La Michoacana Meat Market buys old Luby's space in Arlington

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Topics: Texas Cities
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Houston-based La Michoacana Meat Market, which operates a chain of Hispanic supermarkets, bought the former Luby's Cafeteria building at South Cooper Street and Arkansas Lane in Arlington, where it plans a store.

La Michoacana bought the nearly 10,000-square-foot facility, built in 1978, in May from Luby's, which is also based in Houston, deed records show. Luby's closed that restaurant in late 2009 as part of a companywide shuttering of several stores in a cost-cutting measure.
Mariana Escamilla, a company spokeswoman, said La Michoacana is waiting on permits to begin work on the building.

In addition to a meat market, it will feature a bakery and taqueria, she said.

**Avex buys 80 acres**

**near planned toll road**

Avex Properties in Dallas, a land development firm, recently bought nearly 80 acres at the northwest corner of Risinger Road and Summer Creek Drive in far southwest Fort Worth, near the planned Chisholm Trail toll road.

The company, headed by John Knapp, already owns about 340 acres in that area.

This latest purchase was done under the name FW 50 Partners.

The land was sold by Comerica Bank, which was represented by Lester Day of Transwestern real estate brokerage. Comerica foreclosed on the land in 2009 when it was owned by Wall Homes Texas in Arlington, deed records show.

"With the anticipated traffic and access the toll road will provide to this part of town, it is getting a lot of attention as the next area of growth in Fort Worth," Day said.

**UT Arlington building gets gold certification**

UT Arlington's new, 234,000-square-foot Engineering Research Building has been certified as a gold Leadership in Energy and Environmental Design (LEED) building by the U.S. Green Building Council for its sustainability and "green" features.

The building provides state-of-the-art laboratory and teaching space for faculty and students from the College of Engineering and the College of Science.

Some of the building’s energy-saving features include a light-reflecting roof, windows designed to make efficient use of available light, rain, and condensate water capture and storage systems for landscaping and irrigation use.

About 28 percent of the building materials were made from recycled materials. Other notable elements:

- Nearly 4,597 tons, or about 82 percent, of on-site generated construction waste was diverted from landfills.
- A 14.7 percent energy cost savings was achieved through the use of occupancy sensors, reduced exterior lighting power and shading devices.
- Potable water use was cut almost in half from traditional designs through the installation of low-flow water fixtures in sinks, restrooms and elsewhere throughout the building.

**Transactions**

**Interstate 35W**

**and Heritage Trace**

**Parkway, Fort Worth**

Mattress Giant has leased 2,800 square feet in the Sam Moon Center. Brandon Trimble, Andrew Sudderth and Jack Weir of the Retail Connection represented the landlord, SM Center Fort Worth.
Greg Bracchi and Josh Flores of Edge Realty Partners represented the tenant.

**2500 S. Carrier**

**Parkway, Grand Prairie**

Duckwall-Alco Stores has leased 24,353 square feet of retail space from CCG Carrier Partners Llc. David Copeland, Jeff Kittleson and Michael Meaden of CB Richard Ellis represented the tenant.

**2550 114th St., Grand Prairie**

Hidalgo Industrial Services has leased 6,000 square feet of industrial space in Trinity West Business Park Building 1. Michael Spain and Jim Ferris of Bradford Commercial Real Estate represented the landlord, William J. Owen Trust and OMO Investment Co. Glacier Commercial Realty represented the tenant.

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