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HOUSTON, TEXAS REAL ESTATE DEVELOPMENT, HOME BUYING, LANDSCAPE, AND DESIGN

WEDNESDAY, MAY 11, 2011

**WEST AVE READY TO PUSH WEST** Catie Brubaker reports that West Ave is set to begin construction on an expansion in January, consisting of 270 new apartments and 150 new retail parking spaces. [The new development will go in the fenced area west of the](#)



[existing garage, north of Kipling St. and just south of the Regency House condos.](#) Isn't this area marked "Phase III" on circulated site plans? Yes. The much larger development originally labeled Phase II — stretching all the way south to West Alabama and west to Virginia St. — has now apparently been switched to a later, third phase. Planned for that much bigger extension: "350 multifamily units, a 175-key hotel, 100k SF of office, and an additional 275k SF of retail. Nick [Hernandez of Page Partners] says Page is 'way down the road' on preleasing, especially for restaurants." [Real Estate Bisnow; [previously on Swamplot](#)] *Photo: [West Ave River Oaks](#)*

12:15 pm | [20 Comments](#) |

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1

From commonsense:

I'm still waiting for Cru to open in that place, that would be the only reason I would consider fighting for parking there. (or remain civilized and just valet)

[May 11, 2011 at 12:43 pm](#)

2

From jb3:

"On the residential side, leasing specialist Michelle Kluge says the units are 92% occupied and Gables is granting no concessions"

Holy cripes? It seems so deserted though. Corporate housing maybe?

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