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From the Birmingham Business Journal:

<https://www.bizjournals.com/birmingham/news/2020/11/11/parkside-residential-project-breaks-ground.html>

Parkside residential project breaks ground

Nov 11, 2020, 8:26am CST **Updated: Nov 11, 2020, 9:52am CST**

New Jersey-based Aptitude Development has broken ground on The Marshall – a 200,000-square-foot student housing community in Parkside.

The 409-bed, seven-story project will be located at the corner of 13th Street and Third Avenue South. It will also include 10,000 square feet for amenities, including fitness facilities, resident lounges, breakout areas, open-air social space, courtyards, and a pool with campus views and more.

“We’ve seen Birmingham evolve over the years and the demand for student housing has really flourished, when we saw an opportunity to develop a modern community within walking distance of the university, we took it,” said Jared Hutter, cofounder of Aptitude Development. “We’re excited to expand the footprint of our brand and see The Marshall Birmingham come to fruition over the next two years as we focus on what our residents are looking for in an amazing location.”



APTITUDE DEVELOPMENT

A rendering of the Marshall, which is under construction at 13th Street and Third Avenue South.

The project is one of several student housing projects in the works near the University of Alabama at Birmingham campus, which has seen several years of enrollment growth.

“Despite a time of uncertainty, Aptitude is happy to find a university that has enrollment continuing to grow and because of that has a major need for off-campus student housing,” said Brian Rosen Co-Founder Aptitude Development. “To have The Marshall Birmingham within walking distance of campus will be a big benefit to UAB’s students. To be connected to campus life while having their own modern community to call home will be a game-changer.”

Aptitude Development has partnered with Stone Construction, BSB Design and CHA Engineering on this project. This is the fourth Marshall branded community that Aptitude Development has in the works. The other Marshall communities include The Marshall Syracuse in New York, The Marshall Louisville in Kentucky and The Marshall Arkansas in Fayetteville.

The Marshall Birmingham will begin pre-leasing in summer 2021 and will open in summer 2022.