

SMARTbrief

For the second time in less than a year, **Mike Garvey** has bought a theater. In November, the **Builders Inc.** president purchased the current **Mark Arts** building at **9112 E. Central** in part for its theater. Now, he's bought the **Crown Uptown Theatre** in **College Hill**. The sellers, **Crown Partners**, have been operating the Crown as a venue. Their original intent was to operate it as a dinner theater as it had been for years, but they said it was difficult to make that work financially. Garvey says the main focus right away will be to talk to promoters and others who can use the space.

BG Products is getting ready to expand in a big way. The company, which manufactures specialty chemicals and service equipment for automotive and industrial applications, is building a new 37,000 square foot building in Wichita. First, it will demolish about 6,500 square feet of existing space, which houses its auto and chemical labs, between its administration building and Kellogg. The new building will have a new chemical lab, an automotive testing facility and a BG University sales training facility. BG Products also is building a 120,000 square foot addition to its distribution center in **El Dorado**. Currently, the company has a 50,000 square foot distribution center.

It may not look like much has happened in the two years since a Virginia partnership announced it was converting the **Market Centre** to apartments, but a lot has happened behind the scenes. **Paul Ruby**, **Robert Lubin** and **David Roos** are partners in the Washington, D.C.-based **American Investor Immigration Funds** and are members of **Red Leaf Development**, the general partner in the apartment project with **KCHH** which includes **EB-5** investors. The group has about 30 projects in various stages of completion. Ruby says the number of projects has been one holdup getting work started at the Market Centre, which was built at the southwest corner of **First and Market** as the Lassen Hotel in 1919.



SMARTbrief

If reaction to previous news about **Texas Roadhouse** is any indication, many residents will be happy to learn that the chain confirms it's opening a second Wichita restaurant, this one at **2526 N. Greenwich**. That's on **Laham Development** property in front of **Academy Sports & Outdoors** on Greenwich just south of **K-96**. Construction has started on the new 7,400-square-foot Texas Roadhouse – the same size as the one on West Kellogg. Texas Roadhouse is known for its all-you-can-eat bread and peanuts. The new Texas Roadhouse will open around late February.



It was reported that **H&M** is coming to **Towne East Square**. Then city records proved it, and the mall eventually confirmed it. Now, H&M does, too. There are 4,000 H&M stores globally, 479 of which are in the United States. Though the Swedish company is almost 70 years old, it's been in the U.S. only since 2000. The 24,000 square foot H&M, on the upper level of Towne East near **Dillard's**, is an average-size store for the chain. The store will employ 20 people when it opens this fall. There's not a set date yet.



The city of Wichita has agreed to sell the abandoned **Finney State Office Building** downtown for \$710,000. The Public Building Commission accepted that bid by local business owner **Sudha Tokala** for the 200,000-square-foot, city-owned office complex made up of joined buildings at **130 S. Market** and **230 E. William**. Tokala said she plans to renovate the building as office space, possibly tearing down one of the structures to create room for parking. She said her plan is to make the building "more contemporary, with a rustic look inside like something along the West Coast."



SMARTbrief

July 2017

A new pad site is ready and waiting for development where **Rieger Medical Supply** had been for more than half a century near the southwest corner of **Central and Hillside** just west of Spangles. Developers aren't commenting on potential tenants, but according to sources and city documents, the first two of three tenants will be **Starbucks** and **Potbelly Sandwich Shop**. Potbelly will be on the west end of a 7,000-square-foot new building. It will not have a drive-through. Starbucks will be on the east end of the building, and it will have a drive-through.



In addition to the possible new west-side **DQ Grill & Chill**, the planning commission also is considering a new development on the southwest corner of **Central and Volutsia**. **Bokeh Development's Michael Ramsey** is the applicant for a mixed-use development that has a big focus on food. The development, called **Revolutsia**, would reconfigure a couple of existing commercial buildings and add shipping containers to be used as buildings as well. The focus is an outdoor food court that would have food that's been cooked elsewhere. There could be a limited retail and office component as well.



Kyodo Yushi Manufacturing Americas have chosen **Maize Industrial Park** for their new headquarters. Japan-based Kyodo, a joint venture with Wichita-based **Lubrication Engineers Inc.**, has purchased nearly 20 acres in the park with plans to construct an 80,000-square-foot facility and will produce lubricants for the automotive industry. Construction is expected to start in the next couple of months, with the facility being operational in the latter part of 2018. A ceremonial groundbreaking took place at the industrial park, located near **53rd Street North and 119th Street West**. **Martin K. Eby Construction Co. Inc.** is the general contractor. **Scott Salome** with **NAI Martens** brokered the land sale.

