

**Westchase District
Development Updates
(As of September 30, 2017)**

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. Lockton has leased 120,000 square feet in the building, leaving 66,000 square feet available to prospective tenants.



Geolog Americas is building its US headquarters at 10402 Valley Forge (138). The 3-story, 21,000 square foot build-to-suit office building has been designed by DLR Group and is being constructed by EE Reed. Geolog will occupy the first and second floors, while the top floor will be available for lease. Estimated completion is the second quarter of 2018.



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Transwestern (400) is developing two multi-tenant retail centers on a 3-acre site located on the southwest corner of Westheimer and CityWest Blvd. The first 12,000 square foot building (2550 CityWest Blvd.) has opened with Zoe's Kitchen and Mod Pizza. The second building, now under construction, will be 10,600 square feet. Signed leases include Yogurtland.

Raintree Commercial (441) is developing a 4,475-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 timeline is unknown.



Taco Bell (313) is building a new location at 9601 Westheimer, on the southwest corner of Westheimer and Tanglewilde.

Security Self-Storage (303), 9526 Westheimer, has demolished some of its existing structure and is building a new 3-story building to accommodate additional climate-controlled storage units. Construction should be complete around the end of 2017.

A **Take 5 Oil Change (19)** is under construction at 10802 Westheimer Road, at the northwest corner of Westheimer and Walnut Bend Lane.

Holiday Inn Express & Suites (445) is building 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 2018.



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 ergonomic work areas, an outdoor saline swimming pool, laundry facility and free breakfast. Construction is underway.

Houston Community College (31) is doing an interior build-out on a 112,000 square-foot building, which will house the West Houston Institute. The building, which is part of the existing Westchase District campus at 2811 Hayes Road, 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.

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.

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Westchase District is finalizing construction of the **Brays Bayou Connector Trail** and the **HCC Trail**. BBCT a 1.92-mile off-street trail that runs 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. HCC Trail is a .6 mile trail running from Westheimer to Richmond on the CenterPoint Energy utility corridor just west of Wilcrest. The general contractor is WadeCon.

WadeCon is also the general contractor on the **Westpark Trail**, which will run from the Gessner Park & Ride to Briarpark, connecting to the future Woodchase Park and the future Elmside/Woodchase sidepath. Construction is underway and should be complete by October 2017.

*FOR ADDITIONAL INFORMATION, PLEASE CONTACT SHERRY FOX AT WESTCHASE DISTRICT
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