

# EDGE REALTY CAPITAL MARKETS

*EDGE Realty Capital Markets, a leader in investment sales, announces the sale of Hulen Fashion Center in Fort Worth, Texas.*

## **FOR IMMEDIATE RELEASE**

January 2, 2013 Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) today announced that it has closed the sale of Hulen Fashion Center, located on South Hulen Street, south of Hulen Mall in southwest Fort Worth, Texas.

Hulen Fashion Center is a 181,366 sf neighborhood shopping center on a long term ground lease. Major long term tenants include Chili's, Men's Wearhouse, Guitar Center, Play it Again Sports and Catherine's Plus Size. Recent additions to the center include JoAnn Fabrics and Crafts and Total Wine & More.

Brandon Beeson with EDGE-CM represented the seller, a private investor, in the transaction.

“In addition to the new leases, the planned toll road, Chisholm Trail Parkway, strengthened the interest from the market for this asset. Whatever complication the ground lease posed was generally mitigated for investors by the retail fundamentals” said Brandon Beeson, principal of EDGE-CM.

This is the first retail transaction EDGE-CM has closed in 2013. The EDGE-CM team closed 18 commercial property sales including retail, multifamily and healthcare assets in its first year, 2012.

## **About EDGE-CM**

EDGE Realty Capital Markets (EDGE-CM), the investment services platform for EDGE Realty Partners, is a team with deep ties in the industry, more than a decade of performance in the capital markets and a transaction history that represents \$1.4 billion in sales across asset categories and across the nation. With significant market insight and a long-term approach to building client relationships, EDGE-CM provides third-party property disposition and note sale representation. EDGE-CM, with headquarters in Dallas and offices in Austin/San Antonio, Houston and Southern California, offers services across the country. For more information on EDGE-CM, please visit [www.edge-cm.com](http://www.edge-cm.com).

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This release may contain “forward-looking statements”. All statements, other than statements of historical fact, including statements that address activities, events or developments that we or our management intend, expect, project, believe or anticipate will or may occur in the future are forward-looking statements. Forward-looking statements are based on management’s assumptions and assessments in light of past experience and trends, current conditions, expected future developments and other relevant factors. They are not guarantees of future performance, and actual results may differ significantly from those envisaged by our forward-looking statements. Among the factors that could cause actual results to differ materially from those described or implied in the forward-looking statements are general business and economic conditions, production delays resulting from lack of regulatory certifications and other factors, competition in our existing and future markets, lack of market acceptance

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of our products and services, the substantial leverage and debt service resulting from our indebtedness, loss or retirement of key executives and other risks disclosed by us or generally associated with our business.