

# Texas State University Hillside Ranch

1350 n lbj drive | san marcos, texas



Project Delivery  
Construction Manager

Project Size  
498 beds  
218 units  
58 buildings

Use Type  
Student Housing/Multi-Family  
New Construction

Owner  
Schenk Realty Group  
1929 W Wellington Ave  
Chicago, IL 60657

Architect  
Progressive AE  
1811 4 Mile Rd NE  
Grand Rapids, MI 49525

Hillside Ranch is an off-campus housing complex serving the students of Texas State University in San Marcos, TX. The project consisted of two separate areas of development.

Phase one included the development of 88 units into infill areas of the existing complex. The design was developed to integrate the new units seamlessly into the existing complex and included the addition of several new amenities, such as a sport-court, sand volleyball court, putting green, outdoor grilling station and outdoor leisure area.

Phase two consisted of new “cottage-style” student housing developed on 11 acres of land adjacent to the existing complex. This new development included a mix of 3 traditional multi-unit buildings, 3 townhome style buildings and 48 cottage style residences of 4-5 bedrooms each in a single family home type configuration.

This 54 building, 390 bedroom project created a unique, neighborhood style environment specifically tailored to the needs of today’s college students. With this final piece came the addition of a new, stand-alone fitness center building, parkland access trails and disc golf course amenities. In summary, the Hillside Ranch project created the addition of 58 buildings, 218 units and 494 beds totaling 240,000 SF located a short distance from the Texas State University campus.



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student housing