

# INNOVATION TOWERS

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Transformative Living in Aggieland



**Bryan College Station, Texas**







*Innovation Towers*

# Innovation Towers

Innovation Towers signifies the coming of age of the Bryan College Station community in terms of housing facilities. Located in the heart of Aggieland, Innovation Towers offers the latest state-of-the-art amenities to homeowners seeking extraordinary architectural features, 360° window visibility, short drive to Texas A&M facilities, conveniences within the neighborhood, and easy access in and out of town.

Project design incorporates disruptive technologies such as clean energy, virtual remote viewing windows, electric vehicle recharging stations, weather protected parking, and all LED lighting. When the cluster of buildings is complete, it will contain a walkable courtyard for boutique shops and restaurants surrounded by breath-taking landscape.

# Conceptual Renderings



## CONCEPT'S ESSENCE:

- Innovation Towers' design will evoke the strong foundations of a leading educational and research community grounded on lasting values and traditions that has become the visionary leader for an optimistic future for Texas, the nation, and the world.
- Innovation Towers is the first urban-style, high-rise, high-end condominium project where professionals, business-entrepreneurs, and visionary leaders in both research and education who make this vision possible can live in comfort, share leisure time, and form relationships as friendly neighbors unencumbered by domestic chores.
- Innovation Towers' 9-acre tract will define the sky-line for the community and be the allegorical light house illuminating our path into the future

## DESIRED EFFECT:

- Innovation Towers' image will reflect distinction, security, comfort, and privacy without disrupting the seamless transition of a small community entering a world of changing ideas.
- Innovation Towers represents a reward for a life of deserved achievements without being extravagantly obtrusive.
- Innovation Towers' exteriors and landscape architecture will evoke the optimistic can-do spirit of its residents.

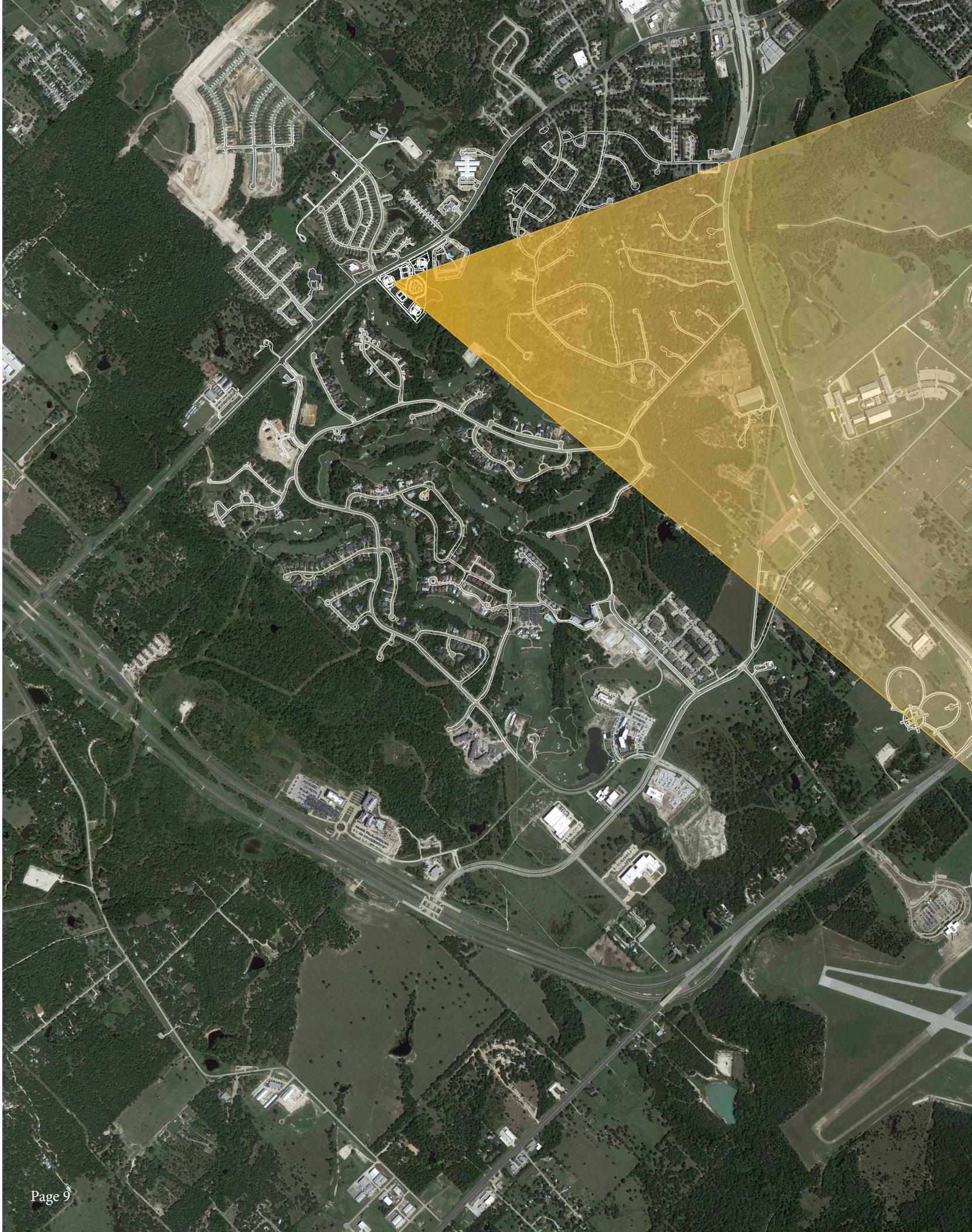


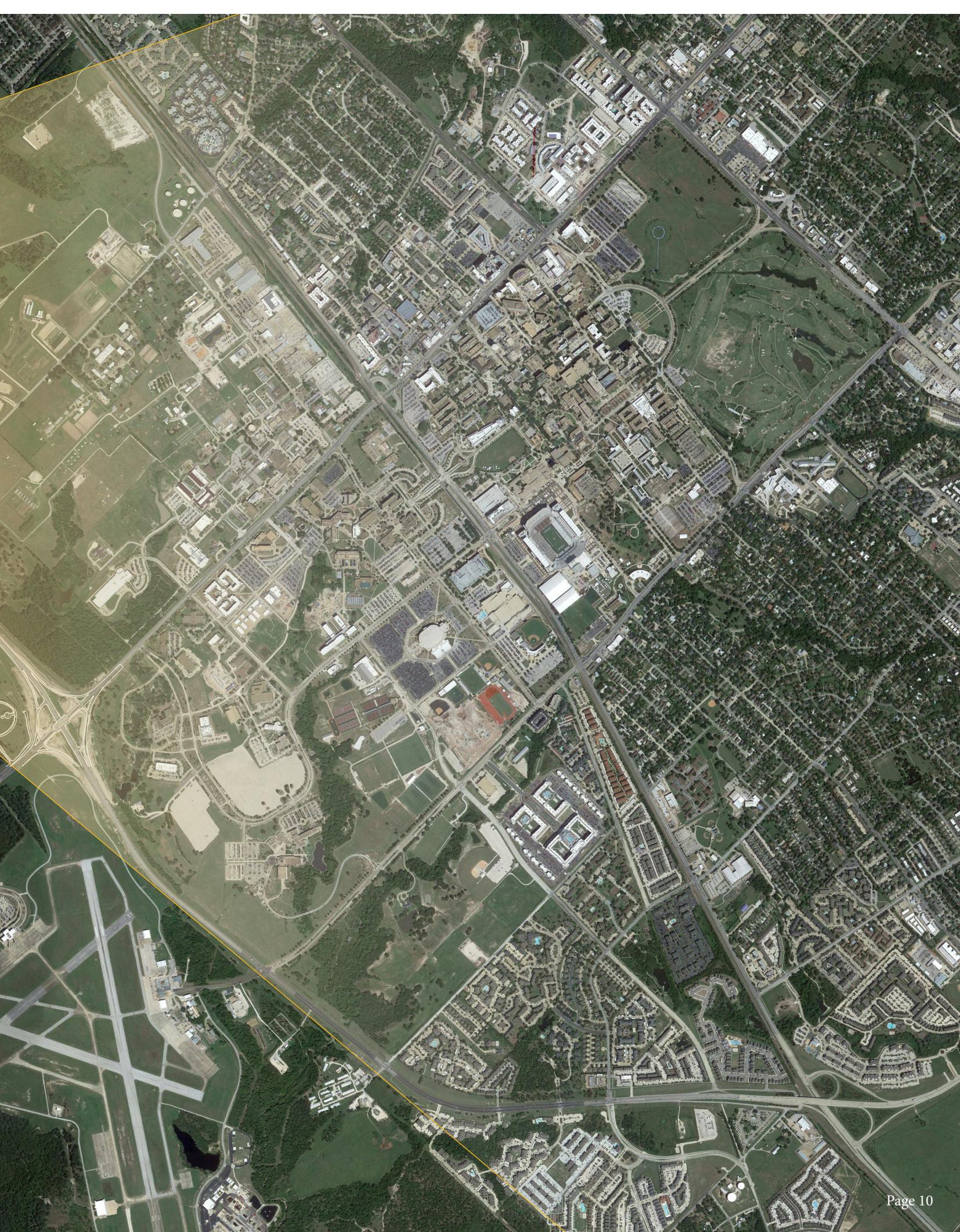


## ARCHITECTURAL PARAMETERS:

- Innovation Towers will be designed in a congruent style to reflect the optimistic forward focus of the entire project.
- Living units will start on floor 4 above garages, thereby maximizing visibility to the distant horizon for all.
- Entry lobby, reception and support services will be located on the ground floor garages. Parking and optional private storage will be located on floors 1 to 3.
- Recreation area including a pool, activity room, gym and outdoor grills will be located on floor 4.
- Exterior wrap will be glass curtain wall and metal panels. Besides providing an attractive visual appeal, the system will let sunlight in while reducing heat transfer, thereby minimizing electric energy use and maintaining excellent visibility.
- Innovation Towers will include selections from 1 to 3 bedrooms, with penthouses on the 4 highest floors.
- Early purchasers will have an opportunity to select their personal interior design finishes with cost allowances for appliances and special build-out selections.









## SITE DESIGN PARAMETERS:

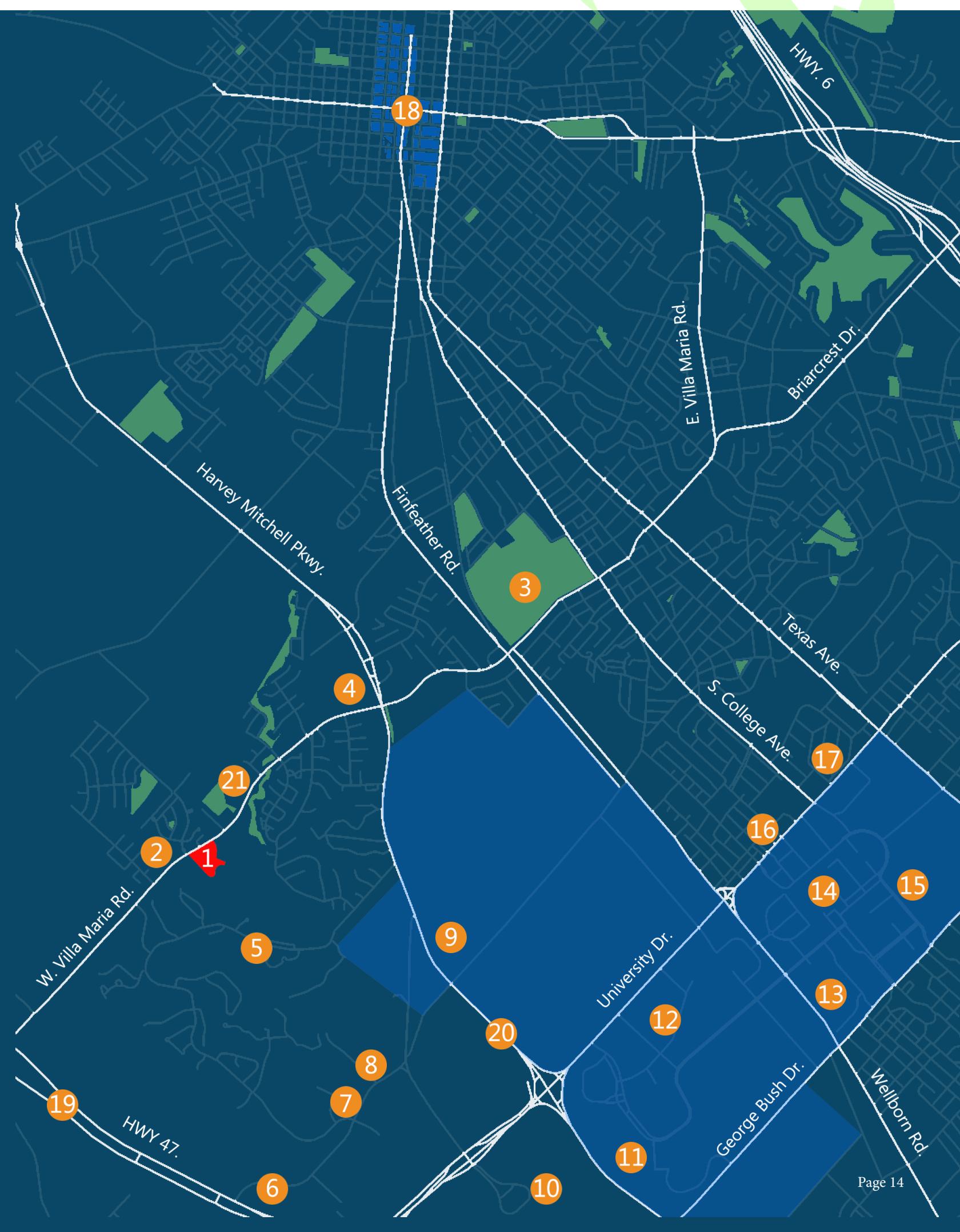
- Innovation Towers will include five 12±-story buildings surrounded by a landscaped green area contiguous to a Jack Nicklaus & Son golf course and a 40-acre wildlife sanctuary.
- Each tower can include 40 to 50 units, creating a combined total of as many as 250 condominiums.



- Each tower will be strategically positioned to offer sweeping views of Aggieland and its environs. The entire project will be built over a period of several years.
- The area circumscribed by the buildings will be designed for a walkable island with high-end boutique shops and specialty restaurants.
- Additional surface parking for visitors will be created with due respect to the landscape

# Nearby Points of Interest

1. Innovation Towers
2. Scott & White Medical Clinic
3. Bryan Multi-use Municipal Park
4. Rudder's Landing Shopping Center
5. Traditions Country Club & Golf Course
6. Biomedical Corridor
7. The Stella Hotel
8. St. Josephs CHI Senior Wellness Center
9. A&M Equestrian Center
10. Easterwood Airport
11. George Bush Presidential Library
12. A&M West Campus
13. Kyle Field
14. A&M Main Campus
15. A&M Golf Course
16. Northgate Entertainment District
17. Century Square
18. Downtown Bryan
19. Highway 47 to Austin, TX
20. FM 2818 to Houston, TX (Harvey Mitchell)
21. Mary Branch Elementary School



18

HWY. 6

E. Villa Maria Rd.

Briarcrest Dr.

Harvey Mitchell Pkwy.

Finfeather Rd.

3

Texas Ave.

4

S. College Ave.

17

21

2

1

16

14

15

W. Villa Maria Rd.

5

9

University Dr.

13

20

12

8

George Bush Dr.

Wellborn Rd.

7

11

HWY 47.

19

6

10

**Innovation Towers Site**

**Villa Maria Road**





# Harvey Mitchell Parkway

# Site Plan





## Nature Preserve

The East and South sides of Innovation Towers are adjacent to the 40-acre Turkey Creek Conservation and Recreation Preserve which is a sanctuary for the area's animal and botanical species. The nature preserve has no public access. W. Villa Maria Rd. and Jasmin Lane (side street) frontages will be secured with landscaped perimeter fences.

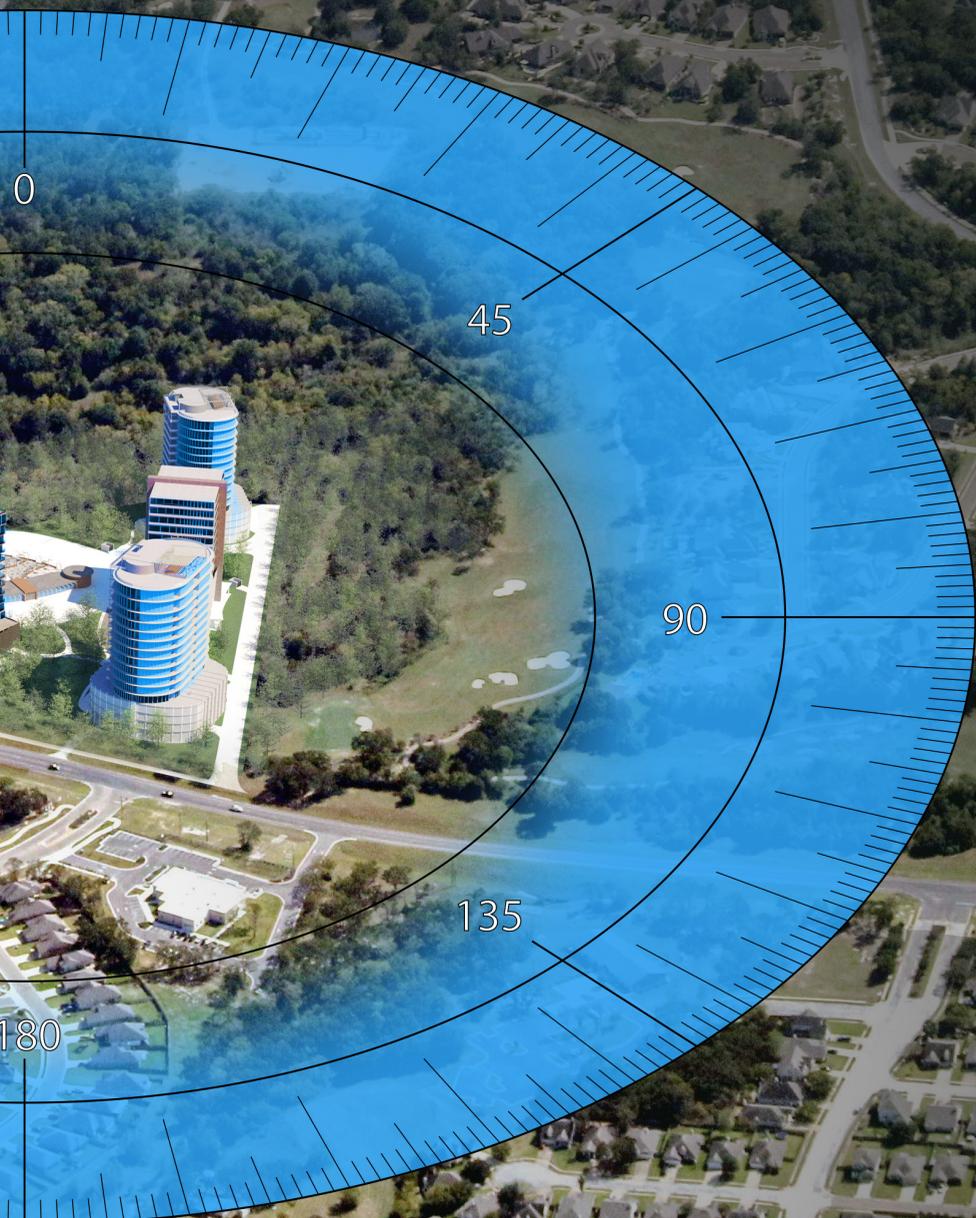
The 360° panoramic views are assured not to be altered by future high rises outside the site because of the wildlife preserve, golf course and single-story housing surrounding the towers.



# 360° Unencumbered



# of red Visibility





Unobstructed views of Texas A&M  
University from each tower.



# Interior Design and Management

Early purchasers will be allowed to select their preferred interior style. The underlying subtext of the interior architecture implies state-of-the-art technologies that will improve comfort, increase information, reinforce security, reduce long-term operating costs and deliver superb design.

At buyer's choice, all units can be equipped to install virtual windows to remote locations. Electric car recharge pods will be optional at every parking slot in the garage. Construction will be concrete and steel, thus reducing exposure to fire. Exterior wall coverings will be curtain glass combined with decorative metal panels using state of the art products for safety and heat insulation while preserving 360<sup>0</sup> visibility. Most windows will have a view of Kyle Field and the entire TAMU campus. Countertops and some floors will be porcelain stone, others will be carpet or engineered wood. Sound insulation between units will exceed code requirements. Elevators will be spacious enough to transport almost all furniture.



# Interior Design and Management

All units have the flexibility to accommodate up to 10'-6" ceilings; penthouses may go to 11'-6" and twelfth floor units as high as 12'-6" in certain areas. Elevator access to all floors will be I.D. card restricted with a significant amount of units having a private elevator door opening within.

Electricity, water, sewer, solid waste, internet, cable, gas and telecommunication services for each unit will be available on the owner's account. All other services are provided by the homeowners association and are collected monthly through the management company. Optional housekeeping services will also be available.



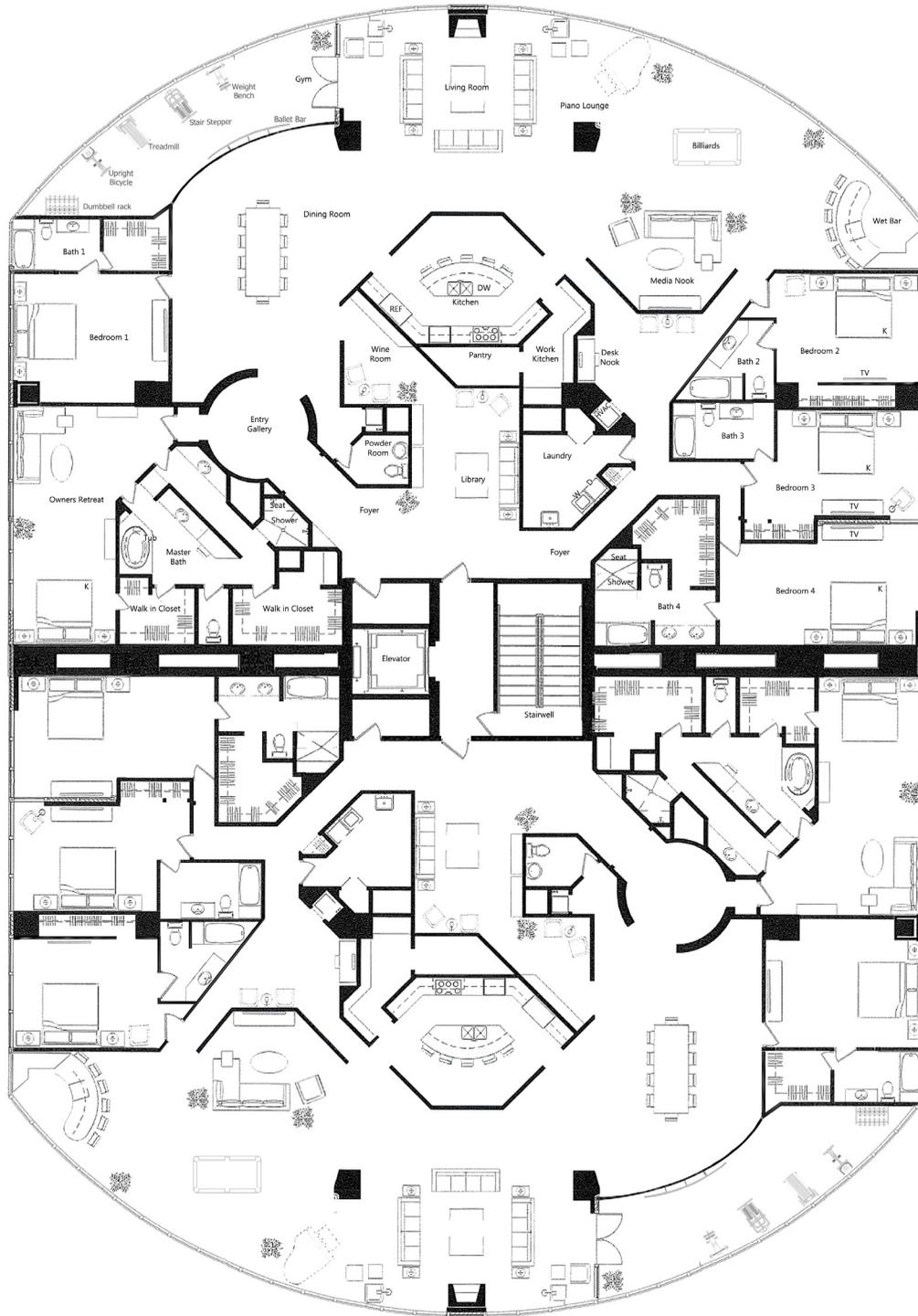


Superb visibility is unequaled.



Various interior design options available





## FLOOR PLAN CONFIGURATIONS:

Floors 4 to 8 offer 1-bedroom 1.5-bathroom; 2-bedroom 2.5-bathroom; 3-bedroom 3.5-bathroom units; and penthouses on floors 9, 10, 11 and 12 can be designed at the buyer's discretion. These top 4 floors can accommodate up to fourteen custom-designed penthouses. All units will own 2 parking slots except for the penthouses, which will own 3 parking slots each.

For more information contact us at:

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Another development by:



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