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Hundreds of apartments coming to fast-growing Manor

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A major mixed-use development in Manor now has a developer attached to build hundreds of multifamily housing units.

GenCap Partners Inc. will build 586 apartments in the Manor Crossing development, the company announced Wednesday. Named The Park at Manor Crossing, the apartments will join a grocery anchor rumored to be H-E-B and other national retailers in the development.

"We're excited to be a part of this well-timed master-planned development in Manor, one of the fastest growing cities in Texas," stated GenCap CEO David Castilla. "Housing in the Manor area of town is sorely needed as many new residents are moving to this submarket for the fast-growing job market driven by the relocation of large employers nearby. We plan to be one of the premier housing options for these new residents, as our project will be among the most attractive and highly amenitized in the market."



BKV GROUP

GenCap will develop 586 apartments and townhomes with the Manor Crossing planned community.

GenCap will build the 586 apartments atop 26 acres within the development, located on the northwest corner of U.S. 290 and Farm-to-Market 973.

The development will offer one-, two- and three-bedroom apartments and multilevel townhomes ranging from 561 square feet to 1,595 square feet. The interiors will be designed with modern features like nine-foot ceilings, wood plank-style flooring, stainless steel appliances, quartz countertops, soft-close cabinets, in-home washer and dryer units and walk-in closets and showers.

The development is being built with a goal of achieving a National Green Building Standard bronze certification. Such certifications denote homes or multifamily buildings that are energy, water and resource efficient and also take into account the efficiency of lot development, operation and maintenance and indoor environmental quality, according to the NGBS website.

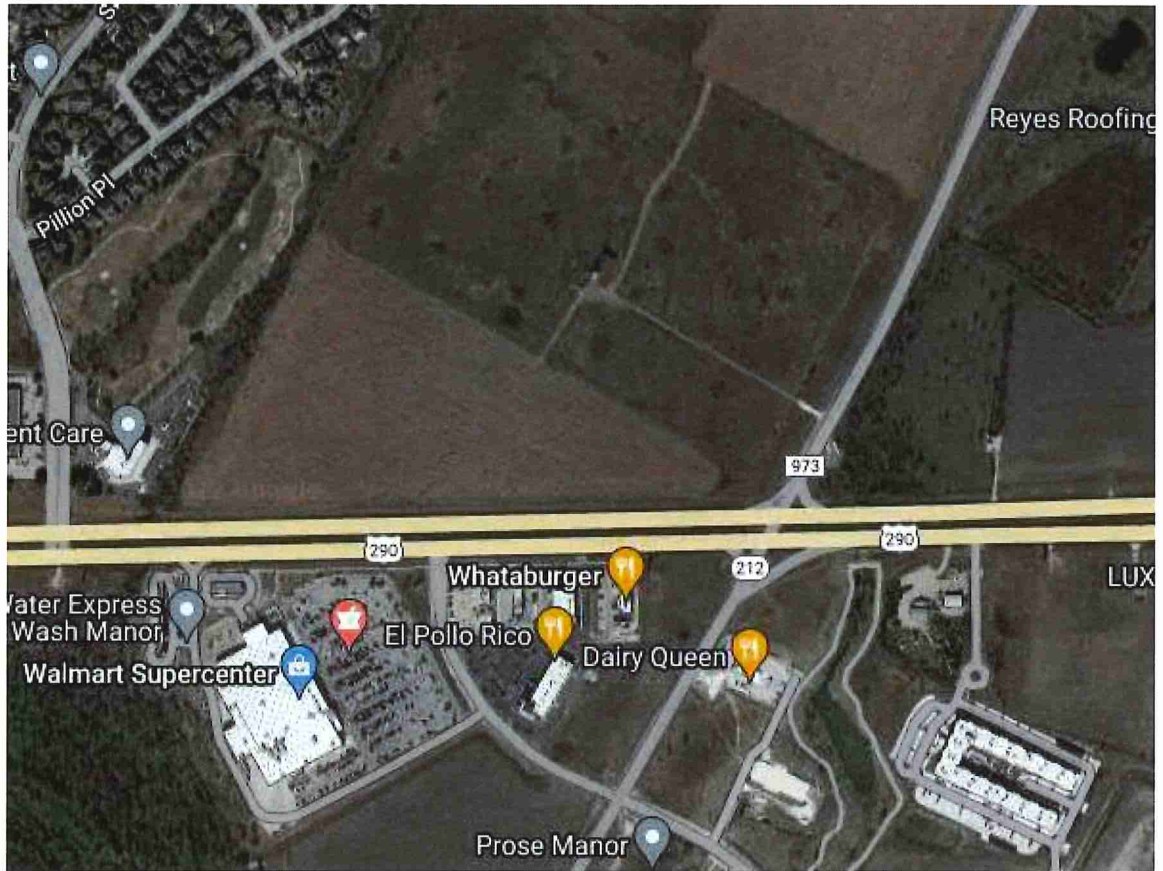
Rent for all 586 units will be market rate.

Construction on the first phase of the project will begin in Q4 2022 and will consist of 301 apartments. Phase two will include 285 more homes and will begin construction in Q4 2024. Move-ins for the second phase will begin by the summer of 2026.

BKV Group is attached to the project as designer, and a general contractor for the first phase of construction has not yet been selected, Vangrieken said.

GenCap purchased the 26 acres from the Manor Crossing owners, Butler Family Partnership LTD, said Paul Vangrieken, GenCap executive vice president. Barry Lynn Clark, an independently licensed broker in Austin, represented GenCap in the sale. John Lewis of John Lewis Company represented the Butler Family Partnership.

A purchase price was not disclosed.



Manor Crossing will be an expansive, 95-acre hub for living and shopping in Manor.

"This is the type of high-end development that will both enhance our citizens' quality of life by providing much-needed shopping and services, as well as providing increased revenues to the city budget for years to come, so it represents a win-win proposition for the city of Manor," City Manager Scott Moore said in a statement.

Anchoring the development could be an H-E-B LP grocery store, according to previous reporting. Representatives of the Butler Family Partnership said at a June 15 Manor City Council meeting that a large parcel within the development was under contract with H-E-B.

In June, Leslie Sweet, H-E-B's director of public affairs, told Austin Business Journal that while the company had interest in Manor, it did not have a commitment to build a store at that time. Attempts to reach H-E-B for updated comments were not immediately successful.

Manor Crossing comes to an area that is experiencing a surge of growth.

Manor's estimated 2021 population was 18,285, up more than 260% from 5,037 in 2010, according to the U.S. Census Bureau.

On the eastern edge of town, Mill Creek Residential will transform nearly 63 acres into a mixed-use neighborhood zoned for townhomes and medium commercial use, and farther to the east in Elgin, the Brickston neighborhood will have 2,500 homes.

A 15-minute drive southwest of Manor Crossing is Whisper Valley, a 2,063-acre community set to include 7,500 single- and multifamily homes, all of which utilize geothermal heating and cooling. A bit farther south of that is the new Tesla Inc. gigafactory.

GenCap believes the proximity to Tesla and the upcoming Samsung semiconductor plant in Taylor will pay off, as the development is located near the SH 130 toll road.

Manor could also be a beneficiary from the state's still-unfunded plans to expand and realign Farm-to-Market 973 in eastern Travis County.

That project is expected to cost about \$167 million and would expand the two-lane road to six lanes, creating a more substantial link between East Austin and Manor. As proposed, the Texas Department of Transportation plans to reroute a 5.7-mile stretch of FM 973 farther east between the SH 130 toll road and US 290.

That excites Manor Mayor Christopher Harvey, who expects an expanded FM 973 to significantly boost the city's economic development and could also foster additional economic growth in Pflugerville, Taylor and other nearby communities.

Harvey said the bigger road "would not only increase roadway safety but supercharge economic development for the entire region."

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