



PROJECT OVERVIEW

- ❑ THE SANGER PRESERVE | S. FIFTH AND COWLING, SANGER, TEXAS
- ❑ 170-UNITS MULTIFAMILY, WALK-UP COMMUNITY, TOTALING +/- 160K SF AND 3,000-3,3500 SF CLUBHOUSE, DESIGNED WITH RESIDENT AMENITIES ON APPROX. 12 ACRES. RESIDENTIAL AVG / ACRE: 20
 - FIVE 2-STORY RESIDENTIAL BLDGS | FOUR 3-STORY RESIDENTIAL BLDGS
- ❑ FOUR RETAIL BLDGS FOR A TOTAL OF UP TO 36,000 SF, INCLUDING OUTDOOR GATHERING SPACES
- ❑ RESIDENTS WILL ENJOY AMENITIES EXPECTED IN A NEW MULTIFAMILY COMMUNITY WHICH ARE NOT CURRENTLY AVAILABLE IN THE MARKET, INCLUDING: STAINLESS APPLIANCES, SOLID SURFACE COUNTERTOPS, RESORT STYLE POOL, 9 FT CEILINGS, WOOD-LOOK PLANK FLOORING & ENERGY EFFICIENCIES.

| FLOOR PLAN | SF | UNIT MIX | % UNIT MIX |
|-----------------------------|---------------|----------|------------|
| 1 BED / 1 BATH | 639 - 787 | 50 | 29% |
| 2 BED / 2 BATH | 925 – 1145 | 108 | 64% |
| 3 BED / 2 BATH | 1250 | 12 | 7% |
| TOTAL RENTABLE SF | 160,523 | 170 | 100% |
| UNIT AVERAGE NET SF | 944 | | |
| CLUBHOUSE SF (APPROX.) | 3,000 – 3,500 | | |
| RETAIL SF (APPROX. MAX) | 36,000 | | |
| PROJECTED AVG RENT PSF | \$1.60-1.70 | | |
| PROJECTED AVG RENT PER UNIT | \$1,580-1,685 | | |

*ABOVE ARE ESTIMATES PENDING FINAL DESIGN & APPROVALS



- ❑ SANGER, TX, IS ONLY 15 MINUTES N. OF DENTON, TX
- ❑ THE CITY HAS A POPULATION OF JUST OVER 9,200 AS OF 2021 ESTIMATES, AN INCREASE FROM 7,000 IN 2010 (A 24% INCREASE). DENTON COUNTY HAS A POPULATION OF AN ESTIMATED 944,000. WHICH HAS GROWN BY OVER 41% SINCE 2010. [1]
- ❑ THE PROJECT IS LOCATED JUST 1.2 MILES FROM THE MAJOR I-35 FREEWAY ON I-35 BUSINESS.

SOURCE: [1] www.worldpopulationreview.com



The submittal for a variance includes revising parking requirements based on Section 19 (MF-2) and 23 (B-2) of the Building Code for Multifamily & Retail Parking

| CURRENT PARKING REQUIRED: | |
|---------------------------|-----|
| COMMERCIAL SPACES | 144 |
| RESIDENTIAL SPACES | 288 |
| TOTAL REQUIRED | 432 |

| PARKING PROVIDED: | MF-2 | B-2 | TOTAL |
|---------------------|------|-----|-------|
| OPEN SURFACE SPACES | 236 | 184 | 420 |
| RESERVED CARPORT | 40 | 0 | 40 |
| PRIVATE GARAGES | 24 | 0 | 24 |
| TOTAL PROVIDED | 300 | 184 | 484 |

All Residential Parking will be Reserved (both unassigned & assigned)