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New Projects Shaping Pearland's Lower Kirby District

Published Jan 04, 2023 by Brina Morales

One of Pearland's thriving mixed-use districts is anticipating another busy year. Several developers will break ground or complete multiple projects this year, including the first residential project, in Pearland's **Lower Kirby District**, a 1,200-acre mixed-use district located off Beltway 8 and State Highway 288. Lower Kirby District houses offices, headquarters, retail, commercial and industrial projects, including Lonza and Mitsubishi Heavy Compressor



Rendering of NewQuest Properties' proposed development

Corporation. Here are a few of the projects that will help continue to shape the district.

Retail and Multi-Family Projects

According to the Houston Business Journal, **NewQuest Properties is proposing a \$350 million development** that would include 1,086 multi-family units and more than 300,000 square feet of entertainment and retail space anchored by a specialty supermarket and hotel and convention center. The proposed project site is located south of Bass Pro Shops and across a **proposed \$53.7 million amateur sports facility**.



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Rendering of NewQuest's proposed development in Pearland (Courtesy: NewQuest)

The NewQuest project would complement **Sueba USA's 335-unit retail and multi-family complex** in America Modern Green's (AMG) mixed-use development at the corner of Spectrum Boulevard and State Highway 288 known as the Ivy at Lower Kirby. **Sueba** broke ground on the Ivy Lofts

(Courtesy: NewQuest)

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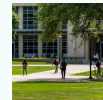
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last year and is the first phase of AMG's development. A public park and trail system will also be incorporated in the area, according to the **Pearland Economic Development Corporation** (PEDC). The **Houston Business Journal reports Sueba expects to finish the complex late this year.**



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Rendering of Ivy Lofts (Courtesy: Sueba USA)

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Industrial Projects

Three industrial real estate firms are developing projects that would bring one million square feet in distribution centers to Lower Kirby. **Levey Group** is expected to begin construction this year on Levey Logistics Park which will include two Class A industrial buildings near Beltway 8 and Almeda School Road.

Brennan Investment Group bought 12 acres to construct a 216,000-square-foot Class A distribution building on Kirby Drive and North Spectrum Boulevard. The project

is expected to have 36-foot clear height and a 175-foot truck court for trailer parking. The Chicago-based firm reports Houston's "world-class market" has allowed the firm to make successful investments of more than \$470 million since entering the Houston area in 2010.

"Industrial demand remains strong and gives us confidence that this new facility will be well received by the market," Troy MacMane, Co-Founder and Managing Principal of Brennan, said in a [news release](#).



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Rendering of Brennan's
distribution center in Pearland
(Courtesy: Brennan)

Adkisson Group is also building a distribution center that will total nearly 130,00 square feet near beltway and Hooper Road, according to the PEDC.

Pearland is considered one of the nation's fastest-growing cities with access to major highways that allow for logistical and commuting ease to other areas of the Houston region, including the Texas Medical

Center. Companies say those attributes are the reasons they choose the Pearland area, in addition to an educated population and quality of life.

"PEDC and the City of Pearland are very excited about the recently announced and proposed developments in Lower Kirby. It has been a long-standing focus of our community to develop this area as Pearland's most intensive mixed-use employment, residential and entertainment district," said Matt Buchanan, PEDC President. "As the Houston market has continued to grow and expand, Lower Kirby has captured a significant portion of office, retail, commercial and industrial projects and these newest developments are a testament to our continued efforts in this area."

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