

Developer buys land for large luxury apartment project in Dallas

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National multifamily developer ZOM Living bought land next to the Dallas Galleria and plans to build a major luxury rental project with almost 400 units.

Orlando-based ZOM acquired the almost 3.5-acre property at LBJ Freeway and Noel Road on a tract that was once the site of a Chevrolet dealership.

The development, to be known as Hazel by the Galleria, will have 398 luxury apartment units.



ZOM LIVING The six-floor Hazel by the Galleria will have 398 luxury rental units on a site that formerly housed a Chevy dealership.

Construction of Hazel by the Galleria is set to begin in February.

The project's general contractor is CBG Building Company and the architect is LRK. Construction financing was provided by Fifth Third Bank as the lead bank, with Hancock Whitney Bank and BBVA USA as participating lenders.

"ZOM Living continues to invest in Dallas given the strong fundamentals of its multifamily market, fueled by population and employment growth," [Jason Haun](#), ZOM Living's vice president of the Texas market, said in a prepared statement. "With our newest project, Hazel by the Galleria, we will bring luxury rentals to a thriving neighborhood."

As ZOM prepares to launch Hazel, the firm is putting the finishing touches on a residential rental tower in Dallas known as Atelier. That project is comprised of 41 stories and 417 rental apartments that overlook the Dallas Arts District and Klyde Warren Park.

ZOM Living's Atelier tower has 53 loft-style and 364 high-rise units ranging from about 500 to 2,300 square feet with sweeping views of Uptown and Downtown Dallas.

“We are equally excited about the delivery of Atelier, which sits at the entry to the Dallas Arts District and is one of the most luxurious rental towers in Texas today,” Haun said.

The development also includes two levels of underground public parking and 15,000 square feet of retail space that CBRE is leasing. Atelier was designed by architecture firm Stantec and the general contractor is Balfour Beatty.

Atelier’s main lobby is designed as an art gallery and the tower features resort-style amenities including an expansive amenity deck with infinity edge pool and sun deck, custom cabanas, yoga lawn, outdoor lounge with grilling area for al fresco dining, a bar, and fire pit. The interior amenities include a membership quality fitness area, coworking space with private conference rooms, private wine lockers, entertainment lounge, catering kitchen with harvest table, grab-n-go resident market, and pet spa.

With these latest luxury residential projects, ZOM Living continues to expand its footprint in Texas, where it has had an active presence for the past 20 years from its regional office in Dallas.

The firm also broke ground last year on a project under development called Mezzo, which will have 378 luxury, garden-style apartments down the street from the 2,500-acre Fields masterplan, which will include the PGA of America’s new headquarters, two championship golf courses, an Omni resort and various other commercial and residential projects.

Since its founding more than 40 years ago, ZOM Living has built more than 23,000 apartment units nationwide, with an aggregate development value of \$4.5 billion. The firm’s current development pipeline includes more than 5,500 multifamily and senior housing units, with projects also underway and planned in the Phoenix, Charlotte, Austin, Washington, D.C., and South Florida metro areas.

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