



- 0.51 acres Multifamily land
- Fully Entitled
- Approved City Permits
- Truly shovel ready
- Seller Finance Available
- ❖ 10 Dwelling Units
- ❖ 44 Bed / bath
- ❖ Roof Top terrace
- ❖ Secured Gated access
- ❖ Close to TCU Campus

PODS @ GORDON

SERVING TCU

Fort Worth, Texas

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OFFERING DETAILS

- o An opportunity to build an off-campus TCU student housing portfolio located in Fort Worth, Texas (Dallas-Fort Worth MSA).
- o Fully entitled, shovel ready 0.51 - acre land to build 10 duplex style units with an offering price of \$1.78M
- o Price includes City of Fort Worth approved construction plans to build these duplex units.

PROJECT OVERVIEW



PROJECT TYPE

Multifamily development



MARKET

Highly desirable TCU rental market



ENTITLEMENT STATUS

Fully entitled with approved plans



TOTAL UNITS

10 dwelling units



TOTAL BEDROOMS

44 rooms



Gated community, spacious room, attached bathrooms, W/D in each floor, roof top terrace

OPPORTUNITY DETAILS



Approved plans allow to build 10 dwelling units with 44 rooms in total



ESTIMATED RENT PER ROOM

\$1,350



TOTAL MONTHLY RENT POTENTIAL

$\$1,350 \times 44 = \$59,400$ - Room Rent
 $\$150 \times 8 = \$1,200$ - Garage Rent
Monthly - \$60,600



YEARLY POTENTIAL RENT

\$727,200

KEY HIGHLIGHTS



Proximity to TCU offers stable demand and a high rent-to-land-cost ratio.



Fully entitled and approved plans expedite the development timeline.



Potential upside on rent for the second school year as comparable rooms are rented up to \$1550 per month



These units are leased for full 12 Month

TCU HIGHLIGHTS



Enrollment

11,049 Undergraduate
1,889 Graduate



#98 Best National Universities

US News & World Report (2023)



#16

Most Beautiful Campus

The Princeton Review (2024)



Top 50 Full-Time MBA Program

US News & World Report (2024)



Member of Big 12

Athletic Conference



#1 Happiest Students

The Princeton Review(2024)



961,885 Population

(World Population Review)



4.1% Population Growth Since

2020



#13 Largest City in the US

by Population



#1 Zoo in America

(USA Today, 2021)



#3 Best Place to live in the US

US News & World Report (2023)



1,000,000

Project Population by 2030

(US. Census Bureau)

AREA MAP



RENDERINGS AND PHOTOS

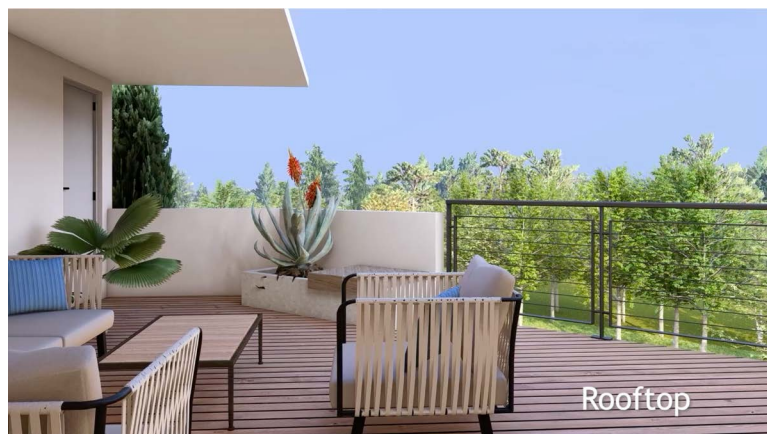
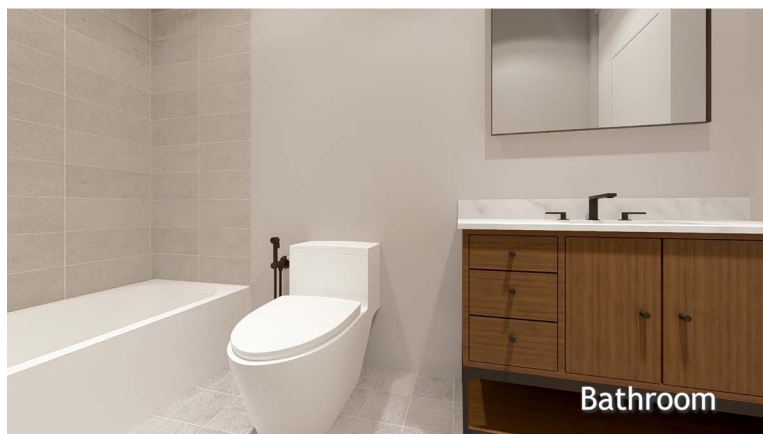
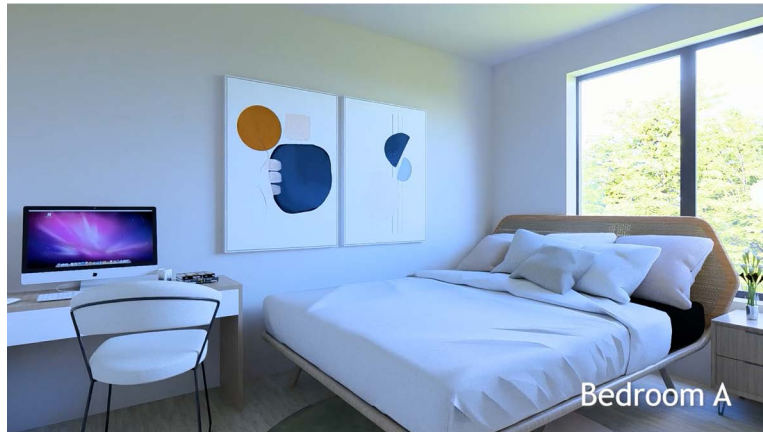


RENDERINGS AND PHOTOS



[CLICK TO VIEW PROPERTY](#)

RENDERINGS AND PHOTOS



MARKET OVERVIEW



The Dallas-Fort Worth (DFW) metroplex, situated in the heart of North Texas, stands as a dynamic hub of culture, commerce, and innovation. Comprising two major cities, Dallas and Fort Worth, along with numerous surrounding suburbs, DFW is the largest metropolitan area in Texas and one of the fastest-growing regions in the United States.

DFW boasts a diverse and robust economy driven by industries such as technology, finance, healthcare, manufacturing, and logistics. The region is home to numerous Fortune 500 companies, including American Airlines, ExxonMobil, AT&T, and Southwest Airlines, among others. With its central location and business-friendly environment, DFW continues to attract businesses and

entrepreneurs from around the globe.

The cultural landscape of DFW is as diverse as its population, offering a wealth of museums, galleries, theaters, and entertainment venues. In Dallas, the Arts District stands as the largest urban arts district in the United States, housing institutions such as the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House. Meanwhile, Fort Worth boasts the renowned Kimbell Art Museum, the Modern Art Museum of Fort Worth, and the historic Stockyards District, where visitors can experience the city's cowboy heritage.

Sports enthusiasts will find plenty to cheer about in DFW, home to professional sports teams such as the Dallas Cowboys (NFL),

Dallas Mavericks (NBA), Texas Rangers (MLB), and FC Dallas (MLS). The region also offers ample opportunities for outdoor recreation, with sprawling parks, lakes, and trails for hiking, biking, boating, and fishing. DFW is home to several prestigious universities and research institutions, including Southern Methodist University (SMU), the University of Texas at Dallas (UTD), and Texas Christian University (TCU). These institutions contribute to the region's intellectual capital and foster innovation in fields such as technology, healthcare, and engineering.

DFW's transportation infrastructure includes an extensive network of highways, freeways, and toll roads, providing convenient access to and from the region. The Dallas/Fort Worth International Airport (DFW) serves

as a major transportation hub, offering domestic and international flights to destinations worldwide. Additionally, DFW is connected by commuter rail and public transit systems, providing residents and visitors with efficient transportation options within the metroplex.

DFW's culinary scene reflects its diverse population, with a tantalizing array of dining options ranging from Tex-Mex and barbecue to international cuisine and fine dining. Visitors can sample authentic Texas barbecue at renowned establishments like Pecan Lodge and Lockhart Smokehouse or savor upscale dining experiences at top-rated restaurants in both Dallas and Fort Worth.



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