

Multifamily

## Seasoned Austin developer bets big on San Antonio with massive 57-acre project

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[Oden Hughes LLC](#) just can't get enough of San Antonio's Northside.

The Austin-based real estate development company, which is already developing several apartment complexes along N. Loop 1604 in the Alamo City, announced Sept. 1 a major addition to the corridor.

Oden Hughes will be break ground this week on the first phase of an unnamed 57-acre, 1,000-unit multifamily and commercial project at the northwest corner of N. Loop 1604 and Bulverde Road. Potentially spanning four phases, the first phase of construction will include a 338-unit apartment complex and nearly 16 acres of commercial property facing N. Loop 1604.

The company purchased the parcel from HEB Grocery Co. The sale was completed last week.

The first 338 units will be delivered in late 2018 and will feature outdoor amenities such as a two-level pool with waterfall edge, a running trail and a dog park. Oden Hughes Vice President of Development [Tim Shaughnessy](#) said the first complex will feature one-, two- and three- bedroom apartments as well as a few for-rent townhouses, with monthly rents ranging from \$1,000 to \$1,900.

The developer says after site work and infrastructure are completed in 2018, which will include a new street through the site connecting N. Loop 1604 and Bulverde Road, the commercial plots on the property will be sold. Though Oden Hughes has not begun speaking to developers about the commercial space, executives hope to begin soon.



ODEN HUGHES

This massive mixed-use project is planned for San Antonio by Oden Hughes LLC, an Austin-based real estate company. It will include three apartment complexes, an assisted living center and retail spaces, which will be sold in 2018 after infrastructure and site work is finished.

"We welcome interest from any commercial developers now that we've purchased the land," Shaughnessy said. "The concept right now is a variety of uses. Hotels, restaurants, assisted living; there's demand for it all in that area. We will be very flexible with the end product and will entertain any commercial uses developers come up with."

Oden Hughes is currently working on other projects in the area including [the 308-unit Amara Apartments](#), the completed 312-unit Lenox Stone Oak and the 356-unit Landmark Grandview, which will break ground on its second phase next year.

The company also previously developed the 350-unit Platinum Shavano Oaks, which it has since sold. That project featured a few similarities to the new one, including the land being bought from HEB and commercial plots that were eventually sold to another developer.

Shaughnessy said Oden Hughes is very interested in other areas of San Antonio like Southtown, downtown and Alamo Heights. He also said there are additional development opportunities on the Northside because of its many attractive qualities.

"It's got a lot going for it," he said. "Good schools, great retail corridors, lots of employers, and the project will have fantastic visibility from 1604. All those cars are potential leases and customers."

There's no word on when the entire project would finish up and Shaughnessy said it will be a long-term buildout. The groundbreaking dates for subsequent phases will be determined by market demand.

Oden Hughes Construction will serve as general contractor on the multifamily project, which was designed by [Kelly Grossman Architects](#). Oden Hughes Management will lease and manage the apartment community.

In Austin, Oden Hughes recently [sold a 276-unit apartment complex](#) in far South Austin. Nearby it is building another multifamily community, [the 660-unit Lenox Springs](#), that is expected to deliver soon.

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