

# The Grove

AT WEST HEIGHTS



# Site Plan



The Grove at West Heights will meet the demand of the supply-constrained west Heights submarket. The Timbergrove / Lazybrook submarket provides the same residential density and demographics of the Heights proper and The Grove is being developed to serve this market with rents 25% below Heights market rents.

# Site Plan (Continued)

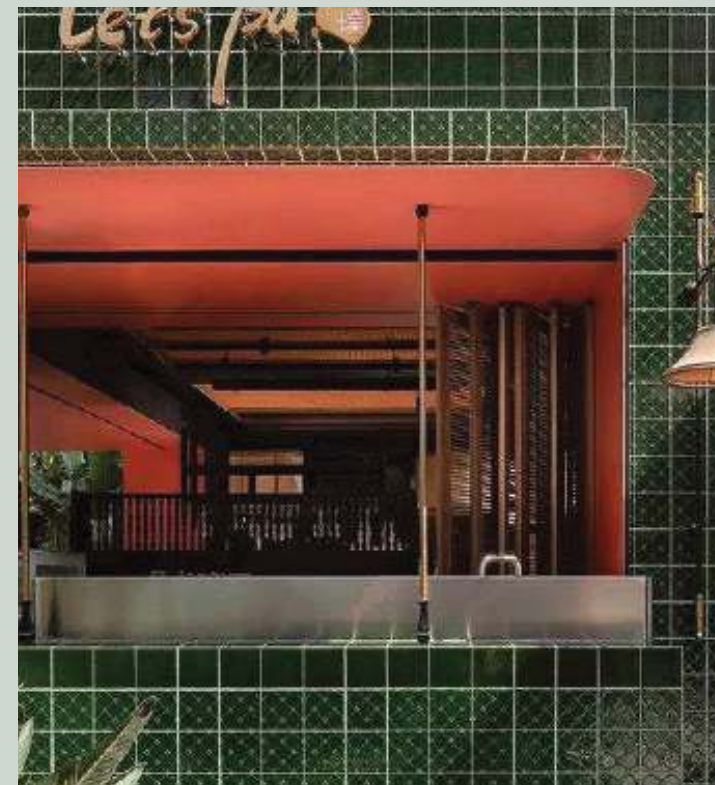
*The Grove*  
AT WEST HEIGHTS



# Design Aesthetics

by Michael Hsu Office Of Architecture

The Grove  
AT WEST HEIGHTS



# Neighborhood

## MULTIFAMILY

1. Westgrove - McNair Interests - 371 Units
2. Lenox Timbergrove - OHT Partners - 293 Units
3. Viridian Design District - 394 Units
4. Artistry Design District - 400 Units
5. Smart Living - 240 Units
6. Somerset Lofts - 120 Units

7. Campanile on Minimax - 117 Units
8. Timbergrove Station - 342 Units
9. Broadstone Memorial Park - 358 Units

## SINGLE FAMILY RESIDENCES

- |                           |                             |
|---------------------------|-----------------------------|
| 10. Timbergrove Trails    | 16. Hines Somerset Green    |
| 11. Intown Homes          | 17. Citychoice Homes        |
| 12. Timbergrove Village   | 18. Cottage Grove Phase II  |
| 13. Intown Homes          | 19. Intown Home             |
| 14. Reserve at Washington | 20. Crossing at Timbergrove |
| 15. Intown Homes          |                             |

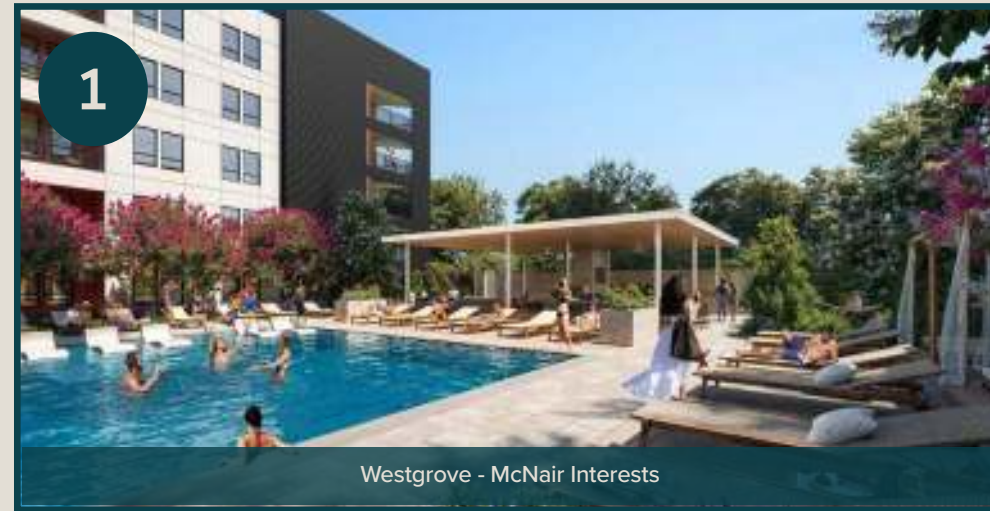


**Timbergrove/LazyBrook**  
AVG HOME PRICE \$802,000

**2,600+**  
New Single Family  
and Multi-Family  
Units

**Cottage Grove**  
AVG HOME PRICE \$541,000

# Neighborhood - Close Up



# Retail



Early movers in the West Heights submarket include Prime 131, Facet 7, Cactus Cove, Salon Per Se, Drip Bar, Tom James, Slowpokes and Vitacca School for Dance. The area has been a retail desert for years and pioneers of the submarket will benefit from prime locations along the highly desirable 11th Street- the Heights primary east / west commercial corridor.

# The Vision

Restaurant, retail relaxation

The Grove  
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# Drive Times



GARDEN OAKS/  
OAK FOREST

AVG HOME PRICE \$1,394,000

8 MIN



SPRING BRANCH  
AVG HOME PRICE \$565,000

6 MIN

SHADY ACRES

AVG HOME PRICE \$706,000

TIMBERGROVE/LAZY BROOK

AVG HOME PRICE \$802,000

*The Grove*  
AT WEST HEIGHTS

THE HEIGHTS

AVG HOME PRICE \$1,130,000



MEMORIAL

AVG HOME PRICE \$2,216,000

8 MIN

COTTAGE GROVE

AVG HOME PRICE \$541,000

MEMORIAL PARK

5 MIN

RICE MILITARY

AVG HOME PRICE \$811,000

6 MIN

GALLERIA/UPTOWN

AVG HOME PRICE \$506,000

10 MIN

RIVER OAKS

AVG HOME PRICE \$4,959,000

10 MIN

DOWNTOWN

10 MIN

## DEMOGRAPHICS

2 MILE      5 MILE      10 MILE

### AVERAGE HH INCOME

\$200,773      \$165,350      \$121,998

### POPULATION

59,335      476,907      1,573,612

### MEDIAN AGE

35.6      36.8      35.3





# Specialty Grocer





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