

MONTHLY BRIEF **NOVEMBER 2011**

BRIGHT REALTY NEWS

Bright Realty Brokers REO Sale on 17,510 SF Fort Worth Site

Bright Realty brokered the sale of a 17,510-square foot retail site in west Fort Worth. The REO sale of the one-story strip center located at 5750. W. Vickery at Bryant Irvin Blvd was brokered by associates Tony Albanese and Kerry Assa. The partially-built shopping center's buyer and price are undisclosed.

Bright Realty Signs Lunada Tex-Mex Grill to Join Castle Hills Village Shops and Plaza

Award-Winning Founder of Luna de Noche Debuts New Concept in Castle Hills

Bright Realty signed a new restaurant in the Castle Hills Village Shops and Plaza. The family-friendly Lunada Tex-Mex Grill will open December 2011 at 2560 King Arthur Blvd. in Castle Hills. The 2,561 square foot space will feature both traditional and unique Tex-Mex menu items in addition to an original taco menu. The lease was brokered by associate Elizabeth Ocando.

The restaurant is being opened and operated by award-winning local restaurateur Lisa Galvan, who launched and previously owned Luna de Noche restaurants in the Dallas area. With Luna de Noche, Galvan received recognition for the restaurant's menu items from D magazine, Travel Host of Dallas, AOL City Guide and the Dallas Observer, among others.

Cinetopia Plans Luxury 16- to 18-Screen Theater at The Bridges

Luxury multiplex cinema Cinetopia has signed a letter of intent to bring a 16- to 18-screen theater to Castle Hills. The cinema would be an anchor for The Bridges at Castle Hills near State Highway 121 and Castle Hills Drive, about five miles west of the Dallas North Tollway. Slated to open in 2014, this will be the first Cinetopia in Texas. The facility will include up to 80,000 square feet of space for a restaurant, wine bar, indoor and outdoor seating, as well as large screens and smaller screens for intimate screenings or private events. This luxury "cinematic utopia" will help draw high-end tenants and residents to The Bridges at Castle Hills.

Plans for The Bridges at Castle Hills include about 500,000 square feet of retail, 450,000 square feet of office, a boutique hotel, and about 5,500 apartments.

DONE DEALS

Castle Hills Village Shops:

Lunada Restaurant – 2,561 SF

Tenant Representation:

Allstate Insurance – 1,000 SF

Grovers' Grill & Bar – 1,781 SF

Landlord Representation:

CME Investments, Ltd. – 1,050 SF

MARKET NEWS

CoStar

Market Trend: U.S. Office Vacancy Decreases to 12.5%

The U.S. national office market ended the third quarter 2011 with a vacancy rate of 12.5%, down slightly from the 12.6% reported at the end of second quarter 2011. [MORE](#)

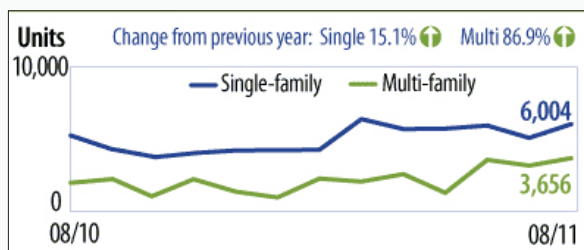
dallasnews.com

With Crowds Down, Restaurants Cut Themselves Down to Size

Operating a restaurant the size of a high school gym is impressive. [MORE](#)

Texas Building Permits

SOURCE: The Real Estate Center at Texas A&M University



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PROPERTY OF THE MONTH



6832 Coit

Retail Space Available (Total)
+/- 16,242 SF

Former Nail Salon (Available)
+/- 1,000 SF

Former Vet Clinic (Available)
+/- 1,774 SF

Former Little Caesars (Available)
+/- 1,660 SF

For information on this and other properties: [CLICK HERE](#)

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Team Spotlight:

Tony Albanese

Commercial Leasing & Sales



Tony Albanese is responsible for new business development, plus leasing activities for Bright Realty properties and client properties including over 300 acres in Kaufman County. Albanese was recognized in 2006 by the Dallas Business Journal as being a "Top 40 Under 40" executive, an honor for young business persons who are "making a name for themselves in the business and their communities."

For complete team directory [CLICK HERE.](#)

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