

Aria Grand

*Saigebrook
Development*



Key points of the proposed Aria Grand community- 1800 S. IH-35 Frontage Rd, Austin TX 78704

- ❖ Development proposal includes 70 units with 1, 2, and 3 bedroom options
 - 12- 1 bedroom apartment homes; average rent \$790
 - 30- 2 bedroom apartment homes; average rent \$957
 - 28 - 3 bedroom apartment homes; average rent \$1076
- ❖ Mixed-income community with a broad range of rents based on Area Median Income (AMI)
 - 6 units at 30% AMI
 - 24 units at 50% AMI
 - 30 units at 60% AMI
 - 10 units at Market Rate
- ❖ Green Development Practices- development will seek NGBS Green Certification
- ❖ Developer will work closely with SRCC to ensure design is sensitive to surrounding community and existing environmental conditions
- ❖ Development will include high quality amenities such as: fully furnished leasing center with a media room, fitness center, cyber lounge, amenity center, BBQ grills with picnic tables and onsite parking.
- ❖ Unit amenities will include Energy Star appliance package, solid surface countertops, high efficiency lighting, hard surface flooring, walk-in closets and tile tub surrounds.
- ❖ On-site management staff and maintenance

- ❖ 4 and 5 story elevator served buildings over surface parking
- ❖ On-site security monitoring
- ❖ Developer will commission art work for the site as part of their commitment to art in public places
- ❖ Developer is locally owned and has 15+ years of experience in multi-family development with a portfolio of over 5,000 units, including more than 1,200 units in Texas under management, construction or design
- ❖ Developer is committed to long term ownership (minimum of 15 years)
- ❖ Average residents income level is between \$25,000 to \$50,000 per year. Residents occupations might include teachers, police officers, fire fighters, hospitality service providers, healthcare service providers, industrial factory workers, etc.





ARIA GRAND