



PARK STREET DEVELOPMENT

Land Orbit Video

Nacogdoches, TX

OFFERING MEMORANDUM

ETX Park Fund #2 LLC

DISCLAIMER

THE INFORMATION CONTAINED IN THIS PACKET IS WHOLLY QUALIFIED BY THE INFORMATION CONTAINED IN THE COMPANY'S FORM 1-A/A OFFERING CIRCULAR QUALIFIED ON [DATE], A COPY OF WHICH IS ATTACHED AND CAN ALSO BE FOUND ON THE SEC EDGAR FILING WEBSITE [<https://www.sec.gov/Archives/edgar/data/1966191/000196619123000004/partiandiii.htm>].

THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION ("SEC") DOES NOT PASS UPON THE MERITS OF OR GIVE ITS APPROVAL TO ANY SECURITIES OFFERED OR THE TERMS OF THE OFFERING, NOR DOES IT PASS UPON THE ACCURACY OR COMPLETENESS OF ANY OFFERING CIRCULAR OR OTHER SELLING LITERATURE. THESE SECURITIES ARE OFFERED PURSUANT TO AN EXEMPTION FROM REGISTRATION WITH THE COMMISSION; HOWEVER, THE COMMISSION HAS NOT MADE AN INDEPENDENT DETERMINATION THAT THIS INVESTMENT INVOLVES A DEGREE OF RISK THAT MAY NOT BE SUITABLE FOR ALL PERSONS. ONLY THOSE INVESTORS WHO CAN BEAR THE LOSS OF A SIGNIFICANT PORTION OF THEIR INVESTMENT SHOULD PARTICIPATE IN THE INVESTMENT (SEE "RISK FACTORS" BELOW).

AN OFFERING STATEMENT PURSUANT TO REGULATION A RELATING TO THESE SECURITIES HAS BEEN FILED WITH THE SECURITIES AND EXCHANGE COMMISSION. INFORMATION CONTAINED IN THE PRELIMINARY OFFERING CIRCULAR IS SUBJECT TO COMPLETION OR AMENDMENT. THESE SECURITIES MAY NOT BE SOLD NOR MAY OFFERS TO BUY BE ACCEPTED BEFORE THE OFFERING STATEMENT FILED WITH THE COMMISSION IS QUALIFIED. THIS PRELIMINARY OFFERING CIRCULAR SHALL NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY NOR MAY THERE BE ANY SALES OF THESE SECURITIES IN ANY STATE IN WHICH SUCH OFFER, SOLICITATION OR SALE WOULD BE UNLAWFUL BEFORE REGISTRATION OR QUALIFICATION UNDER THE LAWS OF ANY SUCH STATE. THE COMPANY MAY ELECT TO SATISFY ITS OBLIGATION TO DELIVER A FINAL OFFERING CIRCULAR BY SENDING YOU A NOTICE WITHIN TWO BUSINESS DAYS AFTER THE COMPLETION OF THE SALE THAT CONTAINS THE URL WHERE THE FINAL OFFERING CIRCULAR OR THE OFFERING STATEMENT IN WHICH SUCH FINAL OFFERING CIRCULAR WAS FILED MAY BE OBTAINED.

THE SECURITIES OFFERED HAVE NOT BEEN APPROVED OR DISAPPROVED BY ANY STATE REGULATORY AUTHORITY NOR HAS ANY STATE REGULATORY AUTHORITY PASSED UPON OR ENDORSED THE MERITS OF THE OFFERING OR THE ACCURACY OR ADEQUACY OF THIS OFFERING CIRCULAR. ANY REPRESENTATION TO THE CONTRARY IS UNLAWFUL.

TABLE OF CONTENTS

Executive Summary	4
Site Plan	7
Market Overview	13
Financials	18
Team	20

EXECUTIVE SUMMARY



INVESTMENT SUMMARY

WHERE: 9.4 acres out of the western portion of Lot 27, Block 54 of the City of Nacogdoches (Park Street, City of Nacogdoches, TX 75961)

Located with convenient access to downtown Nacogdoches, North University Drive, Stephen F. Austin State University, and situated inside the loop (TX-224); central to significant commercial development

WHAT: A luxurious multifamily residential development with high-end fixtures & finishes and exclusive amenities; 90 units / 83,412 sf

CONSTRUCTION BUDGET: \$15,719,929

TIMELINE: ETX Park Fund #2 LLC will break ground on pre-construction infrastructure approximately 3 months after completion of fundraising efforts, with construction of approximately 90 multifamily residential units to begin as soon as sufficient infrastructure is in place. Project will be completed and fully leased 18–24 months after close of fundraising.



INVESTMENT HIGHLIGHTS

CENTRALLY LOCATED

The City of Nacogdoches is circled by a highway “loop” consisting of TX-224 to the north, east, and south and U.S. 59, which will become a portion of the new I-69 interstate expansion, to the west. ETX Park Fund's Park Street Development is situated inside this loop with convenient access to both the loop and North University Drive, one of the primary commercial arteries that runs through the city of Nacogdoches.

INTERSTATE EXPANSION

A new national interstate, Interstate 69 (I-69), extending from the Texas-Mexico border to Michigan, is currently under construction and will pass directly through Nacogdoches. ETX Park Fund believes this new interstate will drive growth and increase land values.

STEPHEN F. AUSTIN STATE UNIVERSITY CAMPUS

The proposed building site offers convenient access to downtown Nacogdoches and to the Stephen F. Austin State University (SFASU) campus. In May 2023, SFASU joined the University of Texas System. ETX Park Fund believes this move will bring significant new investment to the university and will increase demand for housing in the broader community.

LOCAL SUPPORT

The City of Nacogdoches has expressed an interest in promoting “in-fill” developments (rather than continued development outside the loop and/or outside the city). ETX Park Fund believes this project will be supported by the city. The Park Street Property is in an Opportunity Zone created by the Tax Cuts and Jobs Act of 2017.

DEMAND

ETX Park Fund believes there is significant unmet demand for “professional” multifamily housing (i.e., multifamily housing that is targeted to young professionals and that is sufficiently differentiated from student apartment complexes). The City of Nacogdoches recognizes the need for this type of housing, and ETX Park Fund believes that this recognition will result in a favorable permitting and regulatory environment for this project.

SITE PLAN

ETX Park Street Development

Park Street, Nacogdoches, Texas



NACOGDOCHES SITE PLAN



- Phase I: 90 units of “professional” multifamily residential housing
- Modern farmhouse “big house” design, 2-3 stories, 15-unit buildings
- Different unit designs, including efficiencies, 1-bed/1-bath, 2-bed/2-bath, and 3-bed/3-bath units, averaging approx. 950 sf
- Conveniently located near downtown Nacogdoches and Stephen F. Austin State University
- Will benefit from I-69 expansion
- Phase II: 90 units directly south of the 90 Phase I units

COMPLEX AMENITIES



- Nestled in the piney woods of East Texas, conveniently located near both Stephen F. Austin University and historic downtown Nacogdoches
- Based on Humphreys & Partners Architects award-winning signature Stak House™ design
- Modern luxury with a “big house” look and feel
- Convenient parking, leasing office, splash pad, outdoor BBQ and gathering areas, pet-friendly amenities including an on-site dog park, high-speed internet access, fitness center, secure access and security, group meeting and co-working spaces

UNIT FEATURES



- Spacious, open-concept with clean lines
- Large windows
- Hard-wood and tile floors
- Granite countertops
- Modern kitchen with high-end appliances
- High-speed internet
- Smart home integration and modern security features
- In-unit washer and dryer
- Walk-in closets
- High-quality spa-inspired bathroom features, including a large tub, spacious vanity, and concealed storage
- Energy-efficient and eco-friendly features throughout

CONCEPTUAL EXTERIOR DESIGN



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9638 | www.humphreys.com

ETX INVESTMENT

March 27, 2023

NACOGDOCHES SITE
NACOGDOCHES, TX
HP&P 22035



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9638 | www.humphreys.com

ETX INVESTMENT

March 27, 2023

NACOGDOCHES SITE
NACOGDOCHES, TX
HP&P 22035

CONCEPTUAL INTERIOR DESIGN



MARKET OVERVIEW



NACOGDOCHES, TEXAS



Nacogdoches is located in East Texas and has a 2020 Census population of 32,147. The Nacogdoches Economic Market, comprised of the City of Nacogdoches, Nacogdoches County, and several small surrounding counties, has a population of approximately 315,000. Nacogdoches is centrally located within the 41-county East Texas region, equidistant between Dallas and Houston, and one hour south of Tyler.

Nacogdoches is considered to be the oldest town in Texas. It was founded in 1779 by Don Antonio Gil Y'Barbo. The city has a rich history that dates to the Caddo Indians who lived in the area before the arrival of the Spanish.

Nacogdoches is often referred to as the "Gateway to the Texas Forest Country" due to its proximity to the dense pine forests of the region. The city is known for its picturesque landscapes, rolling hills, beautiful lakes, and scenic trails.

Nacogdoches is home to Stephen F. Austin State University. The university offers a wide range of academic programs and has a strong presence in the community.

The city boasts a number of points of interest, including historical sites, museums, and natural attractions, including the Sterne-Hoya House Museum, the Old Stone Fort Museum, and the Mast Arboretum.

Nacogdoches has a moderate climate, characterized by hot summers and mild winters (average of 80.2°F in the summer, 47.1°F in the winter).





Stephen F. Austin State University (SFA) is a public university located in Nacogdoches, Texas. It was founded in April 1923 and offers approximately 80 undergraduate majors and 120 areas of study within six academic colleges, including business, education, fine arts, forestry and agriculture, sciences, and liberal arts.

The university is named after Stephen F. Austin, who is considered the "Father of Texas." As of fall 2022, SFA has a total undergraduate enrollment of 11,327.

The majority of SFA students come from Greater Houston, the Dallas-Fort Worth metroplex, and other cities throughout Texas.

The Stephen F. Austin Lumberjacks are members of the Western Athletic Conference and compete in Division I for all varsity sports.

On May 11, 2023, SFA joined the University of Texas System. It is anticipated that this move will bring significant new investment to the university and increase the demand for housing in the broader community.

LOCAL DEMAND DRIVERS

EATON COOPER POWER SYSTEMS EXPANSION

Eaton Cooper Power Systems has announced the expansion of the Eaton manufacturing facility in Nacogdoches. Eaton will invest over \$100 million to build an additional 243,000-square-foot facility to manufacture voltage regulators. Once complete, it will generate over 200 high-paying jobs with an average annual salary of over \$67,000. When fully operational, the expanded facility will have a more than \$500 million annual economic impact.

INTERSTATE 69 (I-69) EXPANSION

A new national interstate, extending from the Texas-Mexico border to Michigan, will pass directly through Nacogdoches and help to drive growth and increase land values.

STEPHEN F. AUSTIN STATE UNIVERSITY JOINS THE UNIVERSITY OF TEXAS SYSTEM

The UT System is one of the largest and most well-known public university systems in the United States. This new affiliation will increase access to resources and grow the prestige and awareness of Stephen F. Austin State University.



FINANCIALS



DEAL METRICS



GENERAL INFORMATION:

Property Type – Multifamily

Location – Nacogdoches, TX

Building SF – 83,412 sf

of Units – 90

TEAM



OUR TEAM



Brent D. Beal

Brent has been involved in acquiring, renovating, managing and selling residential property in East Texas for more than 10 years. Brent has a Ph.D. in strategic management from Texas A&M University and has worked as a professor of management at the University of Texas at Tyler since 2010. Brent will serve as CEO of ETX Management #1, LLC, the managing entity of the fund, and will be primarily responsible for strategic direction and investment decisions.

brent@etxmgmt.com



Brock P. Beal

Brock earned a Bachelor of Science in Accounting from the University of Utah, David Eccles School of Business and a Master's Degree in Accounting from Weber State University. He is a licensed CPA and CMA with more than 10 years of relevant financial experience working as a Controller and Director of Finance in San Francisco, CA. Brock will be primarily responsible for financial reporting, compliance, and day-to-day financial operations.

brock@etxmgmt.com

PROJECT MANAGER

HUMPHREYS & PARTNERS ARCHITECTS

Established in 1991, Humphreys & Partners Architects (HPA) is North America's leading multifamily architecture design firm. With an impressive portfolio of projects developed across the country, HPA continues to partner with an increasing number of developers to bring developers' projects from concept to completion. For over 30 years, HPA has provided high-quality, innovative planning, and design services.

HPA's portfolio of projects expands over 46 states and internationally, demonstrating a clear understanding of the local and regional issues affecting project success. HPA has provided design services for over 400,000 units to date.

**HUMPHREYS
& PARTNERS**
ARCHITECTS, L.P.

31

YEARS OF
EXCELLENCE

29

REGISTERED
ARCHITECTS
ON STAFF

9

GLOBAL
OFFICE
LOCATIONS

14

2022 AWARDS
WON FOR
DESIGN