

Exclusive: Lake Jackson's massive industrial growth inspires new mixed-use project

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PLANTATION PARK
Mucasey & Associates, Architects

Plantation Park, a 238-unit, Class A apartment complex to be built in Lake Jackson, will include high-end amenities such as a dog park and resort-style pool.



[Jenny Agee-Aldridge](#)

A Houston-based firm will develop a mixed-use project featuring a new multifamily complex in Lake Jackson, capitalizing on the growth brought to the area by expanding chemical companies.

BHW will break ground by the end of the year on a 28-acre property it closed on last month. Plans include a 238-unit, Class A apartment complex, Plantation Park, leaving about 12.4 acres for retail, office or more residential development. BHW purchased the property from Houston-based Woodson Properties Inc. for an undisclosed amount.

Michigan-based [Dow Chemical Co.'s](#) (NYSE: DOW) [Texas Innovation Center in Lake Jackson, a 2,000-person research and development campus](#), and other industrial plant expansions were the catalyst for the project, said [Martin Bronstein](#), principal at BHW.

In the next 10 years, there is expected to be \$21 billion of industrial investment in Brazoria County, [Robert Worley](#), president and CEO of the Economic Development Alliance for Brazoria County, [told the Houston Business Journal in March](#). Lake Jackson is in Brazoria County.

“I would say Brazoria County could very easily grow between 8 (percent) to 10 percent in population in the next five years,” Worley said. “Right now, we have around 320,000 people.”

More than two dozen housing developments are under consideration in Brazoria County, according to the Economic Alliance. One of the largest is already under construction — a \$700 million Hillwood Communities development with more than 2,000 planned single-family homes in northern Brazoria County. But most of the development is single-family homes.

“In Lake Jackson there has been little new residential construction, and the current apartment supply is aging,” Bronstein said.

BHW typically develops commercial and retail projects. This will be its second multifamily project in the Houston area.

“The vast majority of the jobs created (by the industrial investment) in the area are construction jobs that will last for two to five years. No one ultimately knows who will be there permanently. The market can get overbuilt quickly. We are being very careful that we are getting the right product on the ground at the right time and at the right price,” Bronstein said.

Mucasey & Associates is the architect of Plantation Park, and [Jones & Carter Inc.](#) is overseeing land planning and civil engineering. Both are based in Houston. A general contractor has yet to be chosen.

The community will include high-end amenities including a dog park and resort-style swimming pool.