

Kelsey-Seybold to build 170,000-square-foot office facility in Pearland

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Kelsey-Seybold announced plans to build a new administrative office building on a 18-acre site in Shadow Creek Ranch, officials from the Pearland Economic Development Corporation confirmed Tuesday (Nov. 1). The health care organization is one of several medical-related facilities recently moving to Pearland

The 170,000 square-foot, four-story office building will be located on the northeast corner of Kirby Drive and Shadow Creek Parkway, just west of State Highway 288. The facility is expected to open in approximately 18 months.

"Kelsey-Seybold choosing Pearland for their new administrative office is an indicator of the growth in office development occurring in our community," Pearland Mayor Tom Reid said. "Our strategic geographic location, a large talent base, exemplary schools and an all-around high quality of life continues to attract companies looking for opportunities to expand."

The PEDC and city officials began working with Kelsey-Seybold more than four years ago on the project. Kelsey-Seybold's office building will be positioned next to the Shadow Creek Business Center, a new Class A 80,000-square-foot office building, and Hospital Corporation of America's medical office building, a 78,000-square-foot, four-story building on their Shadow Creek Ranch campus.

Also in the vicinity of the new Kelsey-Seybold administrative offices are two new medical manufacturing facilities. Cardiovascular Systems, Inc. began operations in 2010 and Merit Medical Systems, Inc. recently announced its selection of Pearland for its newest R&D and manufacturing facility.

"Recruiting an established company such as Kelsey-Seybold into the community is continued affirmation that Pearland is a great place to do business," said PEDC Chairman Charles D. Gooden Jr.

Recent U.S. Bureau of Census data confirms that Pearland is one of the fastest growing cities in the United States, ranking 15th in the nation in percentage population growth among cities that had 10,000 people or more in 2010. Pearland's rapid population increase moved it to third largest from ninth largest city in the Houston MSA, preceded in size only by Houston and Pasadena.

"This project will bring in a significant number of jobs, will support local businesses and boost an already thriving housing market. With ample shovel-ready sites, we anticipate others will follow this trend," Gooden said.

The facility is being designed by Powers Brown Architecture and will be constructed by E.E. Reed Construction, L.P. TGB Crosswell, formerly CG Commercial Development, developed the property and coordinated the sale with CG-Shadow Creek Ranch Village, L.P., owner of the Shadow Creek Ranch commercial site. TGB Crosswell Managing Partners Allen Crosswell and Tod Greenwood, and Director of Construction Stan Beard, worked on the sale. Thad Armstrong of Thompson & Knight LLP provided legal representation for Kelsey-Seybold on all aspects of this project.

The new administrative offices will support Kelsey-Seybold's 370 physicians providing primary care and specialty care at 20 clinic locations throughout the region. Currently, there are two Kelsey-Seybold clinic facilities in Pearland, one in Shadow Creek Ranch at the HCA medical office building and one in Silverlake.