



DOMINIUM

Tower Road Apartments
Community Meeting

What we do hits **H O M E.**

About Dominion

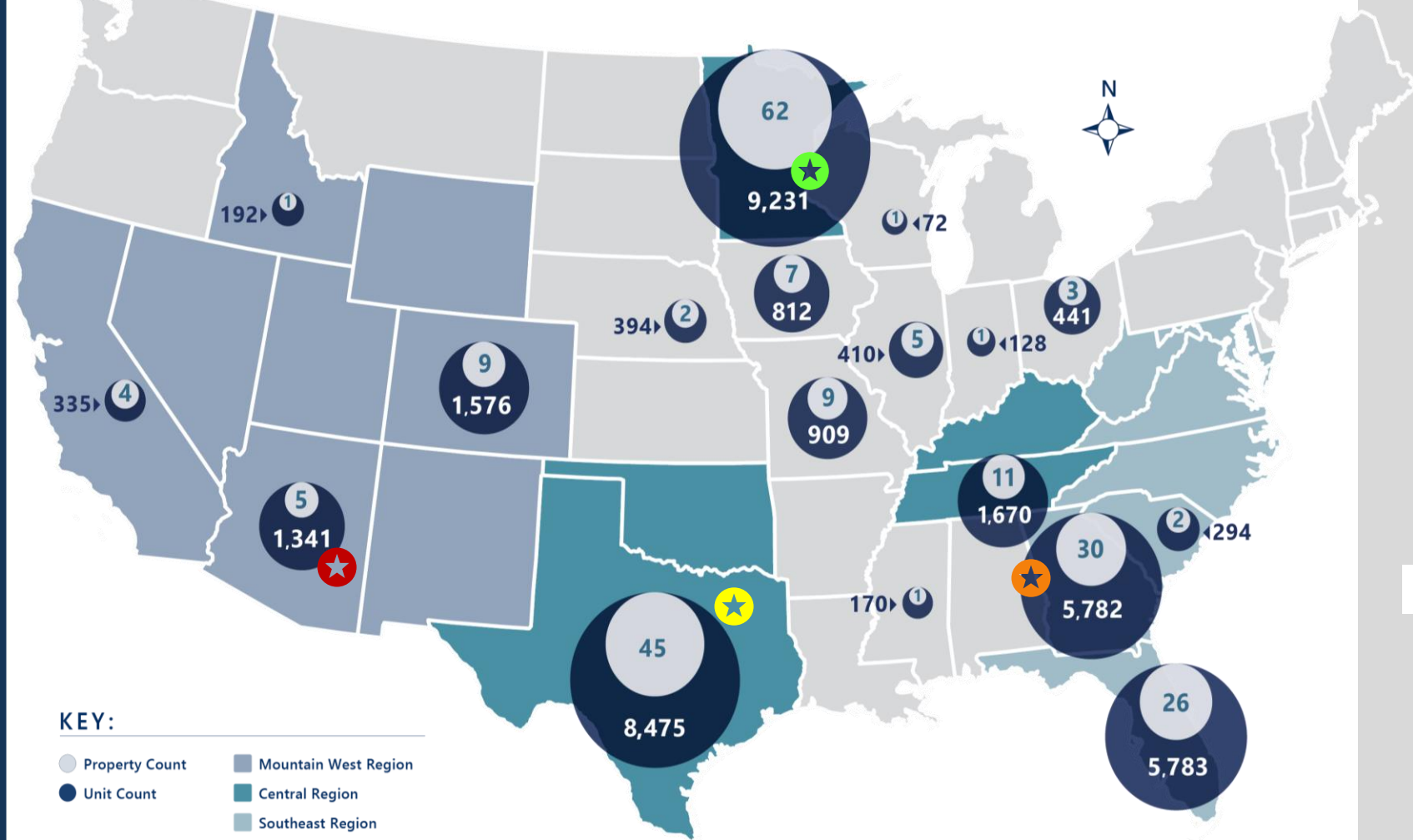
Focused on results and long-term value

- Founded in 1972
- 2nd largest private developer of workforce housing
- Over 220 properties in portfolio nationwide
- Four regional offices, own properties in 19 states
- Launched “Dominium Gives” to further support the communities we serve
- On track to become the country's pre-eminent developer, owner, and property manager of high-quality, workforce housing



*Crossroad Commons
Austin, TX*

FOOTPRINT BY STATE



KEY:

- Property Count
- Unit Count
- Mountain West Region
- Central Region
- Southeast Region
- Not Assigned to a Region

*Data as of 04.2023

PORTFOLIO	SITES	UNITS
TOTAL	225	38,207

PROPERTIES OWNED FOR:

0-4 Years:	82	10-14 Years:	40
5-9 Years:	63	15+ Years:	40

Site: **838**

Corporate:

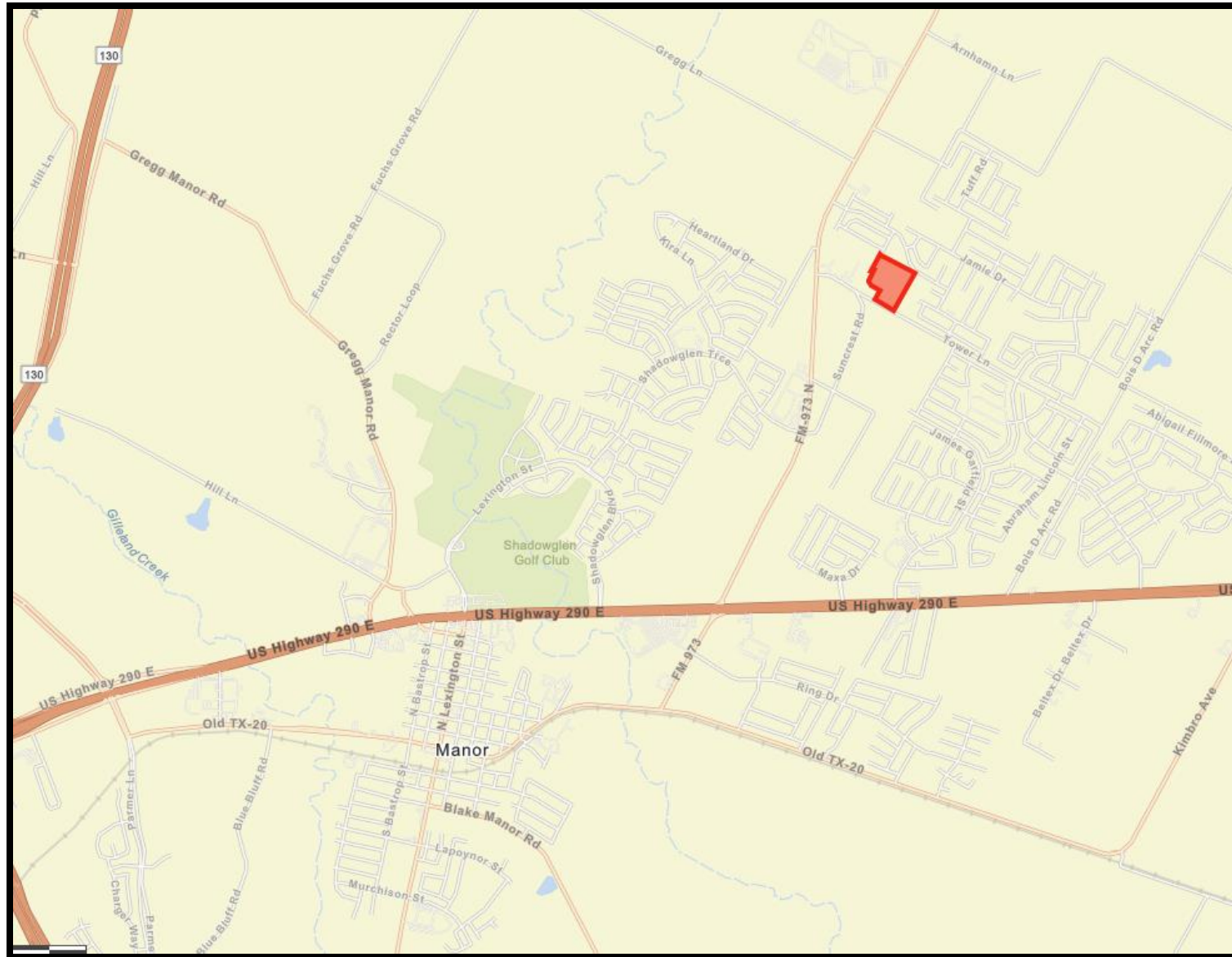
Property Management	122
Corporate Services/HR	170
Development/Construction	101

TOTAL **1,231**

REGIONS	OFFICES	MSA GROWTH ¹
Southeast	Atlanta ² Tampa ³ Washington DC ³	5,409,115
Central	Dallas ² Minneapolis ²	3,785,341
Mountain West	Phoenix ² Denver ³	2,814,835

¹ Regional MSA growth 2010-2019 | ² Regional Headquarters Office | ³ Development Office

Community Location



Manor Housing

- In the summer, the Manor City Council set two housing goals:
 - Goal #1: Help provide residents with more attainable housing options within Manor.
 - Goal #2: Remove the burden from middle-class workers and young professionals who live with family members or have long commute times.
- Partnership with the City of Manor will allow Dominion to provide the residents of Manor with rents that are restricted and lower than the market rate average.



DOMINIUM

Conceptual Site Plan & Zoning

- The site is zoned for Industrial Use.
 - The proposed development will establish a buffer zone between the industrial and residential homes
 - Marketing efforts on the tract for other uses have proved unsuccessful
- Manor Comprehensive Plan – Mixed Density Neighborhoods
 - Areas intended to diversify residential areas and allow for infill of different housing types.
- Access Points will be off Tower Road.
- Ordering a traffic study to analyze traffic impact
- Fencing, landscaping, and screening requirements will be followed.

Amenity Overview

In-Unit Amenities

- Private Balcony
- Full-size washer and dryer
- Gourmet Kitchens with full stainless steel appliance package
- Hardwood flooring, 9-foot ceilings, and walk-in closets

Community Amenities

- Clubhouse
- Picnic and grill areas
- Fitness center
- Professional on-site management
- Outdoor dining ramadas
- Swimming Pool
- Playgrounds
- Resident Cafe
- Community Kitchen
- Learning Center



Thank You





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