

Dallas' diverse economy spurs demand for new apartments near Galleria

ZOM Living's new 398-unit rental community is nearly 80% leased.

A new rental community that just opened next door to Dallas' Galleria offices and shopping mall is already almost 80% leased.

Florida-based apartment builder ZOM Living developed the 398-unit Hazel by the Galleria project on LBJ Freeway at Noel Road. Construction started in 2021 on the six-story rental project on one of the last vacant building sites in that area on the north side of LBJ Freeway.

"Leasing has been strong since February and notably quicker compared to other urban core markets we've developed in, thanks to North Texas' diverse economy and population growth," ZOM Living's Jason Haun said in a statement.

The luxury rental community includes a 3,000-square-foot coworking space with private offices, conference rooms and a coffee bar. There's a tenant lounge, a resort-style swimming pool, fitness center, pet spa and two on-site parks.

The smallest 478-square-foot apartments in the project start at more than \$1,400 a month.

The development is one of several new apartment projects in the Galleria area.

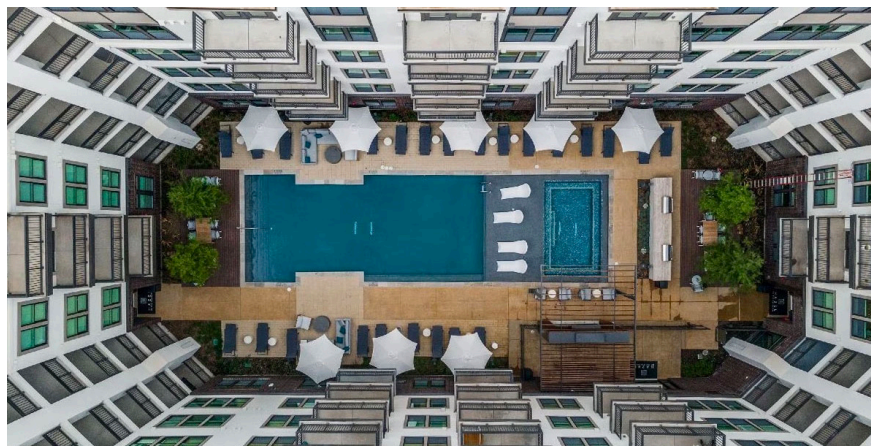
ZOM Living has developed several North Texas apartment communities, including the high-rise Atelier tower in the downtown Dallas Arts District. It recently sold a 378-unit property in Aubrey.

ZOM Living developed over 24,000 apartment units nationwide and has more than 4,500 units in its development pipeline.

Dallas-Fort Worth is the country's fastest growing apartment market with more than 70,000 units under construction. ■



The new Hazel by the Galleria apartments are on LBJ Freeway in Far North Dallas. (Contributed / ZOM Living)



The 398-unit Hazel by the Galleria project on LBJ Freeway at Noel Road. (ZOM Living.)