



## Rental Homes Offer Single-Family Living Advantages

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GEORGETOWN, TX—A new community, **Park on San Gabriel**, will include 92 luxury single-family detached residences exclusively for rent. **AHV Communities** acquired the site located on the San Gabriel River and adjacent to San Gabriel Park in order to expand the company's offerings in Greater Austin.

**Mark S. Wolf**, co-founder and CEO of AHV Communities, tells GlobeSt.com: "We recently announced our commitment to deploy \$100 million dedicated to single-family rental communities in 2016 and Park on San Gabriel is our first installment of that commitment. This new community reflects our mission to revolutionize rental living in strategic markets across the Sunbelt region of the United States."

The one- and two-story homes at Park on San Gabriel will feature four plans ranging in size from 1,449 to 1,863 square feet. The homes will include many green features including LED lighting, tankless water heaters and energy-efficient appliances.

"Residents enjoy the interior features, finishes, space and privacy of a new home without committing extra money or time to a mortgage, yard maintenance or home repairs. It really offers the best of both worlds," says Wolf.

The community is located within the Georgetown Independent School District, which includes award-winning Georgetown High School. Park on San Gabriel provides excellent access to Interstate-35 and state highway 130, and is within close proximity to major employers such as the Dell headquarters and Southwestern University, as well as shopping, retail and restaurants. The surrounding areas include historic downtown Georgetown, **Wolf Ranch Town Center, Round Rock Premium Outlets** and more.

Wolf continues to tell GlobeSt.com: "The greater Austin metro is an ideal market for us because the fundamentals are strong and we know from our experience here that they reflect a growing demand among renters for amenity-rich living. As our newest Austin addition, Park on San Gabriel will provide renters with a range of features, flexibility and benefits that push the boundaries of what is normally offered in rental properties."

Community amenities will include a walking trail, dog park, fitness center, luxury pool, professional staff, clubhouse and leasing center with Wi-Fi connectivity, open green space and barbecue/picnic areas. The expected renter profile encompasses a broad range of demographics including young professionals, young families, and downsizing adults who live in the Greater Austin area. Targeted grand opening is anticipated in the third quarter of 2017.

“As one of the fastest growing cities in the United States, Georgetown has been on AHV’s radar for some time. Well known for its desirability within the active adult (55-plus) demographic via Sun City, the area is increasingly becoming more popular among young families because of the city’s schools, quality of life and charm,” said Wolf. “We are very excited about this acquisition and the opportunity to deliver a quality new community to address the housing shortage in this high growth and high demand submarket.”