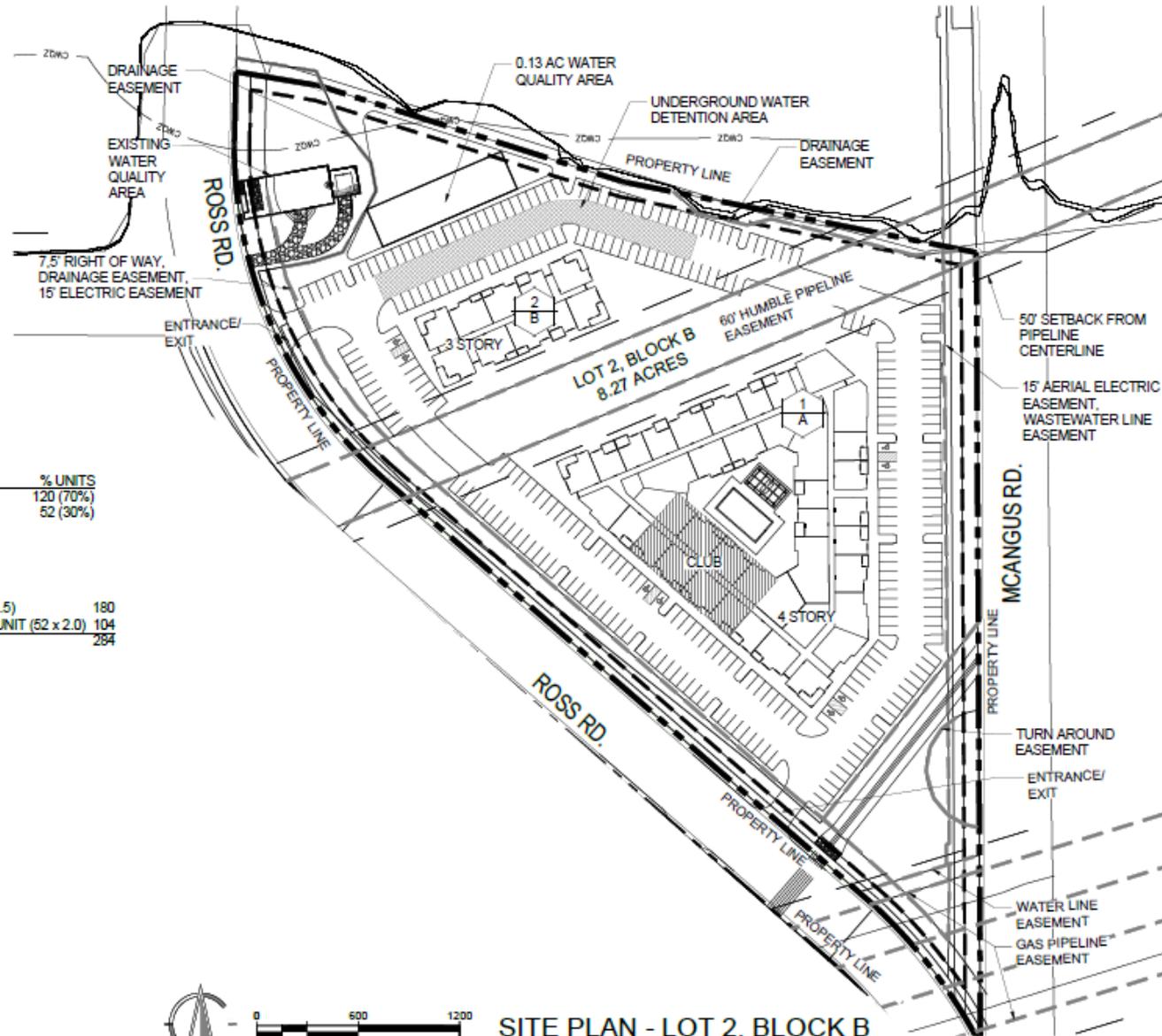
A1.1
SITE PLAN
LOT 1
BLOCK A
Copyright © 2021



DEL VALLE
AUSTIN, TEXAS

A1.2

SITE PLAN,
LOT 2
BLOCK B
Copyright © 2021



SITE DATA - LOT 2, BLOCK B

8.27 ACRES
172 UNITS
20.80 UNITS/ACRE

UNIT TABULATION

TYPE	% UNITS
A ONE BEDROOM, ONE BATH	120 (70%)
B TWO BEDROOM, TWO BATH	52 (30%)

PARKING TABULATION:

PARKING REQUIRED

- ONE BEDROOM - 1.5 PER UNIT (120 x 1.5)	180
- TWO BEDROOM AND MORE - 2.0 PER UNIT (52 x 2.0)	104
TOTAL REQUIRED	284

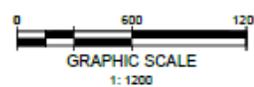
PARKING PROVIDED

OPEN PARKING	282
HANDICAP	6
HANDICAP (VAN)	2
TOTAL	290

PARKING RATIO - 1.69

BUILDING KEY

1	BUILDING NUMBER
A	BUILDING TYPE



SITE PLAN - LOT 2, BLOCK B
TRACT 2
SCALE 1:1200

UNDER CONTRACT

SITE DATA - LOT 1, BLOCK B
7.73 ACRES
178 UNITS
23.03 UNITS/ACRE

UNIT TABULATION

TYPE	% UNITS
A ONE BEDROOM, ONE BATH	124 (70%)
B TWO BEDROOM, TWO BATH	54 (30%)

PARKING TABULATION:

PARKING REQUIRED

ONE BEDROOM - 1.5 PER UNIT (124 x 1.5)	186
TWO BEDROOM AND MORE - 2.0 PER UNIT (54 x 2.0)	108
TOTAL REQUIRED	294

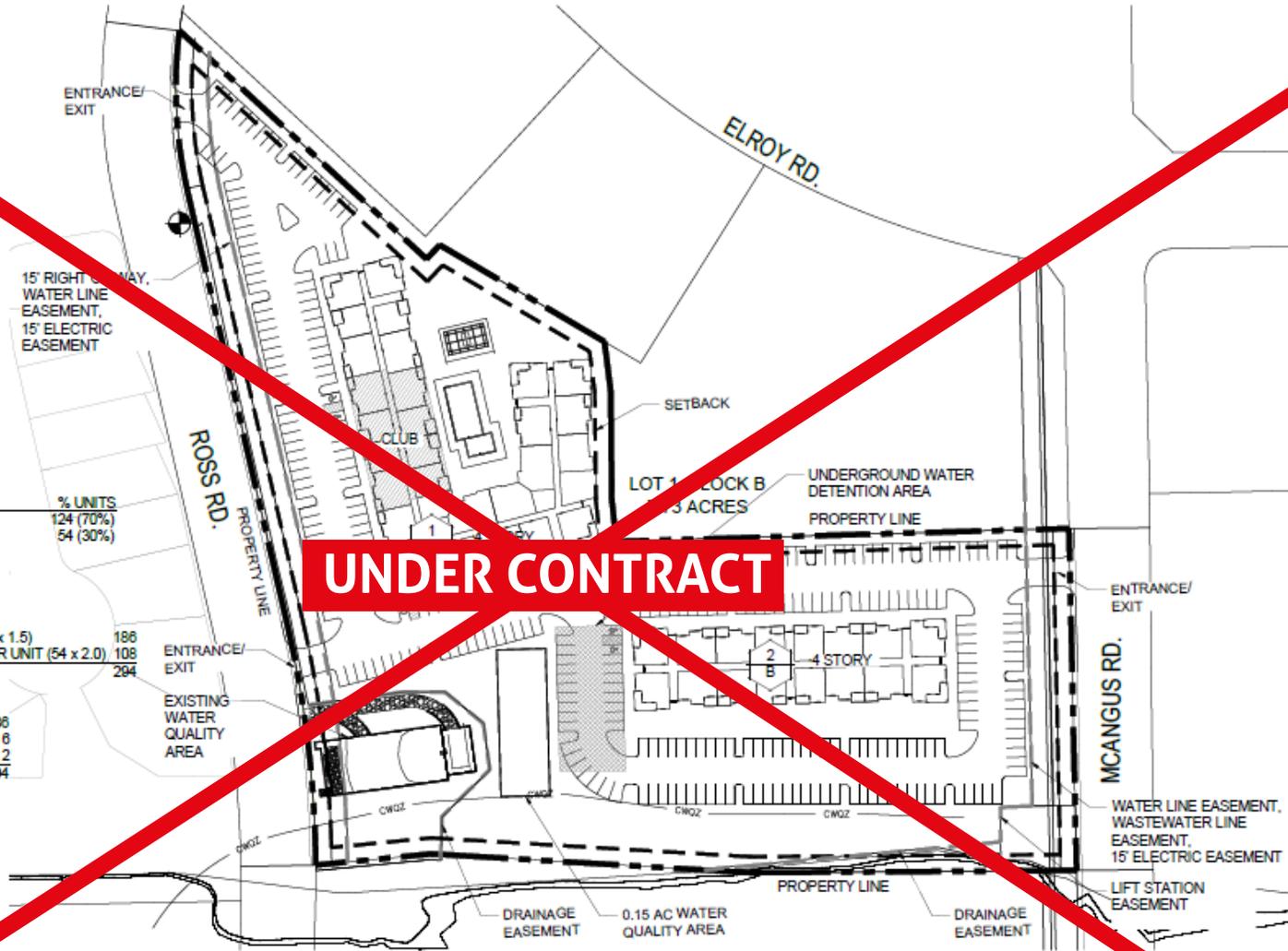
PARKING PROVIDED

OPEN PARKING	288
HANDICAP	6
HANDICAP (VAN)	2
TOTAL	294

PARKING RATIO - 1.65

BUILDING KEY

1	BUILDING NUMBER
A	BUILDING TYPE



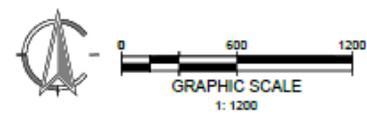
CROSS architects

**DEL VALLE
AUSTIN, TEXAS**

A1.3

**SITE PLAN - LOT 1, BLOCK B
TRACT 3**

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**SITE PLAN - LOT 1, BLOCK B
TRACT 3**
SCALE 1:1200

ALTERNATIVE CONCEPT PLAN

Build-to-Rent for all sites.

MOORE'S CROSSING DEVELOPMENT SITES
DEL VALLE, TEXAS



SITE DATA - LOT 1, BLOCK B
7.73 ACRES
82 UNITS
10.61 UNITS/ACRE

PARKING PROVIDED	
OPEN PARKING	74
TANDEM PARKING	28
GARAGE	82
TOTAL	184

PARKING RATIO - 2.24

SITE DATA - LOT 2, BLOCK B
8.27 ACRES
80 UNITS
9.67 UNITS/ACRE

PARKING PROVIDED	
OPEN PARKING	48
TANDEM PARKING	54
GARAGE	80
TOTAL	182

PARKING RATIO - 2.27

SITE DATA - LOT 1, BLOCK A
26.99 ACRES
212 UNITS - 2 STORY TOWNHOMES
7.85 UNITS/ACRE

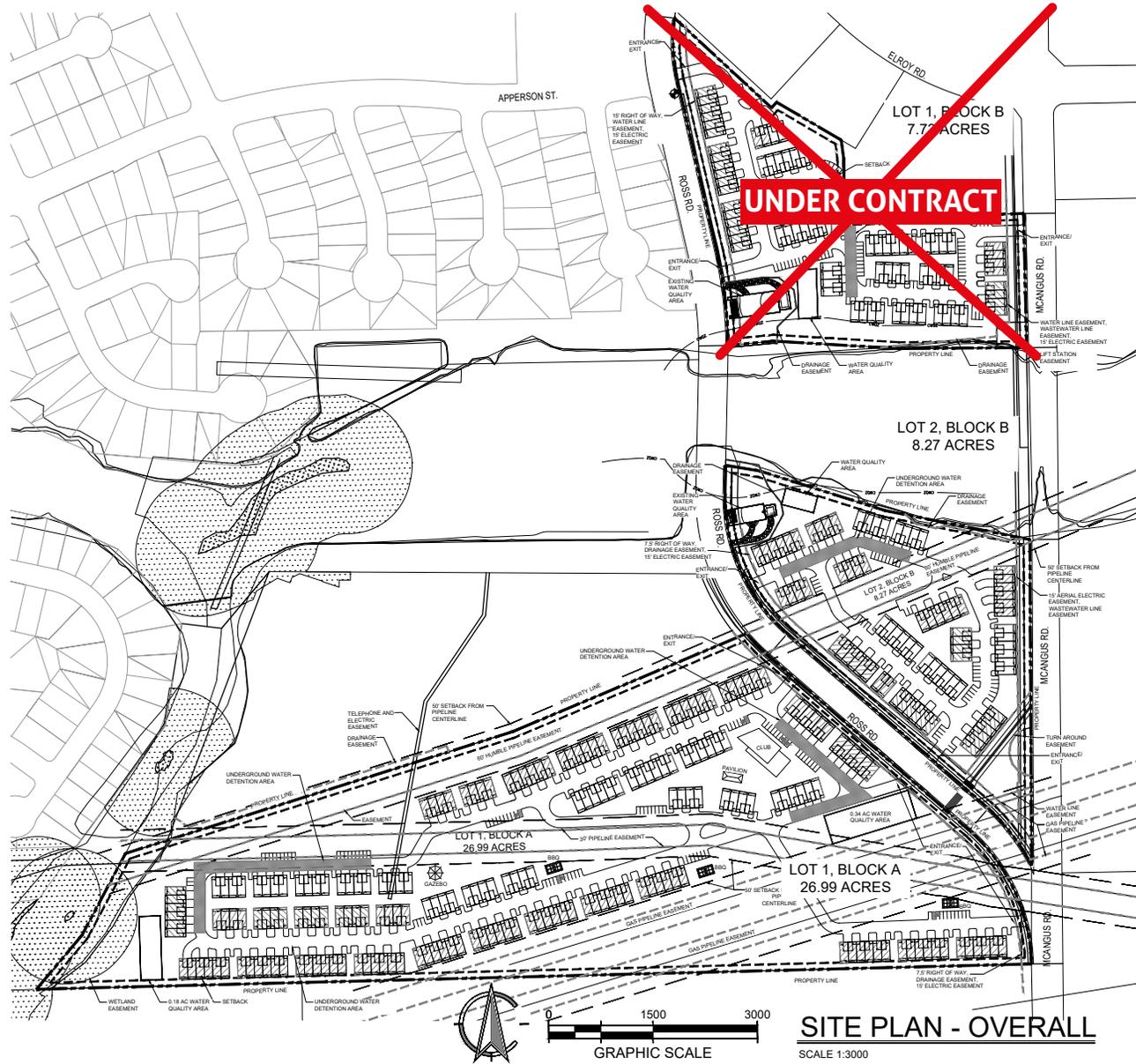
PARKING PROVIDED	
OPEN PARKING	112
HANDICAP	5
HANDICAP (VAN)	1
TANDEM PARKING	148
GARAGE	212
TOTAL	477

PARKING RATIO - 2.25

BUILDING KEY



SITE DATA - TOTAL
42.99 ACRES
374 UNITS



UNDER CONTRACT

SITE PLAN - OVERALL
SCALE 1:3000

DEL VALLE
AUSTIN, TEXAS

A1.0
SITE PLAN
OVERALL

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INVESTMENT HIGHLIGHTS



Strategic Location

- The Sites are well located with frontage along Ross Road and McAngus Road less than a mile east of TX-130, allowing for easy travel to the rest of Austin and other major Texas markets.
- Within a 5-mile radius of the Site are various highly-trafficked destinations such as Austin-Bergstrom International Airport, the Tesla Gigafactory, and the Circuit of the Americas.
- The Site is located within Del Valle ISD. Nearby schools within the Sites attendance zone include Popham Elementary (less than a mile north), Del Valle Middle (2 miles north), and Del Valle High School (2.5 miles north).



Zoning

- Tract 1 is zoned MF-4 with a conditional overlay only permitting 212 units on the Site. Tracts 2 and 3 are zoned MF-4 which allows for a density of between 36-54 units per acre depending on unit size.
- In addition to garden style multifamily, the MF-4 zoning also allows for a variety of uses including but not limited to build-to-rent, duplex residential, townhome residential, senior housing, and single-family residential.
- Currently, tract 3 is under contract.
- Purchaser to do their own due diligence related to the zoning, allowable unit count, and utilities.



Population and Demographics

- Per the US Census Bureau, the population of the Austin-Round Rock MSA was 2,283,371 as of 2020, up 32 percent from the 2010 census of 1,719,289.
- CoStar predicts that suburban submarkets of Austin could see more favorable annual rent growth in 2024 compared to urban submarkets.
- Within the immediate area, asking rents for garden-style multifamily assets achieve up to \$1.96 psf.



Tesla Gigafactory



Circuit of the Americas

AUSTIN-MSA HIGHLIGHTS

- The Austin MSA has a well-diversified economy that ranks eighth in the nation. The Austin-area economy's GDP came in at \$193.63 billion in 2022. Austin is the No. 1 best-performing large city in the U.S., according to a new study from the Milken Institute.
- In 2023 Austin added 56,300 jobs with a year-over-year increase of 4.4%, making it the fifth best performing among the top 50 metros and Austin's seasonally adjusted unemployment rate decreased to 3.0%.
- The current metro area population of Austin in 2024 is 2,274,000, a 2.06% increase from 2023. Austin also became the 10th largest city the country and was also the fastest-growing area for the 12th straight year in 2023.
- Recent rankings and awards received by Austin include: #1 in GDP growth among big U.S. metros, #2 in best real estate market in America, and #7 in top U.S. cities for international business.
- Austin was ranked #1 Best Place to Live in Texas by US News and World Report in 2023 and #2 Strongest MSA by Policom in 2022.

The Site is located within Travis County which is part of the Austin-Round Rock Metropolitan Statistical Area (MSA). Austin encompasses 5 counties in Central Texas and has a population of 2.2 million, making it the 3rd largest population center in Texas and 10-largest in the U.S.



**GROSS METROPOLITAN
PRODUCT**

\$193.63 Billion



**AUSTIN-MSA
POPULATION GROWTH**

2.06% (2023-2024)



**AUSTIN-MSA ESTIMATED
POPULATION**

2,247,000



Austin, TX



Downtown Austin

ECONOMIC OVERVIEW

The Austin-Round Rock Metropolitan Statistical Area (MSA) has experienced robust job growth over recent years, underscoring its economic vitality. From 2010 to 2020, Austin added approximately 350,000 jobs, marking a significant increase in employment opportunities across various sectors. The city also predicts another 350,000 new jobs being added by 2040. This growth has been driven by the city's thriving technology industry, expanding healthcare sector, and a burgeoning ecosystem of startups and creative enterprises. The presence of major corporations and a supportive business environment have also contributed to Austin's reputation as a hub for innovation and entrepreneurship. Major employers in Austin include the State of Texas, University of Texas at Austin, Dell, and the City of Austin. As the capital of Texas, Austin hosts nearly 70,000 government workers. The University of Texas at Austin (UT Austin) plays a pivotal role in the city's cultural and economy, boasting a student body of over 50,000 and employing 25,000 faculty and staff. Its extensive research initiatives drive innovation and attract investments to Austin. UT Austin's dedication to academic excellence and community engagement fosters partnerships with local businesses, nonprofits, and government agencies, enhancing the city's overall quality of life and economic prosperity.



University of Texas Austin

AUSTIN-ROUND ROCK MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
State of Texas Government	69,777
University of Texas at Austin	25,313
Dell Computer Manufacturing	14,000
City of Austin Government	12,000
Federal Government	11,991
Seton Healthcare Network	11,500
AISD Education	10,672
IBM Computer Manufacturing	6,239
David's Healthcare Services	6,600

* Information from austintexas.gov



AREA OVERVIEW

Del Valle, Texas, is a vibrant and rapidly growing community situated just southeast of Austin. With a population of approximately 20,000 residents, Del Valle offers a blend of suburban charm and easy access to the dynamic economy and cultural amenities of Austin. The city is experiencing significant development, highlighted by the presence of the Tesla Gigafactory, a major economic driver that employs thousands and draws numerous related businesses to the area. Tesla's Gigafactory in Del Valle, Texas, officially known as Giga Texas, is one of the largest and most significant manufacturing facilities in the world. Spanning over 2,500 acres, the factory covers an immense area, with the building itself stretching over 10 million square feet. Construction began in July 2020, and the factory officially opened in April 2022. Giga Texas is a cornerstone of Tesla's operations, producing the Model Y and Cybertruck, with future plans for additional vehicles and products. As of 2024, the factory employs over 10,000 workers, contributing significantly to the local economy and establishing Del Valle as a key hub for advanced manufacturing. This has further accelerated Del Valle's growth, making it a key hub in the region.

The area also boasts a variety of recreational opportunities, including the scenic McKinney Falls State Park and the Circuit of the Americas, a premier venue for motor sports and large-scale entertainment events. With its robust infrastructure, rapidly expanding economy, and a strategic location near Austin, Del Valle is poised for continued growth, making it an attractive destination for commercial real estate investment.

EDUCATION OVERVIEW

Del Valle, Texas, is served by the Del Valle Independent School District (DVISD), which provides educational services to the community. The district comprises nine elementary schools, three middle schools, and one high school, as well as alternative education programs. DVISD serves a diverse student population of approximately 12,500 students. The district is committed to providing high-quality education and has a focus on preparing students for college and career readiness through various academic and extracurricular programs. The Site is served by Popham Elementary School (less than half a mile north), Del Valle Middle School (1.7 miles north), and Del Valle High School (2.5 miles North).



McKinney Falls State Park



Del Valle High School

TRANSPORTATION



Air: The Austin-Bergstrom International Airport is located only 3.8 miles northwest of the Site, offers both domestic and international flights for both public and private use. In 2023, the Austin-Bergstrom International airport served over approximately 22 million passengers and is the 27th busiest airport in America. In 2024 the passengers' rights company AirHelp has ranked Austin-Bergstrom International Airport the 10th best Airport in the US and the 44th best airport globally.



Highway: The Site is in the southeast region of Austin with convenient access to many of the region's major thoroughfares. Less than a mile away west of the Site is TX-130 also known as "Pickle Parkway" which provides straight access through the eastern portion of the Austin MSA and runs down through San Antonio. Just over 3 miles north is State Highway 71, a major east-west thoroughfare allowing for access to most of the south Austin area as well as connecting to Interstate 35 with access to downtown Austin.



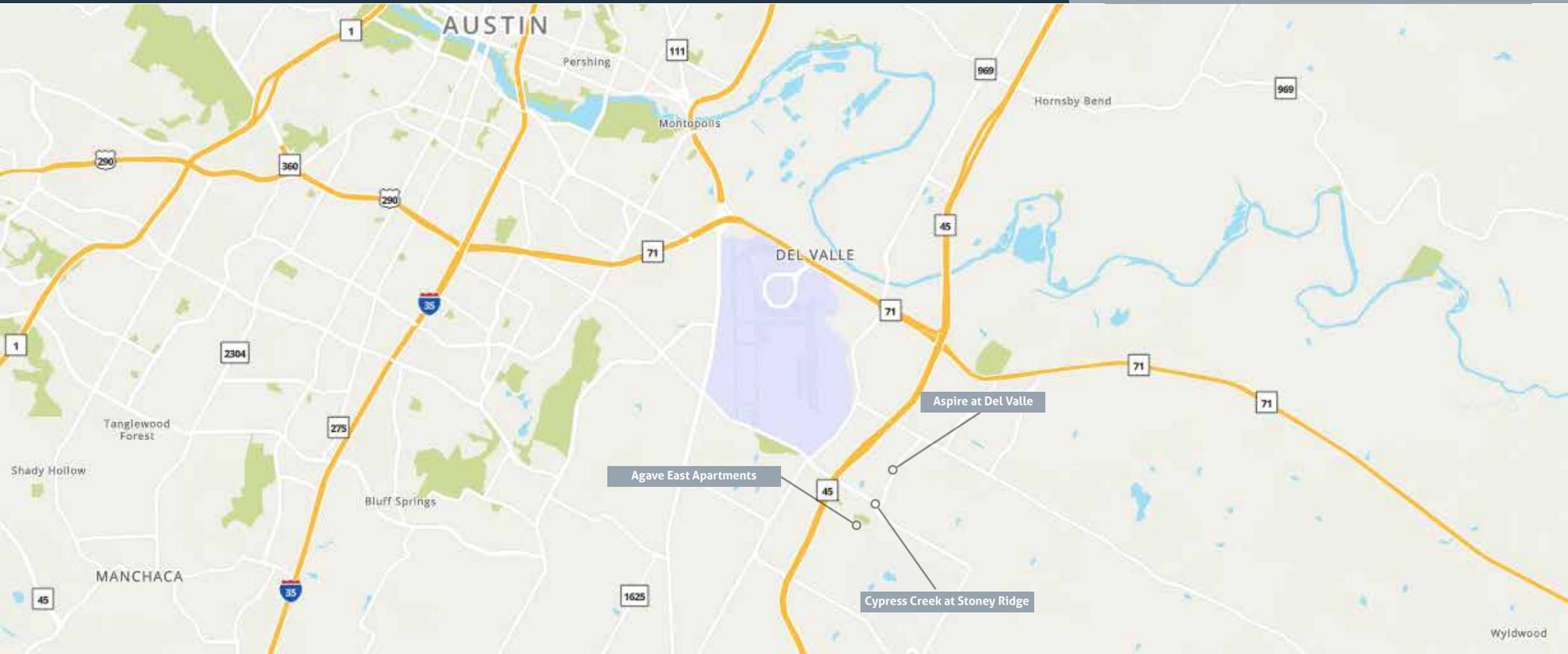
Public Transit: The Capital Metropolitan Transportation Authority (Cap Metro) provides public transportation through the city of Austin and includes bus and light rail services. Fares begin at \$1.25 for single trips and can go up to a maximum of \$41 for month-long passes.



Austin-Bergstrom International Airport



Cap Metro



	Year Built	No. of Units	Avg SF	Market Rent		Effective Rent		Occupancy
				Rent	Rent/SF	Rent	Rent/SF	
Cypress Creek at Stoney Ridge*	2024	252	965	\$1,735	\$1.77	\$1,726	\$1.76	Pre-Leasing
The Prado	2024	396	993	\$1,948	\$1.96	\$1,688	\$1.70	Lease-Up
Ariza Easton Park	2023	320	836	\$1,585	\$1.90	\$1,575	\$1.88	96%
Agave East Apartments*	2024	240	1,022	\$1,456	\$1.42	\$1,456	\$1.42	Lease-Up
Aspire at Del Valle	2023	293	729	\$1,332	\$1.83	\$1,221	\$1.68	Lease-Up
Total/Average:	2024	300	909	\$1,636	\$1.80	\$1,542	\$1.70	

*Affordable units offered.

CYPRESS CREEK AT STONEY RIDGE



7121 Elroy Rd
Del Valle, TX 78617

Year Built: 2024
Number of Units: 252
Rentable Square Feet: 243,102
Average Unit Size: 965 SF
Physical Occupancy: Pre-Leasing

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	48	608	\$1,354	\$2.23	\$1,345	\$2.21
1 BR / 1 BA	16	710	\$1,354	\$1.91	\$1,345	\$1.89
1 BR / 1 BA	36	792	\$1,675	\$2.11	\$1,667	\$2.10
2 BR / 2 BA	12	1,008	\$1,619	\$1.61	\$1,611	\$1.60
2 BR / 2 BA	12	1,026	\$1,619	\$1.58	\$1,611	\$1.57
2 BR / 2 BA	23	1,070	\$1,619	\$1.51	\$1,611	\$1.51
2 BR / 2 BA	20	1,124	\$1,619	\$1.44	\$1,611	\$1.43
2 BR / 2 BA	50	1,161	\$2,025	\$1.74	\$2,017	\$1.74
3 BR / 2 BA	33	1,262	\$2,290	\$1.81	\$2,282	\$1.81
4 BR / 2 BA	2	1,426	\$2,475	\$1.74	\$2,467	\$1.73
Total / Averages:	252	965	\$1,735	\$1.77	\$1,726	\$1.76

Concessions

\$100 off your first months rent.
*Affordable/Subsidized units offered.

THE PRADO



11701 Dionda Lane
Del Valle, TX 78617

Year Built: 2024
Number of Units: 396
Rentable Square Feet: 396,000
Average Unit Size: 993 SF
Physical Occupancy: Lease-Up

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	15	609	\$1,367	\$2.24	\$1,185	\$1.95
Studio	16	624	\$1,428	\$2.29	\$1,238	\$1.98
1 BR / 1 BA	30	636	\$1,509	\$2.37	\$1,308	\$2.06
1 BR / 1 BA	15	653	\$1,528	\$2.34	\$1,324	\$2.03
1 BR / 1 BA	46	730	\$1,616	\$2.21	\$1,400	\$1.92
1 BR / 1 BA	15	748	\$1,578	\$2.11	\$1,368	\$1.83
1 BR / 1 BA	16	828	\$1,750	\$2.11	\$1,517	\$1.83
1 BR / 1 BA	19	847	\$1,612	\$1.90	\$1,397	\$1.65
1 BR / 1 BA	11	848	\$1,635	\$1.93	\$1,417	\$1.67
1 BR / 1 BA	15	868	\$1,695	\$1.95	\$1,469	\$1.69
2 BR / 2 BA	46	1,006	\$2,066	\$2.05	\$1,791	\$1.78
2 BR / 2 BA	21	1,051	\$1,842	\$1.75	\$1,596	\$1.52
2 BR / 2 BA	9	1,176	\$2,124	\$1.81	\$1,841	\$1.57
2 BR / 2 BA	16	1,193	\$2,009	\$1.68	\$1,741	\$1.46
2 BR / 2 BA	22	1,432	\$2,725	\$1.90	\$2,363	\$1.65
2 BR / 2 BA	31	1,446	\$2,507	\$1.73	\$2,173	\$1.50
2 BR / 2 BA	7	1,504	\$2,438	\$1.62	\$2,113	\$1.40
3 BR / 2 BA	16	1,388	\$2,608	\$1.88	\$2,260	\$1.63
3 BR / 2 BA	6	1,412	\$2,638	\$1.87	\$2,286	\$1.62
Total / Averages:	396	993	\$1,948	\$1.96	\$1,688	\$1.70

Concessions

Up to four weeks free.

ARIZA EASTON PARK



8001 East William Cannon Drive
Austin, TX 78744

Year Built: 2023
Number of Units: 320
Rentable Square Feet: 335,133
Average Unit Size: 836 SF
Physical Occupancy: 96%

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	76	638	\$1,460	\$2.29	\$1,451	\$2.27
1 BR / 1 BA	12	650	\$1,350	\$2.08	\$1,341	\$2.06
1 BR / 1 BA	72	776	\$1,386	\$1.79	\$1,377	\$1.77
1 BR / 1 BA	4	782	\$1,470	\$1.88	\$1,460	\$1.87
1 BR / 1 BA	48	808	\$1,505	\$1.86	\$1,495	\$1.85
2 BR / 2 BA	22	1,007	\$1,712	\$1.70	\$1,701	\$1.69
2 BR / 2 BA	2	1,014	\$1,680	\$1.66	\$1,669	\$1.65
2 BR / 2 BA	16	1,037	\$1,772	\$1.71	\$1,760	\$1.70
2 BR / 2 BA	34	1,053	\$1,958	\$1.86	\$1,945	\$1.85
2 BR / 2 BA	30	1,057	\$1,897	\$1.79	\$1,885	\$1.78
3 BR / 2 BA	3	1,276	\$2,330	\$1.83	\$2,315	\$1.81
3 BR / 2 BA	1	1,279	\$2,355	\$1.84	\$2,339	\$1.83
Total / Averages:	320	836	\$1,585	\$1.90	\$1,575	\$1.88

Concessions

Up to four weeks free.

AGAVE EAST APARTMENTS



7508 Ross Rd
Del Valle, TX 78617

Year Built: 2020
Number of Units: 240
Rentable Square Feet: 245,210
Average Unit Size: 1,022 SF
Physical Occupancy: Lease-Up

Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	70	769	\$1,218	\$1.58	\$1,218	\$1.58
1 BR / 1 BA	100	1,036	\$1,469	\$1.42	\$1,469	\$1.42
1 BR / 1 BA	70	1,254	\$1,674	\$1.33	\$1,674	\$1.33
Total / Averages:	240	1,022	\$1,456	\$1.42	\$1,456	\$1.42

Concessions

Currently no concessions are being offered.

*Affordable/Subsidized units offered.

ASPIRE AT DEL VALLE



6514 Ross Rd
Del Valle, TX 78617

Year Built: 2023
Number of Units: 293
Rentable Square Feet: 213,514
Average Unit Size: 729 SF
Physical Occupancy: Lease-Up

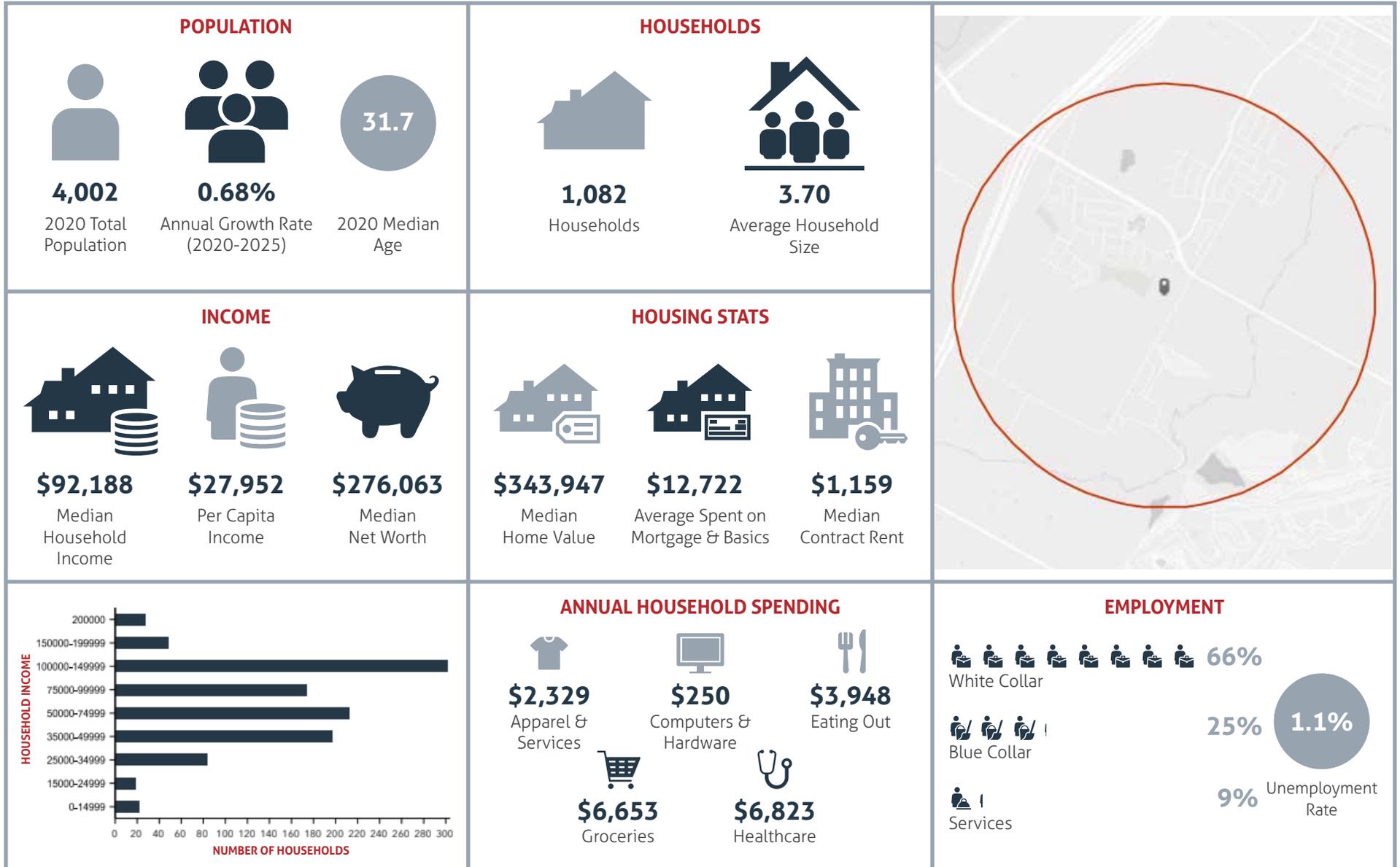
Unit Mix

Unit Description	No. of Units	SF	Market		Effective	
			Rent	Rent/SF	Rent	Rent/SF
Studio	12	595	\$1,205	\$2.03	\$1,105	\$1.86
1 BR / 1 BA	42	618	\$1,365	\$2.21	\$1,251	\$2.02
1 BR / 1 BA	48	700	\$1,420	\$2.03	\$1,302	\$1.86
1 BR / 1 BA	44	755	\$1,365	\$1.81	\$1,251	\$1.66
1 BR / 1 BA	22	810	\$1,600	\$1.98	\$1,467	\$1.81
1 BR / 1 BA	8	900	\$1,520	\$1.69	\$1,393	\$1.55
1 BR / 1 BA	2	939	\$1,620	\$1.73	\$1,485	\$1.58
2 BR / 2 BA	45	950	\$1,779	\$1.87	\$1,631	\$1.72
2 BR / 2 BA	36	1,065	\$1,860	\$1.75	\$1,705	\$1.60
2 BR / 2 BA	32	1,137	\$1,899	\$1.67	\$1,741	\$1.53
2 BR / 2 BA	2	1,161	\$1,899	\$1.64	\$1,741	\$1.50
Total / Averages:	293	729	\$1,332	\$1.83	\$1,221	\$1.68

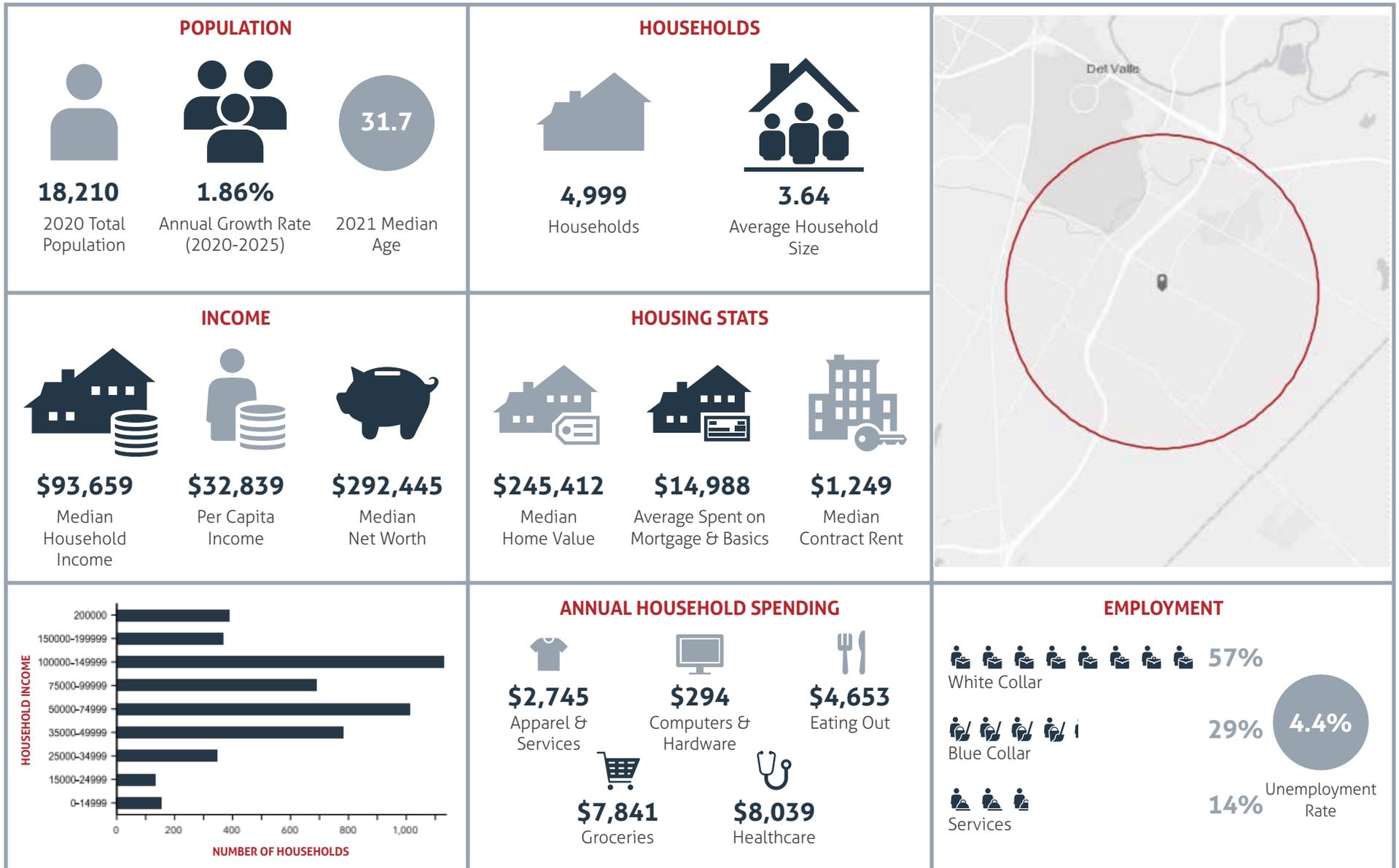
Concessions

Up to four weeks free.

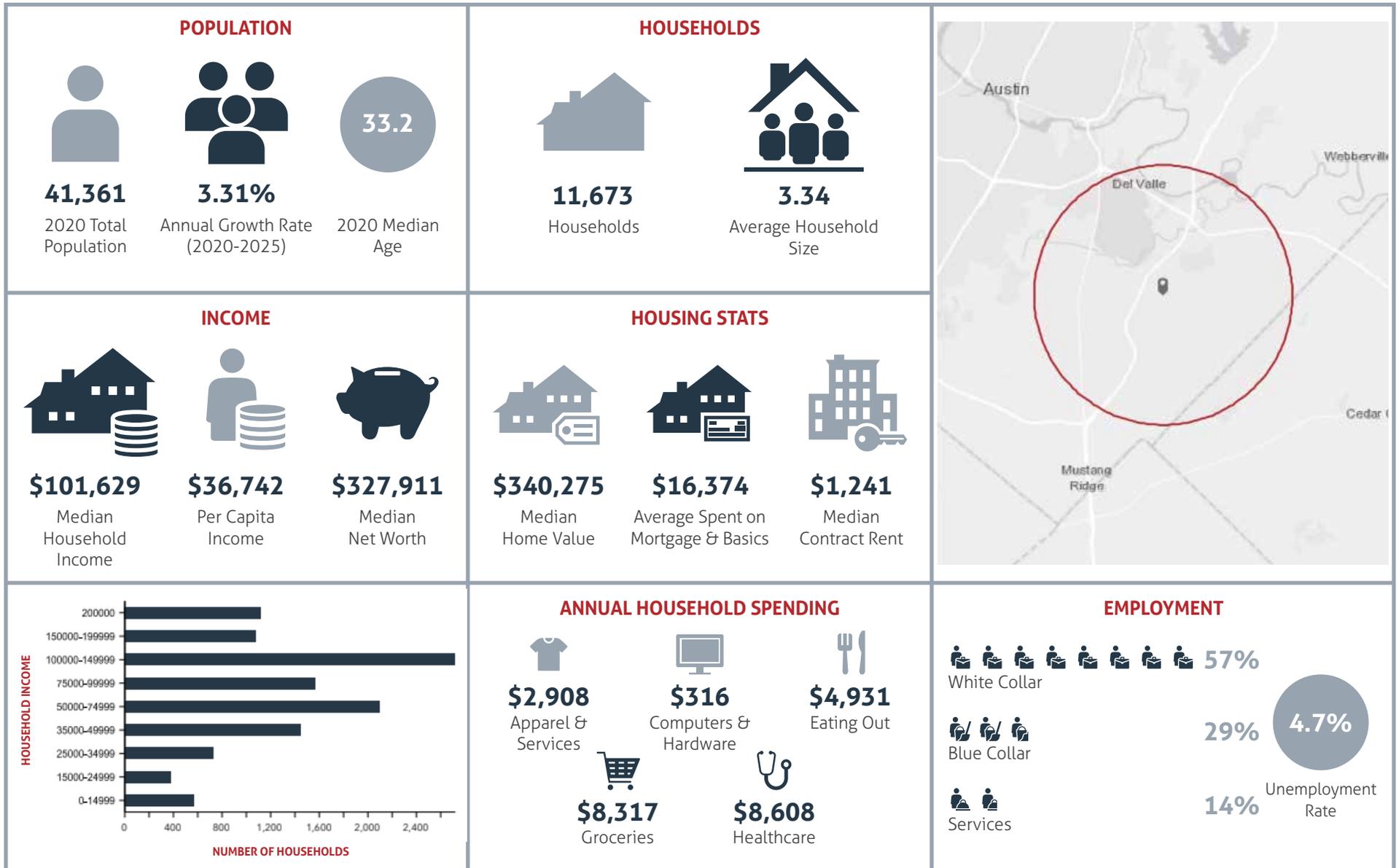
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

3 Entitled Multifamily/Build-to-Rent Development Sites | Ross Road & McAngus Road | Del Valle, Texas 78617



JORDAN CORTEZ | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

JUSTIN TIDWELL | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

MASON JOHN | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

HALEY BIRMINGHAM | *Senior Associate* | 214-556-1956 | Haley@VanguardREA.com

WILL DROESE | *Senior Associate* | 214-556-1952 | Will@VanguardREA.com

REID PIERCE | *Senior Associate* | 214-556-1954 | Reid@VanguardREA.com

JIM MCNULTY | *Associate* | 214-556-1949 | Jim@VanguardREA.com

ALEX JOHNSON | *Associate* | 214-556-1948 | Alex@VanguardREA.com