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From the Houston Business Journal:

<https://www.bizjournals.com/houston/news/2022/03/31/former-hpe-compaq-campus-sold-mexcor-international.html>

## Former HPE, Compaq campus in Houston sold to local beverage distributor

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Hewlett Packard Enterprise Co. (NYSE: HPE) has found a buyer for its former Houston campus after moving to its new headquarters.

A affiliate of Mexcor International, a Houston-based importer and distributor of spirits and beverages, bought the approximately 2 million-square-foot, 66-acre campus at 11445 Compaq Center West Drive, JLL announced. The purchase price was not disclosed in the announcement, but two HPE properties along Compaq Center West Drive totaling nearly 63.65 acres were valued at nearly \$86.9 million as of Jan. 1, 2021, according to Harris County Appraisal District records.

Kevin McConn, Rick Goings, Ronnie Deyo, Beau Bellow and Ethan Goldberg with JLL Capital Markets represented HPE in the sale, and



MABRY CAMPBELL

A affiliate of Mexcor International, a Houston-based importer and distributor of spirits and beverages, bought Hewlett Packard Enterprise's former campus in northwest Houston.

David Munson with Boyd Commercial represented Mexcor.

The site is near the intersection of State Highway 249 and Louetta Road, next to Mexcor's headquarters. Mexcor, which moved to its 28-acre, 250,000-square-foot headquarters at 11177 Compaq Center West Drive in early 2021, will immediately occupy a portion of the former HPE space, JLL said.

The campus was completed between 1984 and 1988 and originally was home to Houston-based Compaq Computer Corp. before the company was acquired by HPE's predecessor, Hewlett-Packard Co. The property includes five office buildings, two manufacturing/distribution buildings, four additional buildings that house maintenance and/or amenity space, a full-service cafeteria, fitness center, and an outdoor covered pavilion with a kitchen area for events. Between the property's five garages and its surface lots, there are a total of 5,229 parking spaces.

**Hewlett-Packard gave the Houston Business Journal a look inside the campus in 2013. [Click here to read more about the campus's history.](#)**

HPE announced in November 2017 that it would eventually move out of its Houston campus due to unprecedented flooding two years in a row. The campus hit the market shortly thereafter.

In October 2018, plans were revealed for the new HPE campus in City Place, the master-planned community formerly known as Springwoods Village.

HPE announced in December 2020 that it would move its headquarters from San Jose, California, to Houston, and the company opened its new City Place campus to employees in February of this year.

"We are excited to continue our investments in northwest Houston and expand our campus footprint," said Mexcor CEO Eduardo Morales, noting the new purchase plus the acquisition of its headquarters campus two years ago "represents our long-term optimism and commitment for our community. The combined 94-acre campus will position Mexcor for continued growth of our distribution and logistics operations and also diversify into various technology driven ventures."

Founded in 1989, Mexcor distributes over 2,000 different brands of beverages and spirits.

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