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Stark Enterprises Closes on Teal Ridge Village A Build-to-Rent Community in Nebraska

Apartment Home Project Expands Developer's Portfolio and Marks Entry into Ninth U.S. State

Gretna, NE (April 2025) — Stark Enterprises, in partnership with Stark Living and Arbor Construction, proudly announces the successful closing of construction financing with Bankers Trust for its latest build-to-rent development, **Teal Ridge Village**, located at the intersection of Schram Road and 186th Street in Gretna, Nebraska — a growing suburb just outside Omaha. With this milestone achieved, Stark Enterprises will now break ground on the project, marking the company's expansion into its **ninth state overall** and **third state within its build-to-rent platform**, further advancing its growing national residential strategy.

Teal Ridge Village — A Place to Call Home. *We build the space, you make it a home!* Situated on a thoughtfully selected 43.7-acre site in Gretna, Nebraska, a fast-growing suburb within the Omaha MSA, Teal Ridge Village will feature 244 beautifully designed 1-, 2-, and 3-bedroom ranch-style homes. These single-level residences are built to offer the ease and convenience of apartment living, combined with the comfort, space, and privacy of a single-family home.

"We are excited to embark on our next build-to-rent venture with Teal Ridge Village," said Ezra Stark, Chief Executive Officer of Stark Enterprises. "With financing completed, we're not only growing our residential platform into the Midwest, but also reaffirming our mission to build vibrant, purpose-built communities that meet the rising demand for high-quality rental housing across the country."

Each home will include upscale finishes such as granite countertops, stainless steel appliances, 9-foot ceilings, covered front porches, private patios, spacious walk-in closets, and two-car attached garages with private driveways. Homes will also be outfitted with high-speed internet, cable access, and in-unit washer and dryer systems.

Teal Ridge Village will offer an array of resort-style amenities, creating a modern and connected community. These include:

- 24-Hour Fitness Center
- Clubhouse & Community Room with Monthly Resident Events
- Pool with Lap Lanes and Poolside Grilling Stations
- Dog Park & Dog Wash Station
- Playground & Sport Court
- Sports Simulator





⌚ A STARK LIVING COMMUNITY

- Bocce Court & Hammock Park
- On-site Management & Maintenance

Located with convenient access to both local amenities and major roadways, Teal Ridge Village is ideally situated in the heart of the growing Gretna community. Designed for those seeking a lifestyle that balances privacy, comfort, and connection, the development offers a welcoming environment for a wide range of residents.

Teal Ridge Village will be operated by Stark Living, the residential management arm of Stark Enterprises, which oversees other successful build-to-rent properties including West Shire Village in Ocala, FL, and the under-construction Oak Harbor Village in Boliva, NC and Summer Pointe Village in Summerfield, FL. This project represents the company's continued commitment to delivering thousands of new residential units in emerging markets across the United States.

Stark Enterprises will host a groundbreaking ceremony for Teal Ridge Village to mark the commencement of construction this summer. The team at Stark Enterprises' construction arm, Arbor Construction, will complete the project in the summer of 2027. For ongoing updates, visit www.starkenterprises.com or follow Teal Ridge Village on social media at [@tealridgevillage](https://twitter.com/tealridgevillage).

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More about Stark Enterprises:

Stark Enterprises, headquartered in Cleveland, Ohio, is a full-service real estate development company with the highest level of expertise in acquisition, leasing, property management, construction, architectural design, landscape architecture, and marketing. For over 45 years, Stark Enterprises has been developing and managing generational assets that leave visitors with lasting impressions, balancing new urbanist principles and sustainability practices with economic viability. The multi-billion-dollar portfolio spans eight states and consists of over 30 properties and 12.5 million square feet of retail, entertainment, office, residential, hotel, and student housing environments, with over \$1 billion currently under development. Stark Enterprises' properties are always managed with the company's long-term investment strategy in mind and are continually recognized by customers and industry leaders as among the most well-operated and maintained in the nation. For more information, visit www.StarkEnterprises.com.

More about Stark Living:

Founded in 1982 and headquartered in Cleveland, Ohio, Stark Living is the residential arm of Stark Enterprises, specializing in the development, asset management, and operations of multifamily communities across the United States. With expertise spanning Affordable, Student, Conventional, and Workforce housing, Stark Living continues to expand into emerging markets nationwide. Its success is driven by a strong commitment to resident satisfaction and thoughtful amenity programming that brings communities together. For more information, visit www.StarkLiving.com.

More about Arbor Construction:

Founded in 1980 and based in Cleveland, Ohio, Arbor Construction is the full-service, in-house construction arm of Stark Enterprises. As a wholly owned subsidiary, Arbor plays a key role in each development from initial concept through final delivery—offering services in estimating, budgeting, pre-construction, scheduling, project management, and field supervision. Arbor's diverse project portfolio includes Civil/Site Construction, Retail, Multifamily, Mixed-use, Office, Theaters, Hospitality, and more. For more information, visit www.ArborConstruction.com.

