

Nearly 2 million square feet of office, industrial on tap - 10/9/2006

(Dallas-Fort Worth-Arlington: Industrial)

(Flower Mound) - Flower Mound's 1,500-acre Lakeside Business District is set for a boost, with 1.8 million square feet scheduled to come online in early 2007. And tenants are quickly committing to that space. Before the joint venture by Seefried Properties and Cousins Properties finished pouring the foundation of its first speculative project in the district, Home Depot Supply signed on for nearly half the 750,000-square-foot building. The entire project, including land, is valued at about \$20 million. The Home Depot Inc. subsidiary, recently rebranded as HD Supply, will consolidate its Coppell distribution site and two recently acquired Metroplex-based Hughes Supply distribution operations into the new space. The consolidation will bring 120 jobs into Flower Mound and there are plans to hire more, said HD Supply spokeswoman Donna Taliercio. "We've been growing steadily for the past four years, at a rate of about 30 percent per year, both organically and through acquisition," she said. HD Supply, the wholesale distribution division of The Home Depot, sells products and services primarily to builders, contractors, government entities, industrial businesses and maintenance professionals. The HD Supply deal comes amid a flurry of activity within the business district, located on the southern end of Flower Mound, north of Dallas/Fort Worth International Airport. LNR Property Corp. has received several letters of intent from developers wanting to purchase remaining land within its 226-acre Lakeside Ranch Business Park development, said Dave Anderson with CB Richard Ellis. Developer Brian Flaherty recently gained approval from the town of Flower Mound to begin developing the 56-acre Cornerstone Park. Flaherty has broken ground on a 650,000-square-foot distribution center valued at \$25 million, which will open in the spring. Granite Properties' Lakeside Commerce Center, meanwhile, is 71 percent leased. Greg Fuller of Granite said the developer will start two or three more buildings of between 75,000 and 100,000 square feet within 90 days. Dallas' GVA Cawley has sold an 11-acre site to Gemmy Corp., a privately held distributor of seasonal decor, animated gifts and novelty items to national retailers like Target, Wal-Mart and Lowe's. Coppell-based Gemmy Corp. will build a regional headquarters on the property, said John Conger of GVA Cawley. Gemmy Corp.'s marketing director, Sharlene Jenner, said the company will move its headquarters into the new facility in September 2007. Gemmy plans to move more than 100 employees to its new office. GVA Cawley's sister company, Wilcox, also is developing two office buildings of 67,000-square-feet each. Flower Mound-based Ivie & Associates, a marketing company, is taking space in one of the buildings. Rena Arnold of First Industrial Trust Inc. said the main driver for the activity is Flower Mound's housing market.

[Dallas Business Journal]