

Sales

LAND: J.A. Billipp Development Co. has purchased five acres at Century Plaza Drive and Imperial Valley Drive from Hitachi Metals America. Glynn Mireles and Jeff Everist with CB Richard Ellis represented the seller. Andy Billipp represented J.A. Billipp.

INDUSTRIAL: GC Remediation has purchased an 18,000-square-foot warehouse with storage yard at 3020 Greens Road. Kelley Parker, John Littman, Jon Farris and Coe Parker of Cushman & Wakefield represented the seller, Cargo Forwarding International. Greg Usher of Cypressbrook Co. represented the buyer.

MOTEL: KYH National Investment has purchased a 70-room Best Western Inn/Suites at 889 West Bay Area Blvd. in Webster from Kishan Associates. Billy Chen of Tai-Merica Hotel Real Estate Investments represented both parties.

LAND: Virtual Realty Enterprises has sold a 5.8-acre tract at U.S. 59 and Crabb River Road in Sugar Land to Aroon Patel. John Wall, Henry Hill and Martin Bronstein of Situs represented the seller.

INDUSTRIAL: Babson Belgold Property has purchased a 30,000-square-foot building at 7007 Belgold Street. Trent Siskron and Jeffrey Barbles of NAI Houston represented the buyer and the seller, JCW Belgold.

Leases

RETAIL: A Cato "It's Fashion Metro" will fill 11,760-square-feet of space formerly occupied by Target at Greens Crossroads Shopping Center, a retail property in the Greenspoint area being redeveloped by Andrew Schreer of Schreer

Interests. Mark Davis of Davis Commercial and Kyle Edwards of Cato represented the tenant. Shawn Ackerman and Jason Gaines of Henry S. Miller Commercial represented the landlord, Verdure Crossroads.

INDUSTRIAL: Carboline Protective Coatings and Linings has leased a 21,000-square-foot build-to-suit facility at 11245 Texas 225 in La Porte. Ryan Wasaff represented the landlord, GSL Welcome. St. Louis-based Carboline supplies high performance coatings, linings and fireproofing products.

RETAIL: San Luis Taqueria has leased 5,689 square feet in the 45 & College Center at 9263 Interstate 45 South. Stephen Pheigaru of Silvestri Investments represented the landlord, Festival Properties.

INDUSTRIAL: Willbros Construction has leased a 100,000-square-foot, industrial-crane-served manufacturing facility at 2200 Lauder Road from GSL Investments. Kelley Parker, Coe Parker, John Littman and Jon Farris of Cushman & Wakefield represented the tenant. David Ebro of GSL Investments represented the landlord.

RETAIL: Lehigh Safety Shoe Co. has leased 3,925 square feet in Deer Park Station, 9001 Spencer Highway in La Porte, for its first Lehigh Outfitters work and weekend gear store in the Houston area. Wes Miller, Kyle Knight and Randy Hopper with the Weitzman Group handled negotiations for the shopping center. Steven Pridgen with Re/Max Bay Area represented the tenant.

INDUSTRIAL: Lindab, a manufacturer of sheet metal products, has leased 61,194 square feet in the Greenspoint Business Center, a new development at 101 Esplanade

Blvd., near Interstate 45 and Aldine Bender Road. David Boyd and Greg Barra of Boyd Commercial represented the landlord, IDI. Joseph Smith of CB Richard Ellis represented the tenant.

OFFICE: Chris Reed Platinum Entertainment has leased 1,903 square feet at 15701 W. Hardy Road. Tammy Wiltz represented the landlord, Hartman Income REIT.

RETAIL: Martinizing Dry Cleaners has leased 2,000 square feet in Shadow Creek Marketplace at Shadowcreek Parkway and Texas 288. Danny Miller of Gulf Coast Commercial Group represented the landlord. Patrick Keegan of the Retail Properties Group represented the tenant.

RETAIL: Lenny's Sub Shops has leased 2,000 square feet in the Vintage Plaza at Texas 249 and Louetta Road. Gary and Laura Koop are the franchisees for this location. Roger Angst handled the transaction for Vintage Plaza.

RETAIL: Lenny's Sub Shop has signed a lease for 2,000 square feet in Gessner Plaza at Beltway 8 West and Gessner. David Wise handled the transaction for Page Partners and Satya.

RETAIL: Lenny's Sub Shop has signed a lease for 2,000 square feet in Sansbury Plaza on Sansbury Road at Crabb River Road in Richmond. David Wise handled the transaction for Page Partners and Satya.

RETAIL: JFK Liquors has leased 1,500 Square feet at 15655 West John F. Kennedy Blvd. in the Presidential Plaza Shopping Center. GiGi Strang of Hunington Properties represented the landlord, Presidential Plaza Ltd.

OFFICE: Bobcat Gas Storage has leased 4,847 square feet at Westheimer Central, 11200 Westheimer. Roy Elengical

represented the landlord, Hartman Income REIT. Lucian Bukowski with Staubach Co. represented the tenant.

OFFICE: L & M Waltman Investments has renewed a lease for 4,200 square feet in Memorial Design Center, 8566 Katy Freeway. Jack Berry Berry/Meredith & Co. represented the tenant. Ken Buckwalter of Freeway Properties represented the landlord, Memorial Design Center LP.

OFFICE: IDM Equipment, a Houston-based drilling equipment manufacturer, has leased 7,503 square feet in 8300 FM 1960 West. Craig Beyer and Jon Lee of CB Richard Ellis represented the tenant. Marci Phillips and Livy Romo of PM Realty Group represented the landlord, KBS Realty Advisors Houston Portfolio.

OFFICE/WAREHOUSE: Enserv South Central has leased 16,000 square feet at 5440 Guhn Road from Thomas Development. Joe MacDougall of Brown Butera & MacDougall represented both parties.

RETAIL: Zales Fine Jewelry Outlet has leased 2,000 square feet in the Brazos Town Center at U.S. 59 and Reading Road in Rosenberg. Eric Walker and Anderson Smith represented NewQuest Properties. Braxton Brockenbrough of the Weitzman Group represented the tenant.

Et c.

REDEVELOPMENT: SDI Realty Management has purchased a 20.1-acre redevelopment site at FM 1092 (Murphy Road) and Texas 6 in Missouri City from Memorial Hermann. The existing hospital and office building will be torn down to make way for a retail center featuring a Lowe's home improvement store. Keith Lloyd and Sam Sheff of Grubb & Ellis represented the seller along with Kirk Guilanshah of Memorial Hermann.

HOTEL: The Hilton University of Houston Hotel and Conference Center will undergo a \$12 million renovation. The Conrad N. Hilton College of Hotel and Restaurant Management will develop six prototype rooms in the College's South Wing. The project includes a multiyear pro bono agreement with an affiliate of Hilton Hotels for management assistance. The renovation is scheduled to begin in late fall 2008.

MEDICAL OFFICE: OakBend Medical Center has selected McShane Corp. as the developer of two medical office facilities. The first property, a three-story, 60,000-square-foot building named Grand Parkway Medical Office Center, will be developed 7.5 miles from the OakBend Medical Center on five acres on Grand Parkway between Morton Road and Longmeadow Farms Parkway. The second facility will be on campus. Construction is scheduled to begin in September, with completion expected in late 2009. Equicap Grand Parkway Ltd. is the owner of the site and Satya is the site developer of the parcel that will be acquired by McShane Corp. Page Realty Partners represented the owner in the land sale.

The Chronicle lists commercial real estate transactions each Monday. Send items to realstatedeals@chron.com

— KATHERINE FESER
katherine.feser@chron.com

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We are pleased to have represented

AT&T

in its lease of 91,860 square feet at

415 Crosstimbers Drive
in northwest Houston.

John Simons, Aaron Howes and Elliott Hirshfeld represented AT&T in this transaction.

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DEAL OF THE WEEK



FIRST INDUSTRIAL REALTY TRUST

EXPANSION TO COME: Palmer Logistics has leased 468,000 square feet of the InterPort Distribution Center. The building is at 13001 Bay Area Boulevard in La Porte.

Palmer ready to expand at new InterPort

PALMER Logistics has signed up for a huge chunk of the recently built InterPort Distribution Center, paving the way for expansion of the project.

The Houston-based warehousing and distribution company has leased 468,000 square feet out of the 598,000-square-foot center. The building is at 13001 Bay Area Boulevard in La Porte between the Port of Houston's two container terminals.

"By this building being three miles from both the Barbour's Cut and Bayport container terminals, it's really going to position us ideally to handle import and export activity," said Brett Mears, the firm's executive vice president.

Palmer Logistics moves products such as chemicals, food, lumber and general goods for third parties. About 60 to 65 percent of its business is tied to the port.

Founded in 1967, Palmer Logistics is named for the street where its first warehouse was located in the East End. With the new site, it will be able to expand after operating at capacity for 18 months. The company will consolidate

shipping of chemicals for BASF at the new site, but will also handle freight for other clients there.

First Industrial Realty Trust will immediately move forward with development of a second distribution center that will contain 732,000 square feet, said Troy MacMane, the firm's regional director.

The project team includes Powers Brown as architect and Cadence McShane as the general contractor. David Munson of First Industrial handled the lease for USAA, which purchased the building in December.

Separately, Vantage Cos. has signed up the first tenant at its Bayport North Industrial Park II, 4035 Underwood.

St. George Trucking & Warehousing of Texas has leased 129,375 square feet of office/warehouse space. Walter Menuet Jr. of Vantage Cos. represented the landlord, Vantage Development No. 39. David Kim of Studley represented the tenant.

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TURNING IDEAS INTO ASSETS

VALLEY RANCH TOWN CENTER

Valley Ranch Town Center is a planned 1,000,000 square foot retail development at the Northwest and Southwest corners of US 59 North and the future Grand Parkway.

The project is located in the middle of the explosive residential growth occurring in Northeast Montgomery county and is also at the entrance to 3,500 acre Valley Ranch master planned community with over 4,000 single family homes.

Anchor, in-line retail, pad and hospitality sites are currently available.

FOR LEASING INFO, CONTACT ERIC WALKER or ROBERT BAILEY

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