

Austin-based multifamily developer breaks ground on 21-acre community in Clear Lake

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Construction work has commenced on a 380-unit multifamily development in Clear Lake, which is expected to open in mid-2020.

The 21-acre community, to be dubbed The Middlebrook Apartments, will be located at the northeast corner of Bay Area Boulevard and Middlebrook Drive and will include 360 apartments and 20 townhomes.

Austin-based Oden Hughes, the developer behind the project, declined to comment on how much the project will cost. However, the firm confirmed that MXCAP, a Monterrey, Mexico-based real estate equity investment firm, is “a significant investor in the project.” The recently formed firm connects investors with multifamily development and investment opportunities primarily in Texas.

Oden Hughes Construction will serve as the project’s general contractor. Austin-based Kelly Grossman Architects is designing the development, and Jones Carter Engineering will serve as its civil engineer.

Tim Shaughnessy, vice president of development at Oden Hughes, said the firm purchased the property from San Jacinto Community College in December after noting it offered several advantages.

For one thing, the development will be within the boundaries of the highly rated Clear Creek Independent School District. It’s also near several top employers in the area, including NASA and Port Houston. The University of Houston - Clear Lake is also close by.

Shaughnessy said Oden Hughes saw an opportunity to meet the growing demand for apartment units in the Clear Lake area.

“Many young professionals and families want to live in this area, but the supply of apartments and townhomes is very limited by land use restrictions and a shortage of utility infrastructure,” he said.

Shaughnessy said the development’s amenities will include attached and detached garages, carports suitable for boat storage, an onsite coworking space, fitness on demand, resort-style pool with cold spas, jogging trails, a dog walking area and dog washing station, and a playground.

The one-, two- and three-bedroom units are expected to rent for between approximately \$1,100 and \$2,300 a month.



COURTESY OF ODEN HUGHES

A rendering of The Middlebrook Apartments. Construction of the multifamily development began earlier this month.

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