



Real Estate

Ainbinder Co.'s plans for a shopping center cover 11 acres and include leases with Starbucks and AutoZone.

HERMES ARCHITECTS/ATASCOCITA CLAYTON PLAZA



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DEAL OF THE WEEK

Ainbinder plans 11-acre shopping center

By KATHERINE FESER

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The Ainbinder Co. has acquired 11 acres for a shopping center at Atascocita Road and Will Clayton Parkway in the Humble area.

The firm has signed a ground lease with Chase Bank and freestanding build-to-suit leases with both Starbucks Corp. and AutoZone. The development will include a 10,000-square-foot lease building, one fast food pad fronting Atascocita Road and two more pads along Will Clayton Parkway. The site is across from a Kroger shopping center on Atascocita Road.

Houston-based Ainbinder recently developed a Walgreens drug store on a different corner of the intersection on land purchased from the same family.

"We felt like there was more demand that wasn't being satisfied," said Bart Duckworth, president of Ainbinder. "We've gotten a pretty good start on it."

Hermes Architects is designing the project. Mavis Kelsey of Kelsey Real Estate Investments brokered the land sale. Site preparations will begin this month with construction to start this fall.

Josh Jacobs and David Wise of Page Partners are leasing the remainder of the project. Among the types of potential tenants are a sandwich shop and a wireless phone store.

Ainbinder has developed about a dozen retail projects in Houston totaling 1.5 million square feet over the past 10 years. It owns the Centre at River Oaks at West Alabama and Kirby anchored by the Pesce restaurant. The company is developing Cedar Park Town Center project north of Austin and builds retail centers outside of Texas.

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