

TRANSACTIONS

Austin investor purchases Montrose multifamily complex

By Katherine Feser

Austin-based **RPM Living** purchased Ashton on West Dallas, a 246-unit apartment community at 1616 W. Dallas in the Montrose area, from CIM Group. The property was developed by Alliance Residential and opened in 2013. Amerant Bank provided financing.

Houston-based **Fein** acquired 13.4 acres to develop the Terrace at Pine Lake Cove Apartment Homes, a 241-unit garden-style community just south of the intersection of South Pine Lake Road and Highway 105 in Conroe. The community of two- and three-story units will range from 556 square feet to 1,773 square feet with up to three bedrooms. The property, located within Montgomery ISD, will have views of Lake Conroe and a resort-style pool with poolside cabanas.

Planned amenities include a club area with fitness center, a separate yoga/training/spin studio, billiards table, flat-screen TVs, a golf simulator and virtual game room, a library and conference room. Steinberg Dickey Collaborative provided architectural services while Moore Design Group of Dallas provided interior design services. Westchase Construction, an affiliate of Martin Fein Interests, will be the general contractor. Cameron Cureton of JLL arranged equity financing from Nationwide Insurance. Comerica Bank is provided construction financing. Planned for completion in the fourth quarter of 2024, the development is part of Pine Lake Cove, a 300-acre community planned for up to 865 homes by Meritage Homes. Founded in 1989, Martin Fein Interests has developed



RPM Living

Ashton on West Dallas marks RPM Living's 17th acquisition in the Houston area. The 246-unit apartment complex at 1919 W. Dallas opened in 2013.

approximately 13,000 luxury apartments in the southern U.S.

Hines purchase Pinto 23, a recently completed industrial development of Houston-based Griffin Partners and Pinto Realty Partners within north Houston's Pinto Business Park. The 282,190-square-foot building at 10909 Greens Crossing Blvd. was completed in October.

Trent Agnew of JLL represented the seller. Hines has awarded the leasing of the property Faron Wiley at CBRE. Occupants at Pinto Business Park include Amazon, Sysco, Coca-Cola, Home Depot Supply and

Emsler Tile. The property was completed in October.

Tailwind Group and its partners acquired Campus Crossings on Marion Pugh, a 628-bedroom student housing property near Texas A&M University, from Campus Apartments. Brandon Buell at Berkadia brokered the deal. Improvements and a rebranding are planned.

Dr. Kalli Hale plans to open the first Airway Dentists location at 18718 University Blvd. in Sugar Land in February 2023. Hale practices airway orthodontics, a field of dentistry focused

on the structure of the mouth to help patients with breathing and teeth alignment to prevent health issues related to obstructive sleep apnea and sleep-disordered breathing. The practice will occupy 3,300 square feet of space with eight patient rooms. Hale has practiced in the offices of New Teeth Dental Solutions in League City since 2015.

The Investor Services platform of **Partners Real Estate** has been hired to provide leasing services for River Oaks Tower, a 143,720-square-foot office building at 3730 Kirby

Drive. Michael Sieger, Andy Parrish and Lesley Rice will provide leasing services on behalf of the owner, Triyar Realty Group. The recently renovated building is walking distance to restaurants and retail in Upper Kirby.

Reggae Hut Inc. purchased a 7,127-square-foot office building at 5302 La Branch St. Michael Pittman of Cushman & Wakefield represented the buyer. Lisa Rimkus of Davis Commercial represented the seller, MMSYK LP.

Solugen purchased 11,000 square feet of warehouse space on 1 acre at 11808 Canemont St. from Iglesia Fildelfia de Apostoles y Profetas. Fritsche Anderson Realty Partners' Jim McGonigle and Brandon Wuntch represented the buyer and seller.

Fullness of Truth, a Catholic nonprofit provider of ancillary services to members of the Catholic Church, leased 4,622 square feet at 6,300 Rothway. Jacob Summers and Nathan Buckhoff of Oxford Partners represented the tenant. Ben Condera and Walter Menuet of Colliers represented the landlord.

Sequoia Medical Practice leased 3,913 square feet at 400 N. Sam Houston Parkway. Thomas Emde represented the landlord, Hartman Income REIT.

Solis Mammography, an independent provider of breast screening and diagnostic services based in Addison, opened its 21st Houston-area center in the Cinco Ranch community in the Katy area. The center is at 24926 FM 1093, Suite B, in the Southpark at Cinco Ranch shopping center.

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