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1/3 of townhomes near Rangers Ballpark sold

By Andrea Jares

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ARLINGTON -- The developers of Chelsea Park Townhomes, an upscale residential development blocks from Rangers Ballpark and Cowboys Stadium, have sold a third of their townhomes before construction starts next month.

The development at the southwest corner of Pennant Drive and Road to Six Flags has 91 residences planned -- 33 of which have been sold, sales agent Dalana Morse said.

Many of the buyers are empty nesters who live in Arlington, Morse said.

"A lot of people are very excited about what is going on in Arlington, and we're within walking distance to everything," she said.

The three-story homes cost \$205,000 to \$340,000, she said. The homes are 1,233 square feet to 2,270 square feet in size and feature granite countertops, stainless-steel appliances and rooftop terraces. Construction is slated for June 1.

Al Coker and Associates of Dallas is handling sales, marketing, design and site selection for the project. The company is known for its involvement in luxury condominium developments such as Montgomery Plaza in Fort Worth and a Philippe Starck-designed high rise in Dallas' Victory Park.

The development is across the street from GloryPark, a proposed development that will span 5 million square feet of upscale shops, hotels and apartments. The development -- the creation of Rangers owner Tom Hicks and town center development veterans Steiner + Associates -- is slated to start construction this year, with the first part completed by the end of 2008.

Two blocks away is the Rangers Ballpark that already attracts more than 2 million fans a year. Also within walking distance is the Cowboys Stadium that, set to open in Fall 2009.

Helping these areas pull people into the district is a redone bridge over Interstate 30 at Collins Street and a new one at Baird Farm Road.