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Boutique condo project with full-floor units to break ground in Tanglewood area



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GT Leach Constructors and Rama Cos. have teamed up to build a \$25 million boutique condominium project at 5010 Longmont Drive, in the northern Uptown/Tanglewood area. [Expand to read more](#)

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Later this month, GT Leach Constructors founder and President Gary Leach will do something he's never done before – break ground on a condominium development in which he is personally invested as a partner.

Leach has teamed up with Rama Cos., a Houston-based development firm led by brothers Amir and Alan Taghdisi, to build a \$25 million boutique condominium project at 5010 Longmont Drive, in the northern Uptown/Tanglewood area.

The project they plan to build is The Beverly, a six-unit midrise condo building that Leach and the Taghdisis hope will bring a new type of unit to the Houston market. Rather than putting multiple condos on each floor, each unit will take up an entire floor.

While Leach has built projects in the past where he had a small financial interest, this is the first time he has gone in on a project as a 50% partner.

The project [was first announced in May 2023](#) and is scheduled to be completed by the end of 2025.

Amir Taghdisi said in an interview that Rama Cos. couldn't be happier to be working with Leach on The Beverly, given Leach's extensive experience in building high-end condos across Houston. GT Leach Constructors was the general contractor on [Houston-based DC Partners' The Allen mixed-use development on Allen Parkway](#), as well as a number of developments for the Randall Davis Co., including [London House](#) and [The Chaucer](#), among others.

"I think Gary was attracted to the project because it is unlike anything Houston has seen before," Taghdisi said. "While The Beverly is smaller than many of the projects underway in Houston, that's a real benefit for people who don't want to live in a building with a bunch of neighbors. And with a single unit on each floor, you truly have 360-degree views of the city."

For his part, Leach has said previously that he was drawn to the project because of its unique location, right at the intersection of Longmont Drive and South Post Oak Lane, just blocks from Uptown Park restaurant J. Alexander's.

"The site is so special due to its unrestricted reserve status," Leach said last year. "The other thing that attracted me to the project was my friendship with Amir and Alan."

The Beverly offers something different for Houston's condo market

Amir Taghdisi said he already has spoken with a number of potential buyers for The Beverly's six units, who have told him they didn't know the one-unit-per-floor concept existed.

The concept also allows the units to be larger, he said. Each unit will be about 4,400 square feet in size, with a 400-square-foot covered terrace attached. All of the units have a four-bedroom floor plan with four and a half bathrooms.

The seven-story building has one level of parking, with designated spaces for each residence.

"You're really getting the full use of the land, which is in an incredible location," Taghdisi said. "Other than the required setbacks and easements, the building will take up the entire lot, which means each unit is as large as possible."

Two of the units, which start at about \$3.5 million, are already under contract, he said.

"We're talking not only to potential condo buyers, but people who want a single-family home," Taghdisi said. "This concept – which has been available in New York and Florida and elsewhere, but not really Houston – appeals to both segments of the market. We are thrilled with the response so far."

But it's not just the exclusivity that comes with a smaller project that sets The Beverly apart, Taghdisi said. The developers also hope to offer some of the finest finishings of any project in the city. That's part of why the planning for the project has taken over three years, he said.

"We want to build something flawless that leaves a legacy," he said. "We have spent years thinking about the finishes and fixtures we wanted to offer."

All of the cabinets in The Beverly's units will be from a custom package created by German cabinetmaker Eggersmann specifically for the building.

The kitchen appliances will come from Thermador's latest collection and will include gas stovetops and ranges. Each terrace also will have gas grills, though the manufacturer has not yet been selected.

All units will have hardwood floors throughout, and residents will be able to choose from a range of stone and tile packages for individual kitchens and restrooms.

"We really have worked hard to ensure that everything is top of the line," he said.

Another benefit that comes with having fewer units, he said, is that each residence has its own back-up generator.

"That is something that is especially important to have, as [we have seen this year, with the hurricane, the derecho](#) and everything else," Taghdisi said. "It's also something that really no other building can offer. A lot of the condo towers have 20, 30, 100 units. You can't get individual generators for all of those units."

He added that he thinks Houston is ready for a smaller-scale but higher-quality condo offering.

"Houston is ready to live vertically," Taghdisi said. "You've seen some level of high-quality presentation. But there has been a lot of room for improvement. We think The Beverly will be hard to recreate."