



For Immediate Release

Landmark Properties Acquires Development Site for The Mark Tampa in Joint Venture with Canyon Partners Real Estate and Peninsula Investments

*Developer Reveals Plans for 807-Bed, Six-Story
Student Housing Community Adjacent to the University of South Florida*

Athens, Ga. (August 28, 2025) – [Landmark Properties](#), a fully-integrated real estate firm specializing in the development, construction, acquisition, investment management, and operation of high-quality residential communities, in a joint venture with [Canyon Partners Real Estate LLC](#) (“Canyon”) and [Peninsula Investments](#), has closed on the acquisition of a 4.31 acre site at 2700 University Square Drive in Tampa, Florida.

Kennedy Wilson provided the construction loan for the project with TSB Capital Advisors arranging financing. Construction will immediately begin on The Mark Tampa, an 807-bed, six-story student housing community, with delivery anticipated for the 2027-2028 academic year.



Landmark Construction will serve as the project's general contractor, with Dwell Design Studios serving as architect. The Mark Tampa is situated at the intersection of University Square Drive and Club Drive, just 0.18 miles from the University of South Florida's (USF) campus.

"Landmark is excited to announce the development of The Mark Tampa in partnership with Canyon and Peninsula," said Jason Doornbos, Chief Development Officer at Landmark Properties. "The Mark's unparalleled amenities and prime location just southwest of the USF campus and near a multitude of dining and entertainment options will make the community an attractive housing option for USF students."

The Mark Tampa will offer more than 270,500 square feet of residential space across 215 units, in a mix of studio to five bedrooms. Residences are fully furnished and come wired for internet and cable. Units will include quartz countertops, stainless-steel appliances, in-unit laundry, hardwood-style laminate floors, large closets, and blinds. Balconies will be available in select units.

A robust, 25,000-square-foot amenity package differentiates The Mark Tampa from other properties. Offerings include a rooftop pool deck, grilling area, a clubhouse, jumbotron, sports simulator, sauna and cold plunge, ground-floor interior courtyard, indoor/outdoor fitness center, a computer lab, and study areas on each floor.

The building will also feature 988 square feet of ground floor retail and on-site parking for approximately 647 cars. A USF Bull Runner shuttle stop is located adjacent to the community for express service to campus. Residents of The Mark Tampa also benefit from being just steps from a number of dining, shopping, and entertainment options, including RITHM at Uptown and the newly relocated USF recreational fields.

The Mark Tampa will be Landmark Properties' fourth asset in the Tampa market; Landmark has developed and is currently operating 1,930 beds across three properties including [The Standard at Tampa](#), [The Metropolitan Tampa](#), and [The Retreat at Tampa](#).

The Mark Tampa represents Canyon's eighth student housing investment over the past five years, as increased enrollment growth continues to fuel strong demand. Canyon is an active provider of debt and equity in the student housing sector to capitalize \$1.0 billion of total projects in the sector.

The Mark Tampa is Peninsula's first asset in the Tampa market and the eighth one in Florida. It also represents its forty seventh student housing investment.

About Landmark Properties

Headquartered in Athens, Ga., with an office in Atlanta, Landmark Properties is a fully integrated real estate firm, specializing in the acquisition, development, and management of high-quality residential communities. With over \$15 billion in AUM, Landmark's portfolio includes over 115 residential communities across the United States with 72,000 beds under management. Additionally, Landmark benefits from an active development pipeline with over 50 student and multifamily projects under construction or near term start with an estimated value of over \$10 billion. For more information, visit www.landmarkproperties.com.

About Canyon Partners Real Estate LLC

Founded in 1991, Canyon Partners Real Estate LLC is the real estate direct investing arm of Canyon Partners, LLC, a global alternative asset manager with over \$28 billion in assets under management. Over the last fifteen years, Canyon has invested over \$7.9 billion of debt and equity capital across 274 transactions capitalizing approximately \$32.6 billion of real estate assets, focusing on debt, value add, and opportunistic strategies. With 30+ years of experience, Canyon has established a broad menu of investment capabilities spanning property types, US regions, and project stages (including development, transitional, and distressed/workouts). For more information visit: www.canyonpartners.com.

About Peninsula Investments

Headquartered in Miami, FL, and Montevideo, Uruguay, Peninsula Investments Group is a leading private equity real estate firm specializing (through its different verticals) in the acquisition and development of student housing and residential projects in the U.S., as well as residential developments across Latin America. In student housing, the firm has invested in over 32,000 beds within more than 10,000 units in 21 U.S. states and the UK. For more information visit: www.peninsulainvestments.com.

About Kennedy Wilson

Kennedy Wilson (NYSE: KW) is a leading real estate investment company with \$30 billion of assets under management in high growth markets across the United States, the UK and Ireland. Drawing on decades of experience, our relationship-oriented team excels at identifying opportunities and building value through market cycles, closing more than \$60 billion in total transactions across the property spectrum since going public in 2009. Kennedy Wilson owns, operates, and builds real estate within our high-quality, core real estate portfolio and through our investment management platform, where we target opportunistic equity and debt investments alongside our partners. For further information, please visit www.kennedywilson.com

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