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## Texas News

July 21, 2009

### NAI CRAVEY BROKERS OUTPARCEL SALE TO JACK IN THE BOX

CORPUS CHRISTI, TEXAS — Corpus Christi-based NAI Cravey Real Estate Services has brokered the sale of a 27,000-square-foot outparcel to Jack In The Box. The site is located at 4737 Saratoga Blvd. in Corpus Christi; it is shadow-anchored by a former H-E-B Grocery store that has been recently leased to a charter school. Construction for the restaurant has commenced and completion is expected later this year. NAI's Lynnann Pinkham and Matthew Cravey represented the seller, Saratoga Village Partners, in the land transaction

### NAI BT COMMERCIAL COMPLETES THREE GROUND LEASE SALES

PEARLAND, LEAGUE CITY AND HOUSTON, TEXAS — The San Francisco office of NAI BT Commercial has completed the sales of three ground leases in the Houston metropolitan area. In the first transaction, a private investor purchased a 2.15-acre ground lease located at 11019 Shadow Creek Pkwy. in Pearland and a 1.84-acre ground lease located at 3140 Gulf Freeway South in League City. The former site contains a Cracker Barrel restaurant and the latter site contains acDonald's. The properties traded for a total of approximately \$5.94 million. NAI's Bob Sanner and Rick Sanner represented the same buyer in both transactions, as well as the seller in the first deal. Additionally, NAI's Andy Bogardus and Chris Sheldon represented both parties in the sale of a 1.5-acre ground lease located in Houston. The property, which traded for \$3.5 million, is currently leased to Wachovia. The parties in both transactions were undisclosed.

### NAI HUFF ARRANGES 12,513-SQUARE-FOOT INDUSTRIAL SALE

WATAUGA, TEXAS — Fort Worth, Texas-based NAI Huff Partners has arranged the sale of a 12,513-square-foot industrial building, located in Watauga. The property, which is situated on approximately 3 acres at 6301 Whitley Rd., was formerly used as a distribution center for Mrs. Baird's. Jeff Givens and Amy Baker of NAI represented the seller, Clay Roarke. The property was purchased by Fort Worth Tower LLC for an undisclosed amount.

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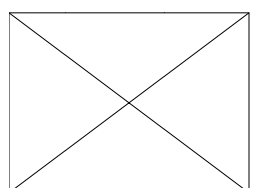


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