

Market Overview — Why Texas?

Texas by the Numbers

#1 U.S. Exporter
In 2024



For 23 Years
in a Row

15.9 Million

People in the Civilian
Labor Force



8th Largest Economy in the World

26 Commercial Airports

22 Interstate Highways

58 Freight Railroads

23 Sea Ports

35 Foreign Trade Zones

367 Miles of Coastline



Texas is the Largest
Energy-Producing State
in the Nation

Texas is the Leading

Destination for
Corporate Relocation
& Expansion Projects

NO

Personal or
Corporate
Income Tax



Texas Leads
The Nation in
Job Creation



4 Years in a Row

Texas is home to

3.5 Million

Small Business



Texas is home to

More than **54**

Fortune 500
Company HQs

Texas Led the Nation in
High Tech Exports

For the 12th Year in a
Row in 2024

Fortune 500 Companies in Texas



Sources: Texas Economic Development & Tourism Office | Office of the Governor, gov.texas.gov/business, Revised: February 2026

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August Biniaz
Chief Investment Officer

Market Overview

Why Texas?

Texas Bragging Rights



"In Texas, we want businesses to succeed. When businesses succeed, texans succeed."

- Governor Greg Abbott



Texas is among the best states to start a business in the country



Texas won three Corporate Investment & Community Impact Awards in 2025



Texas named the nation's 'Best State for Business' for the 21st consecutive year



Texas ranked as the nation's 'Top State Business Climate' in 2025 by Site Selection



Texas ranked #1 for Foreign Direct Investment Projects by Business Facilities



Texas was awarded the 2025 Prosperity Cup as the top state for business attraction



For the 13th year in a row, Texas was awarded the Site Selection Governor's Cup



In 2025, Texas ranked as the state with the Best Business Climate



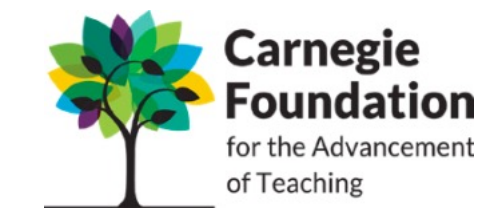
Texas metros are among the Milken Institute's top 10 'Best-Performing Cities'



Texas received two 2024 Deal of the Year Impact Awards from Business Facilities



Eight Texas colleges are among the top 150 schools on U.S. News' 'Best National Universities' list



Texas is the #1 state for Carnegie Tier 1 Research Universities with 16 total



Texas ranked as one of the most diverse states in the U.S.



Texas ranked as a leading Growth State in America for 2024



Texas ranked #1 in the nation for Foreign Trade Zone impact

Sources: Texas Economic Development & Tourism Office | Office of the Governor, gov.texas.gov/business, Revised: February 2026



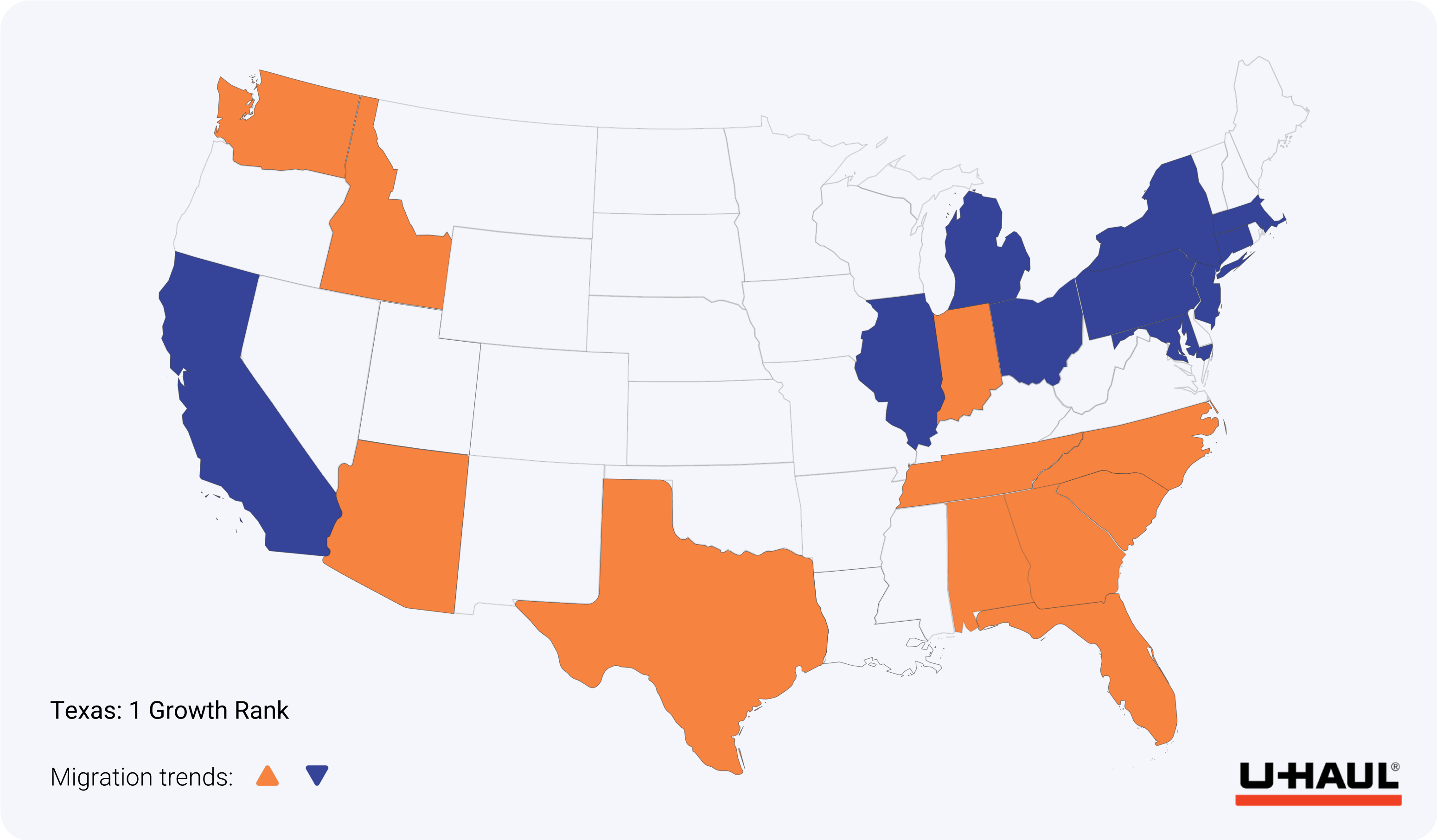
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Market Overview — Where all the U-Hauls are headed



Sources: Uhaul.com

2025 U-Haul Growth States & Metros		
Rank	State	Metros
1	Texas	Dallas
2	Florida	Houston
3	North Carolina	Austin
4	Tennessee	Charlotte
5	South Carolina	Phoenix
6	Washington	Nashville
7	Arizona	Charleston
8	Idaho	Raleigh
9	Alabama	Atlanta
10	Georgia	Brownsville & Mcallen

Texas ranks 1st in U-Haul's 2025 Growth Index, reclaiming the top spot as the premier destination for in-migration. The state accounted for an impressive 50.7% of in-migration traffic

The state heavily dominates the metropolitan rankings, claiming the top three spots nationwide. The Dallas-Fort Worth-Arlington area is the No. 1 growth metro for the second consecutive year , followed directly by Houston at No. 2 and Austin at No. 3.



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Market Overview — Dallas-Fort Worth

8.5M Population in the DFW MSA

4.3M Total Employed

8.1% Projected Population Growth 2024-2030

\$95k Median Household Income

9.2% Projected Employment Growth 2024-2030

24 Global 500 Company Headquarters in DFW, 11 in Dallas Proper

#1

Metro for Corporate Relocations

Dallas Economic Development (2024)

#4

Most Fortune 500 HQs in the U.S.

Fortune (2024)

#1

In the US for 5-year job growth (493,500 jobs)

BLS (2024)

#4

Largest U.S. MSA

U.S. Census Bureau (2025)

#6

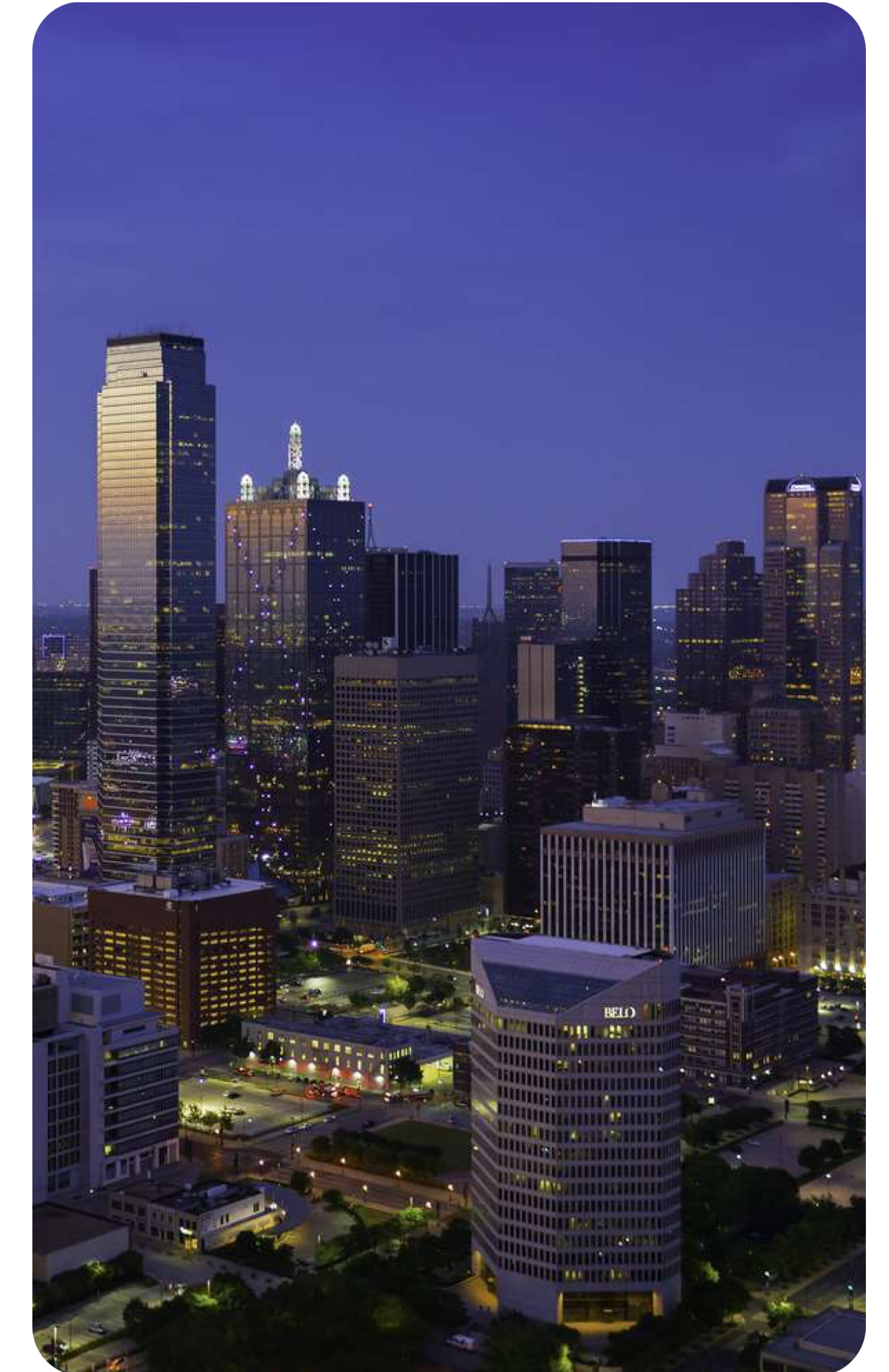
Top Market for Renters

Realtor.com (2024)

#1

2010-2023 Population Growth

U.S. Census Bureau (2025)



Sources: Macrotrends, CultureMap Dallas, Synergos Tech, Dallas Fed, Dallas Economic Development, Texas Travel Awards, Costar Market Report May 2026

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Dallas — Rankings & Accolades

#1

DFW led the U.S. with \$13.2 billion in commercial real estate investment in the first three quarters of 2023

MSCI

#4

Most Fortune 500 Companies (24)

Dallas Regional Chamber 2024

#1

Business Climate Rank

Site Selection Magazine 2023

#1

5-year population growth (550,433 residents)

Moody Analytics

#8

Best Performing Cities

2024 Milken Institute

#7

Moving Destination in the Country

Penske 2023

3

Tier 1 Research Universities

Office of the Texas Governor

222

Headquarter relocations to DFW since 2010

Dallas Regional Chamber 2023 Report

#5

Best Airport in the World (DFW)

Cabin Crew HQ

#9

Most Diverse City in the U.S.

Wallethub 2023

#1

Best State for Business 18 Consecutive Years

Chief Executive Magazine

445

new residents move to DFW each day

DFW saw a population change of 2.1% in one year, the highest increase of any US metro

#1

US Employment Growth (2023) of 134,200 net jobs

Dallas-Fort Worth is the 4th largest metro in the United States, recently surpassing 8 million residents

Multifamily accounted for nearly half of DFW's \$18.8 billion in commercial real estate investments in 2023



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Fortune

500 Companies

Dallas-Fort Worth continues to draw Fortune and Global 500 headquarters by growth and expansion of local companies as well as by relocations of headquarter operations.

DFW is the only region in the U.S. to host three Fortune 10 companies (with the recent addition of McKesson). No other metro has more than one. Similarly, DFW and Beijing are the only two metros to host three Global 20 companies



Companies Headquartered in DFW

AECOM	Irving
American Airlines	Fort Worth
AT&T	Dallas
Builders FirstSource	Dallas
Caterpillar	Irving
CBRE Group	Dallas
Celanese	Irving
Charles Schwab	Westlake
Commercial Metals	Irving
D.R. Horton	Arlington
Energy Transfer	Dallas
Enlink Midstream	Dallas
Fluor	Irving
HF Sinclair	Dallas
Jacobs Engineering Group	Dallas
Kimberly-Clark	Irving
McKesson	Irving
Pioneer Natural Resources	Irving
Southwest Airlines	Dallas
Tenet Healthcare	Dallas
Texas Instruments	Dallas
Vistra	Irving
Yum China Holdings	Plano



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Dallas

Is North America's Most Convenient Location

Fourteen of Sixteen Major
Cities are Located within
a Four-Hour Non-Stop Flight
of Dallas/Fort Worth



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Dallas — Airport Expansion

\$4 billion

is being invested in the new Terminal F and major upgrades to Terminal C at DFW International Airport, marking the largest airport investment in North Texas since 1974. The expansion is a partnership between DFW Airport and American Airlines, the airport's largest carrier.

31 new gates

will be added at Terminal F - more than doubling the original plan - making DFW the largest airline hub in the world. The project will modernize facilities, expand international and widebody capacity, enhance passenger amenities, and improve connectivity across terminals. The first phase is set to open in 2027, with additional phases following. Terminal C is also being expanded with 9 new gates using innovative modular construction, scheduled for completion in 2026



Dallas

Major Attractions

Dallas offers a vibrant mix of culture, arts, and recreation, making it one of the most dynamic cities in the country. The city boasts the largest urban arts district in the U.S., featuring renowned venues like the Dallas Museum of Art and the Meyerson Symphony Center. Entertainment districts such as Deep Ellum and the Bishop Arts District pulse with live music, eclectic dining, and nightlife, while family-friendly attractions like the Perot Museum, Dallas Zoo, and Klyde Warren Park provide year-round activities. From high-end shopping at NorthPark Center to outdoor escapes at White Rock Lake, Dallas seamlessly blends urban sophistication with a rich cultural heritage.

Six Flags Fiesta Texas

An amusement park featuring thrilling roller coasters, family rides, and live entertainment shows, providing fun for all ages.



Dallas Art District

Largest urban arts district in the U.S. Home to the Dallas Museum of Art, Nasher Sculpture Center, and the Morton H. Meyerson Symphony Center.



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Dallas

Major Attractions

Entertainment districts such as Deep Ellum and the Bishop Arts District pulse with live music, eclectic dining, and nightlife, while family-friendly attractions like the Perot Museum, Dallas Zoo, and Klyde Warren Park provide year-round activities

Toyota Music Factory

Entertainment hub with live music, restaurants, and comedy shows.



Dallas Zoo

Largest zoological park in Texas, featuring over 2,000 animals.



Dallas World Aquarium

Combines marine life exhibits with rainforest habitats and exotic animals.



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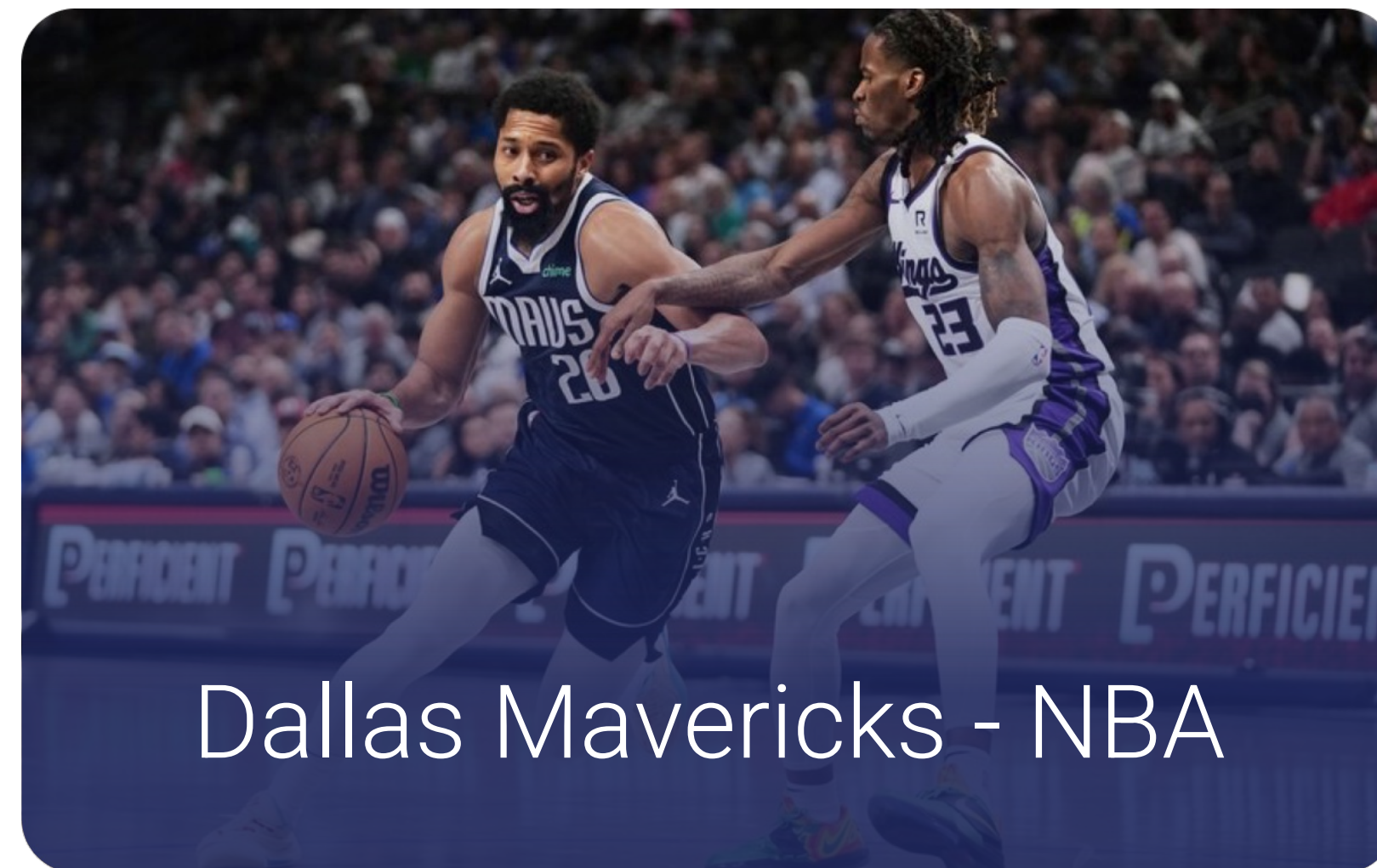
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Dallas

Major Sports Teams

Dallas is a powerhouse sports city, home to iconic professional teams that draw passionate fans from across the region. The Dallas Cowboys (NFL) play at the world-famous AT&T Stadium in Arlington, while the Dallas Mavericks (NBA) and Dallas Stars (NHL) thrill crowds at the American Airlines Center downtown. Major League Baseball's Texas Rangers have a state-of-the-art home at Globe Life Field, and FC Dallas (MLS) brings soccer action to Toyota Stadium in Frisco. These teams, coupled with frequent major sporting events, solidify Dallas as a premier destination for sports enthusiasts and contribute significantly to the region's economy and cultural identity.



Dallas — World-class Entertainment & Retail Centers

Entertainment

From high-end shopping at NorthPark Center to outdoor escapes at White Rock Lake, Dallas seamlessly blends urban sophistication with a rich cultural heritage.



Prestonwood Town Center
Total Size 233,075



Village on the Parkway
Total Size 657,177 SF



Prestonwood Place
Total Size 133,535



Addison Walk
Total Size 73,585 SF



Dallas Galleria
Total Size 1.5 Million SF



The Shops at Willow Bend
Total Size 1.5 Million SF



NorthPark Center
Total Size 2 Million SF



The Shops at Park Lane
Total Size 550,000 SF



Grandscape Shopping Center
Total Size 1.5 Million SF



The Shops at Legacy
Total Size 400,000 SF



Legacy West
Total Size 415,000 SF



Stonebriar Centre
Total Size 1.73 Million SF

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Dallas — Employment by Industry in Thousands

Industry	Current Jobs		Current Growth		10 YR Historical		5 YR Forecast	
	Jobs	Percentage	Market	US	Market	US	Market	US
 Manufacturing	306K	7%	-0.59%	-0.72%	1.57%	0.20%	0.88%	0.02%
 Trade, Transportation and Utilities	890K	19%	-0.17%	-0.62%	1.95%	0.56%	0.69%	0.11%
 Retail Trade	399K	9%	0.81%	-0.15%	1.05%	-0.21%	0.49%	0.04%
 Financial Activities	390K	8%	-0.74%	-0.46%	3.32%	1.06%	1.03%	0.12%
 Government	483K	10%	-0.18%	-0.99%	1.52%	0.51%	0.72%	0.19%
 Natural Resources, Mining and Construction	263K	6%	1.01%	0.31%	2.76%	1.93%	0.80%	0.47%
 Education and Health Services	530K	11%	2.17%	2.20%	2.32%	2.14%	0.73%	0.28%
 Professional and Business Services	769K	16%	-0.84%	-0.38%	2.88%	1.08%	0.99%	0.26%
 Information	86K	2%	-2.64%	-2.05%	0.66%	0.12%	0.02%	0.02%
 Leisure and Hospitality	437K	9%	1.12%	0.72%	2.00%	0.87%	1.12%	0.71%
 Other Services	140K	3%	1.39%	0.81%	1.66%	0.62%	0.55%	0.13%
 Total Employment	4.3M	100%	0.11%	0.07%	2.21%	0.99%	0.82%	0.25%

Sources: Costar Market Report May 2026, Oxford Economics. The 4.3M figure is BLS nonfarm payroll. Oxford's "total employment" can run higher because it includes self-employed and proprietors.



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Dallas Employment

If North Texas Were a U.S. State

13th

IN GDP

Comparable to
Massachusetts & Virginia

If North Texas Were a Country

23rd

IN GDP

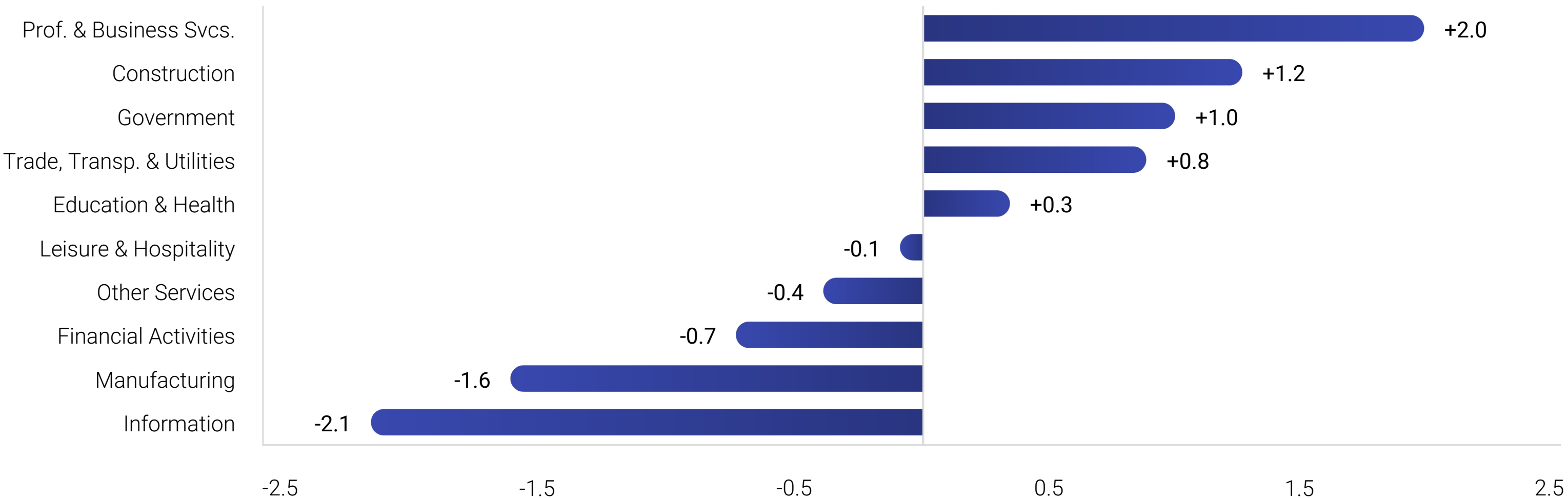
Comparable to
Poland and Sweden

Employment

As of April 2026, the unemployment rate in the Dallas-Fort Worth-Arlington (DFW) metropolitan area was 3.8 percent, below the national rate of 4.3 percent. DFW supports roughly 4.33 million nonfarm jobs, up 0.5 percent over the prior year, led by professional and business services (+2.0 percent). The region is home to 24 Fortune 500 companies and 49 Fortune 1000 companies, the fourth-largest concentration of any U.S. metro. With a diversified industry base and sustained in-migration, DFW remains well positioned for continued employment growth.

DFW Nonfarm Employment: Over-the-Year Change by Sector

April 2026 (preliminary), percent change from a year earlier. Total nonfarm: +0.5%.



Sources: U.S. Bureau of Economic Analysis (metro and state GDP); International Monetary Fund (country GDP).

Source: U.S. Bureau of Labor Statistics, Economy at a Glance, extracted June 16, 2026.



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DFW Economic Drivers

The Dallas-Fort Worth Metroplex ranks among the most economically dynamic metros in the United States, characterized by business-friendly policy, a diversified Fortune 500 employer base, no state income tax, and sustained in-migration.

Key macro tailwinds directly supporting apartment demand in the Lewisville/ Flower Mound submarket include:

- 01 DFW International Airport: generates \$78.3 billion in annual economic impact and supports more than 684,000 regional jobs, up 35% over the past decade. One of the world's three busiest airports by passenger volume.
- 02 DFW has added 604,400 jobs since 2019, a 16.3% gain that leads every major U.S. metro and outpaces the next-largest (New York) by more than 220,000 jobs. In 2025 alone, DFW added more new jobs than 47 states.
- 03 Home to over 8.5 million residents, DFW has gained more than 1.0 million people since 2019, averaging 445 new residents per day, and remains the top U.S. destination for domestic migration. Lewisville itself grew 10.6% from 2020 to 2025.
- 04 DFW hosts 24 Fortune 500 headquarters, including Fortune-10 McKesson, Toyota North America, AT&T, Texas Instruments, and American Airlines.
- 05 No state income tax, a median household income of roughly \$95,200 (above the \$84,700 U.S. median), and unemployment near 4% make DFW a durable magnet for both employers and skilled talent, the foundation of long-term renter demand.

Sources: The Perryman Group / DFW International Airport (Dec 2025); Newmark Research and Moody's Analytics; U.S. Census Bureau; CoStar Group; Oxford Economics.



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Lewisville Submarket & Location

Strategic Access

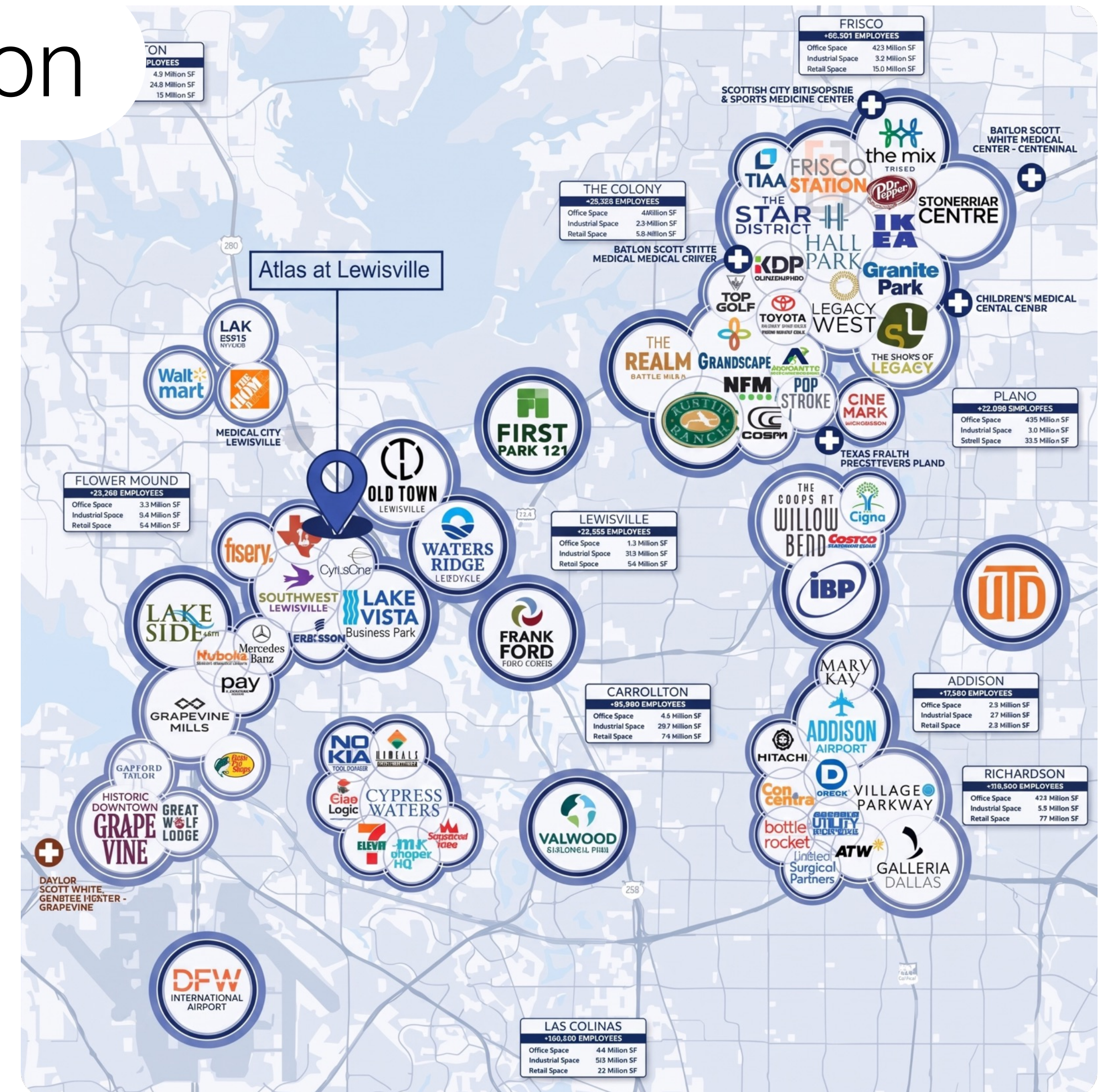
Immediate access to SH 121 and I-35E within the DFW employment grid, minutes from DFW Airport, Vista Ridge Mall, and Old Town Lewisville.

Commercial Hub

Surrounded by 73M+ SF of office/industrial and 9.70M+ SF of retail space within 5 miles.

Strong Demographics

Robust workforce renter base across the Lewisville/Flower Mound submarket (based on 3-mile MHI data).



Lewisville — Major Employment Centers

Employment

More than 73 Million SF of Office/
Industrial Space within 5 Miles
of Atlas at Lewisville

Sources: IPA Broker OM



Waters Ridge Business Park
DISTANCE 0.70 MILES
Total Size / SF 103 Acres / 2.6 Million SF



Southwest Lewisville District
DISTANCE 0.85 MILES
Total SF 9.5 Million SF



Lake Vista
DISTANCE 1.85 MILES
Total Size 150 Acres



Lakeside Business District
DISTANCE 2.80 MILES
Total Size / SF 137 Acres / 2.3 Million SF



Freeport North
DISTANCE 2.80 MILES
Total Size / SF 205 Acres / 3.6 Million SF



Frankford Trade Center
DISTANCE 3.00 MILES
Total Size / SF 172 Acres / 2.5 Million SF



First Park 121
DISTANCE 3.35 MILES
Total SF Phase 1 345,000 SF



Cypress Waters
DISTANCE 4.00 MILES
Total Size / SF >1,000 Acres / 4.5 Million SF



Valwood Industrial Park
DISTANCE 5.35 MILES
Total Size / SF >2,200 Acres / 26 Million SF



DFW International Airport
DISTANCE 6.25 MILES
Employees Direct/Indirect >634,000



Las Colinas Urban Center
DISTANCE 9.50 MILES
Employees >121,550



Legacy / West Plano
DISTANCE 9.50 MILES
Employees >106,400



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Lewisville

Nearby Entertainment & Retail Centers

Entertainment

More than 9.7 Million SF of Retail Space within 5 Miles of Atlas at Lewisville

Sources: IPA Broker OM



Main Event Lewisville
DISTANCE 0.70 MILES
Total Entertainment Space >56,000 SF



Lakepointe Towne Crossing
DISTANCE 0.90 MILES
Total Retail Space 296,630 Million SF



Old Town Lewisville
DISTANCE 2.40 MILES
Retail / Entertainment Options 29



Castle Hills Marketplace
DISTANCE 6.75 MILES
Total Retail Space 144,000 SF



Lewisville Towne Crossing
DISTANCE 6.95 MILES
Total Retail Space >238,430 SF



TopGolf
DISTANCE 7.30 MILES
Total Entertainment Space >65,000 SF



Grandscape
DISTANCE 7.70 MILES
Total Retail Space 4.0 Million SF



Andretti Indoor Karting
DISTANCE 8.60 MILES
Total Entertainment Space >10,000 SF



PopStroke
DISTANCE 8.65 MILES
Total Entertainment Space >80,000 SF



Legacy West
DISTANCE 10.45 MILES
Total Retail Space 672,000 SF



The Shops at Legacy
DISTANCE 10.85 MILES
Total Retail Space 1. Million SF



Stonebriar Centre
DISTANCE 11.60 MILES
Total Retail Space 1.8 Million SF



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