

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

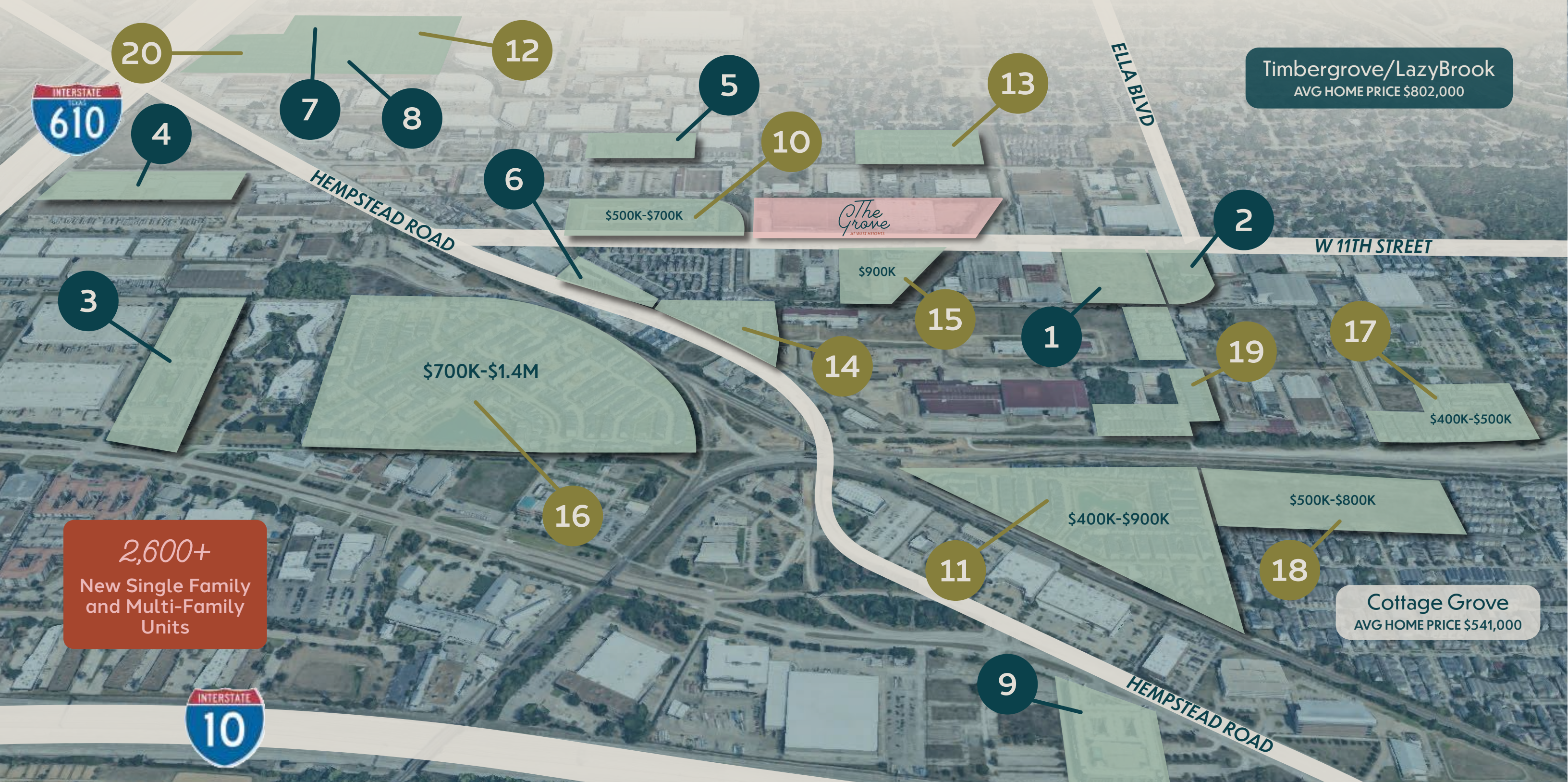
MULTIFAMILY

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 | |

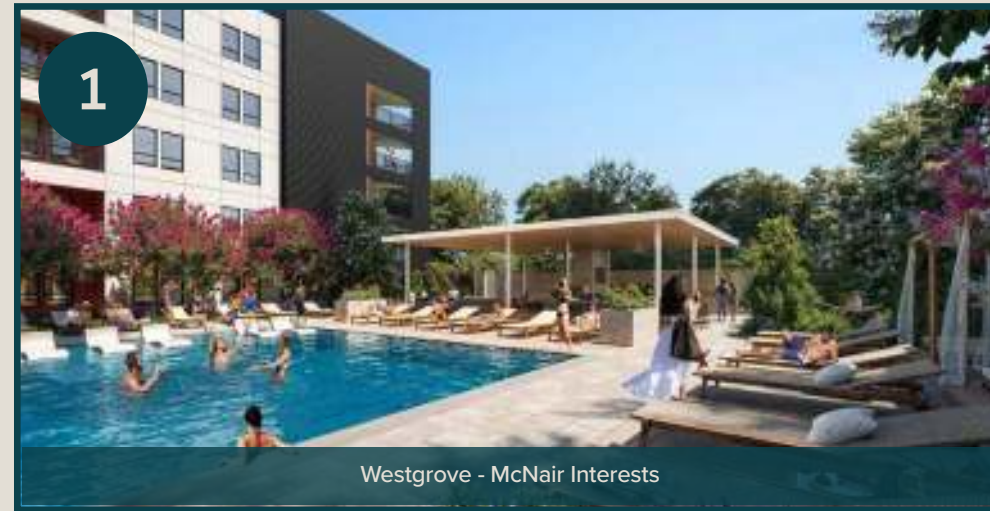


Timbergrove/LazyBrook
AVG HOME PRICE \$802,000

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

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Drive Times



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



ARTIFAKT

FAR WEST

FAR WEST



FIT STUDIO

EN JUGO

KARDOKIA

Specialty Grocer





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