Cedar Bluff Apartments

- **Proposed**: ~202-unit affordable multifamily rental community for adults aged 55+

- **Developed, Constructed, Managed, & Owned By:** Kittle Property Group, Inc. (KPG)

- **Location**: 10 acres at 920 San Antonio Avenue in Seguin, TX

- **Current Property Condition**: Vacant land zoned MF-3

- **Estimated Rents:** $864 (1 Bedroom) - $1,044 (2 Bedroom)

- Cedar Bluff Apartments will feature one- and two-bedroom units situated within 3 story elevator served interior corridor buildings and 1 story cottages, along with the amenities and services listed below

Community Amenities:

- Onsite management/leasing office
- Community room with kitchen
- Fitness center
- Business center with computers & printers
- Activity/arts & crafts room
- Library
- Dog park
- Controlled access gate

Unit Amenities:

- Covered entries
- Microwaves
- Washer & Dryer
- Patios/balconies
- Walk in closest
- Kitchen island
- Kitchen pantry
- LED lighting, Energy Star appliances/ceiling fans, EPA WaterSense toilets, showerheads, and faucets

Resident Services:

- Onsite Food Pantry stocked with non-perishable food items and common household items
- Partnership with local law enforcement and/or first responders for onsite social events intended to create relationships with residents

- Annual Health Fair held onsite through partnership with local medical offices/health care professionals
- Annual Income Tax Preparation
- Twice monthly arts, crafts, and recreational activities
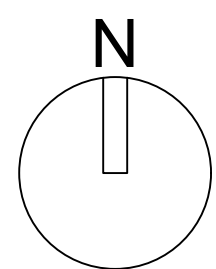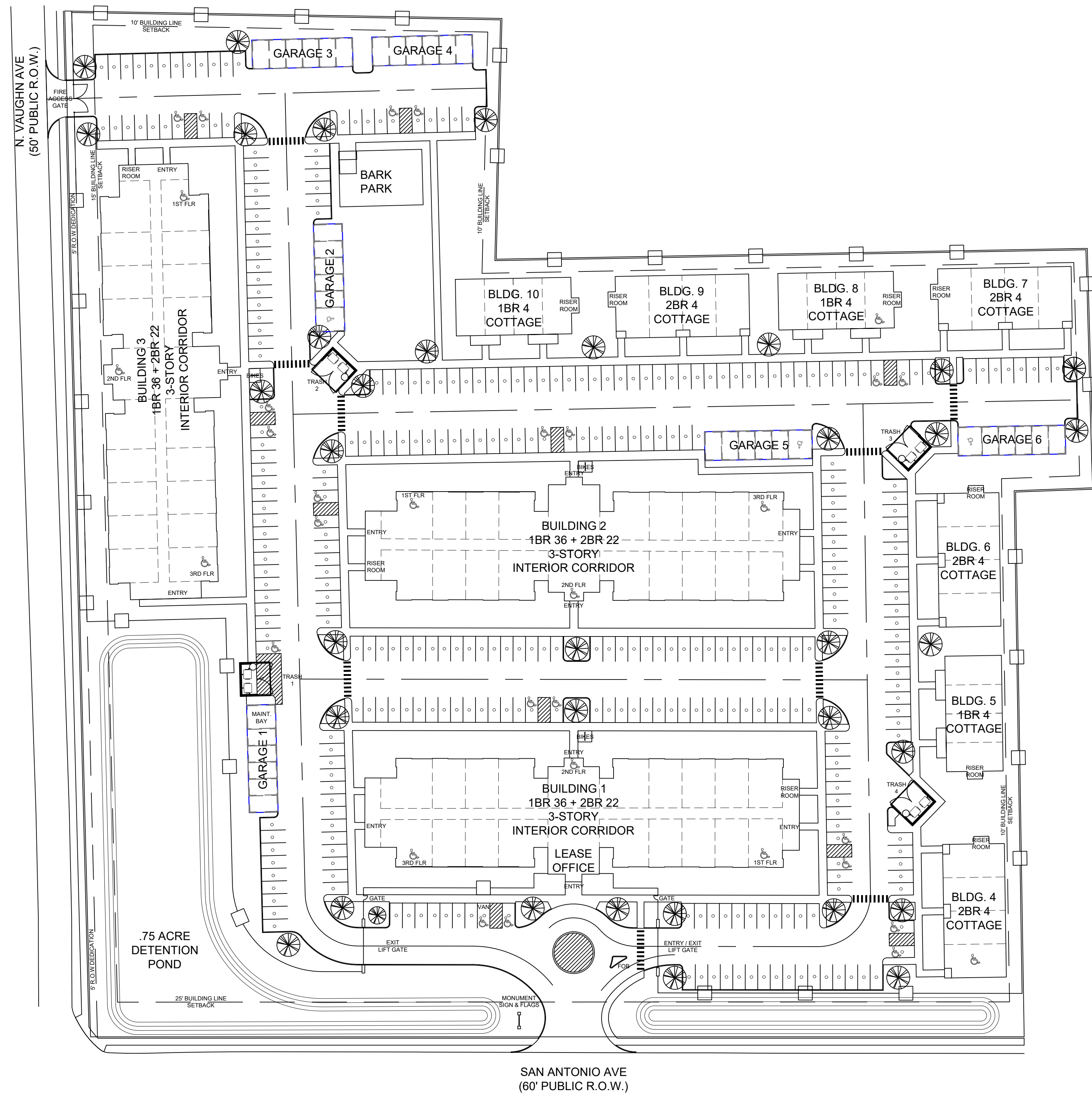- Twice monthly onsite social events
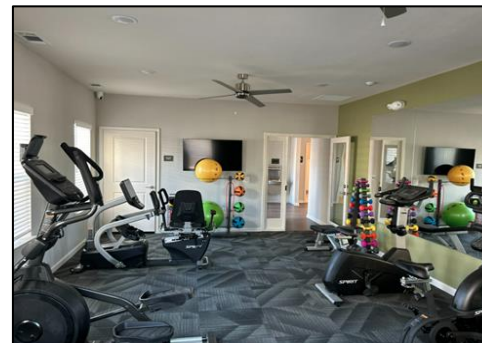
Development Site

▶ Approximately 10.19 acres (as outlined in red below)

▶ Located at 920 San Antonio Avenue in the City of Seguin

▶ Zoned MF-3 which allows for up to 20 units/acre
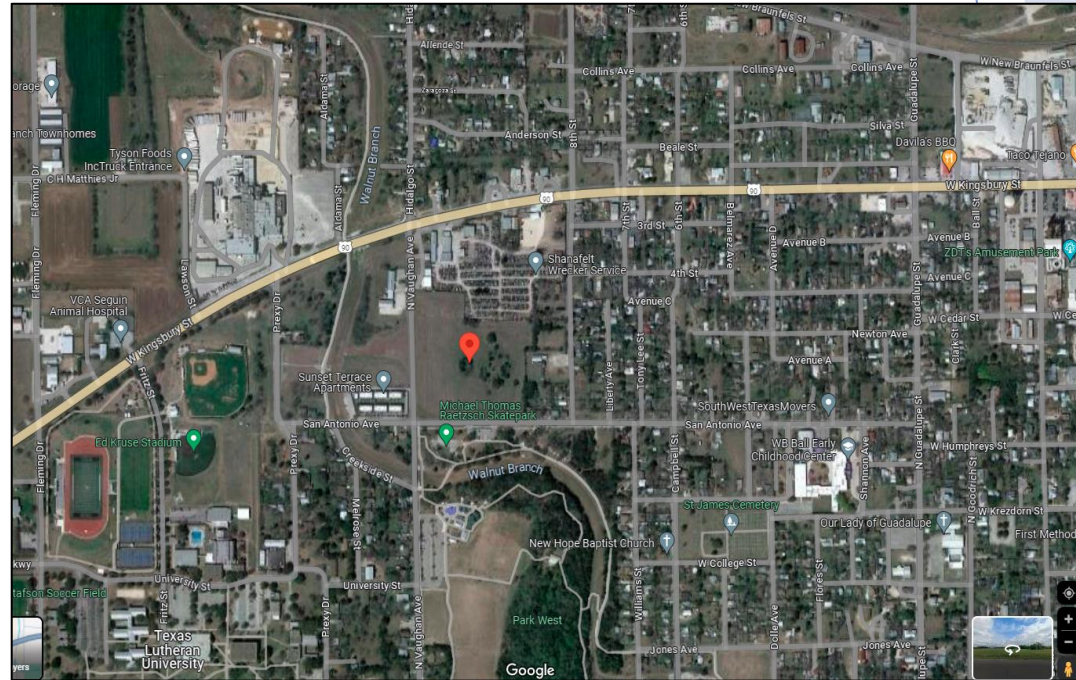
Photos of Similar Community – Legacy Square, San Marcos, TX (under construction)

PROPOSED SITE PLAN
SCALE: 1"=50'-0"

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PROJECT TITLE

CEDAR BLUFF APARTMENTS
920 SAN ANTONIO AVE.
SEGUIN, TEXAS 78155

SHEET TITLE

PRELIMINARY
ARCHITECTURAL
SITE PLAN

ISSUED FOR: / DATE
KPG INTERNAL REVIEW / 04/02/2024

REVISIONS
MARK / DESCRIPTION / DATE
REVIEW REVISIONS / 04/03/2024

DO NOT SCALE PRINTS - USE
FIGURED DIMENSIONS ONLY

JOB NO.
24-001

SHEET NUMBER
ASP1

CEDAR BLUFF APARTMENTS
SEGUIN, TEXAS

TOTAL SITE:
10.196 ACRES

SENIOR DEVELOPMENT
10.196 ACRES
202 DWELLING UNITS
~19.8 DU/ACRE

(3) 1BR36 + 2BR22 INTERIOR CORRIDOR
(4) 2BR4 COTTAGE
(3) 1BR4 COTTAGE

UNIT MIX:
1BR: 120 UNITS
2BR: 82 UNITS
TOTAL: 202 UNITS

ACCESSIBLE UNITS:
202 DUs x 5% = 10.1 = **11** ACCESSIBLE DUs
4 ACC 1BR DUs
7 ACCESSIBLE 2BR DUs

A/V UNITS:
202 DUs x 2% = 4.04 = 5 A/V DUs
2 A/V 1BR DUs
3 A/V 2BR DUs

AMENITIES:
LEASING OFFICE (BUILDING 1)
COMMUNITY SPACE (BUILDINGS 1,2 & 3)
BARK PARK
3 BIKE RACKS (15 BIKES)
MONUMENT SIGN WITH FLAGS
GATED ENTRY
PERIMETER FENCE
- 6' WOOD PRIVACY SIDE AND REAR YARDS
- 6' ORNAMENTAL METAL ON FRONTAGE YARD
- DETENTION POND

REQUIRED PARKING SPACES:
120 1BR UNITS X 1.5 SPACES/UNIT = 180 SPACES
82 2BR UNIT X 2 SPACES/UNIT = 164 SPACES
TOTAL 344 SPACES REQUIRED
17 ACCESSIBLE SPACES REQUIRED

PARKING SPACES PROVIDED:
348 SURFACE PARKING SPACES (21 ACC)
 35 (6) GARAGES
  1   MAINTENANCE BAY
383 TOTAL PARKING SPACES
  (1.9 SPACES/DU)