

# EDGE REALTY CAPITAL MARKETS

*EDGE Realty Capital Markets, a leader in investment sales, announces the sale of Valley View Commerce Center in Farmers Branch, Texas.*

## **FOR IMMEDIATE RELEASE**

November 26, 2013, Dallas, TX – EDGE Realty Capital Markets (EDGE-CM) announces that it has closed the sale of Valley View Commerce Center, located at 1861 Valley View Lane, in Farmers Branch, Texas.

Valley View Commerce Center is 43,280 sf constructed in 2006. It is a multi-tenant office/showroom asset that was presented to market with both substantial in-place income and some upside potential through long-term rate growth.

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

The stabilized DFW asset was broadly marketed to local, national, and international investors. “While most interested parties were regional investors, the position within two miles of I-35, I-635 and President George Bush Turnpike attracted some attention from beyond the local market,” said Wilson Stafford, vice president of EDGE-CM.

Our client, a local investor, acquired the property in 2011 when Wilson Stafford was representing Wells Fargo, the last seller of the property.

After maintaining the asset impeccably and bringing a new major tenant, the current owner had reached their value-add goals. This disposition was to fulfill the seller’s initial exit strategy. The pricing achieved on the seller’s behalf met their expectations. The buyer was a local, private investor.

### **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. They have more than a decade of performances 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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