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**AHV COMMUNITIES ANNOUNCES THREE NEW BUILT-FOR-RENT® COMMUNITIES,
EXPANDING INTO NASHVILLE AND ADVANCING GROWTH IN GREATER HOUSTON**

Adagio on the Pike, Lyra at the Quarry and Cypress Heights scale AHV's Built-For-Rent® luxury single-family and attached home rental communities in high-growth corridors where employment and demand remain resilient

SAN ANTONIO (July 16, 2026) – AHV Communities, the pioneer and leader in Built-for-Rent® single-family and attached home rental communities, today announced three new communities – Adagio on the Pike and Lyra at the Quarry in Nashville, and Cypress Heights in Cypress, TX. Together, the new communities further expand AHV's footprint across high-growth Sun Belt markets where demand continues to outpace new supply. That gap creates an opportunity for renters seeking professionally managed homes offering more space, privacy, and lifestyle amenities than traditional apartments.

Adagio on the Pike and Lyra at the Quarry represent AHV's first communities in Tennessee and underscore the company's confidence in the Nashville MSA's long-term fundamentals, including job creation, sustained inbound migration, and a widening affordability gap that continues to reshape housing choices for working families and relocating professionals.

"Across the Sun Belt, renters are seeking a specific lifestyle, and AHV Communities is responding with homes that offer the feeling people want, along with the ease of a professionally managed community," said AHV Communities Founder and CEO Mark Wolf. "Nashville stands out because the need is real and durable: It's a high-growth market where homeownership has become increasingly out of reach for many households, yet demand remains strong for larger, family-oriented rental options. In 2026, Nashville's premium build-to-rent (BTR) demand remains strong because job growth is still holding up and the affordability gap keeps pushing households toward high-quality rentals. Adagio and Lyra allow us to deliver AHV's signature Built-For-Rent® experience in a part of West Nashville that has been underserved by true resort-style, professionally managed BTR product."

The announcement comes as the BTR sector moves through a more disciplined capital environment, where underwriting has become more selective and capital is increasingly concentrated behind proven operators with established track records. AHV's vertically integrated model and deep lending relationships have enabled the company to continue advancing high-impact communities that align with its long-term resident and market selection strategy. In Nashville specifically, nearly half of renters are cost-burdened, and the region is

projected to need more than 90,000 additional homes over the next decade¹ – reinforcing the importance of new, well-located rental options with strong fundamentals that can serve households seeking space and stability amid today’s affordability gap.

AHV’S First Built-For-Rent® Communities in Nashville

Located on the western edge of Nashville’s Bellevue neighborhood, Adagio and Lyra sit near the McCrory Lane and Highway 70 corridor, an emerging growth area offering quick access to I-40, downtown Nashville, and key employment centers while preserving a lower-density, nature-adjacent feel.

Financed by Arbor Realty Trust, a national direct lender headquartered in Uniondale, New York, Adagio on the Pike will deliver a thoughtfully planned mix of detached single-family homes and townhomes totaling 151 residences. The community will include 67 single-family detached homes with front and rear yards, offered in a range of 3- and 4-bedroom floor plans with 2 to 2.5 bathrooms, attached two-car garages, and approximately 1,443 to 1,898 square feet. Adagio will also feature a townhome neighborhood of 84 residences across 18 buildings, including 3-, 4-, 5-, and 6-plex configurations. Townhome plans will offer 3 bedrooms, 2.5 bathrooms, attached two-car garages, and approximately 1,568 to 1,678 square feet, along with private decks and patios.

Inside the homes, residents can expect open-concept layouts with 9-foot ceilings, along with modern kitchens featuring quartz countertops, stainless steel appliances, washers and dryers, and designer-inspired tile backsplashes. Additional interior highlights include luxury vinyl plank flooring, walk-in closets, central heating and air conditioning, and smart-home technology. Select homes will also include private fenced backyards with professional landscaping and maintenance, and garages will be designed with EV-charging readiness and direct access into the home.

Adagio is planned to offer a full suite of resort-style amenities, including a swimming pool with sundeck, a 24/7 fitness center, and a clubhouse with an entertainment lounge and flexible gathering and workspaces. The amenity program also includes outdoor lounges such as fire pits and grilling areas, a dog park with a pet spa/washing station, and a children’s playground. Infrastructure at Adagio is near completion, and vertical construction for the detached homes began in Q1 2026. The start of leasing and pricing on both the detached homes and townhomes to be announced. First move-ins are anticipated in Q1 2027.

Lyra at the Quarry will include 162 paired homes offering private outdoor space, attached garages, and modern interiors. Plans will feature 3- and 4-bedroom layouts with 2.5 bathrooms, attached two-car garages, and approximately 1,423 to 1,728 square feet, along with front and rear yards.

Lyra is planned to offer a similar resort-style amenity experience as AHV’s other Built-For-Rent® communities, including a pool with sundeck, a 24-7 fitness center, a dog park and pet spa, and a clubhouse with gathering spaces. The community will also include outdoor social areas such as fire pits and grilling/lounge spaces. Infrastructure completion is currently estimated for Q1 2027

¹ [City of Nashville: Unified Housing Strategy](#)

with vertical construction also anticipated to begin in Q1 2027. The start of leasing and pricing to be announced, with first move-ins anticipated in late 2027.

“Many single-family rentals in Nashville exist as scattered homes without the infrastructure that makes a neighborhood feel complete,” said Wolf. “What’s been missing is an intentionally planned community where residents get the privacy of a home alongside the placemaking that comes with shared amenities and professional onsite management. Adagio and Lyra fill that gap, so renters have both the home they want and a well-run neighborhood.”

AHV Extends its Footprint in Greater Houston

With a long-standing presence in Texas, Cypress Heights will introduce a new neighborhood of luxury single-family rental homes in one of Greater Houston’s most active suburban growth corridors in Cypress. The community will feature a mix of one- and two-story single-family homes with front, side, and rear yards, situated on lots ranging from approximately 3,100 to 8,600 square feet. Floor plans will include 2- to 4-bedroom and 2- to 2.5-bathroom options, with home sizes ranging from approximately 1,008 to 1,784 square feet. Homes will offer one- and two-car garages, including one-car garages for select single-story, two-bedroom plans; and two-car garages for the remaining home types.

Located in Cypress, TX, Cypress Heights is positioned for regional connectivity with immediate access to US-290 and SH-99, enabling commutes across Houston and to key nodes including Spring, Tomball, Downtown Houston, and George Bush Intercontinental Airport. The community is surrounded by a wide range of shopping and dining options, with convenient access to multiple anchored retail centers as well as a premium outlet mall. The site is located within the Cypress-Fairbanks ISD, a highly sought-after school district, and sits approximately 3.5 miles north of Bridgeland, a major master-planned community. Cypress Heights is expected to benefit from the significant awareness and marketing presence associated with the broader area’s growth.

Financed by Arbor Realty Trust, infrastructure at Cypress Heights is complete, and vertical construction began in October 2025. Leasing is expected to begin in late Summer 2026, with pricing to be announced.

Continued Platform Growth with Third Party Built-for-Rent® Services

In addition to developing and operating its own Built-For-Rent® communities, AHV continues to expand its Third-Party Built-For-Rent® Services platform, offering institutional-grade, end-to-end development and construction management services to developers, landowners, and capital providers seeking experienced execution in the fast-growing BTR sector.

“Built-For-Rent only works long-term when the execution is disciplined, from land and entitlements to construction and day-to-day operations,” said Wolf. “Our vertically integrated platform was built to control quality and outcomes. That same expertise is what we bring to our third-party services offering, while continuing to grow our own portfolio in markets where we can deliver long-term resident appeal and durable performance.”

For more information, visit ahvcommunities.com.

About AHV Communities

AHV Communities (“AHV”) is a privately held developer, builder, operator and industry leader in Built-for-Rent® luxury single-family and attached rental communities. AHV Master Planned Rental Communities™ serve renters in premium supply constrained markets with quality constructed and well amenitized rental homes set within contiguous communities. All AHV communities are managed and maintained onsite, ensuring long-term asset quality and a stronger value proposition for renters, cities and investors alike. AHV Communities has developed, built, entitled, or acquired 39 projects totaling 7,060 homes and lots, with an aggregate value exceeding \$1.78 billion. AHV Communities is based in San Antonio, Texas. Visit www.ahvcommunities.com.

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