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Archway Properties Finalizes Land Sales in Park Air 59 With Enterprise, Greater Houston Kidney Clinic

MARCH 23, 2021



Archway Properties has just sold a pair of development sites in Park Air 59 in northeast Houston to Enterprise Holdings and Greater Houston Kidney Clinic, jumpstarting their long-awaited expansion plans amid the loosening of pandemic-related restrictions.

Enterprise has purchased 4.88 acres for a truck rental and used car sales lot. Greater Houston Kidney Clinic has snapped up 1.4 acres to develop a 20,000-sf medical office project, situated adjacent to the recently opened 22,016-sf Northern Tool + Equipment. Development timetables are pending for both projects.



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"Our patience has been rewarded," says Ben Allen, partner in Houston-based Archway Properties. "Our buyers' interest didn't wane throughout the pandemic. The easing of restrictions was the sign they needed to move forward on their respective land acquisitions."

Enterprise and Greater Houston Kidney Clinic are joining a strong lineup of national brands in Park Air 59, which sits at the eastern gateway of George Bush Intercontinental Airport. The drawing card for Archway's mixed-used development is a three-quarter mile stretch of unobstructed freeway frontage on US Hwy. 59.

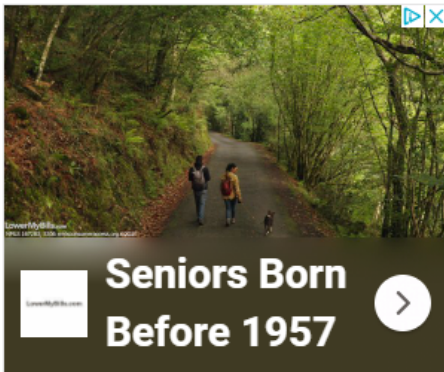
"There isn't any place in the city where there is this much interstate frontage so close to Downtown," Allen says. "It's a prime location for a car dealership and other users searching for the utmost visibility in the airport submarket."

Greater Houston Kidney Clinic's site is within walking distance of Vital Heart & Vein, which opened in 2019 in Park Air 59. It also is directly across the freeway from the 255-bed Memorial Hermann Northeast Hospital.

"Greater Houston Kidney Clinic's medical staff has patients and affiliations with the neighboring facilities. That was the attraction," Allen says. "But, more and more medical groups definitely are recognizing the value of highway frontage."

Greater Houston Kidney Clinic has selected Archway as its consultant and project manager for the dialysis clinic and medical office building. The design phase will get underway in the coming months.





“Park Air 59 has good anchors with strong name recognition. Rooms to Go, Floor & Décor and Northern Tool have brought more attention to our project,” Allen says. “Our development has attracted high-quality retail and medical users to fulfill our vision to create a professional-looking bookend for one of the busiest airports in the nation.”

With the simultaneous sales, Archway has 12 acres left to sell of its original 111. The shovel-ready sites are located on Park Air 59’s southern end, some with freeway frontage and others facing Will Clayton Parkway.

Austin Alvis, vice president of Houston-based NewQuest Properties, and Preston Cunningham of Cunningham Ventures represented Archway Properties in both sales. Neal Thomson, also a vice president with NewQuest, handled negotiations for Enterprise. Greater Houston Kidney Clinic negotiated directly with Archway’s brokers.

About Archway Properties

With offices in Houston and Dallas, Archway Properties offers a broad range of real estate services to its clients and partners including acquisition, development, project management and asset management. Our principals have successfully completed projects with a total value in excess of \$2 billion. For more information, please visit www.archwayprop.com.