

Central / South Texas | Announcements & Deals Done

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Don Riggins

First Vice President
CB Richard Ellis - Austin

CBRE ADDS THREE PROFESSIONALS TO ROSTER

ANNOUNCEMENT: Austin - CB Richard Ellis, Inc. announced the addition of three professionals to its Austin office. Don Riggins transferred from CBRE's Portland, OR, office. Mr. Riggins, First Vice President, will focus on acquisition, disposition and leasing of industrial/flex properties. Will Douglas joins CBRE as a Senior Associate from Adame Commercial in Corpus Christi. His primary area of attention was tenant representation, which will also be his focus in the Austin office. Michael Wardlaw comes to CBRE as a Sales Associate from CVS Capital Partners in Austin. He will be focusing on marketing, business development and developing acquisition and disposition strategies with the local multi-family division. *Press Release 11/22/10*

IREM AUSTIN AWARDS TWO MEMBERS

ANNOUNCEMENT: Austin - IREM Austin announced that Shawna Gross has been awarded 2010 IREM Austin CPM Member of the Year and Penelope Kemper has been awarded 2010 IREM Austin Member of the Year. *Press Release 12/15/10*



Will Douglas

Senior Associate
CB Richard Ellis - Austin



ELISABETH NILES JOINS RICHLAND COMPANIES

ANNOUNCEMENT: San Antonio - The Richland Companies announced that Elisabeth Niles has joined their San Antonio office. Niles joins The Richland Companies' San Antonio office from Emerald Realty, LC, where she worked in Tenant Relations as a Senior Leasing Associate and Property Manager as well as Director of Marketing. She is responsible for marketing, leasing and managing Richland's 10-property San Antonio portfolio representing over 820,000 SF. *Press Release 11/17/10*

Shawna Gross

2010 IREM Austin
CPM Member of the Year



Penelope Kemper

2010 IREM Austin
Member of the Year

HENDRICKS & PARTNERS SELLS CINNAMON CREEK

APARTMENT: San Antonio - Hendricks & Partners announced the sale of Homes of Cinnamon Creek (278 units), located at 9109 Dartbrook Drive in San Antonio. The seller was American Opportunity for Housing-Cinnamon Creek, LLC of San Antonio. The buyer was Post Cinnamon Creek, LLC of Los Angeles, CA. The transaction was negotiated by Mike Miller of the San Antonio office of Hendricks & Partners on behalf of both parties. *Press Release 11/30/10*

MARCUS & MILLICHAP SECURES INVESTOR FOR 40-UNITAPT

APARTMENT: Corpus Christi - Marcus & Millichap Real Estate Investment Services has announced the sale of Holly Manor, a 40-unit apartment building located at 4022 Montego Drive in Corpus Christi. The purchaser, a private investor, was secured by Zar Haro, an investment specialist in Marcus & Millichap's San Antonio office. *Press Release 11/22/10*

GRUBB & ELLIS REPRESENTS RONNIE WILSON IN LAND SALE

LAND: San Antonio - Ronnie Wilson sold 2.4 acres of land located at 10920 Bandera Road in San Antonio to William Sweatt. Rick Stagers of

Grubb & Ellis' San Antonio office represented the seller in the transaction. Humphrey Hassing of Home Team America represented the buyer. *Press Release 11/18/10*

GRUBB & ELLIS ASSISTS XE HOSPITALITY IN 3 ACRE PURCHASE

LAND: San Antonio - Grubb & Ellis Company announced that JJ Williams, CCIM, and Jason Brumm represented XE Hospitality in the purchase of three acres of land in northwest San Antonio from Thomas Enterprises. XE Hospitality intends to use the land to develop a new Hilton Garden Inn. The seller represented itself in the transaction. *Press Release 12/9/10*

THE SILVER GROUP BROKERS THREE BUILDINGS

OFFICE: Beaumont, San Antonio, Waco - The Silver Group announced the sale of 3 office buildings, 100% leased to the U.S. Government for use as regional Social Security Administration facilities. The properties are located in Beaumont, San Antonio and Waco. A buyer was unable to raise the funds and ended up assigning their contracts to a large REIT. After a 30 day extension and increased non-refundable deposits, the transactions closed. Barry Silver was the only broker in the sale. *Press Release 11/23/10*

HPI COMPLETES 21,148 SF OFFICE LEASE

OFFICE: Austin - Spear Street Capital leased 21,148 SF of office space located at 12301 Riata Trace Parkway in Austin to Quality Systems Inc. Robert Bantly and Brian Butterfield of Grubb & Ellis' Austin office represented the lessee in the transaction. Richard Paddock of HPI Corporate Services represented the lessor. *Press Release 11/18/10*

PETCO SELECTS SAN ANTONIO FOR SATELLITE SUPPORT CTR

OFFICE: San Antonio - PETCO will open a new Satellite Support Center in San Antonio, the company announced in conjunction with the San Antonio Economic Development Foundation and civic leaders. PETCO's Satellite Support Center will be located at 654 Richland Hills Drive, in the Westpointe Corporate Center. PETCO expects to invest about \$5 million to outfit the one-story facility before an opening planned for mid-2011. *Press Release 11/22/10*

RICHLAND REPRESENTS NW BIZ CTR IN LEASE

OFFICE: San Antonio - Social Workers As Needed, LLC has signed a 2,293 SF lease in Northwest Business Center located at 1844 Grandstand Drive in San Antonio. Owner Patricia Robles, LCSW, represented the tenant. Mickey Meyer-Sturgis represented Richland Investments, the landlord. *Press Release 12/13/10*

GRUBB & ELLIS ASSISTS BLAKELEY IN OFFICE LEASE

OFFICE: San Antonio - Brian Blakeley Attorney at Law leased 1,571 SF of office space located at 7330 San Pedro Ave. in San Antonio from A&B Properties Inc. Lynn Blakeley of Grubb & Ellis' San Antonio office represented the lessee in the transaction. The lessor represented itself. *Press Release 11/18/10*

HFF NAMED TO MARKET RETAIL POWER CENTER

RETAIL: San Antonio - Holliday Fenoglio Fowler, L.P. announced that they have been named to market for sale City Base Landing, a 201,426 SF retail power center at 3326 Southeast Military Drive in south San Antonio. The HFF investment sales team will be led by Robert Williamson, Rusty Tamlyn and Jim Batjer who are representing the seller. The property is being offered for sale for \$35 million, which equates to a 7.9% cap rate. City Base Landing is anchored by Best Buy, Office Depot and Hancock Fabrics. *Press Release 11/18/10*

MARCUS & MILLICHAP SELLS 105,974 SF SHOPPING CENTER

RETAIL: San Antonio - Marcus & Millichap Real Estate Investment Services has announced the sale of Marbach Plaza, a 105,974 SF retail shopping center located at the SEC of West Military Drive and Marbach Road in San Antonio. Stephen Berchelmann and Chad Knibbe marketed the property on behalf of the seller, a limited liability company. The buyer, a private investor, was secured by Vincent Knipp in Marcus & Millichap's Fort Worth office. *Press Release 12/8/10*

MASSAGE HEIGHTS LEASES AT PARMER CROSSING

RETAIL: Austin - Massage Heights leased 2,100 SF at Parmer Crossing phase II, located at 9225 W. Parmer Lane in Austin. Cole Brodhead of Retail Solutions represented the landlord. The tenant was represented by Lucian Morehead and Steve Garnett of Asterra Properties. *Press Release 11/17/10*

TEXAS/SOUTHWEST GROUP ASSISTS DARDEN IN LEASE

RETAIL: San Antonio - Darden Restaurants has leased a 1.3 acre site, for use of a Red Lobster Restaurant, from Centerview Marketplace, LP for an undisclosed amount. The property is located at the intersection of Loop 410 and Callaghan Rd in San Antonio. Hugh Ruggles of Texas/Southwest Group represented the tenant. *Press Release 12/9/10*

RETAIL SOLUTIONS FINALIZES LEASE AT THE COMMONS

RETAIL: Round Rock - Gumbo's of Round Rock renewed their lease for 4,233 SF at The Commons, located at 901 Round Rock Ave. (R.R. 620) in Round Rock. David Simmonds of Retail Solutions represented the landlord. *Press Release 11/22/10*

GRUBB & ELLIS TEAM REPRESENTS LSA

RETAIL: San Antonio - Leon Springs Associates LLC leased 12,000 SF of retail space located at 4400 Fredericksburg Road in San Antonio to Pizza Properties Inc., doing business as Peter Piper Pizza. Jason Brumm, J.J. Williams, Maggie Nigro and Sophear Wilson of Grubb & Ellis' San Antonio office represented the lessor in the transaction. Thomas Tyng of Reata Real Estate Services L.P. represented the lessee. *Press Release 11/18/10*

RETAIL SOLUTIONS ASSISTS WITH ROUND ROCK LEASE

RETAIL: Round Rock - Fuego Fitness leased 2,562 SF at The Commons, located at 901 Round Rock Ave (R.R. 620) in Round Rock. Matt Delahoussaye of Retail Solutions represented the landlord and Brentley Brinegar of LandMark Properties represented the tenant. *Press Release 11/8/10*

BEE'S KNEES LEASES AT THE SHOPS

RETAIL: Cedar Park - Bee's Knees Bakery leased 1,535 SF at The Shops @ Cypress Creek, located at the NWC of Hwy. 183 & Cypress Creek Rd. in Cedar Park. Martin Turner of Retail Solutions represented the landlord. *Press Release 11/15/10*

TEXAS/SOUTHWEST GROUP FINALIZES LEASE

RETAIL: New Braunfels - Rare Hospitality International, Inc. has leased 1.37 acres, for use of a Longhorn Steakhouse Restaurant, from A-L95 Creekside Town Center, L.P. for an undisclosed amount. The property is located in Creekside Town Center in New Braunfels. Hugh Ruggles of Texas/Southwest Group represented the tenant and Mark Sondock of NewQuest Properties represented the landlord. *Press Release 12/9/10*

PARAGON JIU JITSU LEASES AT CANNON WEST

RETAIL: Austin - Paragon Jiu Jitsu Austin leased 3,040 SF at the Cannon West Shopping Center, located at 6800 Westgate Blvd. in Austin. TJ Powell of Retail Solutions represented the landlord and Travis Waldrop of NAI REOC Austin represented the tenant. *Press Release 11/29/10*

MARCUS & MILLICHAP SELLS SINGLE-TENANT NET-LEASED BLDG

RETAIL: Universal City - Marcus & Millichap Real Estate Investment Services has announced the sale of Dental One, a 2,893 SF single-tenant net-leased property located at 1702 Pat Booker Road in Universal City. Joshua Swank, an investment specialist in Marcus & Millichap's San Antonio office, marketed the property on behalf of the seller, a partnership. The buyer, a partnership, purchased the property to increase their portfolio. *Press Release 12/9/10*

OLD EMPIRE IMPORTS LEASES AT LONE STAR CENTER

RETAIL: Austin - Old Empire Imports leased 2,350 SF at The Lone Star Center, located at 9012 Research Blvd. in Austin. TJ Powell of Retail Solutions represented the landlord and Janice Landers of Strategic Commercial Real Estate represented the tenant. *Press Release 11/22/10*

RICHLAND COMPLETES LEASE AT WEST LOOP II

RETAIL: San Antonio - Master Clean Cleaning Services has leased 2,948 SF in West Loop II located at 5407-5419 Bandera Road in San Antonio. Owner Jess Rodriguez represented Master Clean Cleaning Services. Mickey Meyer-Sturgis represented Richland Investments, the landlord. *Press Release 12/13/10*

RETAIL SOLUTIONS CLOSES LEASE AT WILLIAMSON SQUARE

RETAIL: Austin - Yo Express Frozen Yogurt leased 1,530 SF at Williamson Square, located at 10700 Anderson Mill Road in Austin. TJ Powell of Retail Solutions represented the landlord. *Press Release 11/29/10*