

# Houston developer breathes new life into stalled luxury condo project

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Construction is set to restart on a stalled boutique condominium project near Rice Village.

**Sudhoff Cos.** announced plans Feb. 22 to finish out a seven-story, six-unit condo midrise at 2406 Tangle St., across the street from Hanover Southampton apartments. **The Houston-based real estate marketing, sales and development firm** rebranded the luxury condo — formerly called Morningside Mansion Flats — to The Moderne Rice Village.



A rendering of The Moderne luxury condos near Rice Village, being developed by Sudhoff... [more](#)

Tourelle Ventures LLC initially broke ground on the condo project in 2015. The Houston-based real estate and architecture firm was founded by relatives of the late local artist Charles Schorre, who had his home and studio on the property.

However, Tourelle Ventures couldn't find any buyers for their units, which were left unfinished for the buyers to finish out, said **Jacob Sudhoff**, CEO of Sudhoff Cos. In mid-2016, the first-time condo developers stalled their project and approached Sudhoff Cos. for its expertise and equity to finish out the project, Sudhoff said.

“When you give buyers an empty shell, it’s hard for them to come up with a vision for the space,” Sudhoff said. “When (Tourelle Ventures) realized their buyers wanted finished units, we were brought in to complete the units.”

Sudhoff Cos. worked with Tourelle Ventures' architect, [Cameron Armstrong](#), and Sudhoff's Houston-based architect partner, Mirador Group, to design The Moderne's modern interior. Although it is harder to come into a project mid-construction, Sudhoff said he was excited to bring the project back to life.

The Moderne will offer six two-bedroom, two-and-a-half bathroom units, each spanning 2,690 square feet. The units feature a study and two balconies, one off the master bedroom and one off the open living room space.

"We've found this to be the most popular floor plan in Houston," Sudhoff said.

The units come well appointed with floor-to-ceiling windows, Armony Italian cabinets, sleek finishes and private keyed elevator access directly into the units. Each unit will also have two parking spots on the first level. Prices for the units range from \$1.4 million to just over \$2 million.

The Moderne will feature no building amenities, like a fitness center or doorman, to keep homeowners association fees low. The condo will likely attract a mix of buyers, from doctors working in the nearby Texas Medical Center to empty-nesters looking to downsize from a family home into an easier-to-maintain condo in a bustling area of Houston.

"This is for a buyer who wants to be in a one-story home in a boutique building in a great, walkable location," Sudhoff said.

Maxxus Construction of Scott+Reid General Contractors is expected to restart construction work on the redesigned project in March, Sudhoff said. The first units are expected to be delivered by summer 2017 with full completion by December 2017.

After more than six month of looking at an empty concrete shell of a building, neighbors are happy to see construction work resume on the project, Sudhoff said.

"We've been called by several neighbors, several people over at the Hanover Southampton," Sudhoff said. "It's been an eyesore for them, so they're very excited we're bringing this to the market."