

\$6.35 million purchase will give UTMB space to add facilities in Angleton

# Angleton-Danbury hospital district buys \$6 million of land

- By MADDY McCARTY [madison.mccarty@thefacts.com](mailto:madison.mccarty@thefacts.com)
- Mar 7, 2019

A “sold” sign seen from Sebesta Road in Angleton on Wednesday shows the 177-acre site purchased by Angleton-Danbury Hospital District.

- MADDY McCARTY

**ANGLETON** — Angleton-Danbury Hospital District purchased \$6.35 million worth of real estate with plans of creating more clinical space and continuing a partnership with UTMB Health, officials say.

The 177-acre property stretches from the south side of Highway 35, west of Highway 288, down to South Walker Road, hospital district CEO Dave Bleakney said. The district also purchased the Brand Energy and Infrastructure Services building off Highway 35 since that company soon will move to a smaller space, he said.

Part of the land is in Angleton city limits, but the largest section is not, Angleton Assistant City Manager Randy Anderson said. The land would need to be annexed in the future for development, he said, and the city would likely be receptive of those plans.

The district will assess the development of the land into clinic space, but has no specific plans yet, Bleakney said.

The district and UTMB entered into a partnership about five years ago to continue financial success of Angleton-Danbury hospital and enable expansion, Bleakney said.

“What’s happening in Angleton is that there’s really becoming a problem for expansion anywhere,” he said. “If we could not provide this relationship, we could actually find ourselves dry-docked ... and no place to expand.”

Now that the hospital campus is fully utilized, the district analyzed options of expansion and found the acquisition of the tract to be the best choice, Bleakney said.

The hospital district pays UTMB to render services to indigent patients, which makes up a large portion of their services, Bleakney said.

“They’re just out of room,” Bleakney said. “They just don’t have enough clinic room right now. So, this is kind of win-win for everybody.”

The district purchased all of the land with reserve funds, meaning there will be no tax rate increase for residents, he said.

Since UTMB first leased the Angleton-Danbury hospital facility about five years ago, it has added more than 30 physicians to the site, said Katrina Lambrecht, the hospital system’s vice president of health systems operations and regional hospitals.

The partners understand today’s healthcare consumer wants both primary and specialty care close to home and work, Lambrecht said. The goal since the beginning of the partnership is to increase Southern Brazoria County residents’ access to care, she said.

As research shows a preference for more outpatient specialty care, staff filled the buildings at the Angleton-Danbury campus with services such as cardiology and urology, Lambrecht said.

“To continue to grow services to meet the demand of the patients in that service area, we really need to think about how do we expand upon the outpatient clinic space,” she said. “This gives us an opportunity to lease that building from the hospital district, be able to move our services to that space and then fill in that space that we vacate with other, much-needed services.”

This new phase of development proves that the partnership still focuses on offering service to the people of Southern Brazoria County and they are strategically planning for the future, Lambrecht said.

“What’s really exciting about the latest development is that it recognizes the commitment of UTMB to this market, to this service area, for the long term,” she said.

More outpatient specialty care could more effectively manage diseases, such as diabetes and heart disease, and prevent costly emergency room visits, she said. It can also help patients spend less time in the hospital for surgeries and increase access to urgent care, both cost-saving measures, she said.

“We see how many patients have to leave the market to get that type of care and would prefer getting it close to home,” Lambrecht said.

As they’ve offered more services, they see how large the demand is and the need to grow specialty service offerings, she said. This project should help meet that need, Lambrecht said.

“This is a part of UTMB. We’re excited to continue to be a part of the community,” she said. “We’re excited to continue to serve as a healthcare provider to the people that live in Southern Brazoria County.”

Maddy McCarty is a reporter for The Facts. Contact her at 979-237-0151

| <u>Property ID</u> | <u>Geo ID</u>   | <u>Type</u> | <u>Owner Name</u>         | <u>Owner ID</u> | <u>Address</u>                              | <u>Appraised</u> |
|--------------------|-----------------|-------------|---------------------------|-----------------|---|------------------|
| 164345             | 0214-0001-000   | R           | ANGLETON DANBURY HOSPITAL | 21535           | HIGHWAY<br>288, TX<br>77515                 | \$652,050        |
| 628726             | 201004-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$0              |
| 612111             | 200830-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$0              |
| 608958             | 200818-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$2              |
| 606430             | 200819-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$0              |
| 603903             | 200803-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$0              |
| 570921             | 2810-0012-001   | R           | ANGLETON DANBURY HOSPITAL | 21535           |   | \$9,400          |
| 560345             | 3948-0101-024   | R           | ANGLETON DANBURY HOSPITAL | 21535           | DEBORAH<br>DR,<br>ANGLETON<br>TX 77515      | \$338,300        |
| 530978             | 000018-021535-1 | MN          | ANGLETON DANBURY HOSPITAL | 21535           |   | \$16             |
| 526463             | 0699-0007-135   | R           | ANGLETON DANBURY HOSPITAL | 21535           | 2309 W<br>MULBERRY,<br>TX 77515             | \$2,735,640      |
| 513440             | 9339-2924-000   | P           | ANGLETON DANBURY HOSPITAL | 113840          | 2309 W<br>MULBERRY,<br>ANGLETON<br>TX 77515 | \$2,980          |
| 497807             | 0375-0130-127   | R           | ANGLETON DANBURY HOSPITAL | 21535           | 136<br>HOSPITAL<br>DR,<br>ANGLETON<br>TX    | \$358,630        |
| 490104             | 0375-0130-125   | R           | ANGLETON DANBURY HOSPITAL | 21535           | 146 E<br>HOSPITAL<br>DR,<br>ANGLETON<br>TX  | \$6,377,900      |
| 490102             | 0375-0130-126   | R           | ANGLETON DANBURY HOSPITAL | 21535           | 146 E<br>HOSPITAL<br>DR,                    | \$2,165,300      |

|        |                 |    |                              |       |  |              |
|--------|-----------------|----|------------------------------|-------|--|--------------|
| 265804 | 8305-0233-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | COUNTY<br>ROAD 348<br>OFF, TX<br>77422                   | \$105,000    |
| 180468 | 0699-0020-001   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | HIGHWAY<br>35 & HWY<br>288,                              | \$480,660    |
| 180458 | 0699-0014-110   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | COUNTY<br>ROAD 290<br>NAR,                               | \$1,453,820  |
| 180453 | 0699-0010-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | COUNTY<br>ROAD 609,<br>TX                                | \$342,780    |
| 180448 | 0699-0009-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | COUNTY<br>ROAD 609<br>OFF NAR,<br>TX                     | \$261,350    |
| 180021 | 0655-0017-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | COUNTY<br>ROAD 290,<br>TX                                | \$20,140     |
| 179999 | 0655-0002-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 |  | \$230,690    |
| 179997 | 0655-0001-100   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 |  | \$333,620    |
| 179996 | 0655-0001-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 |  | \$313,370    |
| 170917 | 0375-0132-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | HOSPITAL<br>DR NAR,<br>ANGLETON<br>TX 77515              | \$3,267,000  |
| 170913 | 0375-0130-120   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | 132 E<br>HOSPITAL<br>DR,<br>ANGLETON<br>TX 77515         | \$24,299,950 |
| 170912 | 0375-0130-000   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | HOSPITAL<br>DR,<br>ANGLETON<br>TX 77515                  | \$144,390    |
| 168980 | 0318-0069-110   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | 2323 E<br>MULBERRY<br>ST HWY 35,<br>ANGLETON<br>TX 77515 | \$478,260    |
| 168855 | 0318-0017-130   | R  | ANGLETON DANBURY<br>HOSPITAL | 21535 | 2327 E<br>MULBERRY,<br>ANGLETON<br>TX 77515              | \$1,471,220  |
| 631296 | 201005-021535-1 | MN | ANGLETON DANBURY<br>HOSPITAL | 21535 |  | \$0          |

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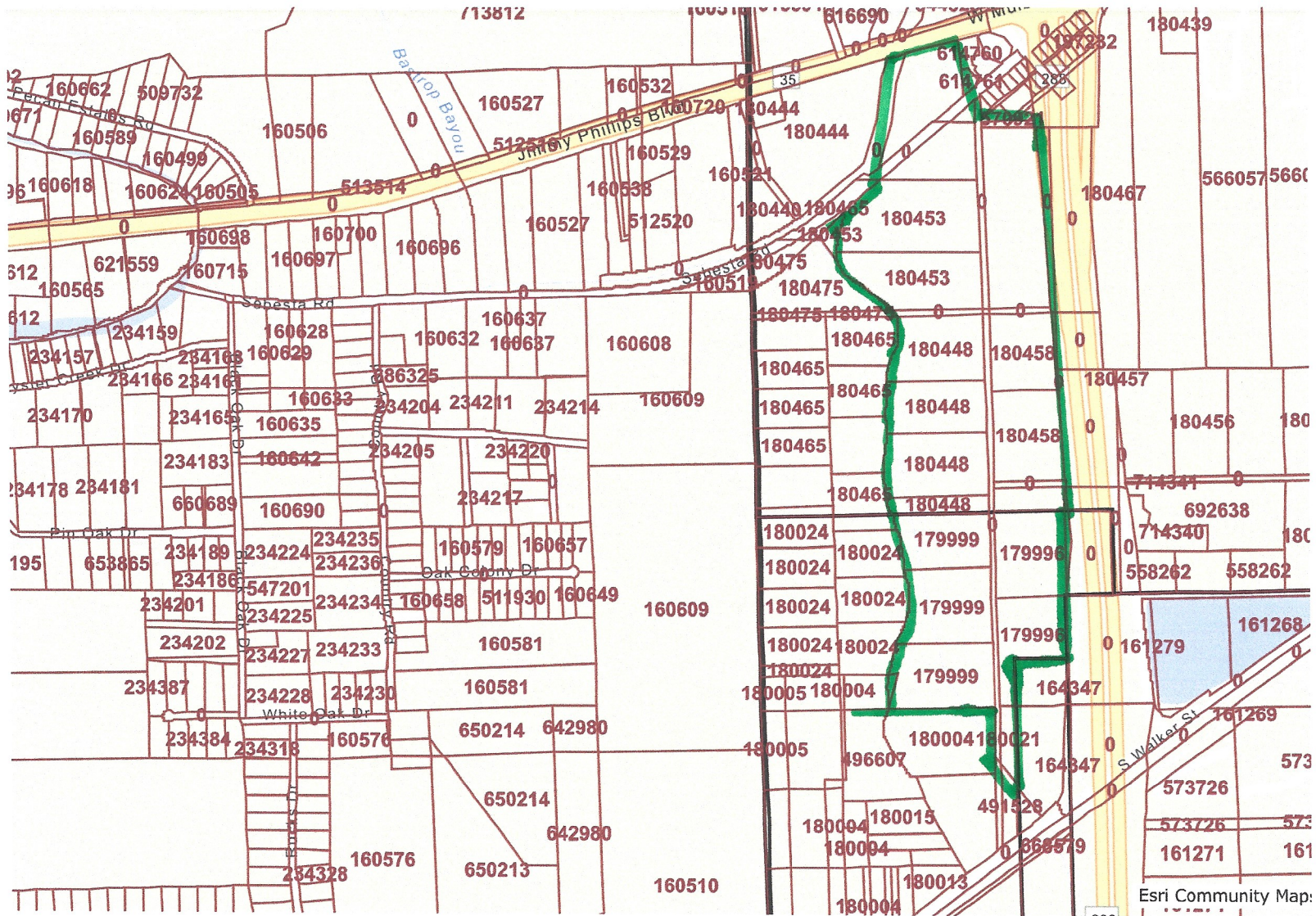
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