

[http://www.fortworthbusiness.com/news/watercrest-bringing-senior-living-to-alliance-town-center/article\\_1b738e4e-991e-11e5-bc89-9f39d6fc28aa.html](http://www.fortworthbusiness.com/news/watercrest-bringing-senior-living-to-alliance-town-center/article_1b738e4e-991e-11e5-bc89-9f39d6fc28aa.html)

## Watercrest bringing senior living to Alliance Town Center

By A. Lee Graham [lgraham@bizpress.net](mailto:lgraham@bizpress.net) Dec 2, 2015

Watercrest at Alliance Town Center is coming to AllianceTexas, bringing the 18,000-acre mixed use development an eight-acre senior independent living community.

South Bay Partners Inc., a Dallas-based senior housing development company, recently broke ground on the project in far North Fort Worth, according to Hillwood Properties, developer of AllianceTexas.

The project, owned through a joint venture between South Bay Partners and the Bluhm family of Chicago, will be a part of AllianceTexas' Alliance Town Center district.



Watercrest is part of a broader residential strategy at Alliance Town Center, according to Hillwood, one that provides housing options for individuals at every life stage. It emphasizes health and wellness principles through healthy dining options, proximity and walkability to medical facilities, and accessibility to parks and open spaces, among other features.

“By design, Alliance Town Center is making it as easy as possible for residents to be part of a vibrant, active community, with access to all the facilities they need to meet their personal health and wellness goals,” said Robert Folzenlogen, vice president of Hillwood Properties, commenting in a news release.

When complete, planners said the first phase of Watercrest will offer amenities that encourage social activity, such as a full commercial kitchen, dining room, coffee shop, theater room and an activity room.

Within Watercrest's 350,000 square feet will be an aerobics room, outdoor pool and a home health agency. Additional convenience amenities include a country store featuring staple items, and storage units, which can be leased.

Each of the 207 residential units will offer nine-foot ceilings, crown molding, full kitchens with granite countertops, and full-size washer and dryer connections.



Several parking options are also available. Residents with mobility challenges can expect units with direct access garages. Covered parking and surface parking options are also available.

“Watercrest at Alliance Town Center will become one of North Texas’ premier independent living centers,” said Kyle Wisdom, development manager with South Bay Partners.

Residents will have access to many nearby medical facilities, including Texas Health Harris Methodist Hospital Alliance and its 73,000 square-foot adjoining office complex; the recently completed HCA Medical Center Alliance, as well as North Hills Hospital’s 10,500 square-foot ER at AllianceTexas; and the Wise Regional Hospital System’s Parkway Surgical Hospital.

Integrated Construction will serve as general contractor for Watercrest at Alliance Town Center, and Integrated Property Management will operate the building. The first phase is expected to open in fall 2016. The second phase will include a separate assisted living center and memory care center.

