

Saturday, June 2, 2012

REAL ESTATE

Apache will be at home in BLVD Place

By David Kaplan

Energy giant Apache Corp. has acquired nearly a third of the land in the upscale BLVD Place project, developer Wulfe & Co. announced Friday.

The purchase means the oil and gas exploration and production company will share quarters in the prime Galleria-area spot with fine dining's RDG + Bar Annie, exclusive retailer Hermes and eventually a Whole Foods Market.

"It's a jump-start for the project and really allows us to move forward," said Ed Wulfe, chairman and CEO of retail development and brokerage firm Wulfe & Co.

Apache, currently headquartered nearby at Post Oak Central, 2000 Post Oak, confirmed the purchase but declined to comment further on its plans.

Acknowledging that the transaction will mean less retail for the BLVD Place development than originally envisioned, Wulfe said it reflects current market conditions, which strongly favor office space.

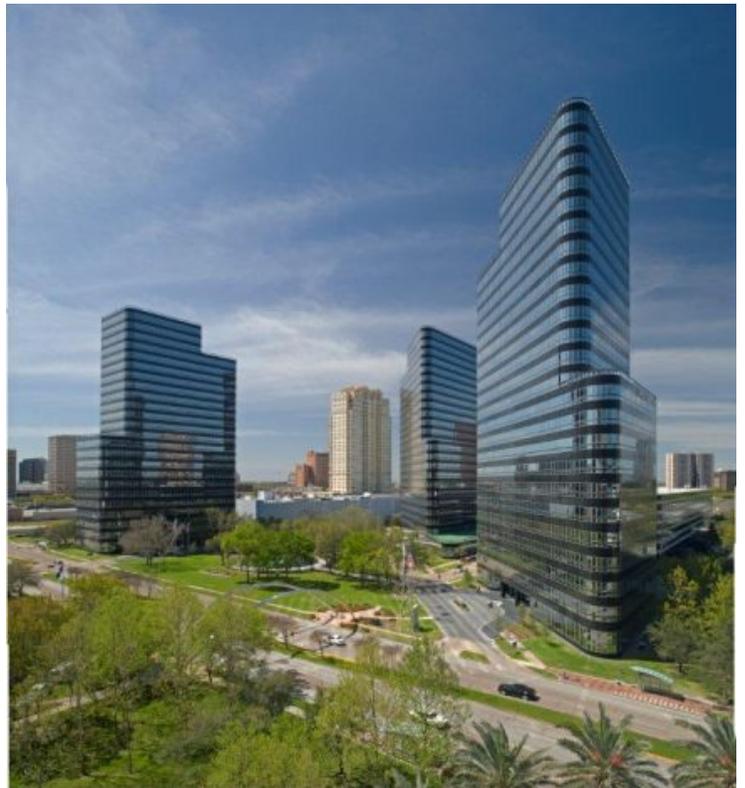
Besides, he said, office space has always been a component of the mixed-use project - "a place to work, live, shop and eat" - from its inception in 2006.

"It will still have quality retail," Wulfe said. "Post Oak Boulevard is the high-end fashion retail street of Houston."

Apache has acquired 6.4 acres of the 20-acre BLVD Place, at the corner of Post Oak and San Felipe. The Apache parcel is on the site of the former Pavilion, a shopping center complex that is being demolished.

The energy company purchased the land from BLVD Place Partnership, of which Wulfe is managing partner, for an undisclosed price.

The first phase of BLVD Place was completed in 2009 and includes such high-profile tenants as RDG + Bar Annie and Philippe restaurants and retailers Hermes and Herman Miller. The 70,000-square-foot, four-level building is 100 percent occupied, Wulfe said.



Apache Corp., an energy company with its headquarters the Post Oak Central office complex, has purchased 6.4 acres of nearby BLVD Place.

Construction is scheduled to begin in late summer on the second phase, which will be anchored by a 48,500-square-foot Whole Foods Market surrounded by more than 150,000 square feet of upscale stores, restaurants and a regional bank headquarters.

Plans for the third phase include 1,000 high-rise residen-

tial units on the west side of Post Oak Lane and possibly a boutique hotel, Wulfe said.

Negotiating the transaction for Apache were Tim Relyea and Scott Wegmann of Cushman & Wakefield. Ed Wulfe and Bob Sellingsloh with Wulfe & Co. represented BLVD Place.

