



**302-322 W. COMMERCIAL ST.**

**ROSE DISTRICT**





# BRICK ROW HOUSES

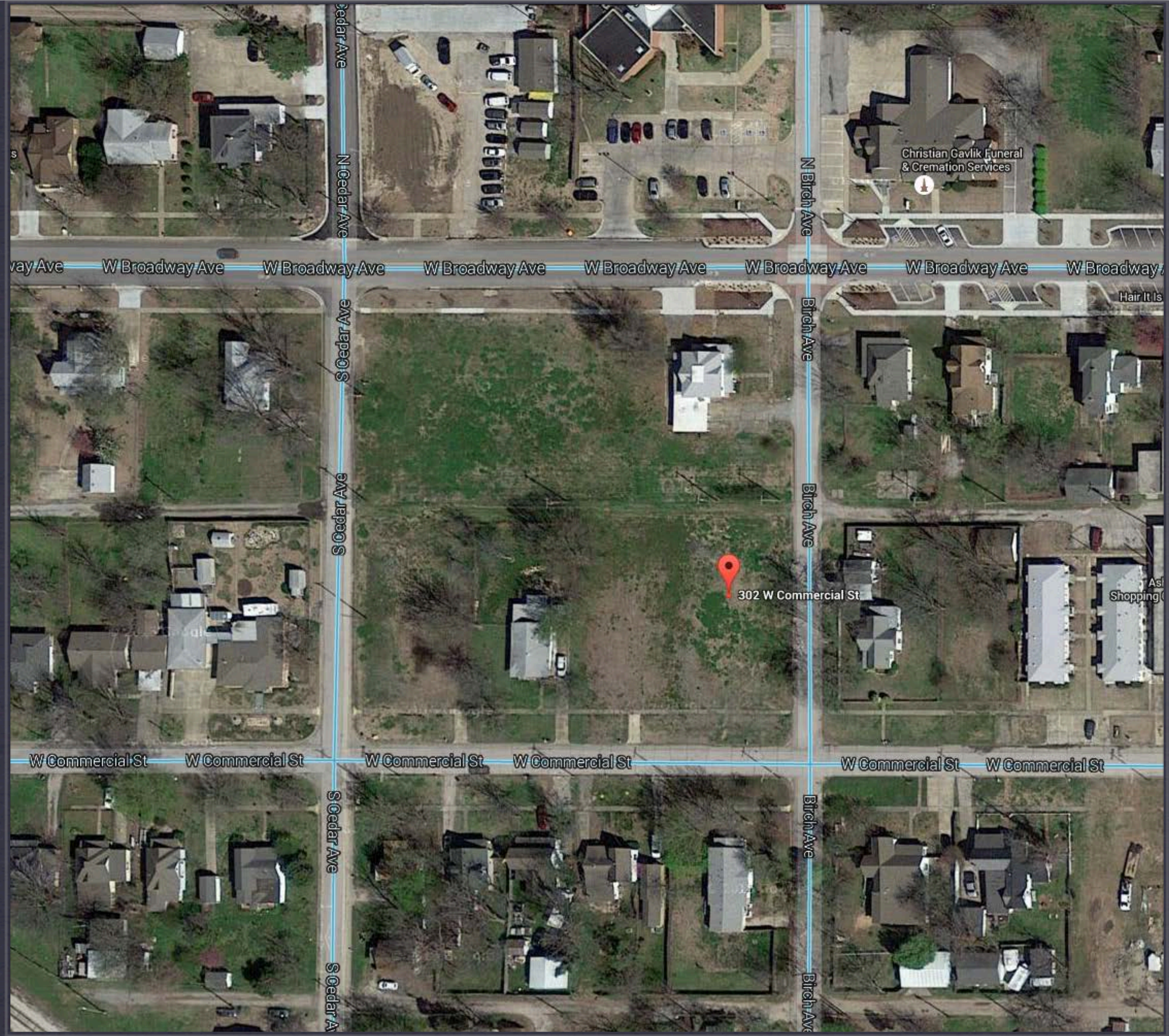
**\$2.6 MILLION ROSE DISTRICT RESIDENTIAL PROJECT**



# Project Site

302-322 W. Commercial St.

42,000 SF or .96 Acres or  
300' x 140'







# Site Improvements

**ON-SITE PARKING OF 45 SPACES**

(32 GARAGE SPACES & 13 OPEN PARKING SPACES)

**2.81 SPACES PER UNIT**

**CONCRETE SIDEWALKS**

**INDIVIDUAL CURB-SIDE BRICK MAILBOXES**

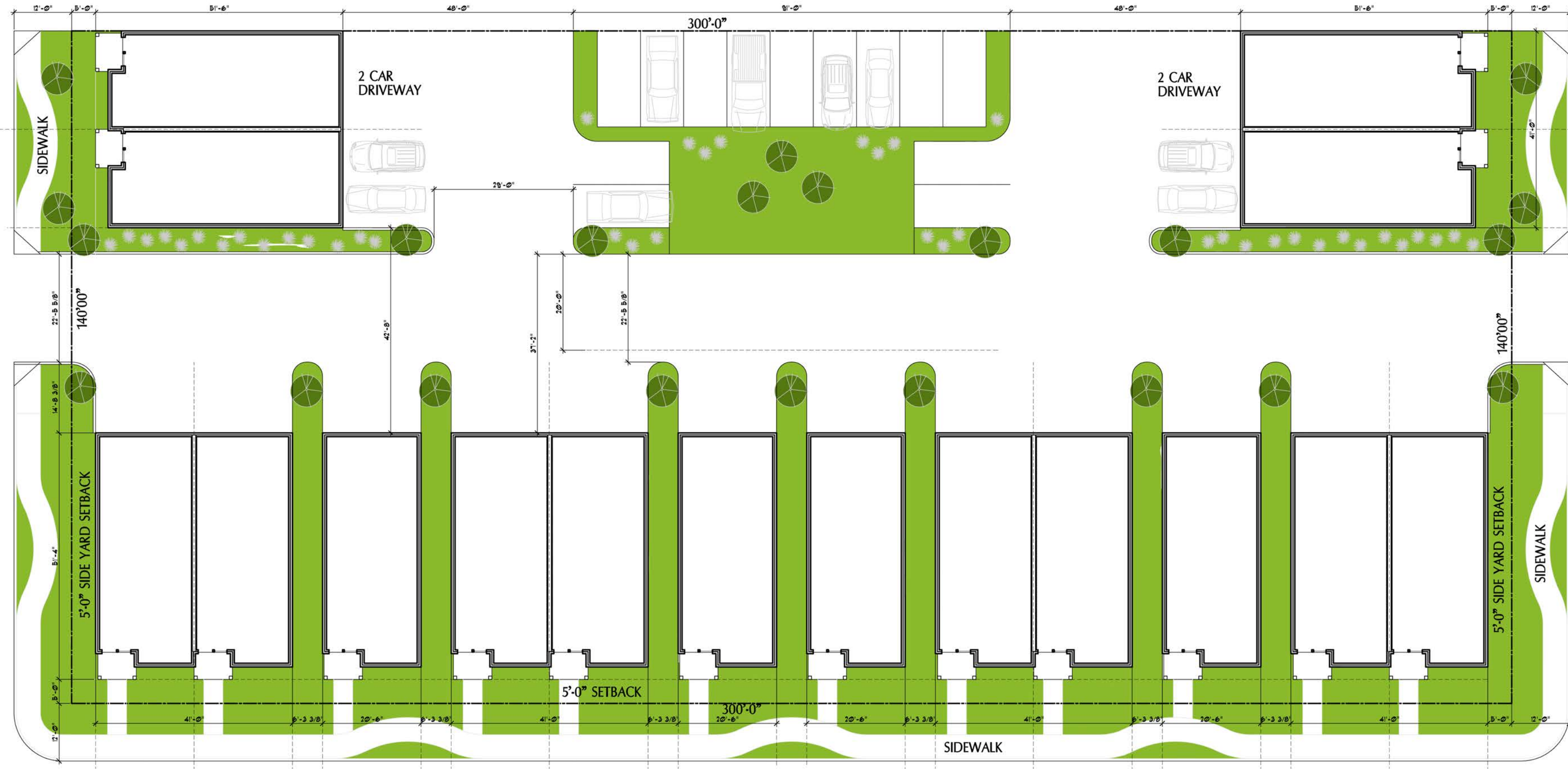
**STREET-SIDE & INTERIOR SOD & LANDSCAPING**

**8 BRICK COLOR SELECTIONS**



# ALLEY

20'-0" ALLEY ACCESS



CEDAR AVE.

BIRCH AVE.

COMMERCIAL ST.

**SITE PLAN**  
THE OAKS OFF MAIN





# Urban Living

Suburban Prices

**16 UNITS**

**4 - 4 BEDROOM UNITS**

**12 - 2 BEDROOM UNITS**

**THE OAKS OFF MAIN**

**16 UNITS**

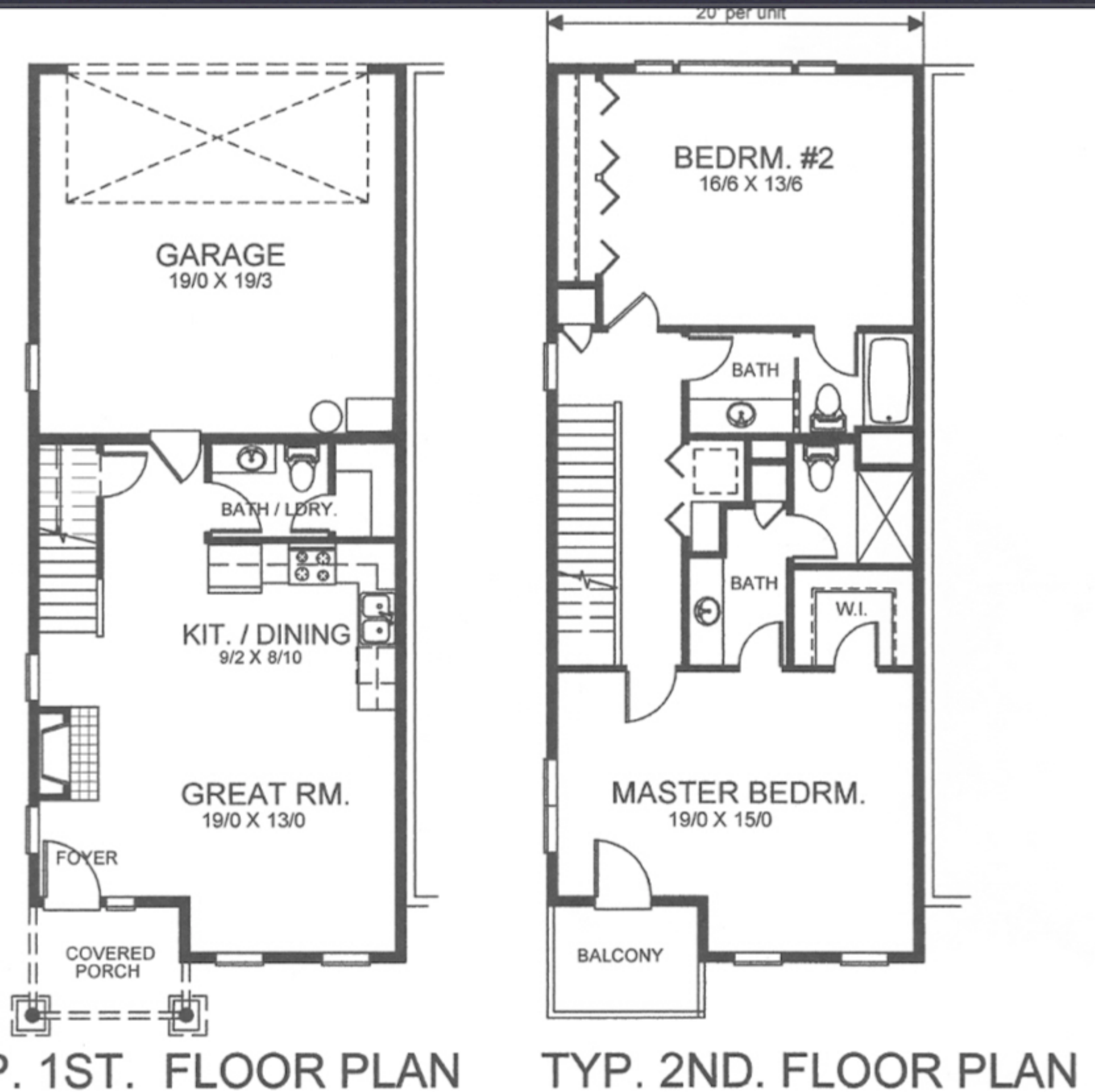


# 2 BEDROOM UNIT

## 1407 SF

**\$179,500**

- 2-CAR GARAGE
- BATHROOM/LAUNDRY
- KITCHEN/DINING
- GREAT ROOM
- COVERED PORCH
- MASTER BEDROOM
- MASTER BATH
- BEDROOM 2
- EN SUITE BATH
- BALCONY



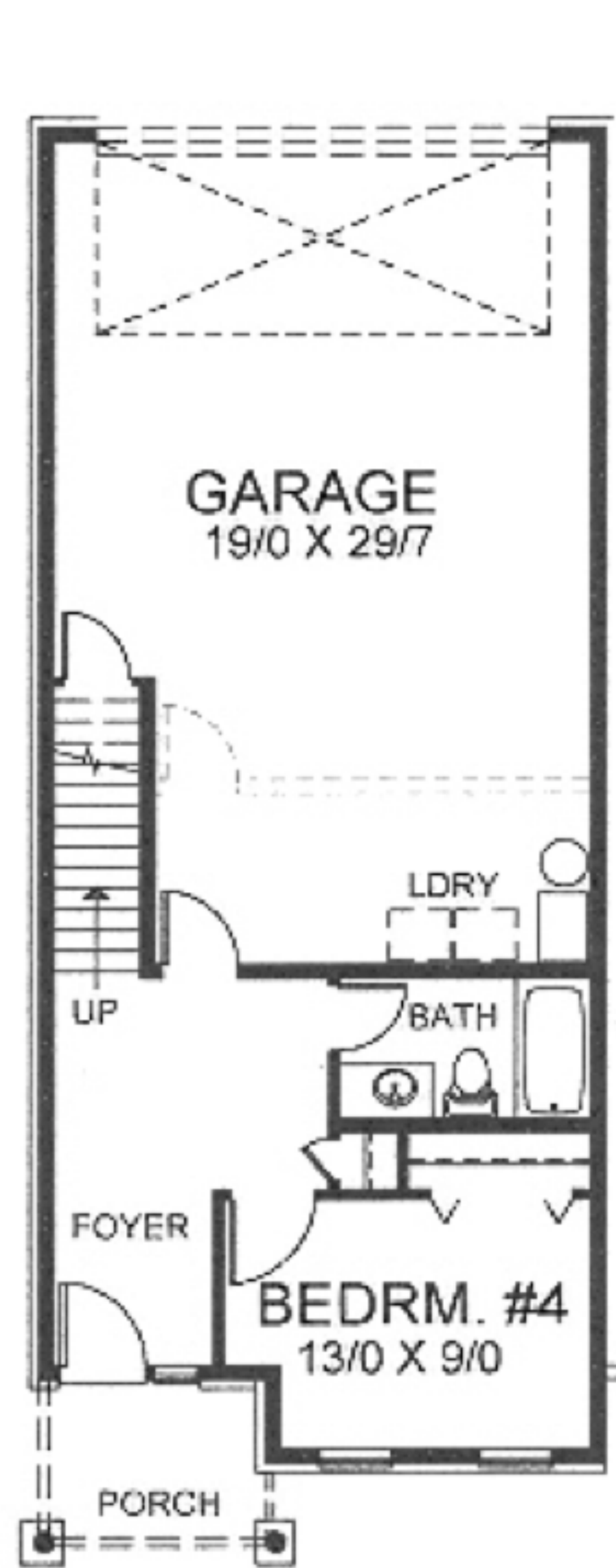


# 4 BEDROOM UNIT

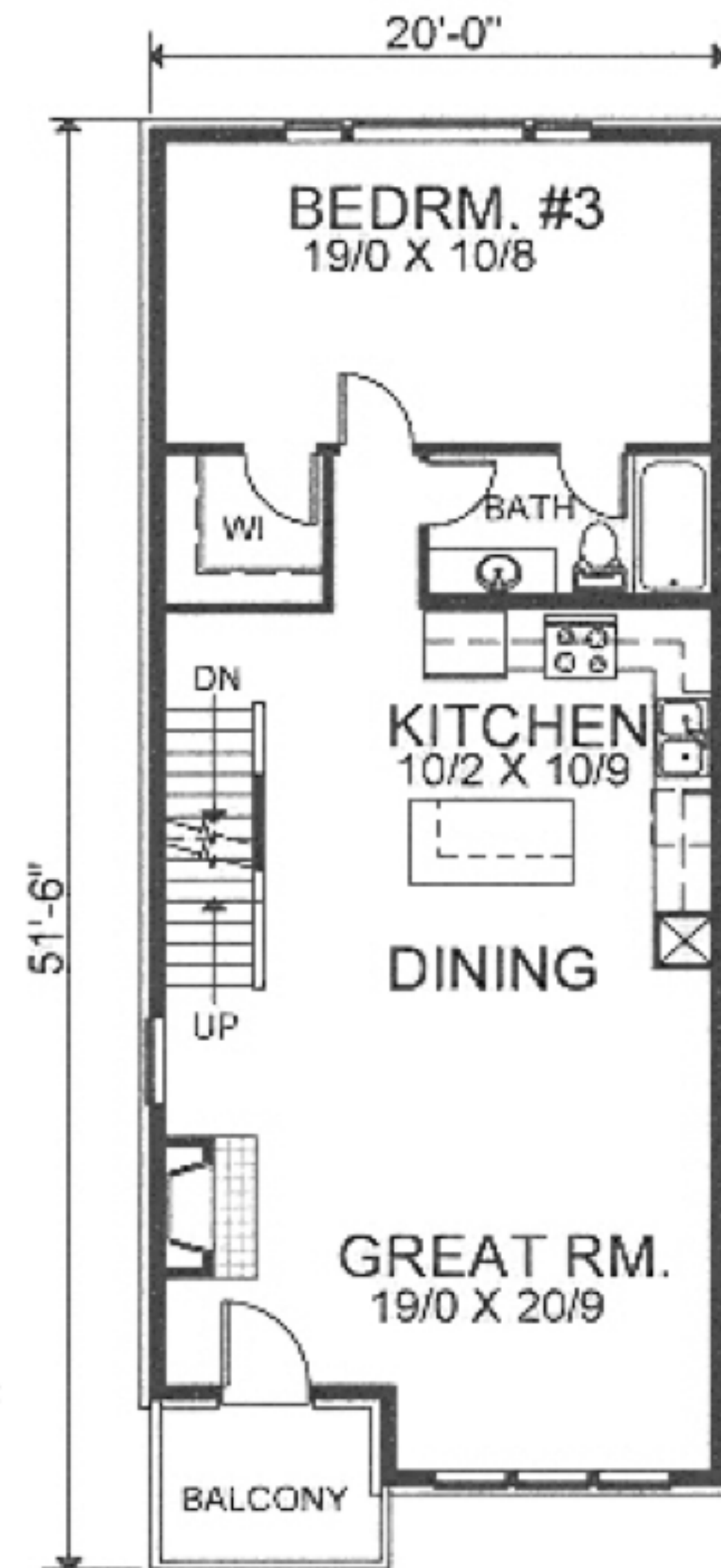
## 2201 SF

\$269,000

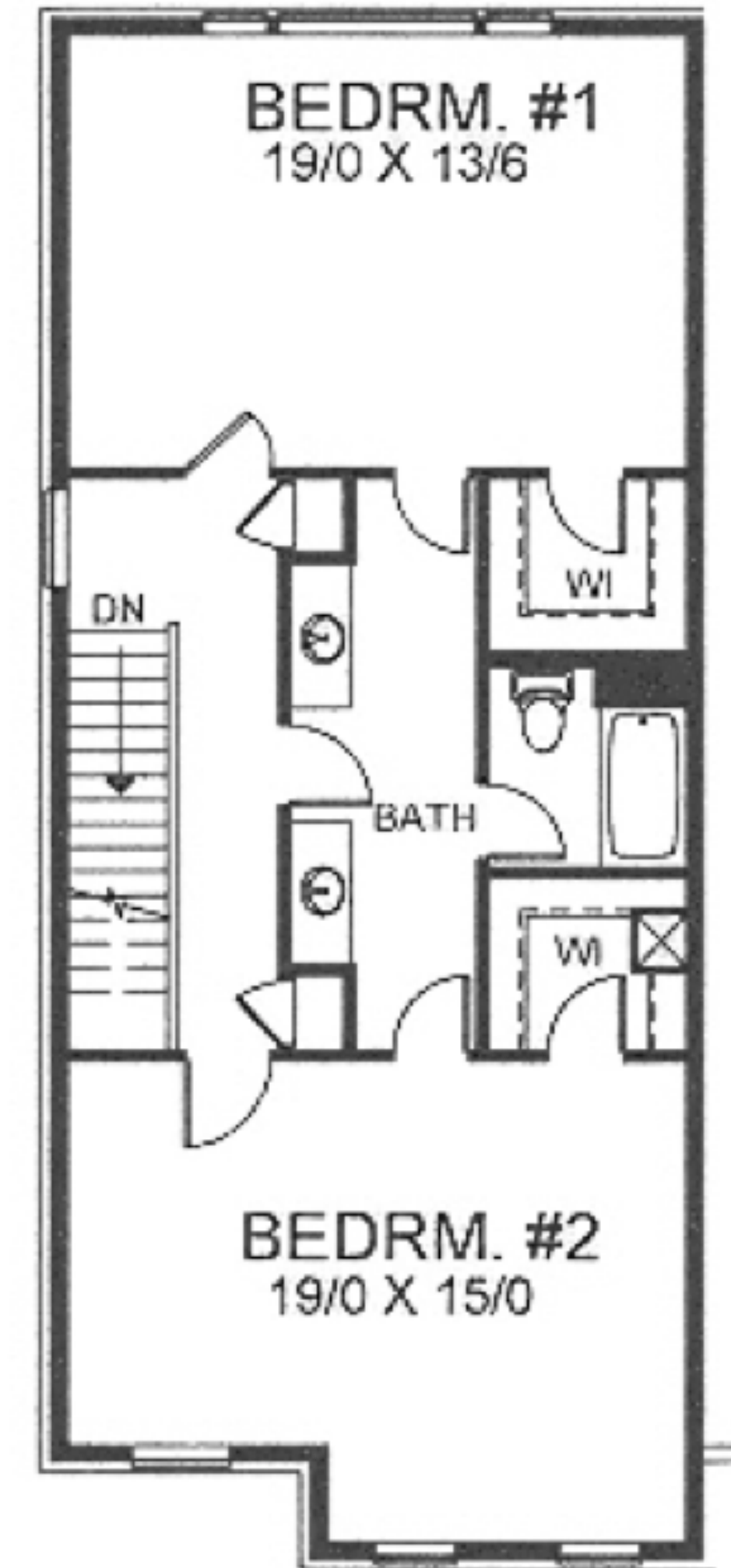
- 2-CAR GARAGE
- FOYER
- LAUNDRY
- KITCHEN
- DINING
- GREAT ROOM
- COVERED PORCH
- MASTER BEDROOM
- MASTER BATH
- 3 BEDROOMS
- 2 EN SUITE BATHS
- BALCONY



TYPICAL  
1ST FLR



TYPICAL  
2ND FLR



TYPICAL  
3RD FLR





# Exterior Amenities

8 BRICK COLOR SELECTIONS

LANDSCAPING

COVERED FRONT ENTRIES &  
BALCONIES

PER PLAN AND PER ELEVATION



# Exterior Amenities

NICHES AND ARCHES

UNDER CABINET LIGHTING

STAINLESS STEEL APPLIANCES

GRANITE COUNTERTOPS

HARDWOOD FLOORING

10' CEILINGS

SECURITY SYSTEM

2-CAR GARAGE



**VARIES PER PLAN**





PROJECT

# THE OAKS OFF MAIN

## BRICK ROW HOUSES

DATE

07.14.16

CLIENT

322 COMMERCIAL, LLC.