

Modernizing in Missouri City:

Developers breathe life into long-vacant building

BY BRANDI SMITH



When the signs went up and the demo work started at 3634 Glenn Lakes Ln. in Missouri City, the calls of excitement began coming in, says Apurva Sanghavi.

“It’s exciting and a testament to the demand,” he says.

The 40,000-square-foot office building stands at the intersection of Highway 6 and FM 1092, which also serves as the entrance to Quail Valley, a master-planned community in the growing suburb southwest of Houston. Built in 1984, the building served the adjacent Memorial Hermann campus.

The hospital eventually moved closer to SH-99, as did the physicians who operated out of the Glenn Lakes building.

“Then the building was severely damaged by Hurricane Ike,” explains Joseph Esch, the economic development director for the City of Missouri City. “It had been damaged and vacant ever since.”

It sat empty for a decade, much to the ire of neighbors who had to pass it daily. Over the years, a number of potential buyers looked at the property, but never seemed to be the right fit -- until Sanghavi came along.

“The core of it is just a really fun space to look at,” he says. “It has great bones.”

A seasoned real estate investor who previously developed and sold a successful coworking space in Houston, Sanghavi was scouting opportunities for Harish Katharani, a healthcare entrepreneur who founded Southside Group of Companies. Katharani was interested in focusing his investments in real estate after recently stepping down from his 30-year roles as president and CEO.

“Because this is such an exciting undertaking, I felt like it would be a great marquee project for us

to get off the ground,” says Sanghavi.

No stranger to the industry, Katharani previously built 7700 Main St. in Houston’s Medical Center, which served as the headquarters of his company for many years.

“We were constantly looking for good opportunities and we came across this property. It clearly hadn’t been touched in many, many years,” Sanghavi says.

Despite its obvious challenges, something drew Sanghavi and Katharani to the property. It had unique structural aspects and, location-wise, couldn’t get much better.

“We did a little research and got in touch with the existing owners, the sons of the man who’d built it,” Sanghavi explains, adding that the sellers seemed to appreciate the experience he and Katharani had in developing properties. “Long story short, we negotiated a transaction and were able to successfully close on it.”

“We’re excited about seeing this office space coming on the market, especially because this is a property that has been vacant and damaged in Ike,” he says. “Now it’s coming back to useful purpose.”

Esch says he see the new life breathed into 3634 Glenn Lakes as another positive sign of the continued growth and development in Missouri City.

“When you look at the city itself and you see this tremendous investment that’s going on in all corners of the community, it proves what we as a city already believed,” he says. “We hope this will spur even more investment and office space near it.”

“We are excited to help drive a large impact to the business community in Missouri City and have been working closely with city officials to find many opportunities for us to redevelop and grow our real estate investments in the market,” says Katharani.

That’s music to the ears of Missouri City leaders, including city councilman Floyd Emery.

“I have championed the City’s economic development efforts for years and as a part of that effort have also worked for a long time to support the opportunities for the redevelopment of this property,” Emery says. “The renovation of this property is great for the community and I am thrilled to be able to support this development. I look forward to the new businesses that will locate here. I see this project as the latest in a long list of examples of our economic development successes.”

Emery got high praise from Esch for his support for this project.

“He’s been a tireless advocate for this project and, really, for overall development and redevelopment throughout the city,” Esch says, adding that other council members are also supportive of the economic development efforts.

Continued on Page 10 >



WILSON CRIBBS + GOREN
REAL ESTATE LAW

Building Strong Foundations

Offering a breadth of experience in a variety of commercial Real Estate transactions.

Multi-family - Retail - Industrial - Commercial - Office - Self-storage - Land Use and Development

2500 Fannin Street | Houston, Texas 77002
713.222.9000 | wcglaw.com

Modernizing in Missouri City:

< Continued from Page 9

The next step for the property: bring the decades-old office building into the modern era. When it's complete, the space will boast modern finishes and features to attract top business tenants to occupy the space.

"We've already gutted it to the studs," Sanghavi says.

The goal, he explains, is to offer traditional business-professional office space, though they may earmark some space for coworking as well.

"We're doing some homework right now to see if it's feasible in that market. It looks like it's going to be, though," says Sanghavi, who mentions

there's also been interest from medical users, such as dentists, though no one has committed at this time. "So it'll be an aspect of executive suites and the rest of it will be filled with more traditional business-service type tenants."

Along with being located at a prime intersection along a busy highway, the property also boasts a two-acre parking lot.

"We've already started getting a lot of activity and interest," Sanghavi says.

The plan now is to break ground on the majority of work in September with pre-leasing getting started by the end of the year. The goal is to start moving

tenants into the space in Spring 2020.

Says Sanghavi: "That would be a great situation for us."

It's already a great situation for Esch, who has waited years for someone else to see the opportunities the vacant property held.

"I am surprised it took a decade to get it done, but I think those things happen for a reason," he says. "We're just excited to get it moving forward."

For more information about 3634 Glenn Lakes, contact Apurva@thesanghavigroup.com. ■



Joe Esch



Harish Katharani



Apurva Sanghavi



Floyd Emery

