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Legacy Lofts: new 444 apartment units to be built in Belton, TX, by Trendsetter Homes, Division of Clayton Building Solutions

By Mike Cohen

WACO, Texas. – (December 1, 2010) – There's new housing on the way for students and others adjacent to Baylor University in Waco, and modular construction will assure it is ready far sooner than with previously accepted building methods.

A groundbreaking today signaled the start of work on Legacy Lofts, which will include 444 apartments in three buildings as well as an amenities center and parking structure. Nearly 1200 students will call it home. It's believed to be the largest privately-funded modular project ever built in North America.

The 444 apartment units will be built primarily in Belton, Texas, by Trendsetter Homes, a division of Clayton Building Solutions. All 444 apartment units will be built within 6-7 months, with the entire project slated for completion by the end of 2011. "We're excited about this project and being able to help create much-needed student housing so rapidly," said Doug Henriquez, Director of Business Development at Trendsetter. "Increasingly people who want higher quality construction and faster delivery are turning to modular construction. We have another student housing project underway at Appalachian State University in Boone, North Carolina."

Recently, Trendsetter has been best known for government projects. In the past 4 years, the Trendsetter facility

has built 34 multi-story apartment buildings which encompass more than 5000 apartments in the state of Texas. A project at Fort Sam Houston in San Antonio represents the largest modular-built commercial project in the U.S., consisting of five buildings and over 1,500,000 square feet. With modular construction, much of the project is built inside climate-controlled conditions, and then assembled into buildings on site. It eliminates weather delays and often results in projects being completed in half of the time with just a fraction of the waste generated during the site-built process.

“Modular construction helps us deliver superior quality while holding down costs,” said Kelly Williams, General Manager of Clayton Building Solutions. “We believe development of all kinds of housing, including student housing, will turn to modular construction as a smart, money-saving choice.”

Legacy Lofts involves a number of companies. It is owned by Legacy Lofts Education Foundation, Inc. The prime contractor is Andres Construction Services, LLC and the architect is Architecture Demarest LP. Both firms are based in Dallas. The project is located on University Drive, just across the street from Baylor, but is not officially affiliated with the school. The City of Waco has been very supportive and instrumental in plan reviews.

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About Clayton Building Solutions: Clayton Building Solutions is a division of Clayton Homes, Inc. A Berkshire Hathaway company, Clayton Homes is a national, vertically integrated housing company. Through its family of brands, Clayton Homes builds, sells, finances, leases, and insures a full spectrum of affordable housing and is the nation's number one retailer of modular and manufactured homes.

Media note: Images and site plans are available upon request.

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