RESIDENCES AT BLOSSOM TRAIL & MAGNOLIA PLACE

1246 W Jefferson St, Orlando, FL o 321 W Peachtree St, Lakeland, FL









ABC Associated Builders and Contractors Central Florida

Residences at Blossom Trail

Residences at Magnolia Place

Orange County Florida

City of Orlando

City of Lakeland www.lakelandgov.net

NuRock Companies

For over 30 years, **NuRock** has delivered successful housing communities through its vertically integrated development, construction, and management model. With deep local and regional expertise and a dedicated development office in Florida, NuRock has developed and constructed over 17,000 affordable housing units.

NuRock Companies

NuRock Development

Pre-acquisition due diligence, negotiations, and development support, while serving as construction liaison and general partner to ensure seamless project execution

NuRock Construction

Full-service GC and construction management for multifamily communities developed by the NuRock Companies

NuRock Management

Oversees multifamily communities with services including property operations, staffing, tenant screening, and resident program implementation

AHF50 ▸ TOP DEVELOPERS

● → FOR-PROFIT ✱ → NONPROFIT

NuRock Florida Projects

	Project	Location	Units	Date
COMPLETED	Town Park Crossing	7843 Davie Road Ext Davie, FL	100	2011
	Vista Grand at Spring Hill	10380 Quality Dr, Spring Hill, FL	90	2011
	Residences at Crystal Lake	350 NE 32nd Ct, Pompano Beach, FL	92	2015
	Heritage at Pompano Station	33 NE 4th St, Pompano Beach, FL	116	2016
	Residences at Haverhill	5417 Trevor Cir, West Palm Beach, FL	117	2018
	Residences at Marathon Key	4800 Overseas Hwy, Marathon, FL	55	2020
	Residences at Crystal Cove	4900 Overseas Hwy, Marathon, FL	46	2020
	Residences at Naranja Lakes	27550 S Dixie Hwy, Miami, FL	140	2023
	Residences at Beverly Park	6017 Washington St., Hollywood, FL	115	2025
PIPELINE	Residences at Foxcroft Cove	3300 Foxcroft Rd, Miramar, FL	84	Start 2026
	Residences at Westview Landing	NW 27th Ave & NW 123rd St Miami, FL	130	Start 2026
	Residences at Blossom Trail	**OBT & Jefferson St Orlando, FL**	**140**	**Start 2027**
	Residences at Country Grove	16651 Valezquez Rd, Wellington, FL	106	Start 2027
	Residences at Country Landing	16651 Van Gogh Rd, Wellington, FL	106	Start 2027
	Residences at Magnolia Place	**321 W Peachtree St, Lakeland, FL**	**75**	**Start 2027**

RESIDENCES AT HAVERHILL

WEST PALM BEACH, FL





TOWN PARK CROSSING

DAVIE, FL





HERITAGE AT POMPANO STATION

POMPANO BEACH , FL





RESIDENCES AT NARANJA LAKES

MIAMI, FL





RESIDENCES AT CRYSTAL COVE

MARATHON, FL





RESIDENCES AT BEVERLY PARK

HOLLYWOOD, FL







FEATURED PROJECT:

RESIDENCES AT BLOSSOM TRAIL

Location


Colonial Drive
Rock Lake
SITE
UCF DOWNTOWN
Downtown Orlando
Lake Eola
SunRail
Orange Blossom Trail
inter&co STADIUM
CAMPING WORLD STADIUM
TOLL 408
4
SITE
RESIDENCES AT Blossom Trail

Site Plan



Project Highlights

Location	1246 W Jefferson St, Orlando, FL
Site Size	1.63 Acres
Current Site Condition	Vacant Infill
Development Type	New Construction (High-Rise; 7-Story) w/structured parking
Demographic	Family
Number of Units	140
Affordability	100% Affordable Housing (50 Year Affordability Period)
Resident Amenities	Clubhouse, Fully Furnished Fitness Center, Swimming Pool & Sundeck, BreakOut Room, Gathering Areas
Resident Services	Financial Counseling, Career Development, Academic Enrichment, BreakOut After-School Program, Health & Wellness
Green Building Standard	ICC 700 National Green Building Standard
Financing	4% LIHTC, Orange County Housing Trust Fund

RESIDENCES AT
Blossom Trail

Unit Mix & Rents

Type	Rent	# of Units	Unit %	Total Rent	Sq. Ft.	Total Sq. Ft.
1br/1b (30%)	$542	5	3.57%	$2,710	650	3,250
1br/1b (60%)	$1,189	15	10.71%	$17,835	650	9,750
1br/1b (80%)	$1,621	4	2.86%	$6,484	650	2,600
2br/2b (30%)	$657	5	3.57%	$3,285	850	4,250
2br/2b (50%)	$1,176	21	15.00%	$24,691	850	17,850
2br/2b (60%)	$1,434	32	22.86%	$45,888	850	27,200
2br/2b (80%)	$1,952	16	11.43%	$31,232	850	13,600
3br/2b (30%)	$760	4	2.86%	$3,040	1,025	4,100
3br/2b (60%)	$1,656	27	19.29%	$44,712	1,025	27,675
3br/2b (80%)	$2,254	11	7.86%	$24,794	1,025	11,275
TOTAL		**140**	**100%**	**$204,671**	**868**	**121,550**

Rendering



Rendering





FEATURED PROJECT:

RESIDENCES AT MAGNOLIA PLACE

Location


Lakeland Regional Health
(¾ mile)
MLK Jr. Ave
SITE
Bartow Road
FLORIDA children's museum
N Florida Ave
Lake Wire
George Jenkins Blvd
bonnet springs
Lakeland Downtown Terminal
AMTRAK
I AM LOVE
Lake Mirror
Bartow Road
Downtown Lakeland
Barnett Family Park
RP FUNDING CENTER
Lake Beulah
Sikes Blvd
George Jenkins Blvd
Magnolia St
MLK Jr. Ave
Virginia Ave
SITE
New York Ave
W Peachtree St

Site Plan


vehicular ingress/egress
(24' wide)
landscape island every 10 spaces
(10' x 18', typ.)
5 ft. landscape buffer
(north, south, east & west)
dumpster enclosure
(12' x 12' enclosure
w/10' x 12' concrete pad)
existing 5' sidewalk
(north, east, south)
95-space surface
parking lot
24' drive aisle, typ.
surface parking space
(9' x 18', typ.)
238'
22 on-street parking spaces
(8' x 22', typ.)
proposed 5' sidewalk
(Virginia Ave)
75-unit, 4-story multifamily building
(82,000 sf)
10 ft. side setback
(east)
5 ft. side setback
(west)
40', typ.
property line
10 ft. front setback
290'

Project Highlights

Location	321 W. Peachtree Street, Lakeland, Florida
Site Size	1.58 Acres
Current Site Condition	Vacant Infill
Development Type	New Construction (Mid-Rise; 4-Story) w/surface parking
Demographic	Family
Number of Units	75
Affordability	100% Affordable Housing (50 Year Affordability Period)
Resident Amenities	Clubhouse, Fully Furnished Fitness Center, Swimming Pool & Sundeck, BreakOut Room, Gathering Areas
Resident Services	Financial Counseling, Career Development, Academic Enrichment, BreakOut After-School Program, Health & Wellness
Green Building Standard	ICC 700 National Green Building Standard
Financing	9% LIHTC, City of Lakeland LGAO

Unit Mix & Rents

Type	Rent	# of Units	Unit %	Total Rent	Sq. Ft.	Total Sq. Ft.
1br/1b (30%)	$379	3	4.00%	$1,137	650	1,950
1br/1b (60%)	$871	9	12.00%	$7,839	650	5,850
1br/1b (80%)	$1,198	3	4.00%	$3,594	650	1,950
2br/2b (30%)	$464	7	9.33%	$3,248	850	5,950
2br/2b (60%)	$1,052	29	38.67%	$30,508	850	24,650
2br/2b (80%)	$1,446	10	13.33%	$14,460	850	8,500
3br/2b (30%)	$538	2	2.67%	$1,076	1,025	2,050
3br/2b (60%)	$1,218	8	10.67%	$9,744	1,025	8,200
3br/2b (80%)	$1,673	4	5.33%	$6,692	1,025	4,100
TOTAL		**75**	**100%**	**$78,298**	**843**	**63,200**

Rendering



Rendering





Thank you!