



**LV Collective and Culpepper Realty Announce
New Luxury Student Housing Development in College Station**

Housing Project Kicks Off Legacy Point Master Plan

COLLEGE STATION, TX – January 29, 2025 - Today, LV Collective (“LV”), a national real estate developer, and Culpepper Realty Co. (“Culpepper Realty”), a College Station-based real estate development firm, announced the closing of a new luxury student-oriented multifamily housing development in College Station, Texas.

This housing project, located across from Texas A&M University at 313 College Avenue, is the first of three planned student housing developments that LV and Culpepper Realty will partner on within the larger Legacy Point master plan. The Legacy Point master plan is expected to

deliver 2,800 beds of student housing and will include over 50,000 square feet of retail, entertainment, restaurants, and outdoor amenity space.

Legacy Point is Culpepper Realty's master-planned, mixed-use development that aims to revitalize the 10-acre corner of College Avenue and University Drive, serving both the university and the community.

"The Legacy Point development is significant to us because it's here in College Station, a place our family has called home for five generations," shared John Culpepper, Culpepper Realty Director of Investments & Development. "With deep roots in this community and its development, the project is named with intention—to honor that legacy and create something meaningful for our family and the community. Our goal is to bridge the gap between Century Square and Northgate, serving both the vibrant student population and the broader community, and creating a space everyone can enjoy together."

The 752,500-square-foot student housing development at 313 College Ave will be seven stories and feature 316 apartments with a mix of studio, 1-, 2-, 3-, 4-, 5- and 6-bedroom units, offering a total of 953 beds.

The property will offer a large suite of amenities that are curated to support students' physical, mental and emotional wellness. The ground floor will feature an active lobby, including an integrated café, Daydreamer, which will serve handcrafted espresso drinks, coffee and tea. The study mezzanine will offer spaces for coworking and private study rooms. Residents can enjoy a resort-style pool with Jumbotron, rooftop resident and wellness lounge, courtyard and terrace. Rounding out the wellness amenities, the property will include a fitness facility with state-of-the-art equipment and a yoga studio. The property will also feature ground floor retail space.

"We're thrilled to announce our latest project in College Station, a vibrant community that aligns with our goal to enrich the lifestyle of every person who spends time in our spaces," said Jonathan Reyes, LV Collective President of Student Housing. "We're intentional about creating experience-based spaces that inspire personal development and build lasting connections, and we're proud to offer A&M students a home that fosters their growth, success and memories."

Site work began last week at 313 College Ave., and the project is scheduled to open in Fall 2027 in time for the 2027-2028 academic year.

Kennedy Wilson provided financing for 313 College Ave. Additional project partners include Andres Construction as the general contractor, Oz Architecture as the architect, Variant

Collaborative for interior design, Ironwood Design Group for landscape architecture, and Kimley Horn and VSM2 Structural Engineers.

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About LV Collective

LV Collective is a national real estate investment firm focused on acquiring, developing, and managing high-quality real estate in superior locations. Since its founding in 2012, LV Collective has expanded the business to include student housing and multifamily assets in excess of \$6 billion. For more information, visit lvcollective.com. For renderings, images and additional media assets, visit [our gallery](#).

About Culpepper Realty

Culpepper Realty is a real estate development firm in College Station, Texas. Since 1937, they have specialized in commercial real estate in Texas, providing best in class properties that serve customers' housing, retail and industrial business needs with a service that extends far beyond the transaction. For more information, visit culpepperrealty.com.

About Kennedy Wilson

Kennedy Wilson (NYSE: KW) is a leading real estate investment company with over \$28 billion of assets under management in high growth markets across the United States, the UK, and Ireland. Drawing on decades of experience, our relationship-oriented team excels at identifying opportunities and building value through market cycles, closing more than \$50 billion in total transactions across the property spectrum since going public in 2009. Kennedy Wilson owns, operates, and builds real estate within our high-quality, core real estate portfolio and through our investment management platform, where we target opportunistic equity and debt investments alongside our partners. For further information, please visit www.kennedywilson.com.

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