

# PRIME PROPERTY

## BRIEFS



Watercrest at Kingwood

**Watercrest at Kingwood will offer assisted living.**

**Watercrest at Kingwood** will add a second phase with 101 more residences, including 73 for independent living and 28 for assisted living, at 24109 Kingwood Place Drive. Southlake-based Integrated Real Estate Group opened the community with 174 independent living units in 2015.

**Gulf Island Fabrication** has renewed and expanded its lease of 8,045 square feet to 17,156 square feet at One Park 10, at 16225 Park Ten Place in the Energy Corridor. Evelyn Ward and Amanda App represented the landlord, Accesso Partners. Other new leases include **Gateway Gathering and Marketing Co.**, 3,585 square feet; **LJB**, 3,507 square feet; **Titan Delta**, 3,133 square feet; **PureWay Compliance**, 2,190 square feet; and **PhaseIQ**, 1,144 square feet.

**Avera Cos.** has acquired 11.8 acres at Texas 225 and Red Bluff Road in Pasadena. The company will develop a 148,000-distribution building with trailer parking and outside storage on the site.

**River Pointe Church** is building a 42,000-square-foot campus on 18.5 acres at 7042 Knights Court, Missouri City. Opening is planned next spring.

**The Signorelli Co.** announced plans to develop Granger Pines, a community planned for more than 1,300 homes on 450 acres north of Texas 242 near FM 3083 and Gulf Coast Road in Conroe.

**Fiesta Mart** has leased 31,786 square feet at 5444 Westheimer for relocation of its headquarters. The deal includes 28,621 square feet of sublease space from Aecom and 3,165 square feet of direct space. Matthew Dickson of CBRE represented Aecom. Rich Pancioli and Matt Flaherty of CBRE represented the landlord, Franklin Post Oak.

**Family Endeavors** has leased 24,415 square feet at 3010 Briarpark. Robert LaCoure of Lee & Associates represented the tenant. Jennifer Jordan with Savills Studley represented the landlord, MHWirth.

**The Round Top Collection** has renewed a 44,714-square-foot lease at Pine-way Distribution Center, 4650 S. Pinemont Drive. Geoff Perrott and Jeff Venghaus of JLL represented the tenant. Kit Dolan with Proterra represented the landlord, Greenbriar Holdings Houston.

**Cinco Energy Management Group** has leased 7,296 square feet at 1616 S. Voss. Steve Rocher with CBRE represented the landlord, Sanvoss Properties.

**Alphalete Athletics** has leased 9,581 square feet in the Summer Park Business Center in Stafford. Mike Gornek and Peyton Easley with ICO Commercial represented the landlord.

**AFC Transportation** has leased space for parking at 3908 Decker Drive at Spur 330 in Baytown. Wade Sinclair of Claire Sinclair Properties represented the landlord. Eric Hughes of Centermark Commercial Real Estate represented the tenant.

## ARTS

# Sabine Street Studios opens at site of industrial plant

With addition, campus has workspaces for 400 artists

By Katherine Feser

Sabine Street Studios has opened in a renovated industrial building at Sawyer Yards in Houston's First Ward neighborhood.

The building, which adds 48,000 square feet of studio space, represents the eighth building in the 55-acre Sawyer Yards creative campus at Silver and Spring streets. The campus, in total, provides workspaces for more than 400 local artists.

The Sawyer Yards development, by partners including Jon Deal, Steve Gibson and Frank Liu, converted a collection of warehouses, including the former Riviana Rice plant, into creative work spaces and art studios and retail space.

It is east of Sawyer between Interstate 10 and Washington Avenue, near downtown and the Woodland Heights neighborhood.

The ex-Halliburton manufacturing plant, acquired in 2016, has been turned into 67 studio spaces available for lease to local artists and creative businesses at Sabine Street Studios.

"We're excited about the way Sawyer Yards continues to evolve as an arts and entertainment destination in Houston's urban center," Deal, owner of the Deal Co.,



Sawyer Yards

**Sabine Street Studios at Sawyer Yards is now open at 1907 Sabine, between Interstate 10 and Washington Avenue near the Woodland Heights neighborhood.**



Urban Land Institute / Sawyer Yards

**Sawyer Yards invites visitors to meet local artists at its Second Saturdays events.**

said in an announcement. "Creating a place where artists can thrive and collaborate is where the vision started, and as the popularity of the campus has grown, we have added dining, fitness and retail con-

cepts to enhance the Sawyer Yards experience for tenants and visitors," the statement continued.

Deal later said that leases in the space can vary, depending on "the individualized nature of leasing to

artists and creative businesses and the variables to be discussed with each prospective tenant."

Visitors can check out Sabine Street Studios, 1907 Sabine, during the Sawyer Yards Spring Biannual Art Stroll from 4 p.m. to 9 p.m. on Saturday. Sawyer Yards also hosts open studios for patrons to shop on the second Saturday of every month. Admission to both events is free and open to the public.

Also at Sawyer Yards are Winter Street Studios, Spring Street Studios, Silver Street Studios, The Silos at Sawyer Yards, Summer Street Studios, the Tech Center, 2500 Summer Street and The Shops at Sawyer Yards.

[katherine.feser@chron.com](mailto:katherine.feser@chron.com)  
[twitter.com/kfeser](https://twitter.com/kfeser)

## RETAIL WRAP

# Leibman's opens in Memorial City office building

By Katherine Feser

**Leibman's Eatery, Market, Gifts** has opened on the ground floor of MetroNational's Cemex USA office building in Memorial City, 10100 Katy Freeway. The business had closed its doors at 14529 Memorial Drive last year. Sharon Leibman, daughter of founders Etienne and Ralph Leibman, designed the new location to include a deli, a market with South African grocery items, dine-in seating and gifts and housewares. The Leibmans, who emigrated from South Africa, established the specialty food and wine shop in 1979.

**VillaSport Athletic Club and Spa** will kick off the next phase of the Stableside at Falcon Landing retail center in the Katy area with its third location in the Houston market. The private club has leased 121,000 square feet and

will open in 15 months, developer NewQuest Properties announced. The project, designed by ELS Architecture and Urban Design, will contain indoor and outdoor pools, basketball courts, group studios for spinning, yoga and other classes, cardio machines, workout equipment and a 12,000-square-foot kids-only club. The club will anchor Phase II of Stableside at Falcon Landing, consisting of 270,000-square feet at Gaston Road and Falcon Landing Boulevard. Austin Alvis and Brad Elmore represented NewQuest Properties. Jason Baker and Lunden McGill of Baker/Katz represented VillaSport, which has locations in The Woodlands and Cypress.

**Captain Brad's Coastal Kitchen** will make its debut in Northpointe Center, a new retail center at 24435 Tomball Parkway near Northpointe Boulevard, the



Leibman's Eatery, Market, Gifts

**Leibman's Eatery, Market, Gifts is at 10100 Katy Freeway.**

Weitzman real estate firm announced. Britney Aplin, an owner of Bluewater Seafood, is launching the 5,500-square-foot restaurant named for her father, Brad Alpin. The third-generation fisherman, who opened the first

of three Bluewater Seafood locations in 1996, died last May. Brett Levinson and Walker Kane with Weitzman represented the restaurant in the site selection, and a second location is in the works. Beau Evans and Jennifer Rabon with Realty 1 represented the landlord, Northpointe Crossing. Sammy's Sports Grill is also preparing to open this month in Northpointe Center, which is home to T-Mobile, Man Center, a nail salon and bakery, Weitzman said. Other upcoming tenants include Tune Up, a hair salon and a dry cleaners.

**Max & Zach's Vapor Shop** has leased 1,353 square feet at Shoppes at Baytown, 6918 Garth Road, Baytown. Amandeep Singh of Retail Solutions represented the landlord.

[katherine.feser@chron.com](mailto:katherine.feser@chron.com)  
[twitter.com/kfeser](https://twitter.com/kfeser)

## DEAL OF THE WEEK

# An 84-acre Katy parcel is in line for development

By Katherine Feser

Katy Village LP, a partnership led by Vincent Giammalva of Giammalva Properties, has acquired an 84-acre tract at Interstate 10 and Pin Oak Road in Katy for a development that could bring restaurants, retailers, a hotel and offices to a growing corner of the suburban city.

Plans are still being developed, but the city of Katy has approved a development district for the site. Katy Village LP will put in the infrastructure such as water and sewer, drainage and roads, and then offer parcels within the site for sale or ground lease, Giammalva said.

It's a formula that has worked for Giammalva on other projects along the Interstate 10 corridor west of Houston, including the site at the Grand Parkway where MD Anderson is building its west Houston campus. Giammalva also made enhancements to the former Garden Ridge Pottery site, where At Home constructed a prototype build-



Colliers International

**Katy Village LP will develop a tract at Interstate 10 and Pin Oak Road. The site is across the freeway from Katy Mills Mall, right.**

ing on a portion of the land.

"Our assessment is it's going to be a combination of restaurants, retail, potentially hotels and office-type developments," Giammalva said. "Our site plan continues to evolve as different users reach out to us about their interest in the property."

Masaud Baaba, president of Omega III Investment Co., sold

the land, which is north of Interstate 10 and east of Pin Oak Road. It is across the freeway from the Katy Mills outlet mall, which is undergoing a major renovation. Bill Byrd and Barkley Peschel with Colliers International marketed the property for the longtime owner.

"Selling an 84-acre tract of land to a single user certainly

limited your pool of buyers," Peschel said. "There's a ton of interest for smaller sites."

Previous plans to develop the property about a decade ago failed to materialize after the credit crunch, Peschel said.

"You have a lot of activity in that area," Peschel said. "The city is developing their Katy Boardwalk District on the south side of Katy Mills. Typhoon Texas is right next door as well. They're totally redeveloping the Katy Mills Mall. All those things happening in that area are certainly positive."

Giammalva closed on the purchase on April 4 and has sold 11 acres to CenterPoint Energy next to its property on U.S. 90A. Another boost for the area is a Buc-ee's fuel station and convenience store about a mile west of the site, Giammalva said.

Other area developments include Amazon's new fulfillment center.

[katherine.feser@chron.com](mailto:katherine.feser@chron.com)  
[twitter.com/kfeser](https://twitter.com/kfeser)