

RENTAL COMMUNITIES

Senior apartments are planned for Garland

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A Dallas-based apartment builder that's kicking off several projects is starting a rental community in Garland.

Palladium USA International Inc. is developing the project on Belt Line Road near Tina Drive. The planned community is next to Yarborough Park and will have 122 units.

"We closed and started construction on our Palladium Garland Senior Living development a few weeks ago," said company CEO Tom Huth.

The development is aimed at residents who are age 62 and older.

Ninety-two of the rental units are designed as affordable apartments for residents who earn 60% or less of the area's average median income.

HEDK Architects designed the project. Palladium USA recently got approval from Dallas' City Council for another 270-unit at 3380 Simpson Stuart Road north of Interstate 20. The three-story, \$53 million apartment project is planned in an area that is seeing increasing employment from major distribution centers.

Palladium USA also is building another workforce housing apartment community as part of the redevelopment of Redbird Mall in southwest Dallas. The 300-unit Redbird rental community, which will open early next year, will include market rate units.

The developer also has a new project in northwest Dallas on Stemmons Freeway north of Walnut Hill Lane.

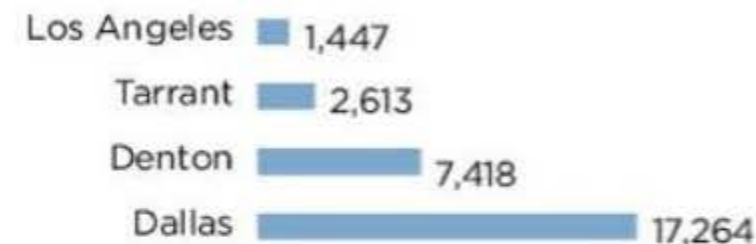
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Who's on the move?

Based on estimates from the United States Census Flow Mapper and a five-year total from 2014-18:

Collin County relocations

Top INCOMING counties, by people

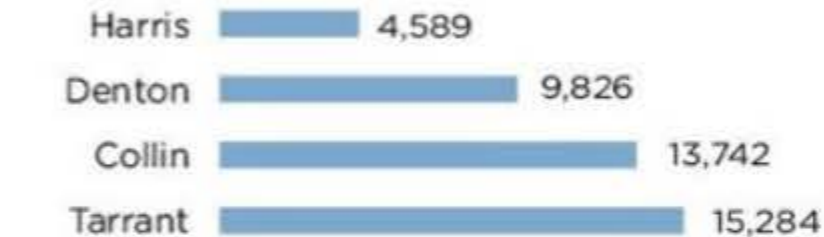


Top OUTGOING counties, by people



Dallas County relocations

Top INCOMING counties, by people



Top OUTGOING counties, by people



SOURCE: Texas Realtors 2021 Texas Relocation Report

Staff Graphic

D-FW, Houston areas make gains for out-of-state moves

Continued from Page 3B

With the COVID-19 pan-

ing they are looking to Texas because of cost of living, cost of talent, taxes, real estate and

folks said their workforce will be on site either most or part of the time when it is safe to re-