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More Washington Avenue-area apartments planned near Sawyer Yards

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Next month, Phoenix-based Alliance Residential Co. will start construction on a new five-story apartment project near the corner of Sawyer and Edwards, close to [The Silos at Sawyer Yards](#) and about a mile from its other project under construction, [Broadstone Studemont](#).

The 327-unit project's design will fit in with the "vibe of the Sawyer Arts District," with a brick veneer exterior made to match the look of the warehouses in the area, said [Luke Phillippi](#), development director with Alliance.

"We wanted to design something that feels like it's part of that neighborhood," Phillippi said. "We're not just putting a major modern hard-edge building when you need to put brick."

The area's "cool walkable amenities" are what drew the company to that area, he said.

Phillippi wouldn't disclose who Alliance bought the 3.85 acre-tract from but records from the Harris County Appraisal District list Westheimer Retail Center Ltd. as the owner.

[Frank M. Liu](#), president of Lovett Commercial, is the entity's registered agent, according to documents filed with the Texas comptroller. HCAD appraised the tract at \$3.1 million in 2018.

[Swamplot](#) previously reported the city's planning commission approved a request to combine two smaller parcels into one almost four-acre tract.

The Sawyer project's amenities include a sky deck facing east, with direct views of downtown, Phillippi said. One- and two-bedroom apartments will range in size from 613 square feet to 1,249 square feet with rents starting around \$1,400. Apartment features will likely include "condo-like" finishes such as quartz countertops, wooden-plank flooring, farmhouse sinks and tiled shower floors.

Since the project is right by a railroad track, the building will include higher-rated windows to help with sound absorption. Houston-based EDI International designed the building with Alliance as its own general contractor. Construction financing is provided through Regions Bank.

The project should deliver by the fourth quarter of 2020.



Developers have proposed at least six different apartment projects or 1,666 units for the Heights/Washington Avenue submarket, according to an analysis from ApartmentData.com.

Last month, Dallas-based Lincoln Property Co. broke ground on Lincoln Heights, close to the Houston Farmers Market.

Alliance's Sawyer project is in the 77007 ZIP code, which ranked among the most gentrified areas in the U.S., according to a recent study by Santa Barbara, California-based Rent Café.

The 77007 ZIP code includes the neighborhoods of Washington Avenue/Memorial Park, Rice Military and the southern part of the Heights and has seen several redevelopment projects, including Buffalo Heights, a large, multiphase mixed-use district at the corner of Washington Avenue and South Heights Boulevard. There's also the Washington Arts District and The Silos at Sawyer Yards, a 60,000-square-foot warehouse flex space for studios, restaurants, retail, galleries and more. Buffalo Bayou Brewing Co. plans to open its new 28,258-square-foot, three-story brewery and restaurant close by.

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