

# CEDAR HILL, TEXAS

*Multi-Family, Hotel and Mixed-Use  
Development Opportunity  
& Proforma Summary*

*(March 5, 2026)*



CAPITAL ASSETS & DEVELOPMENT



**SITE 1 MULTI-FAMILY**  
*Will Be Known as*  
**The “Signature Park Apartments”**  
*as a Tribute to the City’s Adjacent Park*  
*(View From The North, Facing South)*

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# INTRODUCTION

Thank you for your consideration and interest in the Cedar Hill, Texas mixed-use new development project. The Capital Assets and Development team has been working with the City of Cedar Hill, as well as the architects and designers at Trivers, and the market study experts at Keith Kramer Associates, to create this exciting and vibrant development opportunity.

In addition to the one-hundred and twenty (120) luxury apartment units offered, this mixed-use project features a 4.35 Acre site designated for a future townhome development and a 3.60 Acre site designated for a future hotel development.

The site includes a bountiful array of amenities, all contained within a unique recreational setting replete with a splash park featuring water play areas and water bubblers, an outdoor pavilion, and an outdoor stage set up for family movie nights and occasional musical performances.

The one hundred and twenty (120) apartment units being marketed are a mix of one-bedroom, two-bedroom and three-bedroom

living units with luxurious finishes and ultra-modern technologies incorporated throughout the residential community. The beautiful clubhouse will contain a coffee bar, game room, and well decorated gathering areas and conversational seating elements. The private pool courtyard will be an amazing feature for plush relaxation by the water. The community is pet-friendly and boasts a gorgeous dog park as well as other beautiful landscaping throughout the property.

The development features ample parking, including a resident only enclosed and heated one-level garage structure. Park your car in your secure assigned parking space(s) and enter the residential community directly to the elevators from this well-lit weather protected garage. Your apartment unit, as well as all the amenities, park features, and shopping are only minutes away by walking trail or car.

CAPITAL ASSETS & DEVELOPMENT



# INVESTMENT HIGHLIGHTS

CAD Cedar Hill is a new construction “ground up” mixed-use development by Capital Assets and Development’s team of experienced professionals.

The project features excellent opportunities for investment returns through joint ownership of the project during its construction and lease-up stage for each of the sites.

Site 1: Designated Multi-Family, 8.89 Acres

Site 2: Designated Multi-Family townhouses, 4.35 Acres

The project is situated in Dallas County, Texas, withing 20 minutes of downtown Dallas, Texas – a thriving and dynamic real estate market experiencing great rent growth and high demand for apartment housing.

The CAD Cedar Hill development is exciting and appealing to investors and renters alike because of its community features, amenities, and geographic location. Visit [CADCedarHill.com](http://CADCedarHill.com) to learn more.



Signature Park Apartments



Future Townhome Site

# EXECUTIVE SUMMARY OF LOCATION & ECONOMICS

South Dallas County is home to one of the fastest growing industrial and distribution hubs in the country. The market area, and particularly Cedar Hill, are poised to see continued growth and demand for apartments.

With new industry locating in the U.S. Hwy 67 corridor and along with the new hospital proposed for a 40-acre site in southern Cedar Hill, demand for apartments should be strong at the site.

The site, about 15 miles from downtown Dallas by way of U.S. Hwy 67 and within walking distance of shops and restaurants, can expect to attract workers that may have considered moving further out to find the walkable environment the subject site will afford.

The city's strategic location, vibrant economy, and high quality of life make it a popular choice for families, young professionals, and retirees alike.

As one of the best suburbs in Dallas, the City of Cedar Hill already draws new arrivals from all over the state; the latest enhancements make it easier than ever to enjoy all the city has to offer.

Attached and accompanying this project profile are the following supporting documents:

- 1) The full 24 page **“Development Potential” report by Keith Kramer Associates.**
- 2) The **Project Concept Drawings from Trivers**, the project architect/designer. These concept drawings include design-intent images of the recreational areas such as the splash park, pavilion, and green spaces. The concept drawings also show the attached parking garage structure on the east side of the building; the courtyard with the private pool and amenities deck; and the parking lot and drive access points. **Furthermore – renderings of the exterior images of the building are shown on the Trivers’ concept drawings.** The Signature Park Apartments design draws from the surrounding architecture. The City of Cedar Hill and neighboring developments were all considered in creating the design concept.
- 3) The **Project Economic Proforma** detailing assumed investment metrics, including rents, expenses, construction costs, financing variables, sale forecasts, IRR, Equity Multiples, etc.



## ABOUT CEDAR HILL

Bordered by 7,500-acre Joe Pool Lake, Cedar Hill is surrounded by parks, golf courses, public swimming, and outdoor activities.

The scenic rolling hills and surprising natural beauty are reminiscent of the Texas Hill Country making Cedar Hill a preferred destination for nature enthusiasts, hikers, cyclists, mountain bikers, boaters, and adventure competitors of all kinds.

The state park, one of Texas' most popular nature preserves, brings two million visitors to Cedar Hill each year.



This Midtown site serves as the intersection between nature and downtown, by building on downtown connections to the south and connecting the street grid into the open space and trail system.

With a calendar full of community events year-round, Cedar Hill is a lively destination packed with fun for the entire family! And with just 306 hotel rooms currently, Cedar Hill is a prime location for a new hotel.



# ABOUT CEDAR HILL (CONTINUED)



## Penn Farm Agricultural History Center

Part of Cedar Hill State Park, this preserved 19th-century farm showcases the area's rural heritage.



## Historic Downtown Cedar Hill

Historic Downtown features preserved early 20th-century commercial buildings, reflecting its small-town charm.



## Joe Pool Lake

Joe Pool Lake is the crowning glory of Cedar Hill State Park with its marina, fishing piers, boat ramps, and camp sites.



## Cedar Hill State Park

Cedar Hill State Park is a natural oasis near Dallas, offering camping, fishing, boating, hiking, biking, and birdwatching.



## Dogwood Canyon Audubon Center

A 6,000 square foot Audubon Center greets you and serves as the starting point for the Dogwood Canyon Trails and over 200 acres of pristine forest.

- Cedar Hill is referred to as "The Hill Country of Dallas".

- The city is full of native eastern red cedar evergreen trees.

- At 880 feet above sea level, Cedar Hill has the highest elevation between the Red River and the Gulf of America.

- Cedar Hill has the highest concentration of radio and television communication antennas in the country with 14 towers reaching several thousand feet into the air.

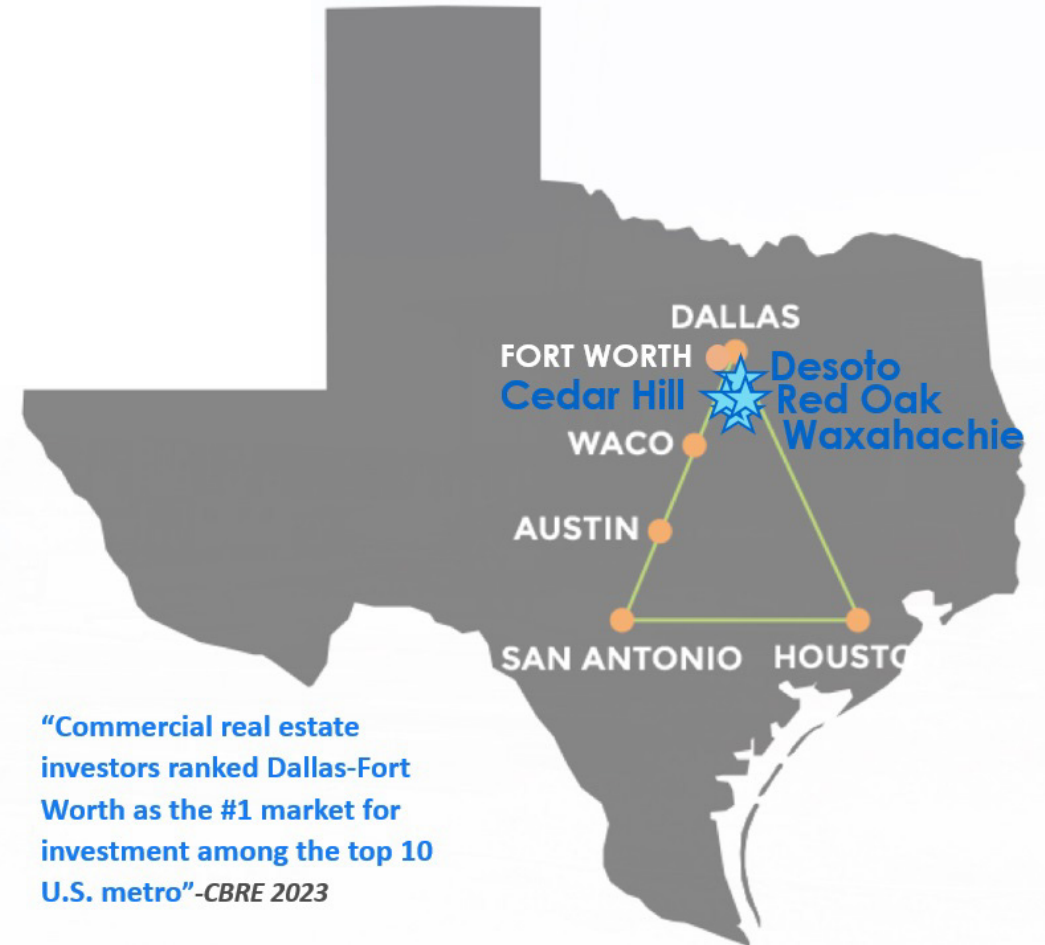
- Cedar Hill's Dogwood Canyon is the only place in the world where one can find the Black-chinned Hummingbird of west Texas nesting in the flowering dogwood tree of east Texas.

- With almost two million visitors a year, the 1,826-acre Cedar Hill State Park is the second most visited recreation destination in Texas.

- Crawford's Tornado Graveyard commemorates the victims of the devastating 1856 tornado that struck Cedar Hill. Rediscovered and certified by the Texas Historical Commission in 2006, it serves as a somber reminder of the town's resilience.

# THE TEXAS TRIANGLE

- The Region contains five of the 20 largest cities in the U.S.
- Texas's population increased 14 out of the 14 years between year 2010 and year 2024. Its largest annual population increase was 1.9% between 2014 and 2015. Between 2010 and 2024, the state grew by an average of 1.5% per year.
- In 2023, DFW had the largest population growth of any metropolitan area in the United States, growing to 8.1 million people.
- The Region is home to over 50 Fortune 500 companies.
- Several big companies have recently relocated to The Texas Triangle, including:
  - ✓ Chevron: Announced in 2022 that it would relocate its headquarters from San Ramon, California to Houston
  - ✓ Tesla: Moved to Texas in 2021
  - ✓ AECOM: Moved to Texas in 2021
  - ✓ CBRE: Moved to Texas in 2020
  - ✓ SpaceX and X: Announced in July that they would move from California to Texas
- In 2023, Texas won awards from Site Selection Magazine, CEO Magazine and Business Facilities for its ranking as the best state for business expansion. Site Selection awarded its 11th consecutive Governors Cup to Texas, touting over 1100 investment projects in 2022. Second place Ohio brought is less than half of that.
- No State Income Tax



**"Commercial real estate investors ranked Dallas-Fort Worth as the #1 market for investment among the top 10 U.S. metro"-CBRE 2023**

# THE CAPITAL ASSETS AND DEVELOPMENT TEAM

## TIMOTHY BREECE

### President/Developer

Tim Breece, the founder of Capital Assets & Development and President of Proper Construction Services Inc., has extensive experience in nearly every sector of new construction and real estate development.

His background encompasses a wide range of projects, including large civil and site work, retail, multi-family and single-family residential, hospitality, industrial, office, medical, and mixed-use developments. Over his 35+ year career, Tim has been instrumental in managing and executing development and construction projects throughout the United States, with a total value exceeding \$2.7 billion.

To learn more about Tim's role at Proper Construction, please visit [www.proppercs.com](http://www.proppercs.com).

# THE CAPITAL ASSETS AND DEVELOPMENT TEAM *(CONTINUED)*

## FLOYD SIMMS

### Co-Developer

Floyd Simms leads the Company's Texas operations and has experience coordinating and controlling a variety of development activities that include plan review, planning and zoning, field construction inspection, and general construction management.

In the design build arena, Floyd's experience includes development of cost estimates and construction documents in conformance with regulatory requirements, high quality standards, and established design criteria; all with consideration for profitability optimization.

Floyd is an experienced controls and construction specialist on civil construction and design build projects.

## GARY GOSSETT

### Vice President

Gary B. Gossett has had over 45 years of successful experience in managing over \$2.0 billion dollars of new construction projects throughout the United States in a variety of business markets.

Gary has demonstrated experience in all phases of a wide variety of construction projects including warehouses, office buildings, apartments and renewable energy. He has extensive experience working closely with all trade unions. Gary has led partnering projects with various clients and co-authored a book on project partnering.

## JULIE GRAZIANO

### Property Management

Julie Graziano is a dynamic, resourceful, and solutions-oriented professional with 30+ years' experience and demonstrated success in managing all aspects of property operations. Julie is proficient in property management laws and regulations, building and grounds maintenance, tenant relations development, leasing, marketing, web design, rent collection, eviction procedures, accounting principles, and property safety guidelines.

Furthermore, Julie has contributed expertise in real estate sales and acquisitions on over 50 transactions.

# SITE 1: MULTI-FAMILY

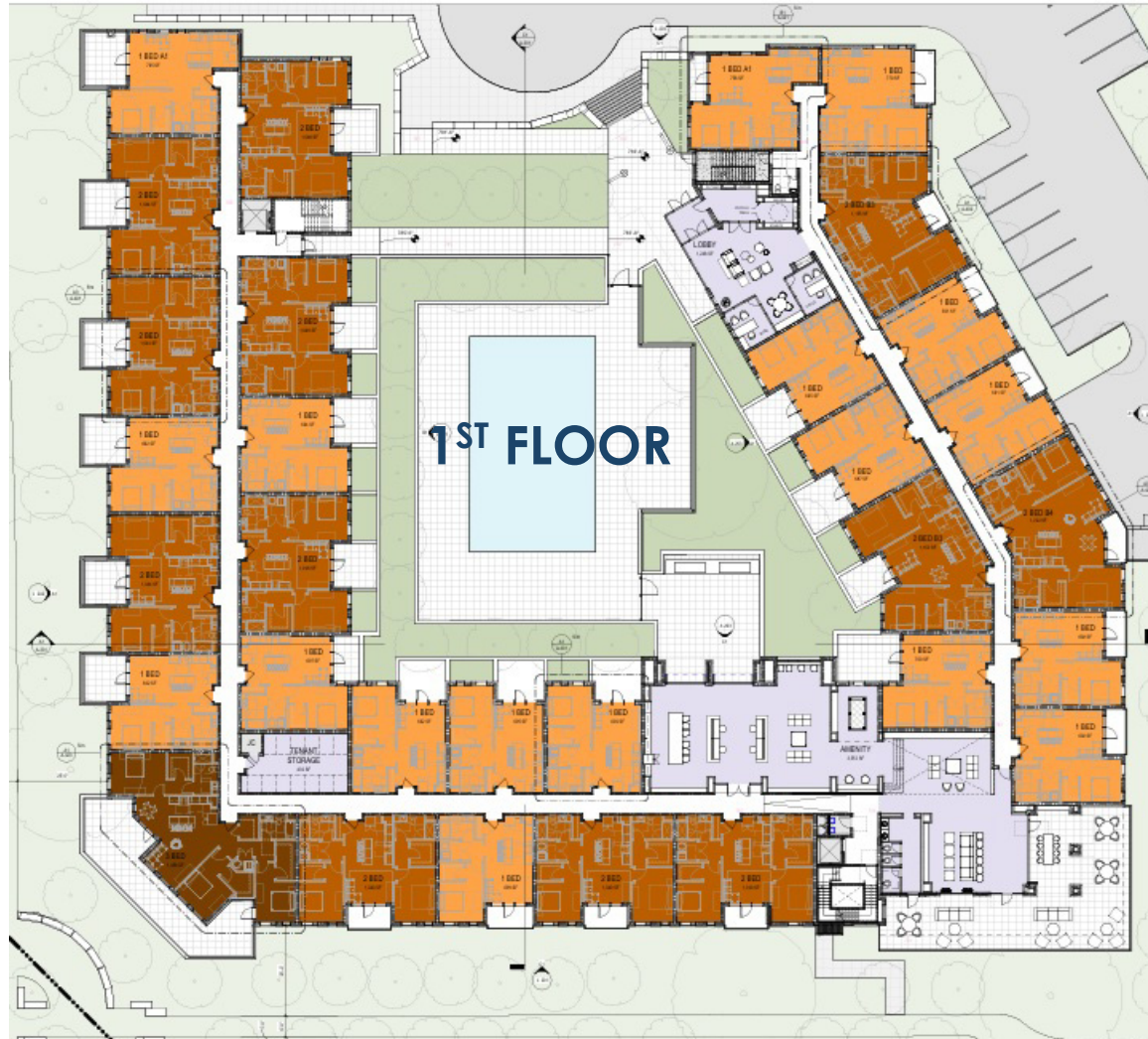
4.54 Acres,  
120 UNITS



SIGNATURE PARK  
APARTMENTS



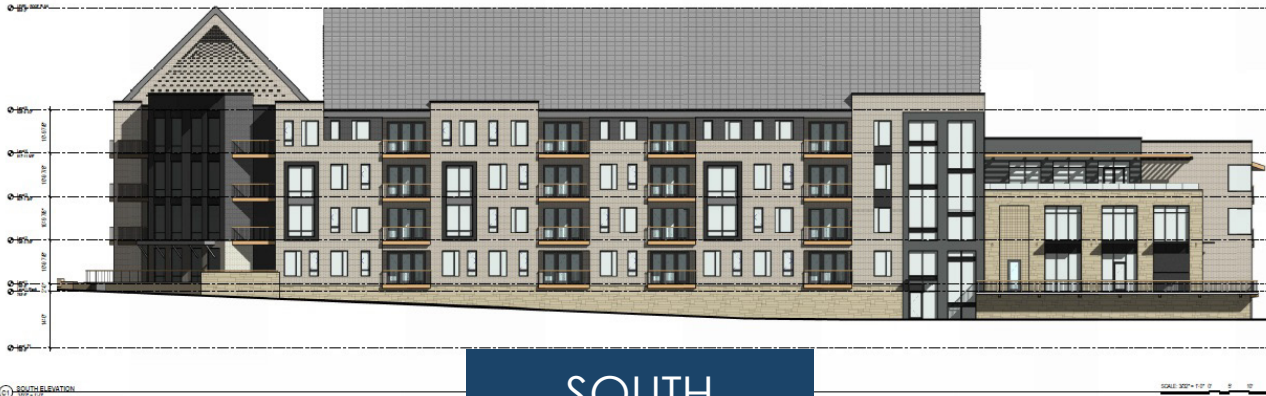
# 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR LEVELS



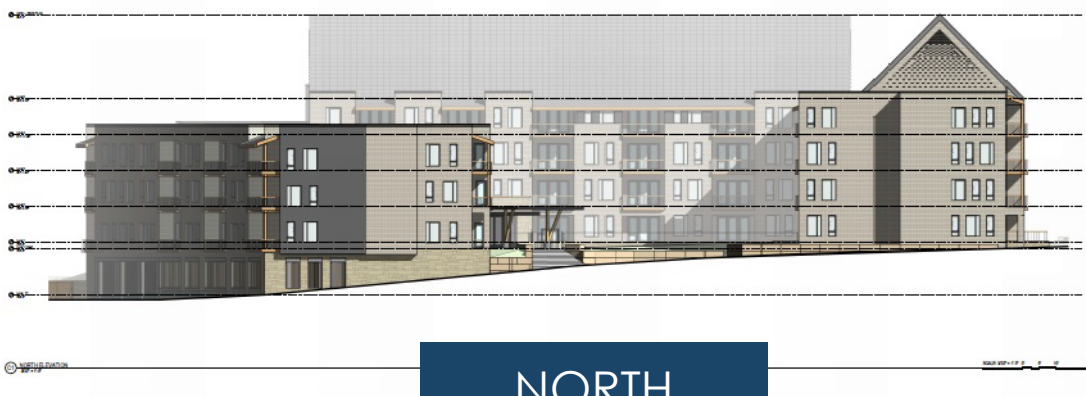
# 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR LEVELS



# ELEVATIONS



SOUTH



NORTH



EAST



WEST

# AREA MAPS



# SITES AVAILABLE FOR DEVELOPMENT

## **SITE 2: 3.60 Acres – Future Townhouse Development**

Changing needs and preferences are driving an increased desire for townhomes. Townhomes appeal to a wide variety of demographics, from working professionals with young children to empty nesters. People are increasingly drawn to the communal aspects of townhome living, preferring vibrant neighborhoods with onsite amenities such as parks with seating areas, walking trails, and close-by shops, restaurants and transit just a short walk away.





# KEY ATTRACTIONS FOR TOWNHOME LIVING

## Prime Location

Imagine being at the heart of the city's action, with restaurants, theaters, and cultural events right at your doorstep. That's exactly what townhouse living can offer—a desirable location.

## Efficient Use of Space

Townhouses are known for their space optimization. They provide just the right amount of room without the excess square footage that comes with larger homes. This translates to less time spent cleaning and more time indulging in the joys of life.

## Sense of Community

Townhouse communities can foster a strong sense of camaraderie among residents. You're not just sharing walls; you're sharing experiences. Friendly neighbors, common spaces, and shared amenities like pools or gyms create a built-in social circle that's perfect for those seeking connections.

# PROFORMA SUMMARY- CEDAR HILL SITE

THIS FINANCIAL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY  
AND DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF  
AN OFFER TO BUY ANY SECURITY. FINAL FIGURES MAY CHANGE

## PROJECT DETAILS:

- Project Name: Signature Park Apartments
- Location: Cedar Hill Road & Pioneer Trail
- No. of Units: 120
- Net Area Per Unit: 879 SF
- Apartment Cost Per Unit: \$247,495
- Apartment Net Area: 105,485 SF

## PROJECT COST:

\$29,699,441

## RETURN ON INVESTMENT:

- 3 Year Multiple on Invested Capital (MOIC): 1.8-2.0+
- 10 Year Multiple on Invested Capital (MOIC): 4.69
- Average Annual Cash on Cash 10.04%
- 3 Year Project IRR 20.59%
- 10 Year Project IRR 17.63%

## PROPERTY PERFORMANCE:

- Net Monthly Revenue Per Unit: \$2,005
- Monthly Operating Expense Per Unit: (\$809)
- Expenses % of Gross Income: 38.4%
- Overall Average Rent/SF: \$2.11
- Year 3 DSCR: 1.48
- Valuations Year 3: \$37,156,330
- Delta: \$ 7,456,890
- Exit CAP Rate: 5.60%
- Year 3 NOI: \$ 2,080,755
- **Project Unlevered Return "Build to Cap": 7.01%**

# FINANCIAL SUMMARY- CEDAR HILL SITE 1

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## Sources/Uses:

- Total Project Cost: \$29,699,441
- Land Equity: \$ 1,500,000
- Construction Equity: \$ 8,300,815
- Total Equity \$ 9,800,815
- Construction Loan: \$19,898,625

## Investment Structure:

- Target Investor Equity Multiple: 1.8-2.0+
- Assumed Holding Period: 3 Years

## Debt Assumptions:

- Loan to Cost: 67%
- Construction Loan Rate: ~7%
- Term: 3 Years
- Origination: 85 bps
- I/O Period: 24 Months
- Guarantees: Sponsor/Developer
- Assumed Permanent Debt Rate: 6.25%
- **Project Unlevered Return “Build to Cap”: 7.01%**

## Sponsor Fees:

- Development Fee: 4%
- Construction Management Fee: 1%

***THANK YOU FOR YOUR TIME***

***For any questions, please contact:***

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