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From the Dallas Business Journal:

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## Construction begins on Alliance Town Center senior living complex by Dallas developer

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Dallas-based senior housing developer South Bay Partners Inc. has begun construction on Watercrest at Alliance Town Center, an 8-acre senior independent living complex in north Fort Worth.

The new development will be owned through a joint venture between the Bluhm family of Chicago and South Bay Partners Inc.

"Regardless of whether residents come to Watercrest to downsize or to be engaged in a peer community, the community has everything they need to feel right at home," Kyle Wisdom, development manager with South Bay Partners, said in a statement.

"From the fine details of the units to the variety of public spaces and activities, every last detail is designed to facilitate resident interaction, comfort and well being," he added.

The 207-unit, 350,000-square-foot senior independent living complex includes homes with 9-foot ceilings, crown molding, granite counter tops and full kitchens.

The community's amenities will include a coffee shop, theater room, aerobics room, outdoor pool, home health agency, activity room and country store. Those amenities will be available upon completion of the initial phase of the development.

Integrated Construction is the project's general contractor. Integrated Property Management will operate the building.

The Watercrest at Alliance Town Center will add to the walkable, mixed-use Alliance Town Center development, which has parks, trails and community spaces, said Robert Folzenlogen, vice president of Fort Worth-based Hillwood Properties, which is the master developer of the town center.

Construction on the initial phase of the project is slated for fall 2016. Plans for the second phase include a separate assisted living center and memory care center.

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North Fort Worth is the No. 1 new home submarket, and soon will have Watercrest at Alliance Town Center, an 8-acre senior independent living complex.