



Case Study – Eagle Springs Professional Plaza

Texas Children's Pediatric Associates approached Groen Realty Partners looking for a new location for its Northeast pediatric group. Initially they were located in hospital in the Northeast section of Houston but work force to move due to size constraints. A number of developers were contacted proposals for moving what was to be a 7000 ft.² pediatric practice. Most of the development ideas were centered around locating the practice within a few hundred yards of its current location. Groen Realty Partners took the step to examine Texas Children's practice doing a ZIP Code analysis of its current patient base. By performing this analysis, we discovered that Texas Children's needed to be located further to the east.

GRP put a proposal in front Texas Children's that would take the practice to the master-planned community of Eagle Springs. This was unusual in that Texas Children's had only given consideration to relocating in its current general area. During our analysis of the market we discovered that excess space was needed in that area so GRP put together proposal that gave Texas Children's 7,000 ft.² and we created a property that was essentially twice the size so we could lease up the balance to other complementary users.

We put together a real estate partnership to purchase the land, construct the building and lease up the balance of space. At present, and for the past 12 years that property has been hundred percent leased.