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From the Houston Business Journal:

<https://www.bizjournals.com/houston/news/2021/07/15/wood-partners-opens-alta-river-oaks.html>

Wood Partners opens 364-unit multifamily development in booming Allen Parkway corridor

Jul 15, 2021, 1:43pm CDT

Houston's booming Allen Parkway corridor has a new midrise multifamily development that is open for leasing.

Atlanta-based Wood Partners recently began inviting residents to move into its 364-unit Alta River Oaks at 3636 W. Dallas St. The development offers one- to three-bedroom floor plans and nearby access to retail centers, restaurants, nightlife and entertainment venues in the area. The units range from 607 square feet to 1,606 square feet, with monthly rents of \$1,560 per month to \$4,164 per month, according to the apartment's website.

"Opening the doors to Alta River Oaks marks the culmination of several years of hard work executed by an excellent team," said Bart Barrett, managing director of Wood Partners. "Houston has been, and continues to be, a major focus for Wood Partners, and we are very proud of the communities we've created. We are



JERRY B SMITH PHOTOGRAPHY

Alta River Oaks was designed to provide residents with entertainment and seating areas that have the feel of an upscale hotel lobby.

delighted to celebrate the grand opening of Alta River Oaks as a first-class development in a first-class location.”

The units at Alta River Oaks come in one of two color schemes and feature ceilings that range from 10 feet to 13 feet.

Each pet-friendly unit comes outfitted with stainless steel GE appliances, including front-control convection gas ranges, full-sized washers and dryers, quartz countertops, tile backsplashes and designer cabinetry. The bathrooms in each unit feature quartz countertops, illuminated mirrors, and modern tile bath and shower surrounds.

Some units feature integrated smart home technology, including voice assistant, smart thermostats, light switches and electrical outlets.

Amenities in the building include a resort-style pool and sundeck, outdoor grilling stations and a gathering terrace.

The 24-hour fitness center features a yoga room, a Precor cardio theater, and Precor weight stations and conditioning equipment. The clubroom offers seating, televisions, a game area and a “speakeasy” space. Private conference rooms and micro-offices are also available for reservation.

Wood Partners [broke ground on Alta River Oaks in 2019](#) on property that was once owned by the city of Houston.

The Allen Parkway corridor, where the multifamily building is situated, has seen a great deal of growth in recent years.

Alta River Oaks is located next to Houston-based Hanover Co.’s [planned 14-acre Autry Park mixed-use development between Allen Parkway and West Dallas Street](#).

When it is ultimately completed, Hanover’s three-phase plan for Autry Park will include five towers, with a total of 1,450 residential units, 350,000 square feet of Class A office space and 100,000 square feet of retail space, all situated around a central greenspace.

Construction is already underway on Hanover's two luxury multifamily and retail buildings, which will have a combined 750

residential units.

Alta River Oaks is also located near Boston-based GID Development Group's Regent Square mixed-use development. Plans for Regent Square envision a project that will ultimately cover 24 acres along West Dallas between College Memorial Park Cemetery and Waugh Drive. Regent Square recently signed two new tenants, which include the first Texas location of London-based Flight Club dart bar and a new restaurant from Chris Shepherd's Underbelly Hospitality.

For Wood Partners, the opening of Alta River Oaks marks the company's second grand opening of a multifamily development in Houston this year.

In March, Wood Partners opened Alta West Alabama at 3623 W. Alabama St.

The five-story development covers almost 4 acres and has a square footage of 525,794. The residential units provide 24 different floor plans ranging from a studio or one-bedroom and one-bathroom to three bedrooms and two bathrooms. The units start around 690 square feet at \$1,640 per month, whereas the largest units are approximately 1,793 square feet at \$4,000 per month.

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