

Real estate transactions

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Sales

Retail

The Richland Cos. has acquired the Lakes on Eldridge Centre, a 30,049-square-foot center at 5630 North Eldridge Parkway at Tanner Road. The center is 95 percent leased, with tenants including Dr. Shirazo Dentistry, West Houston Animal Clinic, Tiny Treasures Child Care, Houston Faith Church, Edward Jones & Co. Financial Planning, 1st Community Credit Union, U Break I Phix, Rose's Nails, Hair & Skin Care, China Village Restaurant, Subway, Sweet Donuts and Palio's Pizza & Italian Grill. Edna Meyer-Nelson represented the Richland Cos. Chris Van Horn at Cushman & Wakefield represented the seller, 5630 Eldridge Parkway Investors Limited/Bassam Barazi.

Industrial

5950 Fairbanks N. Houston LLC has purchased an 8,500-square-foot facility at 5950 Fairbanks N. Houston. Robert McGee and Preston Yaggi of Lee & Associates represented the seller, ADDP Holding.

A private investor has purchased a 20,898-square-foot freestanding office warehouse property at 3229 Navigation. James Womack of Property Brokerage of Texas represented the buyer. Jim Autenreith and Dan Nguyen of Moody Rabin represented a private seller.

Ping Realty One has purchased a 16,000-square-foot facility at 5256 Brittmoore. Preston Yaggi and Stephen Kuper from Lee & Associates represented the seller, CJC Real Properties.

REAL ESTATE

KR Development has acquired a 21,000-square-foot design-build facility at West 529 Industrial Park. John Ferruzzo and Nick Peterson of NAI Partners represented the buyer. Bill Byrd and Ryan Byrd of Colliers International represented the seller, Urban Construction Southwest.

Land

Huntington Properties has purchased 3.3 acres at the northwest corner of Barker Cypress Road and Park Row for The Shops at Ten Oaks. The new center, which is expected to break ground this spring, is planned to include a free-standing restaurant and an additional 20,000 square feet of retail space. It will be part of Wolff Companies' 83-acre Ten Oaks development in the Energy Corridor.

Discount Tire has purchased a parcel on U.S. 90 near University Boulevard in Sugar Land. Inna Gallagher of Rubicon Realty Group represented the seller. Tim Opatrny of TAO Interests represented the buyer.

Leases

Office

Springtime Pediatrics has leased 2,556 square feet for a pediatrics practice in Katy Medical Plaza's newly opened Phase II. Maury Bronstein and John S. Wall Jr. of 1912 Ventures represented the tenant's ownership group. Tim Gregory of Trans-western represented the landlord, Star 2014 Development LP. Katy Medical Plaza is a 150,000-

square-foot three-building medical office project at Kingsland Boulevard and Cobia Drive in Katy. Jacob White Construction Co. is developing the project.

InterMoor has renewed a lease for 20,923 square feet at Ashford 7 at 900 Threadneedle. Kevin Saxe and Connor Tamlyn of CBRE represented the tenant. Bob Cromwell of Moody Rabin represented the landlord, Accesso Partners.

Houston Medical Records renewed a lease for 8,742 square feet at the Norfolk Tower at 2211 Norfolk. Griffin Jaggard and Terri Torregrossa of Moody Rabin represented the landlord, the Realty Associates Fund IX. Travis Taylor with Lee & Associates represented the tenant.

Etc.

Financing

HFF has secured a \$39.6 million refinancing through Voya for a nine-property health care portfolio totaling 234,000 square feet in Dallas/Fort Worth and Houston. The borrower was Pine-croft Core Holdings. The properties are owned across a number of investors.

Global Fund Investments has secured a \$247.5 million loan from TIAA-CREF to refinance a 20-property retail portfolio spanning 2.1 million square feet in Houston, Dallas and San Antonio. Mike Tepedino, Michael Gigliotti and Cameron Cureton of HFF arranged the long-term fixed-rate loan, which will be used to refinance existing debt and recapitalize the properties. The portfolio is 95 percent leased and contains 414 tenants, including H-E-B, Kroger, Kohl's, LA Fitness, Petco, Golfsmith, 24-Hour Fitness, Starbucks and T.J. Maxx. Twelve of the retail centers are in the Houston area.