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Details revealed for mixed-use project in Pearland

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A Hong Kong developer will enter the U.S. market with a \$300 million mixed-use development in Pearland.

American Modern Green Development, the U.S. arm of the Chinese company Modern Green Development, is primed to develop 48.5 acres along Texas 288 with ground breaking on infrastructure in about a year. The project is named the Ivy District.

Plans for the project include:

- a 150-room hotel
- 140,000 square feet of office space
- 160,000 square feet of retail space
- a 10,000-square-foot community center
- 1,150 residential units, 400 of which will be rentals
- 20 acres of park space

The development company is also studying the possibility of adding a performing arts center to the plans, said [Kevin Cole](#), vice president of development for America Modern Green. The development will also likely include a specialty grocery store, such as **Trader Joe's** or **Whole Foods Market**, he said.

The master plan was designed by San Francisco-based **SOM**.

"Our homebuyers will most likely be dual income with no kids, many probably professionals from the medical center," Cole said. "The project is pretty reminiscent of other mixed-use projects in Houston where buyers are looking for a different kind of lifestyle than the single-family home has to offer."

Condominium prices will range from \$200,000 to \$400,000, while apartment rent will range

from \$1,400 to \$2,000 a month, Cole said.

Modern Green Development, which has developed 15 million square feet of mixed-use space around the world, [hinted at its plans in January after buying the Pearland property in 2013](#).

Pearland's Planning and Zoning Commission approved the project in July. It will go before city council Aug. 25.

Jenny Agee-Aldridge covers commercial real estate and retail for the Houston Business Journal.