

September 1, 2015

## This Week's Houston Deal Sheet

[SkyHouse River Oaks](#) welcomed its first residents. The project is the first to deliver on the street of the **River Oaks District** and kicks off a wave of activity there.



Here's the view of Uptown from SkyHouse River Oaks' pool deck. The **25-story** property is a redevelopment of the Westcreek apartment complex. It has **352 units** within walking distance of the River Oaks District, which is opening shops through the fall. Residents won't have to go even that far, though—the multifamily community has two ground-floor retail spaces: 2,327 SF available on the north corner and Glow Spa Nails on the west side.

### EXECS

**Greg Simpson** was named president of **Greenspoint District**, taking up the mantle **yesterday**. He previously worked with the City of Houston for 18 years, serving as assistant director of communications for the Houston Public Library system and a stint in the Neighborhood Protection Division.

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**Britta Clayton** joined the Richland Cos as property manager and will oversee operations across its Houston and Nashville portfolio. She has previously worked with JLL, CBRE, Anchor Development and more. She also has been a volunteer leader in the Family Readiness Group for the 3d Signal Brigade, III Corps in Fort Hood, where she received the Yellow Rose of Texas Award for outstanding volunteer services from Gov. Rick Perry.

## SALES



An undisclosed buyer purchased a two-property multifamily portfolio totaling **117 units** in Spring Branch. The off-market deal included **Spring Gardens** (pictured) and **Johanna Square**. Transwestern's **Ed Cummins** and **Ryan Mendez** repped the seller, OSD Ltd. Ryan says there's been strong demand for well-located assets in Spring Branch—the Transwestern team has closed three sales there in the last six months, and they expect more near-term.

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**Nabeelco Enterprises** purchased a **16k SF** facility at 3740 Jeanetta Rd. TNRG's **Stephen Kuper**, **Preston Yaggi** and **Patrick Wolford** repped the seller, Flying J Real Estate. Realty Network's **Shahida Hussain** repped the buyer.

## LEASES

**JoMar Visions** leased **14k SF** of office/warehouse space at 5247 & 5249 Langfield Rd. Cushman & Wakefield's **Coe Parker**, **Kelley Parker**, **John Littman** and **Tim Thomas** repped the tenant, and Northwinds Commercial Realty's **Clint Hankla** repped landlord Northwest Tech.

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**Slow Dough Bakery** expanded to **38k SF** in Beltway Distribution Center. JLL's **Ryan Fuselier, Louie Crapitto** and **Travis Secor** repped the tenant. Holt Lunsford Commercial's **John Kruse** repped landlord TA Realty.

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**Huckabee** sublet **13k SF** of office space from Layne Christensen Co at One Hughes Landing. JLL's **Anya Marmuscak** and David Buescher repped the sub-tenant. Colliers International's **Jay Kyle** repped the sub-landlord.

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**Effective Tote Cleaning** leased **13k SF** at 19711 Aldine Westfield in Humble. TNRG's **Robert McGee** and **Stephen Kuper** repped landlord VonArb Properties. Boyd Commercial's **David Munson** and **Robert Allinger** repped the tenant.

## THIS AND THAT

*"What's another word for Thesaurus?"  
Steven Wright*



**The Richland Cos** received the Commercial Landscaping Award of the Month from the City of Webster Parks, Recreation and Beautification Board for its 104k SF **Bay Plaza Office Complex**. Pictured accepting the award from Richland are CEO **Edna Meyer-Nelson**, VP of leasing and redevelopment/director of construction management **Mickey Meyer-Sturgis** and Bay Area Plaza Office Complex property manager **Elaine Cotton**. The City of Webster's **Noella Lambert**, **Betty Watkins** and **Jerry Ellis** presented the award.

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**NAI Partners** was selected to market the **12.4-acre** Lexicon Pharmaceuticals campus. The property has 260k SF but could **support 370k SF**. **Dan Boyles** and **Jon Silberman** are handling leasing/sales.