

**Sales**

**RETAIL:** Denver-based SV Commercial Partners has purchased the Highland Knolls Shopping Center, a 91,154-square foot center on Mason Road at Highland Knolls Drive in Katy. The center is anchored by Randalls with Washington Mutual, Quiznos, TGF Haircutters and AT&T Wireless as other tenants. George Cushing and Wendy Vandever of Grubb & Ellis Co. represented the seller, Regency Centers.

**LAND:** Charter Supply Co. has purchased a 5-acre tract in the 65-acre East Montgomery County Industrial Park from the East Montgomery County Improvement District. Charter Supply is a retail and distribution services company for the offshore drilling industry. Tim Warren of Cypressbrook Co. represented the buyer.

**RETAIL:** A Houston partnership has acquired the 10,000-square-foot Kirby OST Center at 8057 Kirby. Francois Le and Don Stringham of Marcus & Millichap represented a Kirkland, Wash.-based seller.

**RETAIL:** Weingarten Realty Investors has sold Northway Center, a 215,887-square-foot center at U.S. 290 and 34th Street anchored by Academy, Conn's Appliances, OfficeMax and Goodwill Industries. Utah-based Satterfield Helm Management purchased the property. George Cushing and Wendy Vandever of Grubb & Ellis Co. represented the seller.

**DEVELOPMENT:** BEVIS-OD has

purchased 78,644 square feet of land on the 610 North Loop at Bevis Street between Ella and Shepherd for the site of an Office Depot. The seller, 610 Loop No. 2, will offer the remaining 68,540-square-foot pad site in front of the Office Depot for ground lease or build to suit. Bryan Danna, Susan Bryant and Jon Wales of Venture Commercial handled the transaction.

**RETAIL:** Wilson/Beltway II Ltd. has sold the Taco Bell ground lease at the northwest corner of Beltway 8 and Wilson Road in the Park Lakes Development to a California trust. The property consists of a 3,089-square-foot building on 35,595 square feet of land. Jamie Bouterie and Sandy Aron of Hunington Properties represented the seller.

**LAND:** Euro-1 has purchased 53 acres of industrial land on Manchester and South from Lone Star Industries/Buzzi Unicom USA. Doyle Touns and Terrell Miller with Grubb & Ellis Co. represented the seller.

**Leases**

**RETAIL:** Sears has leased 5,000 square feet for a home appliance store in the Westgate Marketplace Shopping Center at Interstate 10 and Fry Road in Katy. Matt Reed of NewQuest Properties represented the tenant. Keith Cravens of Global Realty & Management represented the landlord.

**INDUSTRIAL:** CRC Evans Pipeline International will lease a build-to-suit 40,600-square-foot office/warehouse

on 8.3 acres in High Life Drive Business Park in northwest Houston. The landlord is High Life Business Park. Clay Development & Construction will be the developer for the project. Marc Drumwright with Southwest Realty Advisors represented the tenant.

**OFFICE:** Ibox International, a company specializing in safety and environmental risk engineering, has leased 867 square feet in 17171 Park Row. Sheryl Crutchfield of Aque Investment Group, Houston, represented her firm, the landlord.

**INDUSTRIAL:** Associated Global Systems, a shipping and logistics company, has renewed its lease of 42,000 square feet at 2928 Greens Road. Glynn Mireles and Jeff Everist with CB Richard Ellis represented the tenant. Stream Realty Partners represented the landlord, AMB Property Corp.

**RETAIL:** Castle Dental has renewed a lease for 6,200 square feet at Chelsea Square, 5020 W. FM 1960. Andi Flesch represented the landlord, Hartman Income REIT.

**INDUSTRIAL:** GCR Logistics has renewed a lease for 2,088 square feet at Atrium I, 15311 W. Vantage Parkway. Tammy Wiltz represented the landlord, Hartman Income REIT.

**OFFICE:** Orion Project Services has signed a renewal and an expansion for a total of 3,522 square feet at Westheimer Central, 11200 Westheimer. Roy Elengical represented the landlord, Hartman Income REIT.

**RETAIL:** Euro Salon has leased 2,560 square feet at 17337 El Camino Real in the El Camino Shopping Center. Peter Licata of Hunington Properties represented landlord SCP I.

**RETAIL:** Several tenants have leased space from Holcomb Properties in Imperial Oaks Shopping Center at Rayford Road and Imperial Oaks Boulevard. Richard Buxbaum of Baker Katz represented the owner. The retailers include: a nail salon, AT&T Wireless, Little Caesars, represented by Clay Rabel; Subway; Imperial Dental; Massage Envy, represented by Greg Stackhouse at Retail Connection; and Woodlands Orthodontic, represented by Kelly Hanks of Masserano Real Estate and Consulting.

**RETAIL:** Sprint has leased 3,255 square feet from Planned Community Developers in Lake Pointe Town Center at 1875 Texas 6. Kenneth Katz of Baker Katz represented the tenant.

**WAREHOUSE:** AT&T has renewed its lease of 91,860 square feet at 415 Crosstimbers. John Simons, Aaron Howes and Elliott Hirschfeld with CB Richard Ellis represented the tenant. Walker Barnett with Colliers International represented the landlord, CRP-2 Holdings EE.

**RETAIL:** Rico's Mexican Restaurant has leased 7,453 square feet at 314 Sawdust in the Aspen Gardens Center in The Woodlands. Peter Licata of Hunington Properties represented the landlord, Watumull Woodlands I.

**RETAIL:** Sammy's Total Image has leased 1,970 square feet in Eagle Springs Shopping Center, 5444 Atascocita Road. Philip Mullett of Hunington Properties represented the landlord, Eagle Springs Capital Partners. Rob Crabtree of PR Associates Commercial represented the tenant.

**Etc.**

**FREIGHT:** Houston-based Aries Freight Systems broke ground on a 60,000-square-foot building on 8.5 acres at 1501 E. Richey Road, adjacent to Bush Intercontinental Airport. The facility will consist of 15,000 square feet of office/administrative space and 45,000 square feet of warehouse space. The new headquarters will handle freight forwarding, transportation, export and import services, specialty packaging and crating, warehousing and logistics. Jeff McIntyre, president and CEO, plans to complete the move in December.

**RESIDENTIAL:** The Falls at Imperial Oaks has opened its Lake Club. Amenities include a 4,200-square-foot recreation center with a junior Olympic swimming pool, kids' pool, fitness center, sand volleyball court, tennis courts and dog park. The community is in southern Montgomery County near Aldine Westfield Road and Northridge Forest Drive.

**STORAGE:** BullsEye Storage has opened its sixth area self-storage center at 3200 W. Dallas near Waugh. The facility contains more than 600 rental spaces. BullsEye Storage is a Houston-owned an operated company.

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

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**DEAL OF THE WEEK**



**SOLD, BUT STILL HOME:** Glazier Foods Co. will lease back its distribution facility from GSL Welcome Group.

**Glazier sells its home but will lease it back**

**G**LAZIER Foods Co. has sold its 286,000-square-foot headquarters and distribution facility to GSL Welcome Group and will lease back the property. Situated on 33 acres at 11303 Antoine Drive near the North Sam Houston Parkway, the property was purchased by GSL Fund 21 GF Sub E. GSL will expand the facility by 160,000 square feet in the freezer/dry storage areas. GE Capital provided financing for the acquisition and funding for the \$14 million expansion. Construction is expected to be completed within 12 months. "The market was at a point where it provided a good return to the owner and also facilitated our ability to get the capital funds to expand the warehouse without putting a strain on the existing shareholders," said John Miller, Glazier's chief financial officer.

Glazier moved to the new facility in 2005 after consolidating from five buildings near downtown. The firm, which provides food service to restaurants, schools, nursing homes, hospitals, hotels, sporting venues and country clubs, had planned on adding a second phase as business grew. Pat Pollan and Jackie Ritchie of Yancey-Hausman Commercial Real Estate Services marketed the property for Glazier Foods. The family-owned company was founded in Houston in 1936. Glazier's sales totaled about \$400 million in the latest fiscal year. The firm has about 600 employees serving all of Texas and parts of Louisiana, Arkansas and Oklahoma. It has another warehouse in Farmers Branch, north of Dallas.

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**OFFICE LEASING REQUIREMENTS?**

Tony Allen, Yancey-Hausman Office Division Vice President, has over 18 years of service with Yancey-Hausman Commercial Real Estate Services representing institutional owners and private investors. Tony has leased over 500,000 SF of office space to major tenants such as Shell Oil, Mustang Engineering, HCAD, Murphy Oil and Technip.

Tony is currently handling the leasing for The Reserve at Park Ten consisting of over 300,000 SF of Class A office space in Houston's Energy Corridor. He is also working on a to-be-built office park for a Y-H Institutional client consisting of approximately 1,000,000 SF in the same area. Please call Tony for further information either as an owner or as a tenant seeking space. References Available Upon Request.

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