



Development Resume

August 2024

Palladium USA
Riva Switzerland
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Dallas, Texas 75240
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Level 29, Legacy West

6000 Columbus Avenue, Plano, Texas

Completed: 2019
Total Units: 328

Completed

Fee Developer Only



Grand Venetian

6225 Love Drive, Irving, Texas

Completed

Completed: 1998
Total Units: 514



Villa Verona

13330 Noel Road, Dallas, Texas

Completed: 2000

Total Units: 273

Completed



Grand Treviso

330 Las Colinas Blvd, Irving, Texas

Completed

Completed: 2002

Total Units: 247



Canal Side Lofts

350 Las Colinas Blvd, Irving, Texas

Completed

Completed: 2006
Total Units: 306



Cottages at Tulane

2600 Preston Road, Plano, Texas

Completed

Completed: 1992

Total Units: 268



Palladium Aubrey

500 E. Highmeadow Drive, Aubrey, Texas

Completed

Completed: 2015

Total Units: 150



T.H.F. Palladium Midland

2300 S. Lamesa, Midland, Texas

Completed

Completed: 2017

Total Units: 264



Villages at Lakefront, Palladium Little Elm

201 Eldorado Parkway, Little Elm, Texas

Completed

Completed: 2018

Total Units: 242



Palladium Van Alstyne Senior Living

870 Blessingame Avenue, Van Alstyne, Texas

Completed

Completed: 2017

Total Units: 132



Palladium Garland

950 W Interstate 30, Garland, Texas

Completed

Completed: 2018

Total Units: 140



Palladium Anna

2020 Florence Way, Anna, Texas

Completed

Completed: 2018
Total Units: 120



Palladium Glenn Heights

2400 S. Hampton Road, Glenn Heights, Texas

Completed

Completed: 2019
Total Units: 270



Palladium Fort Worth

9520 Club Ridge Drive, Fort Worth, Texas

Completed

Completed: 2019

Total Units: 150



Palladium Denton

1255 Poinsettia Boulevard, Denton, Texas

Completed

Completed: 2019

Total Units: 150



Palladium Farmersville

1803 W. Audie Murphy Pkwy, Farmersville, Texas

Completed

Completed: 2020
Total Units: 80



Palladium Crowley

301 W. FM 1187, Crowley, Texas

Completed: 2020
Total Units: 120

Completed



Palladium RedBird

7202 Westmoreland Road, Dallas, Texas

Completed

Completion: September 2021

Total Units: 300



Palladium Venus

255 N FM 157, Venus, Texas

Completion: September 2021

Total Units: 120

Completed



Palladium Port Aransas

2700 State Highway 361, Port Aransas, Texas

Completed

Completion: 2022
Total Units: 183



Palladium Garland Senior Living

402 Beltline Road, Garland, Texas

Completed

Completion: 2022

Total Units: 122



Palladium Fain Street

1069 Kings Highway Fort Worth, Texas

Completed

Completion: 2022
Total Units: 90



Palladium Dallas Stemmons

2440 Southwell Road, Dallas, Texas

Completed

Completion: 2022

Total Units: 87



Palladium Museum Place

1711 West Francis Avenue, Midland, Texas

Completed

Completion: 2022

Total Units: 240



The District in Little Elm

300 Lakefront Dr, Little Elm, Texas

Completed

Completion: 2023

Total Units: 324



Palladium Simpson Stuart

3440 Simpson Stuart Road, Dallas, TX

Completed

Completion: 2023

Total Units: 270



Embree Eastside by Palladium

536 Davidson Dr, Garland, Texas

Completed

Completion: 2023

Total Units: 107



Palladium East Foster Crossing

425 East Foster Crossing, Anna, Texas

Completed

Completion: 2024

Total Units: 239



Palladium East Berry Street

2350 East Berry Street, Fort Worth, Texas

Under Construction

Completion: Winter 2024

Total Units: 240



Palladium Oak Grove

1000 Oak Grove Road, Fort Worth, Texas

Under Construction

Completion: Winter 2024
Total Units: 240



Palladium McKinney

2656 Virginia Parkway, McKinney, Texas

Under Construction

Completion: Summer 2025

Total Units: 172



Palladium Crestway

5355 Crestway Rd., San Antonio, Texas

Under Construction

Completion: Summer 2025
Total Units: 271



Palladium Houston Ella

13420 Ella Boulevard, Houston, Texas

Completion: Summer 2025

Total Units: 146

Under Construction



Completion: Summer 2026

Total Units: 288



SITE DATA
ACRES: 17.63 ACRES
OPEN AREA
286 UNITS

SITE AMENITIES
CONTROLLED ACCESS GATE
COURTESY & PAIDOL SERVICE
FITNESS CENTER
POOL
PETWASH REFERENCE
COVERED PATIO
PAVILION W/ SITTING AREA
BBQ GRILLS & PICNIC TABLES
BUSINESS CENTER
ACTIVITY ROOM
HIGH-SPEED WIFI

PARKING TABULATION	
PARKING PROVIDED:	
TOTAL	432
PARKING PROVIDED:	
UNCOVERED	431
ON REPORTS	0
RECLAMATION	0
RECCOMEND	0
TOTAL SPACES	431
CLUB HOUSE:	
UNCOVERED	11
RECLAMATION	2
TOTAL SPACES	13
TOTAL PARKING PROVIDED	
	444

- KNOWN FLOOD PLAINS KNOWN
- KNOWN ADJUSTS KNOWN
- NO DETENTION ON SITE

UNIT INFORMATION					
UNIT TYPE	# UNITS	% OF TOTAL	UNIT S.F.	TOTAL UNIT S.F.	
A1	ONE BEDROOM ONE BATH	30	12.00%	760 SF	23,000 SF
A2	ONE BEDROOM ONE BATH	10	0.25%	814 SF	14,652 SF
B1	TWO BEDROOM TWO BATH	30	1.07%	1,075 SF	32,250 SF
B2	TWO BEDROOM TWO BATH	108	37.82%	1,128 SF	121,664 SF
C1	THREE BEDROOM TWO BATH	50	21.30%	1,281 SF	115,260 SF
TOTAL	236	100%		271,266 SF	

PULP (M3) VOLUMETRY					
TYPE	#BLOBS	UNIT/NO. OF	UNIT TYPES	BLOB SF	TOTAL SF
A	6	24	A1-6, B1-6, C1-6	25,362 SF	63,362 SF
B	2	24	B5-12, C1-12	24,682 SF	60,682 SF
C	3	24	A2-6, B2-12, C1-6	25,082 SF	76,362 SF
TOTAL					190,406 SF

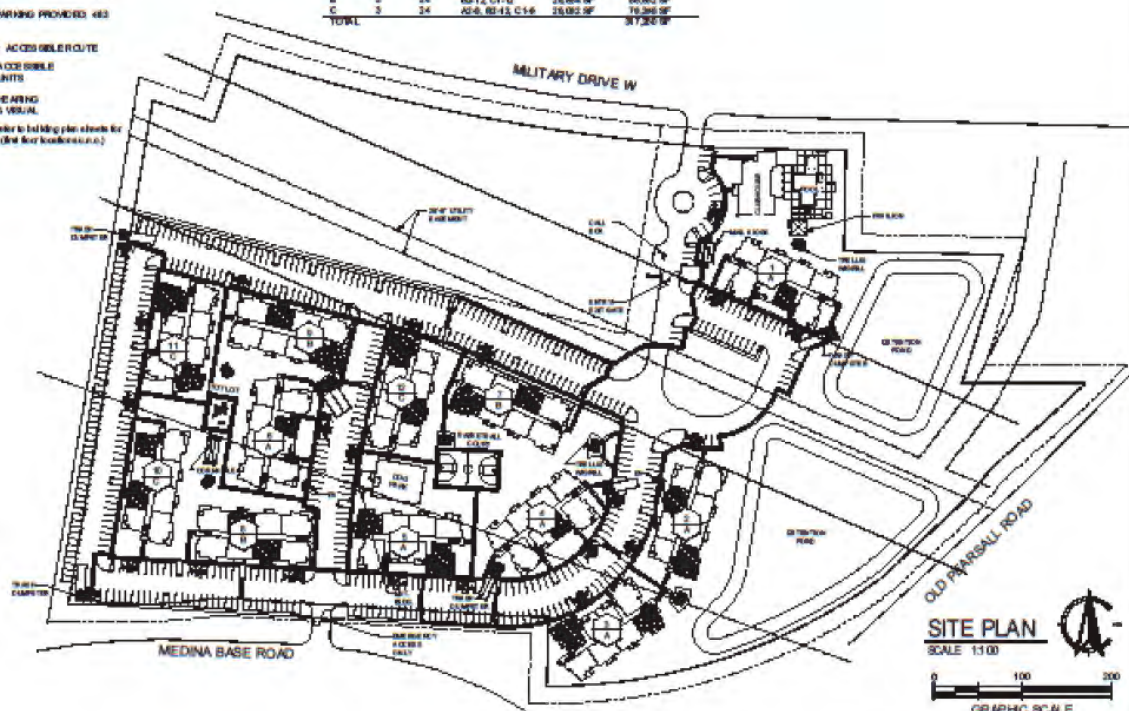
BUILDING IDENTITY



— 303 — ACCESSIBLE ROUTE

 A CCE EMBLEM HEARING
& VISION

These refer to building plan sheets for locations (first floor locations in a.)



SITE PLAN

SCALE 1:100



0 100 200

Age Group	Total	Male	Female	Male	Female
18-24	~10%	~10%	~10%	~10%	~10%
25-34	~15%	~15%	~15%	~15%	~15%
35-44	~25%	~25%	~25%	~25%	~25%
45-54	~45%	~45%	~45%	~45%	~45%
55-64	~65%	~65%	~65%	~65%	~65%
65+	~10%	~10%	~10%	~10%	~10%

GRAPHIC SCALE



PALLADIUM SAN ANTONIO
SAN ANTONIO, TEXAS

A1.0

SITE PLAN

Palladium Carver Living

2200 Bruton Road, Mesquite, Texas

Completion: Summer 2026

Total Units: 288

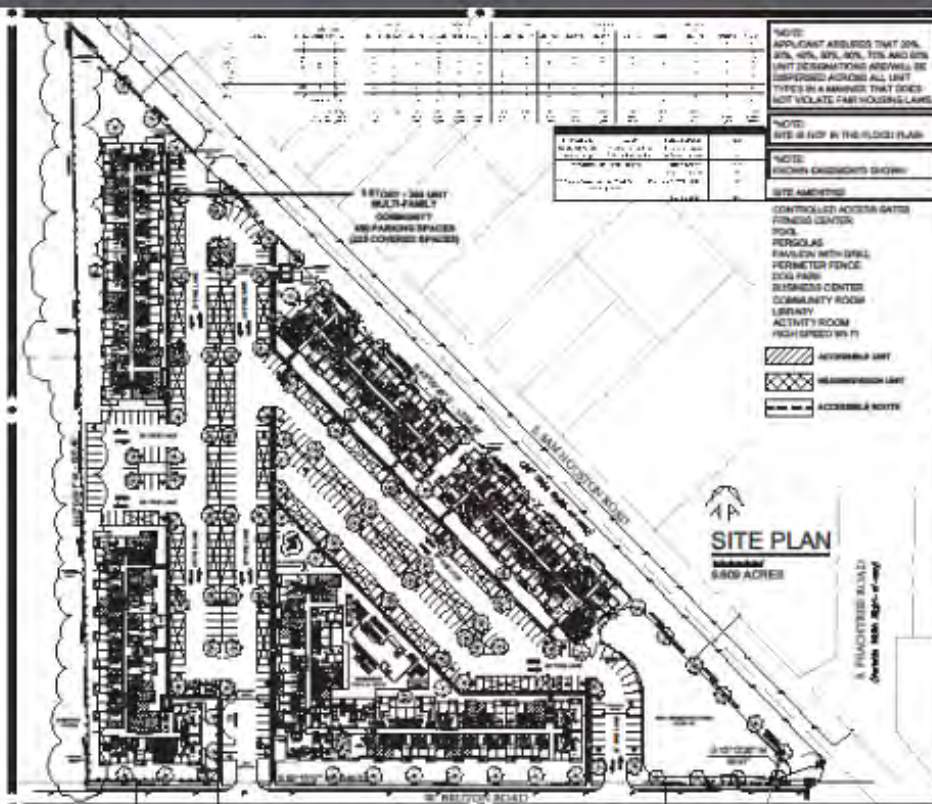
Under Construction



MAIN ENTRY VIEW / PALLADIUM CARVER LIVING

PALLADIUM

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Palladium City Skyline

4909 E Lancaster Ave, Fort Worth, TX

Completion: 2026

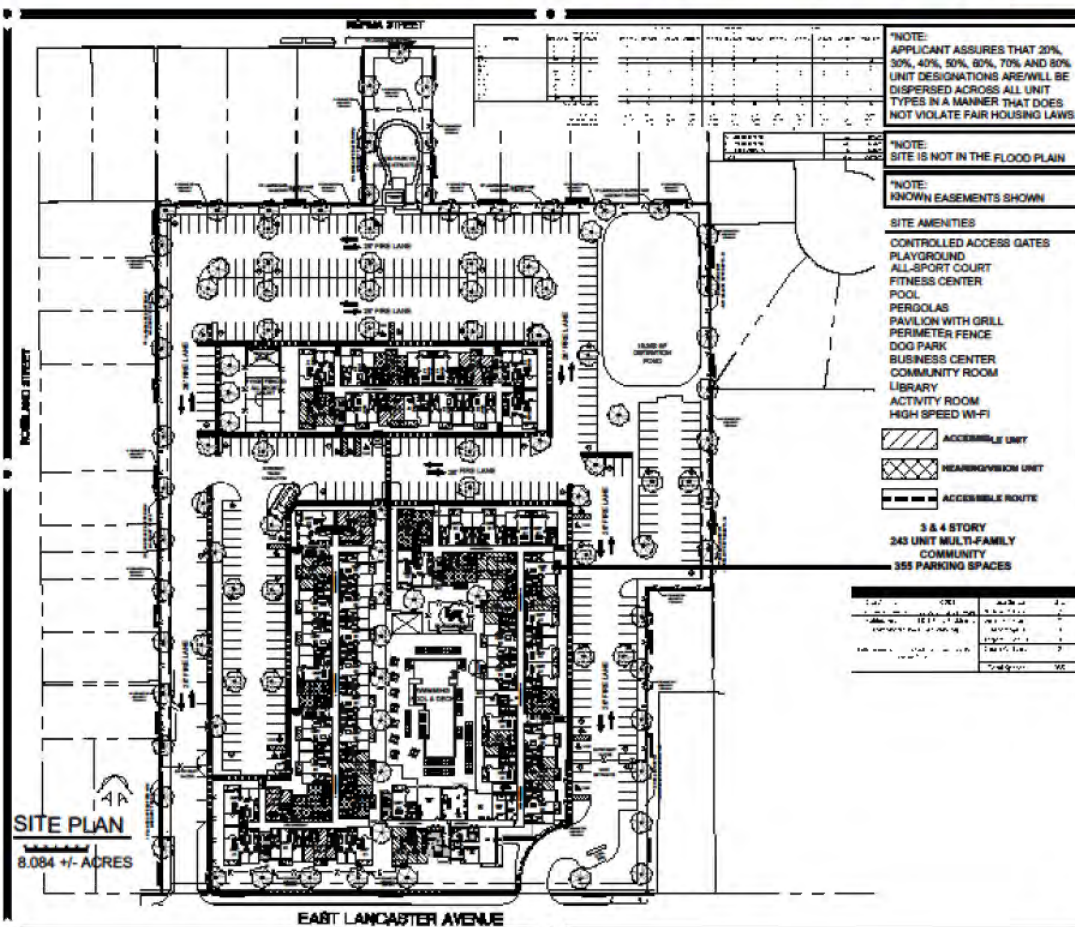
Total Units: 243

Under Construction



PALLADIUM
USA

ARRIVE
ARCHITECTURE GROUP



DATE:
04/28/2023
A0.1

4909 E LANCASTER MULTI-FAMILY
Fort Worth, Texas

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ARCHITECTURE GROUP

Palladium Old FM 471

Old FM 471 W and Talley Road, San Antonio, Texas

In Development

Completion: TBD

Total Units: 321



SITE DATA

11.15 ACRES

321 UNITS
28.79 UNITS PER ACRE

- NO KNOWN FLOOD PLAIN

- NO KNOWN EASEMENTS

- NO DETENTION ON SITE

SITE AMENITIES

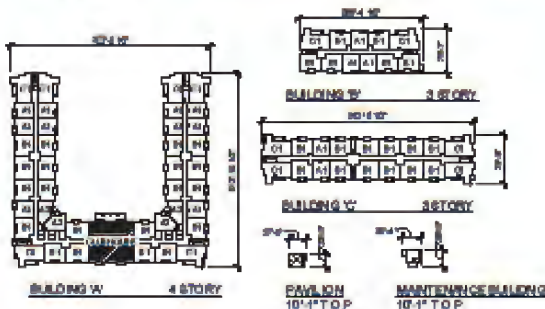
CONTROLLED ACCESS GATE
PERIMETER FENCING
SECURITY CAMERAS
SWIMMING POOL
FITNESS CENTER
TENNIS COURT
CORNHOLE
DOG PARK
COMMUNITY ROOM
ACTIVITY ROOM
COVERED PATIO
PAVILION SEATING AREA
BUS/SHUTTLE CENTER
HIGH SPEED WI-FI
SECURED BIKE PARKING

UNIT TABULATION

UNIT TYPE	# UNITS	UNITS S.F.	TOTAL UNIT S.F.
A1 ONE BEDROOM, ONE BATH	73	740 S.F.	54,020 S.F.
A2 ONE BEDROOM, ONE BATH	85	754 S.F.	64,090 S.F.
B1 TWO BEDROOM, TWO BATH	178	964 S.F.	171,592 S.F.
C1 THREE BEDROOM, TWO BATH	84	1,186 S.F.	99,624 S.F.
TOTAL	321		332,086 S.F.

BUILDING TABULATION

TYPE	# BLDGS	UNITS/BLDG	UNIT TYPES	BLDG S.F.	TOTAL S.F.
A	1	88	A1-A3, A2-B3, B1-B3, C1-C4	105,880 S.F.	105,880 S.F.
B	3	33	A1-A3, B1-B3, C1-C4	31,773 S.F.	95,319 S.F.
C	1	84	A1-A3, B1-B3, C1-C4	93,406 S.F.	93,406 S.F.
TOTAL	5				332,086 S.F.



PARKING TABULATION

PARKING REQUIRED:
MIN. 1.00 / UNIT (321X1.00) 402
MAX. 2.0 / UNIT (321X2.0) 642

PARKING PROVIDED:
LINE COVERED 448
HANDICAP 34
TOTAL SPACES 482

CLUBHOUSE:
LINE COVERED 5
HANDICAP 3
TOTAL SPACES 10

TOTAL PARKING PROVIDED: 492

BUILDING KEY

1 BUILDING NUMBER
A BUILDING TYPE

ACCESSIBLE ROUTE
ACCESSIBLE UNITS
HEARING & VISUAL

Please refer to building plan sheets for locations (first floor locations only.)



PALLADIUM OLD FM 471
SAN ANTONIO, TEXAS

A1.0
SITE PLAN

Copyright 2022

Total Units: 93



PARK ROW KATY LIVING SCHEMATIC PERSPECTIVES

Katy, Texas

ISSN 07/07 028, 2002
Printed in U.K.

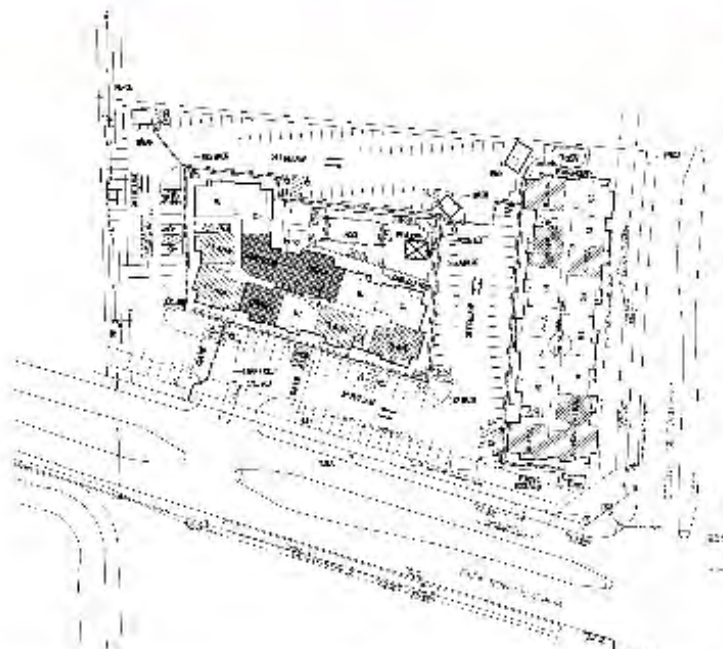


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FMS 400-137a				FMS 400-137b			
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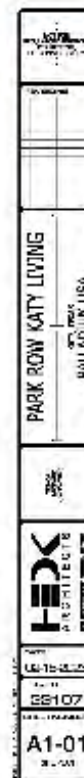
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Variable	Mean	SD	Min	Max	Skewness	Kurtosis
Age	34.5	12.5	18	65	-0.2	3.2
Gender	1.5	0.5	1	2	0.1	3.0
Education	12.5	1.5	9	16	-0.1	3.1
Income	15.5	2.5	10	25	-0.3	3.3
Health	1.5	0.5	1	2	0.2	3.2
Stress	2.5	1.0	1	5	0.5	3.5
Life Satisfaction	4.5	1.5	1	7	-0.4	3.4

Y. Species	Y. Species	Y. Species	Y. Species	Y. Species
Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000
Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000
Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000	Y. P. 1000



1 SIMPLAS



Palladium Lewisville

305 E Round Grove Road, Lewisville, Texas

In Development

Completion: TBD

Total Units: 90



CONCEPTUAL RENDERING / PALLADIUM - LEWISVILLE

ARRIVE
ARCHITECTURE GROUP

PROJECT DATA

3-STORY / 90-UNIT MULTI-FAMILY APT.

14 PROVIDED PARKING SPACES

INCLUDING 11 HC PARKING SPACES

PROPOSED 8' WIDE SIDEWALK

PLAYGROUND

PAVILION W/ CHARCOAL GRILL

SWIMMING POOL & DECK &
PERIMETER ORNAMENTAL
METAL FENCE

TUCK-UNDER CLUBHOUSE

RETAINING WALLS



8' MASONRY PERIMETER FENCE

RETAINING WALLS

SCREENED DUMPSTERS

8' MASONRY PERIMETER FENCE

EXIT ONLY /
EMERGENCY ENTRANCE WITH
KNOX BOX

Palladium Craig Ranch

7909 Collin McKinney Parkway, McKinney, Texas

In Development

Completion: TBD
Total Units: 327



Palladium 2910 Motley Senior Living

2910 Motley Drive, Mesquite, Texas

In Development

Completion: TBD

Total Units: 133



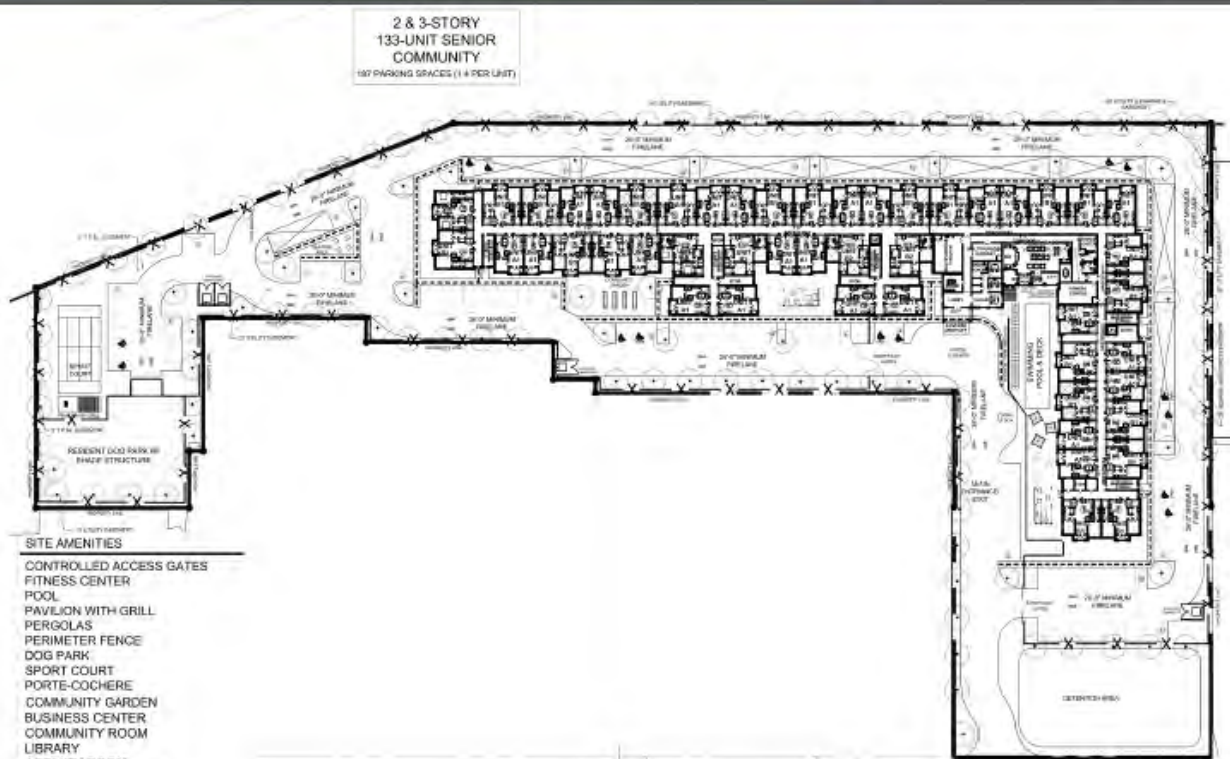
FRONT VIEW / 2910 MOTLEY SENIOR LIVING

SCALE: NTS



PALLADIUM

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Palladium Mesquite

940 Military Parkway, Mesquite, Texas

In Development

Completion: TBD
Total Units: 111

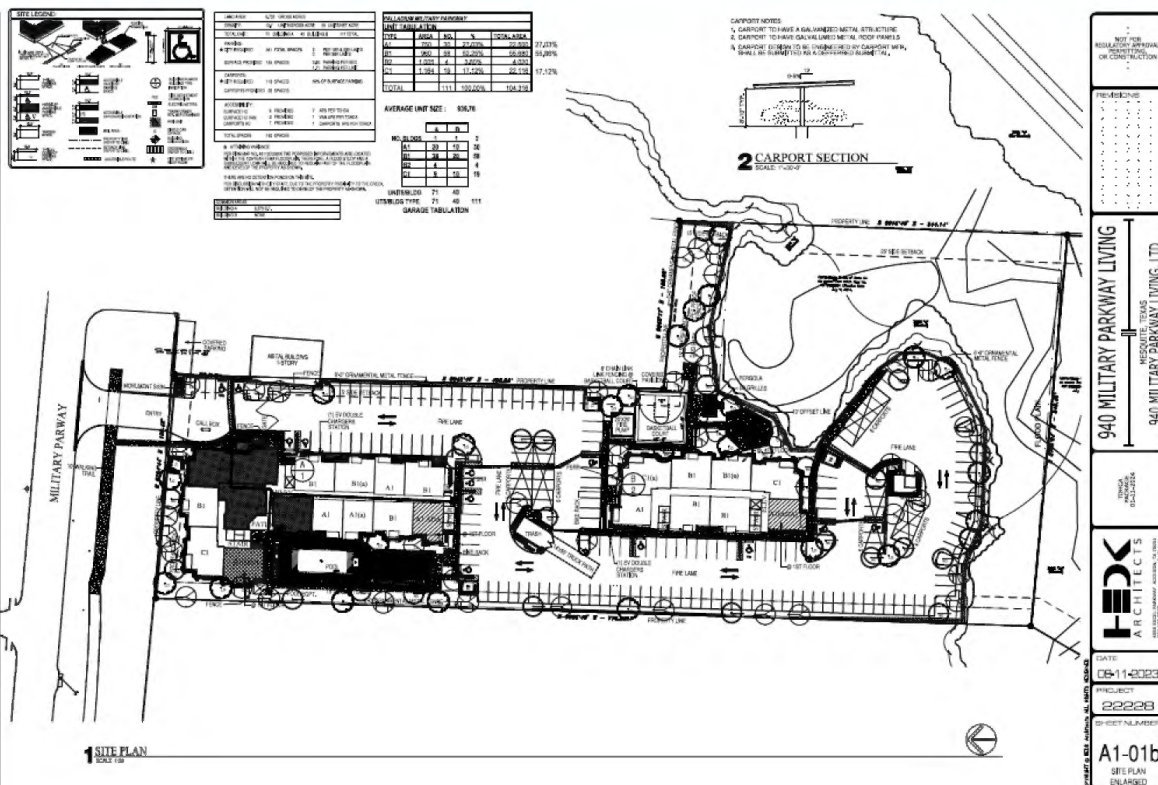


HEDK
ARCHITECTS

940 MILITARY PARKWAY LIVING PERSPECTIVE

Mesquite, Texas

22228 / 06.28.2023
Palladium USA



Palladium Cockrell Hill Senior Living

3606 S Cockrell Hill Road, Dallas, Texas

In Development

Completion: TBD

Total Units: 120



SITE DATA

5.37 ACRES

120 UNITS
22 UNITS PER ACRE

SITE AMENITIES
CONTROLLED ACCESS GATE
COURTESY PATROL SERVICE
FITNESS CENTER
SWIMMING POOL
PERIMETER FENCE
COVERED PATIO
PAVILION W/ GRILLS
BUSINESS CENTER
HIGH-SPEED WIFI
PORTE COCHERE
PICKLE BALL COURT
THEATER ROOM
GAME/CRAFT ROOM
WASHER/DRYER
LIBRARY
RAISED PLANTER BED

PARKING TABULATION

PARKING REQUIRED:
1.0 PER DWELLING UNIT
TOTAL SPACES 120

PARKING PROVIDED:

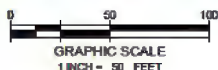
PARKING 164
HANDICAP 12
TOTAL SPACES 176
CLUBHOUSE:
PARKING 5
HANDICAP 2
TOTAL SPACES 7

OVERALL PARKING SPACES: 183

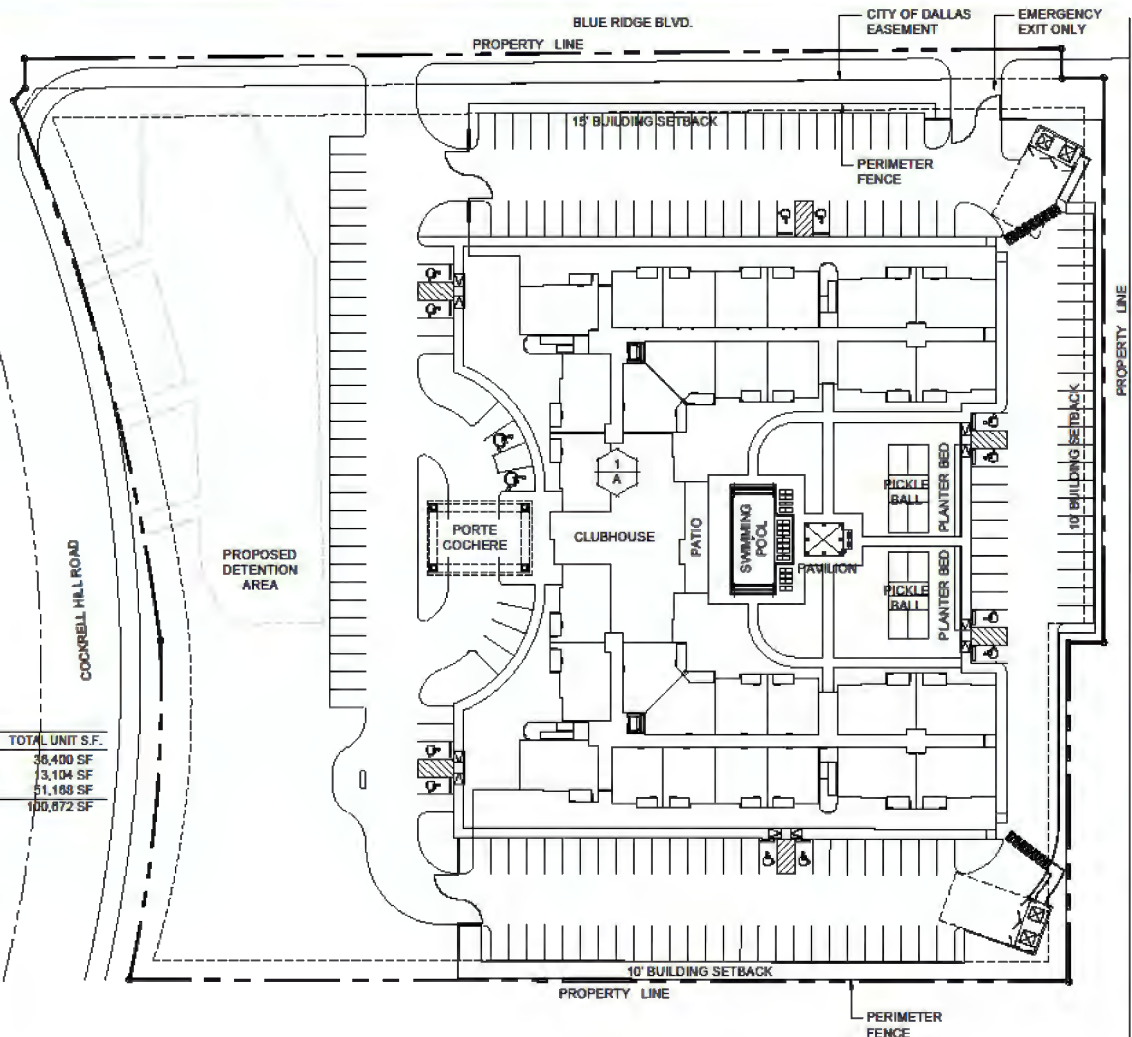
UNIT TABULATION

UNIT TYPE	# UNITS	UNIT S.F.	TOTAL UNIT S.F.
A1 ONE BEDROOM, ONE BATH	52	700 SF	36,400 SF
A2 ONE BEDROOM, ONE BATH	16	819 SF	13,104 SF
B1 TWO BEDROOM, TWO BATH	52	984 SF	51,168 SF
TOTAL	120		100,672 SF

PROPOSED 4 STORY BUILDING



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



PALLADIUM COCKRELL HILL
DALLAS, TEXAS

A1.0
SITE PLAN

Copyright © 2021

Palladium Bissonnet Living

10112 Bissonnet St, Houston, Texas

In Development

Completion: TBD

Total Units: 121



HEDK
ARCHITECTS

10112 Bissonnet Living Proposed Rendering

Houston, Texas



HEDK
ARCHITECTS

PALLADIUM BISSONNET APTS. SCHEMATIC SITE PLAN #2

Houston, TX

PROJECT NO. 112451

SCALE 1" = 100' N

Palladium Buckner Station

Buckner Boulevard & Elam Road, Dallas, Texas

In Development

Completion: TBD
Total Units: 304



NE CORNER VIEW / PALLADIUM AT BUCKNER STATION
SCALE: 1" = 10'



PALLADIUM
ARCHITECTURE GROUP

ARRIVE
ARCHITECTURE GROUP



Trade Association Memberships



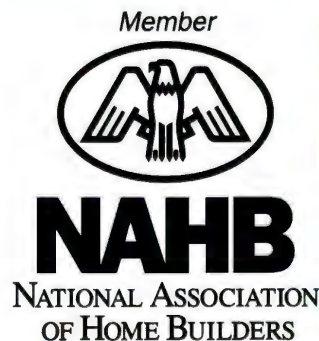
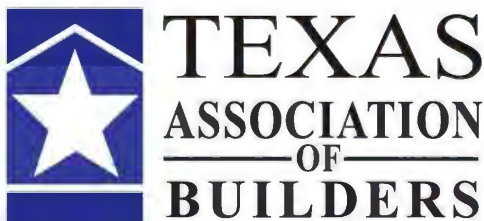
NATIONAL
ASSOCIATION *of*
REALTORS®



NMHC National Multi
Housing Council



REFEA Real Estate Financial Executives Association



Urban Land
Institute



Dallas Builders
ASSOCIATION

Industry Awards:

- **NALHFA, Home Excellence Award; Palladium USA International, Inc.
Palladium RedBird Apartments**
- **NCDA, Audrey Nelson National Community Development Award;
Palladium USA International, Inc.
Palladium RedBird Apartments**
- **NAHB Pillars - Best New Loft Community Winner; Palladium USA
International, Inc.
Canal Side Lofts Apartments**
- **HBA of Dallas, McSam Award - Best Multifamily Rental Community
Winner; Palladium USA International, Inc.
Grand Treviso Apartments**
- **NAHB Pillars - Most Creative Financing Winner; Palladium USA
International, Inc.
Grand Treviso Apartments**
- **Multifamily Executive - Best High Rise Multifamily Development
Winner; Palladium USA International, Inc.
Grand Treviso Apartments**
- **NAHB Pillars - Best High Rise Finalist; Palladium USA
International, Inc.
Grand Treviso Apartments**
- **NAHB Pillars - Best High Rise Finalist; Palladium USA International,
Inc.
Verona Apartment Homes**
- **KIWANIS of Venus - 2022 Newcomer Business of the Year; Palladium
USA International, Inc.**

Industry Awards:

- **NAHB Pillars, Best Leasing Center Winner; Grand Venetian Apartments**
- **Plano Award Program, Best of Plano Award; Cottages at Tulane**
- **MHN Real Estate Research, Top Multifamily Development Firms; Palladium USA, Inc. Ranked 40th**
- **MHN Real Estate Research, 2022 Top Commercial Development Firms, Palladium USA, Inc. Ranked 24th**
- **Multifamily Executive - Best High Rise Multifamily Development Winner; Palladium USA International, Inc. Grand Treviso Apartments**
- **Southeast Fort Worth, Inc., “Devoyd “Dee” Jennings Founder Emeritus Honor; Palladium USA, Inc.**
- **AT&T Connected Communities, Outstanding Community Award, Palladium RedBird**