



ZOM Living and CP Capital Announce Completion of Azola® Avery Centre in Round Rock, Texas

Located in the heart of the transformative 1,200-acre Avery Centre master plan, the 359-unit multifamily development Azola Avery Centre is already 65% leased

ROUND ROCK, TEXAS - (June 2025) - A joint venture of ZOM Living, one of the nation's leading market rate multifamily and senior living developers, and CP Capital, a leading disciplined U.S. real estate manager specializing in multifamily investments, announces the delivery and opening of Azola® Avery Centre, a 359-unit, garden-style community in Round Rock, Texas.

Located at 3801 N. AW. Grimes Blvd., Azola Avery Centre stands as a premier example of an integrated, thoughtfully designed multifamily development. The property offers a variety of spacious luxury apartment layouts, including studios, one-bedroom, two-bedroom and three-bedroom units, ranging from 573- 1,564 square feet in size and rental rates fluctuating from \$1,200 to \$2,600.

"We're excited to celebrate the successful completion and early leasing success of Azola Avery Centre, which reflects ZOM Living's continued focus on delivering high-quality communities in high-growth markets," said Jason Haun, Senior Vice President Southwest for ZOM Living. "Round Rock is one of the most dynamic submarkets in the Austin metro area, and Azola Avery Centre offers residents the perfect blend of thoughtful design, lifestyle amenities, and connectivity. This project represents our commitment to building communities that enhance livability and provide long-term value for both our residents and partners."

Azola Avery Centre is part of The Avery Centre, a 1,200-acre, master-planned community just outside Austin in Round Rock, Texas. The property offers immediate proximity to leading institutions such as Texas State University – Round Rock, Austin Community College, Texas A&M Health Science Center, and Seton Williamson Hospital. The community is uniquely positioned to meet the growing residential demand from students, healthcare professionals, and regional employees.

"Azola Avery Centre exemplifies the kind of market-leading multifamily development that aligns with our long-term investment strategy," said Justin Sorem, Director of Asset Management at CP Capital. "Round Rock's strong population and job growth, along with its proximity to Austin, make it an ideal market for sustained rental demand. We're pleased to have partnered with ZOM Living on a thoughtfully executed community that is already enjoying strong leasing performance."

Community amenities extend the living experience beyond the home, including a resort-style pool, outdoor pavilion with BBQ grills and TVs, pocket parks, and a fenced dog park. Indoors, residents enjoy a state-of-the-art fitness center, private co-working offices with a conference room, a pet salon, and a grab-and-go marketplace, all designed to create a flexible, convenient and connected lifestyle within the expansive community.

Azola Avery Centre was designed by architect JHP, while Meshberg Group served as the interior designer and Rampart led the project's construction. The garden-style community's design offers a harmonious blend of modern architecture and functional luxury, thoughtfully integrated into its natural surroundings.



The property is comprised of three-story buildings complemented by elegant landscaping, including pocket parks, a large dog park, and meticulously designed pathways that encourage both privacy and community engagement in a pedestrian-friendly and walkable setting.

Each residence is thoughtfully designed with high-end finishes, providing residents with comfort and style. Apartment features include quartz countertops, full-height kitchen backsplashes, luxury vinyl plank flooring, and an upgraded appliance package that includes French door refrigerators, built-in microwaves, and range hoods. Spa-inspired bathrooms showcase frameless glass showers with tiled floors and linear drains, drop-in bathtubs, and illuminated vanity mirrors. Residents also benefit from modern conveniences such as in-unit washers and dryers, spacious walk-in closets, and private garages equipped with Level 2 EV charging for electric cars. Select units also include private yards for added outdoor space. Apartments provide a perfect blend of functionality and luxury, making them ideal for a wide range of lifestyles.

A quick commute to many of North Austin's largest employers including Dell World Headquarters, Apple, Samsung, and Hewlett Packard, Azola Avery Centre is perfectly situated for working professionals near Austin. Residents will also benefit from its proximity to the Domain, an expansive, mixed-use development with premier dining, retail and entertainment options including Topgolf, multiple breweries, and the Q2 Stadium, home to the Austin FC soccer club. The Domain is also home to globally recognized employers such as Indeed, Oracle, IBM, Amazon, and Cisco.

For more information or leasing opportunities, please visit www.azolaaverycentreroundrock.com.

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About ZOM Living

ZOM Living is one of the nation's leading market rate multifamily and senior living developers. Over its 48-year history, ZOM has joint ventured or developed over 25,000 apartment units nationwide with total capitalization of over \$5.4 billion. ZOM has developed and sold 57 multifamily rental projects since 1991, generating a 19% return to the venture over a 4.8-year average holding period and has garnered more than 215 industry awards, including the Development Firm of the Year award by both Multi-Housing News and NAHB. This track record has led to over 40 debt and equity institutional capital partnerships. ZOM has regional development offices in Fort Lauderdale, Dallas, Boston, Nashville, Phoenix and Raleigh and is actively expanding its development pipeline.

About CP Capital

CP Capital, formerly known as HQ Capital Real Estate, is a highly disciplined U.S. real estate investment manager focused on the multifamily sector. Founded in 1989, the firm has invested in more than \$15 billion of U.S. real estate on behalf of global institutions, family offices and ultra-high net worth individuals. These investments total more than 70,000 residential units and 21 million square feet of commercial space. In-house capabilities of CP Capital also include asset and construction management, capital markets, legal, reporting, and tax structuring expertise. Through its consistent participation in the market over the past three decades, the firm has developed deep relationships across the real estate industry. CP Capital's primary investment strategy focuses on opportunistic and value-add rental apartment investments with best-in-class joint venture partners in growth markets throughout the U.S., which has resulted in a strong track record of more than 230 realized multifamily fund investments as of September 30, 2022. Visit cpcapitalus.com for more information.

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