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For Immediate Release

Landmark Properties Partners with Stockbridge to Acquire The Junction Cottages & Townhomes Near Texas A&M University

Sprawling 22-Acre Community in College Station, TX Offers Cottage and Townhome Living with a Robust Suite of Amenities

Athens, Ga. (February 10, 2025) – [Landmark Properties](#), a fully-integrated real estate firm specializing in the development, construction, acquisition, investment management, and operation of high-quality residential communities, with Stockbridge, a real estate investment management firm, announce the acquisition of [The Junction Cottages & Townhomes](#) (The Junction) at 2415 Junction Boys Rd. in College Station, TX. The 22-acre community is one of the highest quality cottage and townhome developments serving Texas A&M University, the largest university in the nation. Built in 2016, the complex boasts 186 residences and includes 801 beds, each with a private bath. The transaction was arranged by CBRE.



"A combination of historic high occupancy, attractive assumable in-place financing and a remarkable amenity package makes The Junction an incredibly attractive asset to bring into our portfolio," said JD Goering, Senior Vice President of Acquisitions at Landmark Properties. "The continued performance speaks to the strong demand for cottage-style living among the Texas A&M population and the rapid leasing velocity demonstrates continued upside. With spacious floor plans and a robust amenity offering at highly competitive pricing, The Junction delivers exceptional value."

Floorplans at The Junction include a variety of three- and five-bedroom stand-alone cottages and three-, four-, and five-bedroom duplex townhomes. Cottages and townhomes boast an average unit size exceeding 1,700 square feet and give residents the feel of a home. With most bedrooms on the second or third floor of each unit, residents enjoy greater privacy than in typical apartment units. Interior finishes include stainless-steel appliances, shaker-style mocha cabinetry, and granite countertops in kitchens with vinyl plank flooring in the common areas. Each residence is also equipped with a sizeable kitchen pantry and full-size washer/dryer.

Residents at The Junction enjoy one of the most robust amenity packages in the College Station market. The 8,500+ square-foot clubhouse and office space features ample study spaces and a variety of seating configurations and nooks for studying and socializing. The resort-style pool includes a swim-up bar, poolside cabanas, lounge chairs, and grilling stations while the adjacent indoor/outdoor pool house offers a social lounge, ping pong, air hockey and billiards. The contemporary fitness center includes a spin room and sauna while an outdoor fitness area rounds out the workout options at The Junction. Additional amenities include a variety of outdoor seating areas, tanning beds, a pet washing station and ample surface parking. The Aggie Spirit shuttle bus system also stops in front of the property.

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.

Stockbridge Overview

Stockbridge is a real estate investment management firm led by seasoned senior professionals averaging 25 years of real estate industry experience. The firm was founded in 2003 and manages real estate equity investments across the risk spectrum within a variety of investment structures on behalf of U.S. and foreign institutional investors, family offices and high net worth individuals. Stockbridge has approximately \$37.3 billion of assets under management (as of September 30, 2025) spanning all major real estate property types, and certain specialty property types with an emphasis on residential and industrial space throughout the U.S. The firm has offices in San Francisco, Atlanta, Chicago, Dallas, Denver, and Phoenix. For more information, visit www.stockbridge.com.