

PRESS RELEASE FOR IMMEDIATE RELEASE

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Mixed-Use Student Housing Breaks Ground in College Station, Texas

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Meeks + Partners is excited to announce the ground-breaking for The Lofts at Wolf Pen Creek developed by Asset Plus Companies. Located in the heart of the Wolf Pen Creek Corridor, the mixed-use student housing development will be the first of its kind in College Station, home of Texas A & M University.

The upscale 679-bed student housing community features the major components of a successful pedestrian-oriented development. This significant development is the first of its caliber in the area.

The area also encompasses the Wolf Pen Creek Park and Trails, which provide miles of trails and serve as a natural wildlife sanctuary. The unique environment makes this student housing community one of a kind in its class, being integrated around beautifully landscaped parks and streetscapes.

The 8.6-acre site plan responds to the surrounding constraints by providing an evocative and economic design solution. The four-story stucco and brick structure offers a mix of 253 stacked flats and 11 townhouses arranged around landscaped courtyards, adjacent to a seven-level structured parking garage and above the retail and community center.

According to Steve Spessard, CEO, Asset Plus Companies, “We are excited to be working closely with Meeks + Partners on our latest student housing development near Texas A & M University in College Station. In order to “get it right”, we think the best student projects must include excellent design by the architectural team coupled with significant expertise by the developer in this specialized property type. Don Meeks and his team brought tremendous creativity and enthusiasm to our project, and also the willingness to consider new ideas throughout the design process.

“Don understood our vision to create a product unique to the local market, and was able to interpret and refine some of our rough concepts and combine them with his own to design what we think will be a very attractive and unique project. An environment of steadily increasing construction costs combined with a fairly “tight” site certainly added to the challenge, but Don and his team really came through for us.”

The Lofts at Wolf Pen Creek features grade-level 9,000 square feet of retail space, a dedicated Texas A & M metro shuttle stop, and three private courtyards. Surface parking also will be offered along the perimeter of the community for guests and retail customers. Fronting the retail space, the principal corner area will provide the community with a sense of place and destination. A grand water feature, a commissioned local artwork and an outdoor café will emphasize the environment unique to this location.

Next to the commercial space a 13,840 square-foot state-of-the-art clubhouse will offer a game room, a theater, a Wi-Fi Internet café and business center, a cardio room and tanning rooms. The main courtyard

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Chairman

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Jon Préjean, NCARB
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will feature a resort-style pool and spa with water features, an outdoor fireplace, and lounge areas.

One-, two-, three-, and four-bedroom units will range from 545 square feet to 1,575 square feet. Two-bedroom/two-and-a-half bath townhouses will offer 1,035 square feet of space. The floorplans include soft-loft design features such as minimal exposed duct work, and track lighting. Apartments will be fully furnished and include flat-paneled TVs.

To maintain an open feel, the high density development wraps a variety of product around three courtyards, to break up the overall mass.

Don Meeks, Chairman, Meeks + Partners said, “Our main goal was to be responsive to the clients’ needs and to define a clear architectural language to underscore the importance of this development. We wanted to create an innovative and uplifting destination that would inspire its residents and the local citizens. We are very excited to be working with Asset Plus.”

Meeks + Partners is a full-service architecture and land planning firm that specializes in award-winning multifamily, luxury and urban mixed-use projects as well as student housing, independent senior housing, mid- and high-rise buildings and urban land planning. Formed in 1974, the award-winning firm has planned and designed more than 600,000 residential and commercial units in the United States, including Central America, Europe, Russia and China.

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