



Blaze Capital Partners Acquires 150-Unit Active Adult Rental Community in San Antonio, TX

The acquisition marks the Charleston-based rental housing investment firm's third active adult rental housing investment and its first foray into the Texas housing market

SAN ANTONIO, Texas (February 1, 2023) – [Blaze Capital Partners](#) (“Blaze”) today announces the acquisition of Sage Stone Oak, a 150-unit, 55-plus, multifamily rental community in San Antonio, Texas. This is Blaze’s third acquisition in the active adult sector over the past four months following Hardy Springs, a 55-plus rental community in the Paulding County submarket of Atlanta, and Annabelle on Main, a 55-plus multifamily community in the northwest Atlanta submarket of Duluth. Sage Stone Oak is the first Texas-based investment for Blaze as it expands its portfolio farther into the Sunbelt.

“We have been bullish on emerging and fast-growing markets throughout the Sunbelt and are eager to grow our burgeoning active adult portfolio in Texas,” said Chris Riley, co-founder and managing partner of Blaze. “San Antonio is an attractive market for our firm and for those in the 55-plus demographic who want to continue leading active, social lives without the stress of homeownership.”

Recently built in 2020 on a 7.5-acre site, Sage Stone Oak hosts a mix of spacious one- and two-bedroom apartments ranging in size from 829 to 1,172 square feet. Each luxurious unit features an open-concept design, expansive walk-in closets, vinyl plank and carpet flooring, granite countertops, nine-foot ceilings, in-unit washers and dryers, walk-in glass showers and private terraces or balconies. Community amenities include a resort-style swimming pool with a sundeck, two private dog parks, a 24-hour fitness and wellness studio with classes, a library, media and game rooms, a community garden and a two-story clubhouse with Wi-Fi.

Conveniently located in the Stone Oak neighborhood just 15 miles north of downtown San Antonio, residents experience the perfect mix of large city offerings in a quiet residential setting. The property also provides easy access to two major thoroughfares in the area, US-281 and Loop 1604, and is only a short 15-minute drive to the San Antonio International Airport. Many retailers including HEB, Home Depot, Target, Ross, Sam’s Club and Costco are in close proximity to the community, with smaller retailers, restaurants, banks and pharmacies located adjacent to the community on Stone Oak Parkway. Sage Stone Oak offers residents a social, maintenance-free living environment that will meet their needs and be in a central location to all shopping, dining and entertainment amenities in San Antonio.

“Sage Stone Oak is poised to provide the baby boomer generation with quality, lifestyle-focused rental housing in a vibrant, connected city like San Antonio,” said Eddy O’Brien, co-founder and managing partner at Blaze. “As we look to the future of housing and continue diversifying our portfolio with property types that take advantage of long-term demographic trends, Blaze will continue expanding its footprint through strategically acquiring and developing across the rental housing spectrum in key markets throughout the Sunbelt.”



Blaze has continued to grow its rental housing portfolio significantly throughout the Sunbelt. Most recently, Blaze purchased 251 North, a 192-unit, garden-style multifamily community in Midtown Atlanta. By year's end, Blaze is on track to reach approximately \$900 million in total transaction volume, marked by heavy disposition activity in the first half of the year followed by opportunistic investments in the second half of 2022 across active adult, conventional multifamily, build-for-rent single-family and multifamily conversion properties.

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About Blaze Capital Partners

Blaze Capital Partners is a rental housing investment and development firm driven by a simple but unusual mission: Creating homes for how people live and how they want to live. With a human-first approach fueled by demographic and psychographic research, Blaze owns and operates exceptional communities in high-growth markets throughout the Sunbelt. Headquartered in Charleston, South Carolina, Blaze offers a full suite of investment services, ranging from research and acquisitions to development and asset management. With a current portfolio across the Southeast, Blaze has transacted on approximately \$2 billion in gross asset value since 2016, with an active investment pipeline of acquisition and development opportunities across the rental housing spectrum. To learn more about Blaze, visit www.blazecapitalpartners.com.

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