

REGENCY APARTMENTS

2507 Airport Circle, Arlington, TX 76010

Greysteel



Investment Highlights

THE PROPERTY

Regency Apartments is a 72-unit, garden-style apartment community located at 2507 Airport Circle in Arlington. Originally constructed in 1967, the two-story property consists of five buildings and offers a mix of efficiency, one- and two-bedroom units averaging approximately 806 square feet, providing some of the most spacious floor plans within its competitive set and catering to the area's growing workforce housing demand. The Property features ample parking with approximately 106 spaces, a central courtyard and picnic area, and individual HVAC systems. Unit interiors offer functional layouts with strong potential for interior upgrades, positioning new ownership to enhance and drive rent growth through a targeted renovation program.

THE OPPORTUNITY

The Property presents a lender-owned acquisition opportunity for a well-located, value-add multifamily asset in Arlington, just minutes from major employment centers which collectively drive thousands of daily jobs and sustained economic activity. The Property offers a clear path to a stabilized ~\$508K NOI in year two through occupancy recovery, expense normalization, and strategic capital improvements. With an acquisition basis significantly below the prior loan amount, investors are positioned to achieve attractive risk-adjusted returns by executing a focused business plan centered on addressing deferred maintenance, occupancy recovery, and operational normalization without relying on submarket tailwinds. Backed by strong demand for workforce housing across the Dallas–Fort Worth metroplex, driven by continued population growth, rising barriers to homeownership, and sustained job expansion, the Property is well positioned for long-term performance.

THE LOCATION

Regency Apartments is strategically positioned in East Arlington, one of the most supply-constrained workforce corridors in the Metroplex with zero new supply. Located just minutes from multiple employment centers, the Property benefits from proximity to major employment anchors including the General Motors Plant, AT&T Stadium, Arlington Medical District, University of Texas at Arlington, and Six Flags Over Texas, which collectively drive thousands of daily jobs and sustained economic activity. The Property also offers immediate access to key transportation arteries including Interstate 30 and Highway 360 (187,000 VPD), providing seamless connectivity to both Dallas and Fort Worth employment centers. With limited new multifamily supply in this pocket of Arlington and continued demand for attainable housing, the submarket remains an infill, high-demand location where vintage assets are well positioned to capture consistent renter demand.

THE DEBT

The property is being offered free-and-clear of existing debt. Prospective purchasers are encouraged to contact Greysteel Debt and Structured Finance (rrader@greysteel.com) to explore the full range of available financing solutions.

Asset Snapshot

72
UNITS

806
AVERAGE UNIT SIZE (SF)

58,032
RENTABLE SQUARE FEET

1967
YEAR BUILT

Local Map



DEAL TEAM CONTACTS

Farhad Nejad
 Advisor
 469.436.8556
 farhad@greysteel.com

Doug Banerjee
 Senior Managing Director
 469.518.5038
 dbanerjee@greysteel.com

Andrew Mueller
 Director
 469.518.5033
 amueller@greysteel.com

Zach McGordon
 Advisor
 469.518.5037
 zmcgordon@greysteel.com

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Greysteel | 1717 Main Street | Suite 4650 | Dallas, TX 75201 | 469.518.5040
 Tx #9003023 | Broker of Record | Doug Banerjee | 617101 | 469.518.5038

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