

# 145 UNITS ON 2.50 ACS FOR SALE

12099 LUNA ROAD, FARMERS BRANCH TEXAS 75234

## AVAILABLE

- 145 UNITS ON 2.50 ACS FOR SALE

## RATE

CALL FOR PRICE

## HIGHLIGHTS

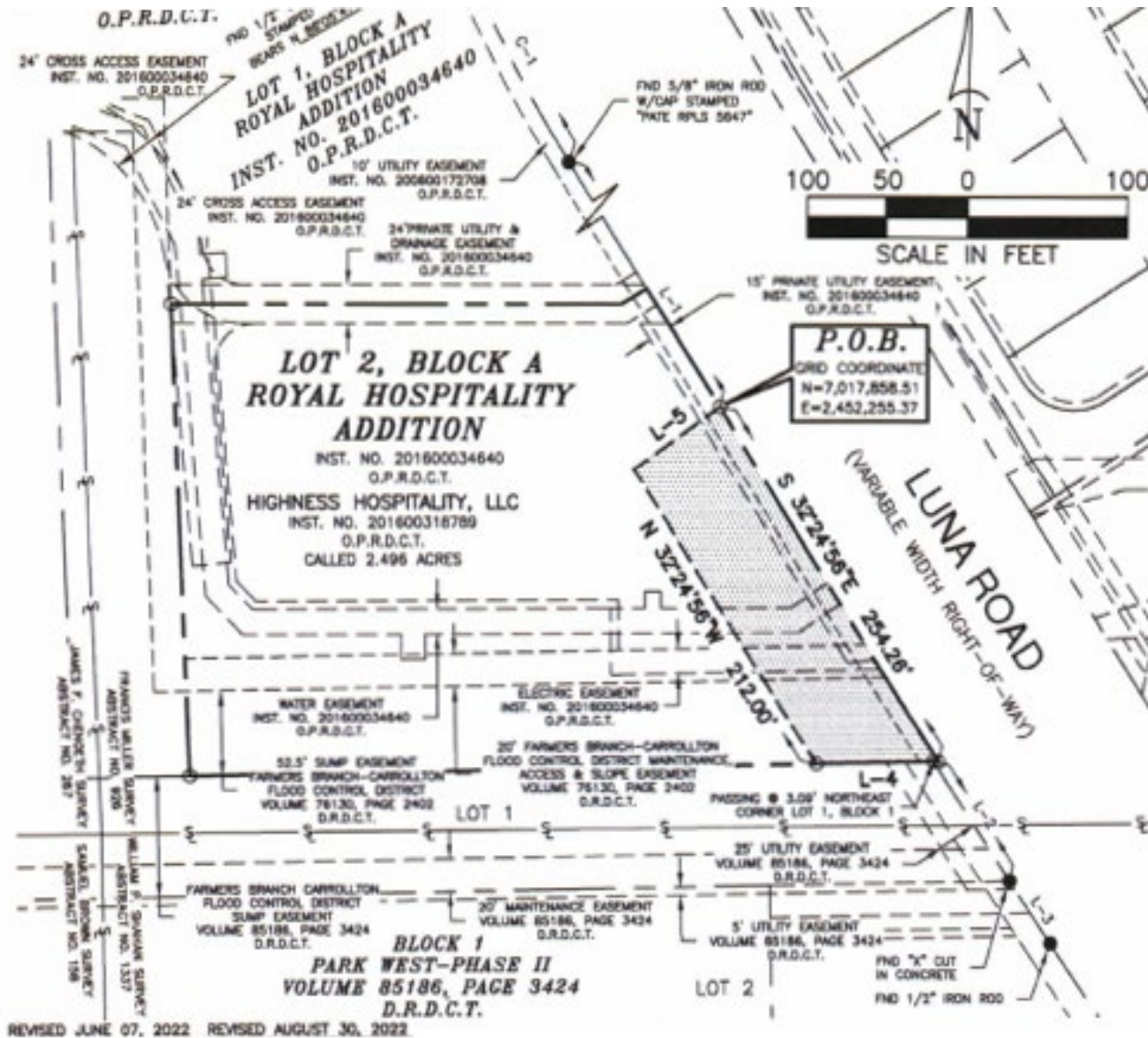
- ZONING - PD-88 - MULTI-FAMILY ZONING
- SHOVEL READY MULTI-FAMILY SITE FOR SALE.
- GENERAL INFRASTRUCTURE WORK IS COMPLETED.
- UP TO 7-STORIES, WITH FIRST TWO LEVELS OF PODIUM PARKING AND REMAINING 5 LEVELS OF MULTI-FAMILY UNITS (145 UNITS MAX).
- DUE DILIGENCE MATERIALS AVAILABLE:
  - FULL ARCHITECTURAL DRAWINGS
  - MARKET STUDY
  - SURVEY
  - PHASE I
  - GEOTECH REPORT

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 POPULATION	11,486	87,805	261,311
DAYTIME POPULATION	13,663	36,977	383,184
TOTAL HOUSEHOLDS	6,028	14,105	103,640
AVERAGE HH INCOME	\$131,091	\$133,985	\$129,192



# ALTA SURVEY



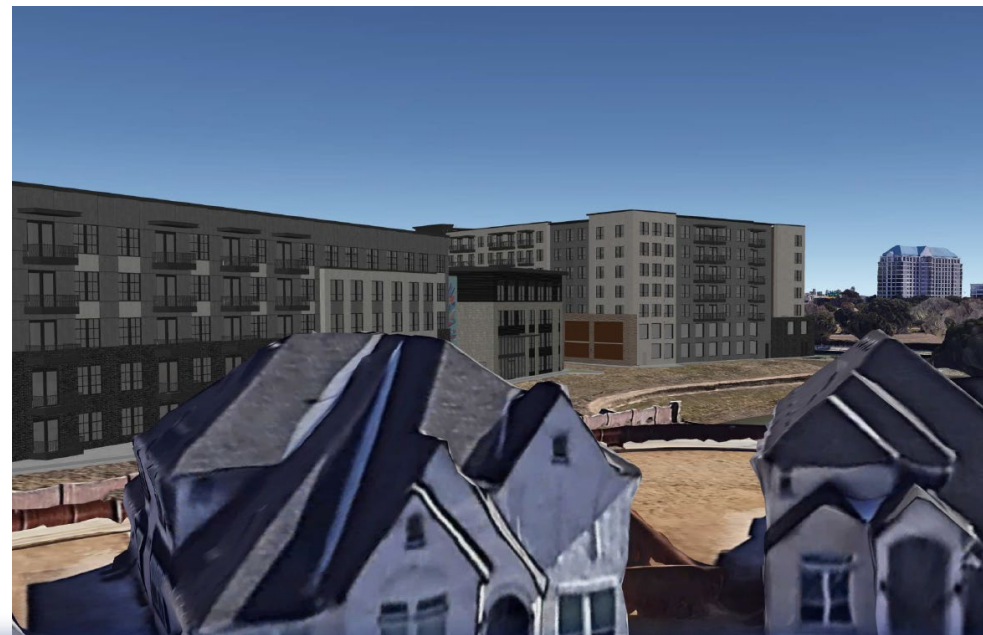
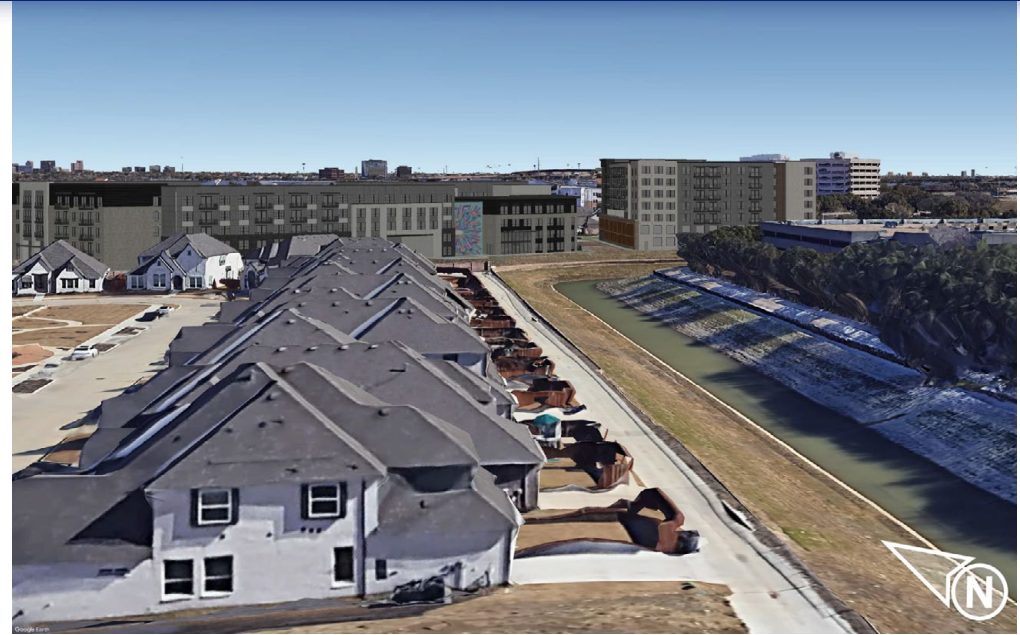
# MARKET STUDY

LUNA ROAD PHASE 2														
Project Component	Building Gross SF	Residential Rentable SF	UNIT TYPES							Unit Count	Public SF	Terrace Gross SF	Garage Gross SF	Parking Count
			UNITS											
			S-01	A-01	A-02	B-01	B-02	B-03	B-06					
	(INCLUDES GARAGE AREA)		595	623	643	1,024	1,053	1,114	1,270					includes surface parking
Ground Level	40,316	-	-	-	-	-	-	-	-	-	3,217	-	35,489	106
Level 2	38,550	-	-	-	-	-	-	-	-	-	-	-	37,708	83
Level 3	26,636	18,449	2	6	11	3	2	-	1	25	3,754	8,940	-	-
Level 4	26,600	21,991	5	6	12	3	2	1	1	30	-	-	-	-
Level 5	26,600	21,991	5	6	12	3	2	1	1	30	-	-	-	-
Level 6	26,600	21,991	5	6	12	3	2	1	1	30	-	-	-	-
Level 7	26,600	21,991	5	6	12	3	2	1	1	30	-	-	-	-
<b>Totals:</b>	<b>211,902</b>	<b>106,413</b>	22	30	59	15	10	4	5	145	6,971	8,940	73,197	189
			15.2%	20.7%	40.7%	10.3%	6.9%	2.8%	3.4%		PARKING SPACES PER UNIT			1.3
			15.2%	61.4%		23.4%								

## 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



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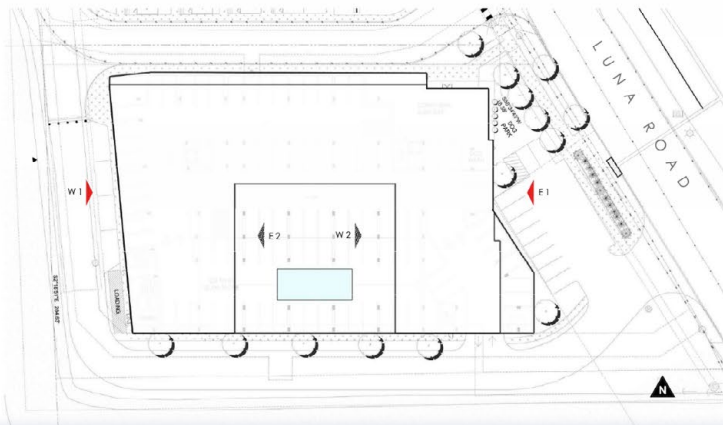
# APPROVED ELEVATION









**EAST ELEVATION**









**WEST ELEVATION**



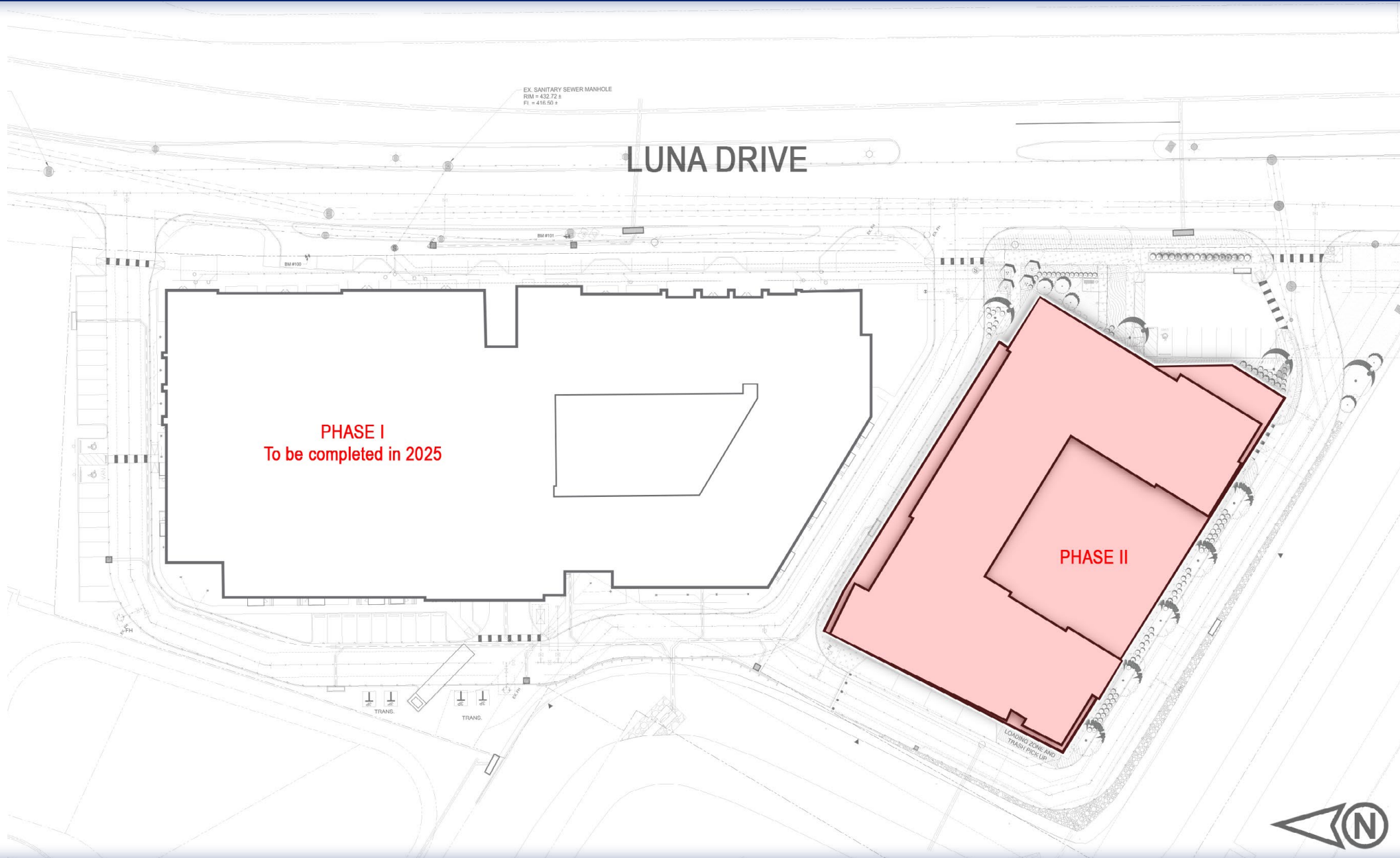
**WEST: 12,579 SF (100%)**

	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
	<b>OPENINGS 5,730 SF</b>

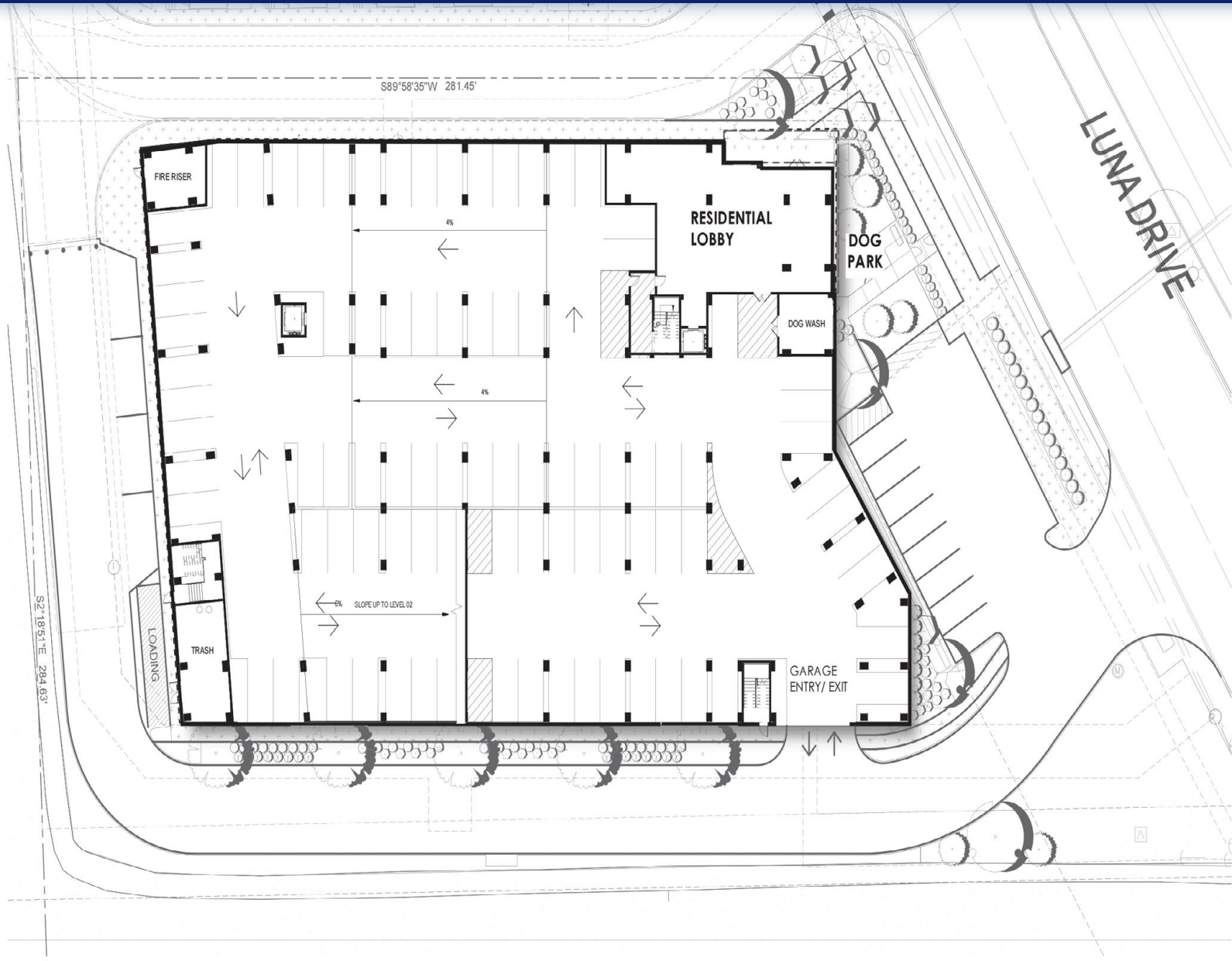
**EAST: 11,917 SF (100%)**

	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
	<b>OPENINGS 6,689 SF</b>

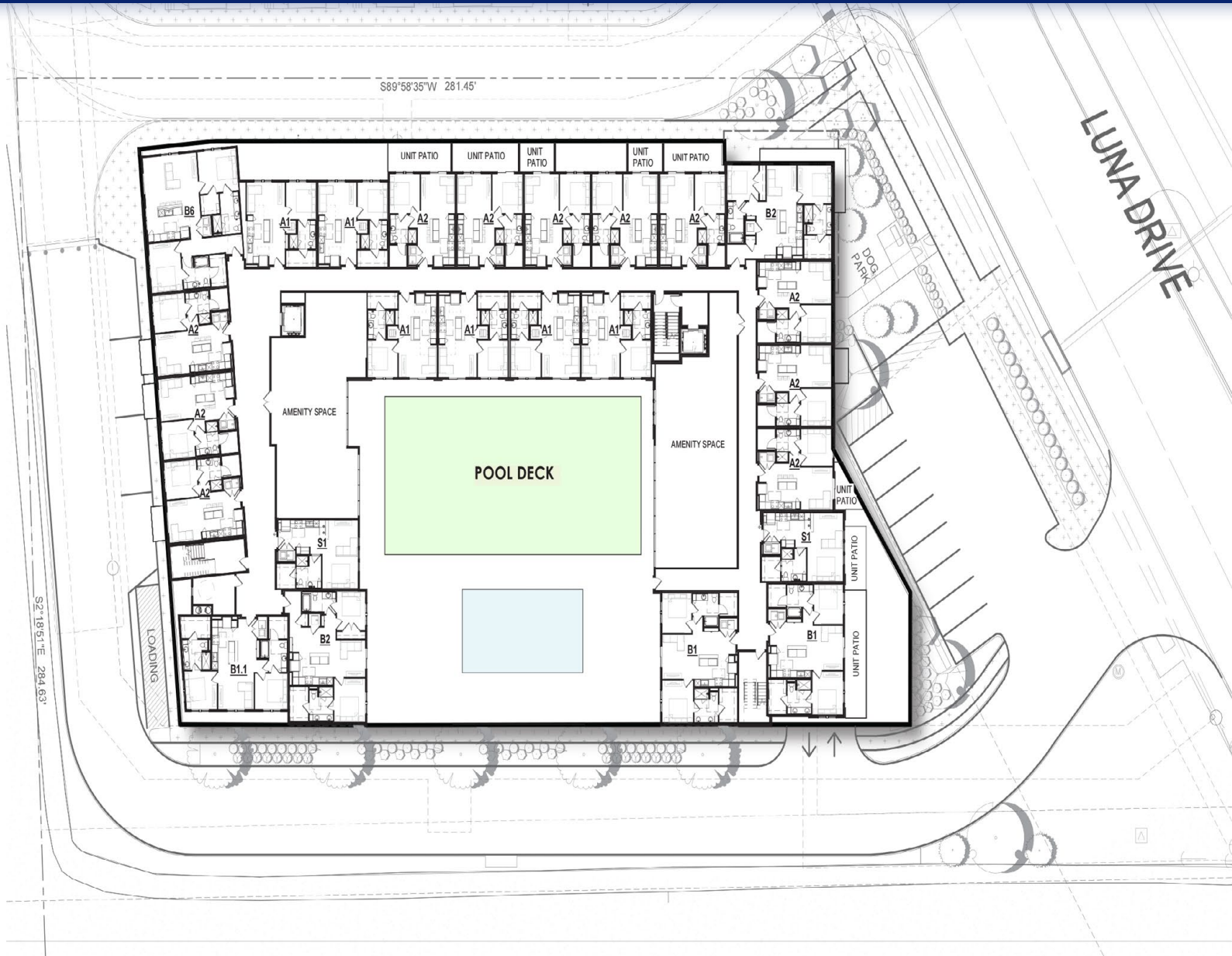
# APPROVED SITE PLAN



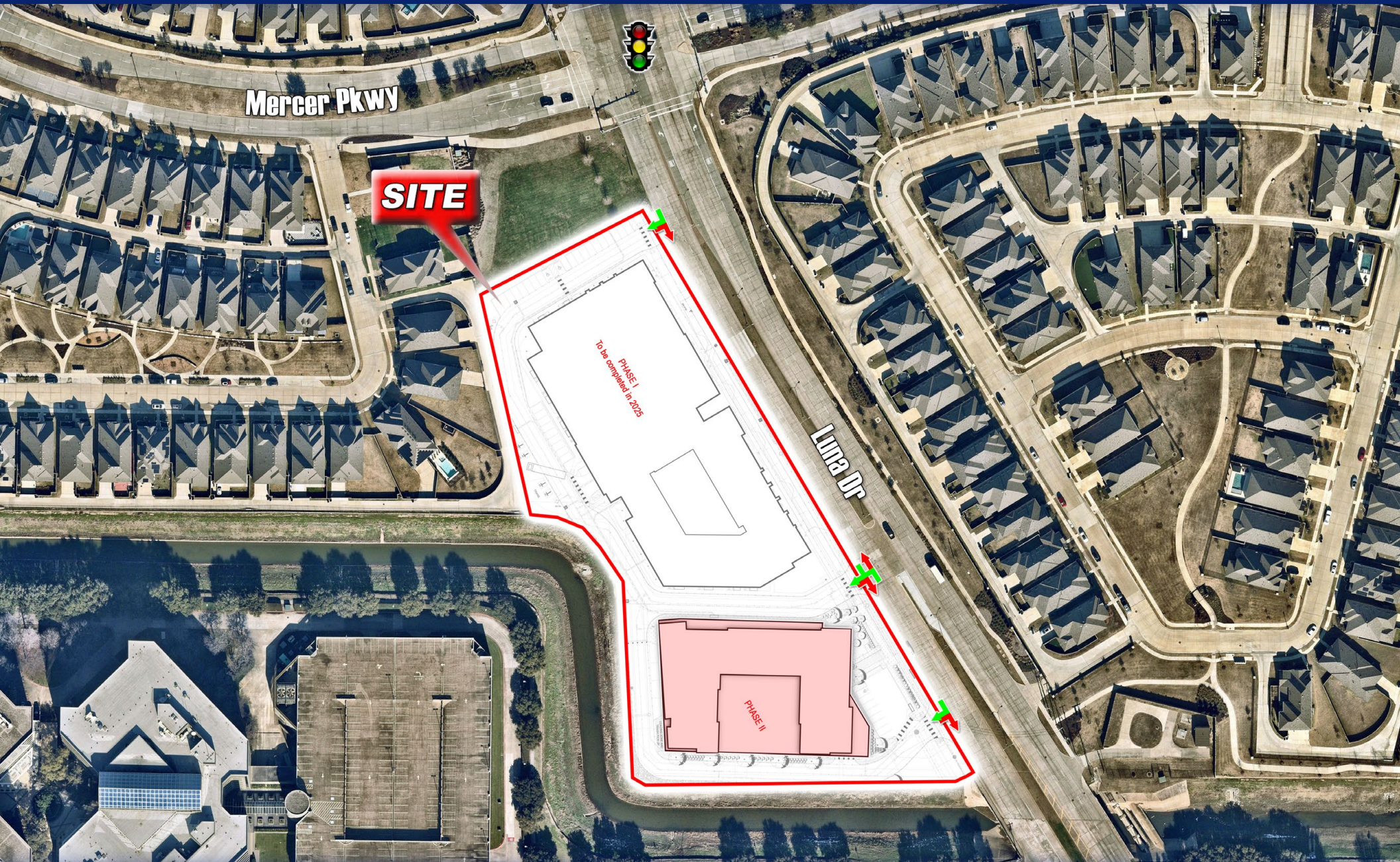
# APPROVED GROUND FLOOR PLAN



# APPROVED LEVEL 3 FLOOR PLAN



# SITE AERIAL









# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

RELIAS Real Estate Co., LLC	9014682	sahil@reliascapitalpartners.com	469-438-1905
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sahil Kurji	0652644	sahil@reliascapitalpartners.com	469-438-1905
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date