

## ▶ WEST TEXAS

### CBRE RENEWS TWO LOGISTICS TENANTS AT INDUSTRIAL CENTERS

**EL PASO, TEXAS** — CBRE has arranged two long-term lease renewals for logistics tenants in El Paso. The buildings are part of a larger industrial portfolio purchased by Phoenix-based ViaWest Group earlier this year. Foreign trade and door-to-door logistics services firm Jichasa renewed a 20,000-square-foot lease at 7189 Merchant Ave., with plans for future expansion. The El Paso operations support a powdered milk supplier in Chihuahua, Mexico. The portfolio is 58 percent occupied. Arturo De la Mora with CBRE's El Paso office represented the landlord in lease negotiations.

### ARCO/MURRAY BEGINS CONSTRUCTION ON AMERIPRIDE FACILITY

**ODESSA, TEXAS** — ARCO/Murray has begun construction on a 10,000-square-foot building addition for AmeriPride Services in Odessa. AmeriPride is taking on the project due to the rapid growth in Odessa and the surrounding market area. ARCO/Murray is providing a complete design/build solution including architectural and engineering design, permitting and construction. ARCO/Murray's Matt Drake is the project manager and Jason McLaughlin will serve as project executive. ARCO/Murray is a national design and construction firm specializing in commercial construction and real estate.

## ▶ HOUSTON

### CENTRAL WIRE PURCHASES INDUSTRIAL BUILDING

**HOUSTON** — Central Wire Inc. has purchased a 30,000-square-foot, crane-ready industrial building on nine acres located at Kieth Harrow Boulevard and Barker Cypress in Houston. The property is known as Bear Creek Industrial Park. The general contractor, Finial Development & Construction, is building the development on spec. Keith Bilski, Neil Martin and Mike Sperandio, with Finial's in-house brokerage company, represented the seller, FDC Bear Creek LP, in the transaction. Janae Evans and Joe Evans of Evtex Cos. represented the buyer. Central Wire is a producer of specialty wire products.

### THE RICHLAND COS. ACQUIRES OFFICE BUILDING

**HOUSTON** — The Richland Cos. has acquired 550 Post Oak, an office property located in Houston's West Loop submarket. The building will become Richland's new corporate headquarters, replacing its previous location in Memorial Post Oak. The 53,872-square-foot, six-story building sits on one acre at the northeast corner of Post Oak Boulevard and Post Oak Park. The multi-tenant property offers tenants card-key access, on-site management and podium-style parking. Additional amenities will include a gym, car washing services, laundry and dry cleaning pickup, food trucks twice a week and multiple high-end services. Richland plans on taking occupancy in September, with the exterior transformation beginning shortly thereafter. 550 Post Oak becomes Richland's 14th property in Houston, marking 1.7 million square feet of properties owned and managed by the company.

### BOXER PROPERTY TO EXPAND BOXER WORKSTYLE

**HOUSTON** — Boxer Property is expanding Boxer Workstyle to Houston's Galleria area as property renovations begin at Cotter Voss Tower at 2323 S. Voss Road, a six-story office building spanning 78,522 square feet. Interior and exterior renovations will be done to the Galleria-area office property to establish streamlined finishes and new amenities to the property. The first floor will be renovated to include Boxer Workstyle collaborative suites, which provide small businesses access to shared amenities including guest Wi-Fi access, a coffee bar, open lounge space and conference rooms. Boxer Workstyle is configured to meet the needs of small businesses that enjoy meeting with the privacy of their own small office. The new Workstyle space is approximately 11,000 square feet and brings Boxer Workstyle to 15 Houston area locations and more than 500,000 total square feet of Workstyle-designed space.

### DAVIS COMMERCIAL ARRANGES SALE OF GROUND LEASE FOR HISTORIC SITE

**HOUSTON** — Davis Commercial has arranged the sale of leasehold interest for the historic Sweeney, Coombs & Fredericks building at 301 Main St. in Houston for an undisclosed price. Designed and built by George E. Dickey in 1889, 301 Main St. is one of the last remaining Victorian-style structures in the city. The building is owned by Harris County and a ground lease on the property was assigned to a third party in the early 1990s. Ashley Castlerlin of Davis Commercial Real Estate represented the unnamed seller of the ground lease in the transaction. The buyer was also undisclosed. Blini Hoxha with the Salt N Pepper Group plans to open a new restaurant on the first floor. The Salt N Pepper Group is responsible for many Houston concepts, such as Beer Market Co., The Moonshiners, Crisp, Pub Fiction, Celtic Gardens, Shot Bar and Third Floor. The top two floors of the three-story building are being leased to attorneys.

### REGIS PROPERTY MANAGEMENT ACQUIRES OFFICE BUILDING

**HOUSTON** — Regis Property Management has acquired 770 S. Post Oak Lane, a mid-rise office building located seven miles from downtown Houston and 24 miles from Houston Intercontinental Airport. The six-story building is located in the Galleria area, surrounded by restaurants, hotels and other amenities. Regis Property Management is an affiliate of Pillar Income Asset Management and manages 34 commercial properties comprising more than 6 million square feet of office, warehouse, industrial and retail space. Regis was selected to manage the property portfolios for three publicly traded companies as well as several affiliated and non-affiliated private companies.

### ASCENSION GROUP ARCHITECTS COMPLETES BEHAVIORAL HOSPITAL

**KATY, TEXAS** — Ascension Group Architects recently completed Oceans Behavioral Hospital Katy at 455 Park Grove Drive in Katy. The hospital opened to patients in the spring. The 48-bed, 34,274-square-foot behavioral health hospital provides care to adults 55 and older who require inpatient hospitalizations for psychiatric illnesses. The property is located just south of I-10 and Mason Road and is a joint venture between Dallas-based real estate investment and development company SRP Medical and Plano, Texas-based Oceans Healthcare. The property is Oceans' seventh hospital in Texas and fourth in partnership with SRP. Dallas-based Rogers-O'Brien Construction was the general contractor.

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Where Opportunity Abounds



## PointWest

1,015 Acres of Prime Real Estate Designated  
For Commercial Development

- Direct access to I-10, 35 miles to Downtown Houston, 2 miles of frontage. Superb access to Austin, San Antonio, and the Rio Grande Valley.
- Proximity to Port of Houston turning basin (44 miles); International Airports (Bush and Hobby, 45 miles); and Houston Executive Airport (2 miles).
- All utilities and draining on site, including natural gas 35 kv electrical line.
- Access to great labor draw within 30 minutes.  
Work-force: 266,858    Distribution employment: 8,213  
Manufacturing employment: 43,788.
- Great corporate neighbors: Rooms-to-Go, Medline, Weatherford, Cameron and Igloo located in the energy corridor.
- Potential incentives: property tax abatement, reduction of assessed value, Freeport exemptions, and employee transit benefits.



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