

**Westchase District  
Development Updates  
(As of December 31, 2016)**

**Development (Map #)**

**Triten Real Estate Partners (240)** is constructing a new eight-story, 186,000-square-foot office building for Lockton Cos., a property and casualty insurer with 300 full-time employees in Houston. The building will have a steel frame with glass and masonry exterior. Lockton Place will feature a tenant lounge with daily food service and Wi-Fi, a fitness center, a streetside plaza/terrace, an urban motor court with a living green wall and a Class A lobby and restrooms. The building is expected to be complete by late summer, with its first tenants moving in around January 2018. Lockton has leased 120,000 square feet in the building. About 40,000 square feet of space is still available for lease. For leasing information, call Russell Hodges with JLL, 713-425-5894.



**10402 Valley Forge (138)** has been sold to an undisclosed buyer. The former automotive repair facility has been demolished in preparation for building a new commercial office building. No other information is available at this time.

**Transwestern (400)** is developing two multi-tenant retail centers on a 3-acre site located on the southwest corner of Westheimer and CityWest Blvd. One building is planned for 12,000 square feet and the second building will be 10,600 square feet. They are pre-leasing both properties. Confirmed tenants include MOD Pizza, Zoës Kitchen and Yogurtland, all of which should be open around May 1.

**Raintree Commercial (441)** is developing a 6,500-square-foot retail center at 2620 W. Sam Houston Parkway S. The location is just north of Westheimer at the site of the former Citibank drive-thru location. Construction is scheduled to begin in Fall 2016.



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**Crimson Real Estate Fund and USAA Real Estate Company (401)** are constructing a new Class A apartment community on three acres at 2520 Rogerdale Road (at Westheimer). The 266-unit, 4-story community will be built around a center parking structure and courtyard. Folio West will offer one-, two-, and three-bedroom apartment homes ranging from 600 square feet to 1900 square feet. First move-ins are scheduled for April 1, 2017.

**Holiday Inn Express & Suites (445)** has broken ground for a new 127-room hotel on the southwest corner of Westheimer and Hayes Roads. The hotel will feature a private upper-level outdoor pool, a 600 square foot fitness center and a secured-entry parking garage. Amenities will include a free hot breakfast and evening happy hours, It is being developed by Pika Hotels, which also owns the Holiday Inn Westchase on Westpark Dr. The hotel is expected to open in Summer 2017.



**Home2Suites by Hilton (456)** will be built on the east side of Wilcrest Drive between Richmond Avenue and Meadowglen Lane. The 120-room, pet-friendly, all-suite extended stay hotel will feature full kitchens with induction burner cook tops, ergonomic work areas, an outdoor saline swimming pool, laundry facility and free breakfast. Developed by Clarus Hotels, construction is anticipated to begin Summer 2017.

**Houston Community College (31)** is building the 112,000 square-foot West Houston Institute, adjacent to its existing Westchase District campus location at 2811 Hayes Road. The building will combine state-of-the-art classrooms and labs with a “MakerSpace” featuring 3D printers and laser cutters, as well as welding and woodworking equipment. The West Houston Institute is also home to HCC’s unique dual-campus engineering program that allows students to earn a 4-year engineering degree from UT Tyler, while attending classes at the Westchase District campus. The institute is expected to open by Fall 2017.

**Royal Consulate of Saudi Arabia (440)** has purchased four acres on Wilcrest, between Richmond and Westheimer. They have submitted their site plans and variance request to the City of Houston Planning Committee. The project timeline is unknown.

Westchase District is constructing the **Brays Bayou Connector Trail**, a 1.92-mile off-street trail that will run south from Richmond Avenue to Bellaire Boulevard. The 8- to 10-foot concrete path will include benches, water fountains, landscaping and a four-piece workout station. The trail will connect to the District’s existing Library Loop Trail, plus the METRO Park & Ride, the City’s on-street bikeway network and Harwin and Art Storey Parks. Miranda Construction is the general contractor. Work is expected to be completed by late spring.

Also under construction by Westchase District is the **HCC Campus Trail**, a 10-foot-wide concrete path that will run north-south between Westheimer Road and Richmond Avenue, with a mid-block crossing at Meadowglen

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Lane. The trail will provide connectivity to city transit on Westheimer, to other trails in Westchase District, to a planned park on Wilcrest Drive, to the Robinson-Westchase Public Library and to Houston Community College's Westchase campus and its nearly-completed West Houston Institute. The trail expected to be finished by late spring.

*FOR ADDITIONAL INFORMATION, PLEASE CONTACT SHERRY FOX AT WESTCHASE DISTRICT  
713-780-9434 OR [SFOX@WESTCHASEDISTRICT.COM](mailto:SFOX@WESTCHASEDISTRICT.COM)*