

Sales

LAND: Moody National Cos. has purchased 2.3 acres at the northwest corner of Sam Houston Parkway and Westpark Drive in Westchase Park from Simmons Vedder Partners. Stan Creech of Stan Creech Properties represented the seller. Alex Sims of Moody National Cos. represented the buyer. Moody National Cos. plans a 142-room Hyatt Place hotel with 6,500 square feet of meeting space on the site.

APARTMENTS: Amidee Capital Group has purchased the Oak Pointe apartments at 1111 Burke Road in Pasadena. Oak Pointe sits on 3.8 acres and consists of eight three-story buildings containing 162 one- and two-bedroom units. Amidee plans a light rehab for the property.

SCHOOL: The Tomball Independent School District has purchased a 12.9-acre site in The Woodlands' Village of Creekside Park for construction of an elementary school, according to The Woodlands Development Co. Construction is expected to begin this summer with opening planned for the 2009-2010 school year. PBK is the architect. The site is near the entrance to the village off Gosling Road. The district has also purchased sites for two more schools on the east and west sides of Kuykendahl Road.

LAND: J.S. Evans has sold a 70,004-square-foot tract at 2025 W. Alabama, just east of Shepherd Drive. Robert Lowery of Coldwell Banker Commercial United represented the seller. The buyer, GBN Properties, will develop an office building on the site.

Leases

RETAIL: TJ Maxx and HomeGoods plan to open stores in the Atascocita Commons Shopping Center at FM 1960 and West Lake Houston Parkway in August. Each store will occupy 25,000 square feet. Culver Stedman of Page Partners negotiated the leases for the tenants. The landlord, Atascocita Commons Ltd., was represented by CB Richard Ellis.

RETAIL: AT&T Mobility has leased 3,442 square feet at the

Grand Parkway and Bellaire Boulevard near the Lakes at Bella Terra. Matt Keener and Russell Janicek with CB Richard Ellis represented the tenant. Scott Gardner with Moody Ramin Interests represented the landlord, MRPL Retail Partners.

RETAIL: Colony Hair has leased 2,000 square feet in Williams Trace Shopping Center at 3600 Texas 6 in Sugar Land. Shawn Ackerman and Jason Gaines of Henry S. Miller Commercial represented the landlord, HSMEP Williams Trace.

RETAIL: Lenny's Sub Shop has signed a lease for 1,650 square feet in the Friendswood Crossing Shopping Center. Anderson Smith handled the transaction for New Quest Properties.

OFFICE: Energy Maintenance Services Group I has expanded its lease of 29,710 square feet by 5,612 square feet at 2000 Bering. Andre Granello of Gibson & Granello Realty represented the tenant. Patrick Fresse of Tarantino Properties represented the landlord, 2000 Bering Ltd.

OFFICE: Auto Insurance Discounters has subleased 10,536 square feet in 2100 West Loop South from Energy Maintenance Services Group I. The sublessor was represented by Andre Granello of Gibson & Granello Realty Partners. Louis Rosenthal of Jones Lang LaSalle represented the sublessee.

RETAIL: Fashion Touch Cleaners has leased 2,250 square feet at 946 N. Shepherd. Joshua Sebesta of United Equities represented the landlord, Shepherd/Turk.

RETAIL: Pizza Hut has leased 2,000 square feet at the Bellaire Gessner Shopping Center at 8880 Bellaire Blvd. Kristen Hill of United Equities represented the landlord, 8880 Bellaire LP.

RETAIL: Annaloni's Italian eatery has leased 4,219 square feet at Parkway Village Shopping Center at 1560 Eldridge. Jason Gaines and Shawn Ackerman of Henry S. Miller Commercial represented the landlord, Richdale Group.

OFFICE: HR Wallingford has

leased 1,062 square feet at 3100 Timmons. Jeff Peltier of Hartman Management represented the landlord, Hartman R.E. Income Properties XVIII.

INDUSTRIAL: Rags Station has leased a 40,000-square-foot warehouse building on 1.9 acres at 1810 Milby. Henry Morales and Danny Morales of Buena Vista Management Co. represented the landlord, Hasna Warehouse.

RETAIL: One 2 One Gym has leased 14,055 square feet at 1051 Eldridge, Sugar Land. Kelly McGee of Curtice Commercial Real Estate represented the landlord, the Langfan Co. Lois de Armas of Re/Max on the Brazos represented the tenant.

OFFICE: The Houston-Galveston Area Council, a voluntary association of 133 local governments in the 13-county Gulf Coast Planning region of Texas, has expanded and renewed its lease of close to 62,000 square feet at 3555 Timmons. Steve Rocher and Kristen Rabel with CB Richard Ellis represented the owner, Timmons Lane.

OFFICE: Phillip Morris USA has leased 6,189 square feet at 10375 Richmond. Kristen Rabel and Steve Rocher with CB Richard Ellis represented the owner, Millennium-Windfall Partners. Joel Oppenheim with the Oppenheim Group represented the tenant.

OFFICE: UHY Advisors has leased 10,940 square feet at 3555 Timmons. Steve Rocher and Kristen Rabel with CB Richard Ellis represented the owner, Timmons Lane Inc. Mike Boehler with Staubach represented the tenant.

OFFICE: Project Grad USA has leased 9,124 square feet at 4265 San Felipe. Kristen Rabel and Steve Rocher with CB Richard Ellis represented the owner, RO Partners. Tommy Wilson, also with CB Richard Ellis, and Bill Schneidau with Songy Partners represented the tenant.

INDUSTRIAL: ProSource Contract Manufacturing has leased a 24,750-square-foot office/warehouse at 7223 Empire Central. John Ferruzzo

and Travis Land of NAI Houston handled the transaction.

Etc.

INDUSTRIAL: Hunton Distribution is building a 111,000-square-foot headquarters and distribution center at 16335 Central Green Blvd. The company supplies Trane residential and light commercial equipment and parts. GRA-Gulf Coast Construction is the design/build general contractor on the project, which will be built with Leading in Energy and Environmental Design energy saving standards. Plans call for 21,000 square feet of office space and a theater-style training center in addition to distribution facilities. TNRG Designs is the designer, C-Airs Mechanical will handle mechanical work, and Reihl Engineering serves as LEED consultant and commissioning agent. NAI Houston's Joel Michael and Chris Caudill represented the owner in the land acquisition. Completion is planned in the fall. The company's Westpark site will continue to serve the southwest Houston area as a stocking location.

RETAIL: The Retail Connection plans to develop its first Houston-area shopping center at the northeast corner of Grand Parkway and Westpark Tollway in Fort Bend County. The project, named Grand Corners, will be developed by the company's Connected Development Services arm. Based on initial interest from tenants, the company expects to build a 400,000-square-foot center. Bed Bath and Beyond has committed to a 2009 opening. The project sits at the front door of Grand Lakes, Seven Meadows, Cinco Ranch and Long Meadow Farms.

INDUSTRIAL: GSL Welcome has completed a build-to-suit development of a 67,000-square-foot office/industrial facility at 4242 W. Greens Road for Tadano America Corp.'s U.S. headquarters. The Japanese firm has leased the facility for the sale of new construction mobile cranes in North America. The project marks the first build-to-suit development to be completed in GSL Welcome's 33-acre West Greens Business Park near Antoine and Sam Houston Parkway. Ryan Wasaff and Brad Berry represented GSL Welcome.

RETAIL: Simon Property Group announced that its Chelsea outlet division recently celebrated the opening of Houston Premium Outlets at U.S. 290 and Fairfield Place Drive. The center contains 427,000 square feet with 120 stores. Merchants include Ann Taylor, BCBG Max Azria, Banana Republic, Calvin Klein, Coach, Cole Haan, Crocs and Waterford Wedgwood.

NEW OFFICE: Green Building Services has opened a Houston office led by Amanda Tullos, who joins the firm as a consultant. GBS, which provides green building, development and facility management consulting, has numerous public and private projects under way in Texas. The Houston office marks the Portland, Ore.-based firm's fourth in the country.

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

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Real Estate Auction



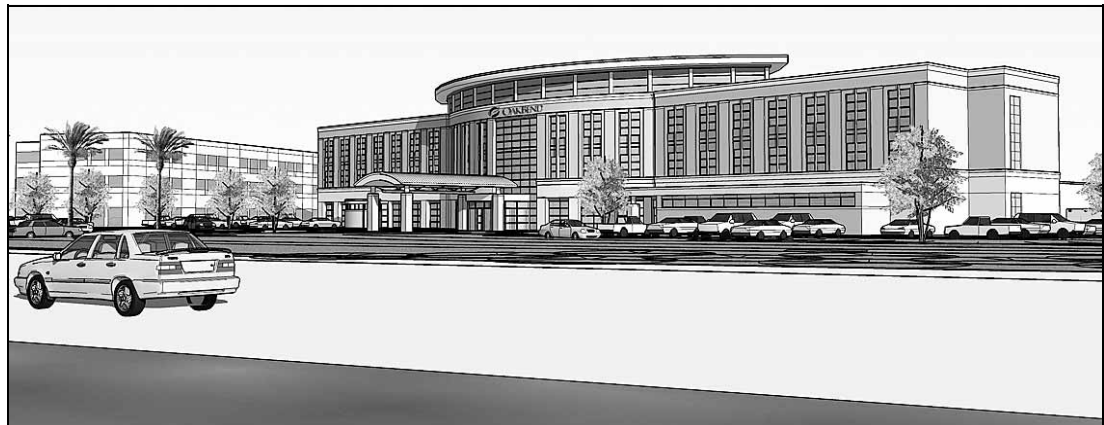
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DEAL OF THE WEEK



INFORMATION CENTER: OakBend Medical Center's second campus will encompass a 240-bed hospital and two professional office buildings.

New Fort Bend medical facility planned

OAKBEND Medical Center of Richmond plans to build a second campus in Fort Bend County to meet the area's growing health care needs. The organization has purchased 16.6 acres at Williams Way and U.S. 59. The site will accommodate a 240-bed hospital and two 65,000-square-foot professional office buildings. The first phase will be a 96-bed, full-service acute-care facility with medical and surgical services. Groundbreaking will begin this month, with completion planned in December 2009. The new hospital will offer women's services including labor and delivery, post-partum,

neonatal nursery and gynecological surgery. Pediatrics will be brought to the new site along with the bariatric services and plastic surgery. Jim Shaw and Larry Indermuehle of Indermuehle & Co. represented OakBend in the land purchase. The project architect is HDR, and Robins & Morton is the contractor. The hospital's main campus at 1705 Jackson in Richmond will offer enhancements to its stroke, geriatrics, cancer, heart, wound care and orthopedics services.

— KATHERINE FESER
katherine.feser@chron.com

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