

MONTHLY BRIEF JUNE 2011

BRIGHT REALTY NEWS

Bright Realty Sells 23,000 Sq. Ft. Building in Empire Central Submarket

Bright Realty's REO Team successfully negotiated the sale of 1120 Empire Central Place, a 23,000 sq. ft. three-story office building located in the Empire Central submarket. The property sold to a private investment group that plans to re-tenant the asset. Bright Realty associates Kerry Assa and Tony Albanese negotiated the sale on behalf of SB&T Assets Corp. Bright Realty used its extensive contact database to market the project to more than 50,000 real estate professionals nationwide, resulting in several competing offers. After selecting the best offer, the sale closed in just 15 days.

Lucas Patterson Joins Bright Realty as Director of Retail Development

Bright Realty is pleased to welcome Lucas Patterson as Director of Retail Development. Patterson's primary focus is the development of The Bridges at Castle Hills, a planned mixed-use project located in the Lewisville area. The Bridges at Castle Hills will offer major anchor locations, prime retail, office, dining and entertainment sites, as well as multi-family living.



Patterson is a UT graduate with a BA in English and an MBA with a concentration in real estate finance from the McCombs School of Business. He spent the last six-plus years with Lincoln Property Company and was successful in leasing more than 1.3 million sq. ft. of LPC's shopping center developments in the Austin areas. [MORE](#)

DONE DEALS

Castle Hills Village Shops:

- Crepe & Cream – 1,026 SF
- Donald C. Walker & Associates, Inc. – Business Suite – 156 RSF

Landlord Rep:

- 1009 Oakmead in Arlington Texas +/- 8,750 SF Flex space
- 1129 E. Abram, Arlington, TX – 4,200 SF Available

Tenant Rep:

- Legal Investigation Group – 1,553 RSF
- European Café in Watters Creek, Allen – 1,700 SF

Sold:

- 1120 Empire Central A +/- 23,000 SF 3 story office building

MARKET NEWS

bloomerg.com

Property Buyers Expand as Rebound Spreads From Denver to Dallas

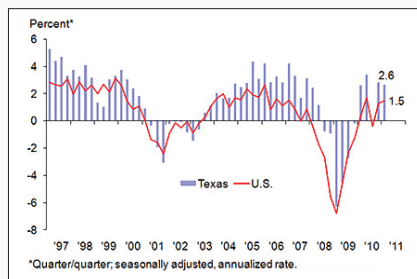
Minneapolis, Dallas and Denver are enticing U.S. commercial-property investors as a rebound in demand spreads from prime markets along the U.S coasts. [MORE](#)

CoStar

Multifamily Investment, Leasing Fundamentals Off to Solid Start in 2011

Many deals getting done although investment sales dollar volume remains far below peak levels. [MORE](#)

First Quarter Payroll Employment Growth Healthy



* SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by Federal Reserve Bank of Dallas.

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PROPERTY OF THE MONTH



The Bright Building

4228 N. Central Expressway
Professional Class A office space available for lease.
For information on this and other properties: [CLICK HERE](#)

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www.brightrealtyco.com

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