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Multifamily added to master-planned community in Kyle

Austin Business Journal - by [Kate Harrington](#) ABJ Staff

The Plum Creek development, a massive 2,200-acre master planned community in Kyle, will soon see its first multifamily piece take shape.

American Opportunity for Housing Inc., a San Antonio-based company, has bought about 12 acres in the development and plans to build a 264-unit apartment complex under its Vantage Communities brand.

Vantage representatives and Plum Creek Development Partners declined to say how much the land cost, or the price of the project. Construction has started, and the first units will be ready by December. The project will span 233,000 square feet.

For Plum Creek's developers, the addition of a multifamily piece is an important step in filling out the project, said Peter French, Plum Creek's director of operations.

French said the overall vision for Plum Creek includes a mix of homes in varying price ranges, retail and offices close to those homes, and a community where multiple generations can live together. To that end, the developers are talking to a nursing home and hope to add a senior living element to the development soon, French said.

Of Plum Creek's 2,200 acres, about 800 are residential, 440 acres are mixed-use and about 370 are designated commercial or light industrial. Benchmark Land Development is Plum Creek's developer, while Momark Development is also part of the strategic planning.

Plum Creek's developers are just starting to add to the residential mix — except for the Vantage project, it is all single-family homes — and turn their attention to filling in the commercial and business sections. Austin Regional Clinic recently opened in the project's "uptown district." In the larger commercial section, RSI, a rugged laptops and information technology systems company, is in about 40,000 square feet.

"It used to be that you wanted [corporate] buildings to be close to where the president or CEO lived," said Brett Arabie, a partner with Oxford Commercial who is handling the leasing for Plum Creek. "Now that's changed."

For Vantage, which is owned by American Opportunity Housing, the Plum Creek project is the latest among several in the I-35 corridor between Austin and San Antonio. The company has a similar apartment complex in Buda that recently opened. John Condit, a development consultant for Vantage, said Vantage has picked towns between San Antonio and Austin to locate apartments, where working families often want to live because of strong school systems but can't afford the single-family home prices. Plum Creek stood out as a good location because of a confluence of factors, he said.

"We looked for a couple things with that Vantage product," Condit said. "Places people want to live, jobs, great schools and ease of transportation, and that [Plum Creek] fit all the molds, especially with a new Seton hospital opening up there. Plus, with all the amenities there, it's a first-class area."

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