

Transaction Action: New land leases continue to fill in Stone Oak, Singing Hills

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This weekly blog details recent commercial real estate deals — including sales, leases, new assignments and openings — in the San Antonio area. Do you have newsworthy real estate or retail news to share? Contact real estate reporter [Katie Burke](mailto:kburke@bizjournals.com) at kburke@bizjournals.com.

Land sales:

- Hilco Real Estate LLC has sold a 17.3-acre development site in the 20600 block of Stone Oak Parkway. The seller, Stone Oak TIC 2, was represented by Hilco and Providence CRE. The buyer, Ironwood Partners Ltd., is a local investment group, and was represented by [Robert P. Braubach](#), a San Antonio-based international and commercial real estate attorney. Ironwood has not indicated its plans for the site. The land was sold through an online auction program, and closed within 45 days.
- Security Service Federal Credit union has closed on 1.46 acres and Popeyes has purchased a 30,453-square-foot site in [REOC San Antonio's Singing Hills](#) master-planned development. [Todd Gold](#) and [Kim Gatley](#), both from REOC, represented the seller — SH-DJL Development, LLC, in the two transactions. To get an update on the other retailers in Singing Hills, click [here](#).

- CST Brands Inc. (NYSE: CST) has purchased 2.5 acres at the corner of Old Pearsall Road and SW Loop 410 for a future convenience store with fuel stations for both cars and trucks. Read the full story [here](#).
- MMM & D, LLC has purchased a 1.9-acre site at the intersection of W Loop 1604 and Bacon Road. Terri Rubiola of [DH Realty Partners](#) represented the seller, Luino Ltd. and [Trent Stein](#) of Stein Property Solutions LLC represented the buyer in the transaction.
- [Michael Schiro](#) has purchased the 60,984-square-foot site at 10723 Fredericksburg Road. The seller, [Bank of the Ozarks](#), was represented by DH Realty's [John Cannon](#), and [John Park](#) of Park Properties represented the buyer in the sale.

Retail leases:

- Old Castle Materials of Texas has leased 5,040 square feet in the Village at Live Oak at 12315 Judson Road. REOC's Michael Morse and [Blake Bonner](#) represented the landlord, Abruzzo LLC, and Armstrong Management's Colin Armstrong represented the tenant in the transaction at the 24,294-square-foot retail center.
- Fast-casual pizza concept Urban Bricks has leased 2,770 square feet at Culebra Market, a retail center in the southeast corner of Loop 1604 and Culebra Road. David Nicolson of The Weitzman Group represented the landlord in the transaction.
- LIV Ultra Lounge has renewed its 4,046-square-foot lease in the North Pointe Retail Center at 19314 N US Hwy 281. James Foreman and [Blake Bonner](#), both of REOC San Antonio, represented the landlord, Alpes Group LLC, in the transaction.

Office sales and leases:

- The 4,380-square-foot office building at 1827 McCullough Ave. has been purchased by 1827 McCullough, LLC. Terri Rubiola of [DH Realty Partners](#) represented the sellers — the Estate of John K. Oehler, Angela Argote and Executrix — in the sale.
- [Avison Young](#) has leased 2,198 square feet in the Bank of America Plaza building at 300 Convent Street in downtown San Antonio. The new office's Principal and Managing Director [Marshall Davidson](#) and Senior Associate [Tate Hinkelman](#) represented Avison Young in the transaction, with Transwestern's [Larry Mendez](#) and Brad Kaufman representing the landlord, institutional owners [Clarion Partners](#) and [Griffin Partners](#). Read more about Avison Young's entry into the San Antonio market [here](#).
- Beyond Feedback has leased 1,788 square feet in the building at 7575 N Loop 1604 W in Suite 103. Natasha Sattler of The Horn Company in Helotes, Texas, represented the landlord, the Larry Gene Worthey Family Trust, and DH Realty Partners' [John Cannon](#) represented the tenant in the transaction.
- MGJE Properties LLC has purchased the 1,428-square-foot office/multi-use site at 1524 N Alamo Street. The seller, Edward Montes, was represented by DH Realty's Liliana Casseb. The buyer was represented by Lisa Grove of the Phyllis Browning Co.

Katie Burke covers residential and commercial real estate, retail and law firms for the paper