

Real estate transactions

August 21, 2011

Sales

OFFICE: Peloton Capital Partners has purchased a portfolio consisting of 1250 Wood Branch and 11931 Wickchester in the Energy Corridor area and 10200 Richmond and 2950 and 3030 S. Gessner in the Westchase area. The buildings total 347,272 square feet and are 78 percent occupied. Martin Hogan and H. Dan Miller of HFF represented the seller. Steve Heldenfels of HFF represented the borrower in arranging acquisition financing and joint venture equity.

LAND: The Texas Mortgage Group has purchased 99 acres north of Spring Stuebner Road west of Rothwood out of the James Cooper Survey, Abstract 189. Darin Gosda of the Betz Cos. represented the buyer. Lee Jones represented the seller, EPEC Corp.

INDUSTRIAL: DCT Industrial Trust has purchased Beltway Antoine Business Center, a seven-building, 383,100-square-foot industrial park. The property at 3403-3463 North Sam Houston Parkway was built in two phases in 2007 and 2008 and is 95.2 percent leased to 17 tenants. Rusty Tamlyn and Trent Agnew of HFF represented the seller, Mountain West Industrial Properties, and its partner, American National Insurance Co.

Leases

OFFICE: A. Schulman has leased 5,000 square feet at The Woodlands 45 Corporate Center. Kevin Barr of Palermo Barr represented the landlord. Keith Bilski and Neil Martin of the Finial Group represented the tenant.

INDUSTRIAL: Professional Traffic Control Services has leased 9,450 square feet at 3430 Yale. Logan Greer of InSite Realty Partners represented the landlord. Miles Lynch and Neil Martin of the Finial Group represented the tenant.

RETAIL: KBG Investments has purchased the former Finger Furniture building at 239 Greens Road for an

International Market where more than 150 vendors will sell clothing, music, sporting goods, toys, electronics and other merchandise. The market is relocating from its longtime home at U.S. 59 and Little York. Katherine Wildman of Wulfe & Co. represented the seller.

OFFICE: Regus, a provider of flexible workplaces, has leased 17,056 square feet at Three Sugar Creek office building in Sugar Land. Elliott Hirshfeld of CB Richard Ellis' Houston office along with Steve Rigby, Peter Dana, Mike Kay and Baron Aldrine of the firm's Dallas office, represented the tenant. Steve Rocher and Bonnie Kelley of CB Richard Ellis represented the landlord, American National Insurance Co.

INDUSTRIAL: NW Sign Industries has leased 5,500 square feet at 10950 Mahaffey in Tomball. Cape Bell of Cushman & Wakefield represented the tenant. Holly Budde of Coldwell Banker Commercial United, Realtors represented the landlord, Jimarge Investments.

OFFICE: Yell Connect has leased 17,815 square feet at 2002 Timberloch Place, The Woodlands. Lisa Hughes of The J. Beard Real Estate Co. brokered the transaction.

INDUSTRIAL: VCL Distribution Co. has leased 30,000 square feet at 16255 Port Northwest Drive in Port Northwest Business Park from TIAA of America. Patrick McKiernan and Marc Drumwright with Southwest Realty Advisors represented the tenant. Darryl Noon with Transwestern Commercial Services represented the landlord.

OFFICE: Medical Center Ear Nose & Throat Associates has leased 9,036 square feet at 4101 Greenbriar. Brian Strait of Lincoln Property Co. represented the landlord. Brent Fredricks of Fredricks Commercial Brokerage represented the tenant.

RETAIL: Texas Children's Pediatric Associates has leased 7,000 square feet in the Park Lakes Professional Building

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at Beltway 8 and Wilson Road. Baker Katz represented the tenant. Ryan Orr and Will Bradley with Read King represented the landlord, Wilson Beltway, Ltd.

RETAIL: Caposhi has leased 2,100 square feet for a women's clothing boutique at The Plaza at Research Forest at Research Forest Boulevard and Research Park Drive in The Woodlands. Jason Tangen and Tiffany Nuche with Bandier Realty Partners represented the tenant. Ross Foldetta and Nate Newman with Woodlands Commercial represented the landlord, RF Partners-2000.

OFFICE: Twin Eagle Resource Management has leased 50,201 square feet at the NewQuest Office Park at Beltway 8 and West Road. Steven Alvis and Jay Sears represented NewQuest Properties. Charles Feritta with Colliers International represented the tenant. The building is under construction.

RETAIL: Harry M. Green Interests announced the following transactions: Angleton Pharmacy leased 2,250 square feet and 3M Wireless leased 1,170 square feet at Angleton Plaza Shopping Center. Leon Green with Harry M. Green Interests represented the landlord. Dollar General renewed its lease for 9,900 square feet at Angleton Plaza Shopping Center. Family Dollar renewed its lease for 10,500 square feet at Angleton Palm Shopping Center. Cash America renewed their lease for 6,650 square feet at Ridgecrest/Long Point Shopping Center. Donald Daum and Lisa Janak with Harry M. Green Interests represented the landlord on the renewals.

RETAIL: Marshalls has opened a 25,000-square-foot store in the Ravenwood Village Shopping Center at Interstate 45 and Smither Road in Huntsville. Culver Stedman of Edge Realty Partners represented the tenant. Clay Trozzo of Property Commerce represented the landlord, Ravenwood Village Ltd.

Etc.

CHURCH: The Worship Place Studio of Ziegler Cooper Architects has completed a 25,000-square-foot sanctuary with seating for 800 to 1,000 for St. John Lutheran Church & School at 15235 Spring Cypress Road in Cypress. Later

phases of the master plan for the 20-acre campus will include an expansion of the early childhood care program, administrative renovation, new classrooms for adult Bible study, renovation to the historic chapel and a new youth facility. The area for the plan upon completion is 110,000 square feet.

BANK: Frost opened its Rice Village Financial Center at 5925 Kirby Drive. The 9,900-square-foot building is the first Houston location to house the Community Room, offering a place for local clubs, organizations and boards to hold meetings and events. Frost operates 25 locations in the Houston area and 113 across Texas.

GROCERY: Kroger has opened a 123,000-square-foot store Marketplace store in the Sam Houston Town Center, a development of NewQuest Properties in Willis. The store features an expanded selection of products, a fuel center, Fred Meyer Jewelers store, and a home furnishings section with the Ashley Furniture brand. The other two local Marketplace stores are in Richmond and Rosenberg.

RETAIL: J.C. Penney has completed a \$3 million renovation of its First Colony Mall store in Sugar Land. The location introduces a Sephora shop for beauty products within the store.

INDUSTRIAL: Liberty Property Trust is adding two warehouse buildings in Beltway at Bammel Park and is rebranding the development as Liberty Northwest Business Center. The project consists of an 84,000-square-foot building at 5500 N. Sam Houston Parkway West and a 128,000-square-foot building at 14031 Hollister Road. Completion is planned in January. Liberty acquired two multi-tenant buildings totaling 326,400 square feet in the business center in 2007. The site can accommodate up to four more buildings in addition to the two under construction. The project architect is Perry Seeberger, the engineer is Terra Associates, and the general contractor is Cadence McShane. Jay Ohanesian is Liberty's project manager.

APARTMENTS: New Hope Housing has begun construction of its sixth single room occupancy property. The 160-unit community designed for adults living alone

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on limited incomes will be located near the new Texans YMCA at 4415 Perry. Val Glitsch is the architect and Camden Builders is handling construction.

HOTEL: Interstate Hotels & Resorts of Arlington has completed renovating the 390-room Houston Marriott North at 255 North Sam Houston Parkway East in the Greenspoint area. The hotel has added new carpeting, draperies, bedding, linens, furniture, wallpaper, paint and artwork.

RETAIL: Big Lots has opened a 20,000-square-foot store at Northwest Crossing Centre, 5770 Hollister Road. The store is one of 90 the discount retailer is opening this year.

RETAIL: Weingarten Realty has hired Cadence McShane Construction to expand Tomball Marketplace at Texas 249 bypass and FM 2920 in Tomball. The assignment includes infrastructure improvements for a new Kohl's store, construction of a 13,200-square-foot multi-tenant building, and construction of a 25,000-square-foot store for a national retailer. CDA Architects is providing architectural services.
