



# THE FLOWER MOUND Messenger

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## **New Flower Mound Apartment Complex** **10-Acre Luxury Complex on Morriss Road**

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A Kansas-based developer recently purchased 10-acres in The River Walk at Central Park mixed-use development with plans to build a \$38.4-million luxury apartment complex.

The Riverwalk Apartments will be located in the 4100 block of Morriss Road, across the boulevard from the existing Timber Ridge Apartment Complex.

"Based on the design concept, we intend for this complex to have connectivity to the surrounding commercial sites — walk to work and to play is the general concept," said Brent Arensberg, vice president of development for the Kansas-based Price Development Group.

The plans are for 12 three-story buildings with a total of 303 units, which will rent for approximately \$1.20 per square-foot. The 303 apartments include 146 one-bedroom units, 142 two-bedroom units and 15 three-bedroom units.

"These are not your typical garden apartments," Price Development Group Partner Kent Price said. "It [the complex] is going to have a real town house feel from the outside."

Complex amenities include an on-staff concierge, a 6,000-square-foot club house a fitness center, shuffleboard; a cybercafé; and a business center.

Price said plans are to go before the town with development plans this spring and are tentatively scheduled to begin construction in the summer. Work will take up to 24 months. Leasing could start in the fall of 2010.

Other residential uses planned within The River Walk development itself include townhouses, apartments, condominiums, lofts over retail and offices, assisted living and senior living.

Commercial uses within the development include medical, office, retail and dining.

The 158-acre The River Walk at Central Park development is located north of Cross Timbers Road (FM 1171) between Long Prairie Road (FM 2499) and Morriss Road.