



BREAKING GROUND

Prime Heights-area industrial site sells for \$40M, retail likely to follow

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Gulf Coast Commercial Group has purchased 21 acres near downtown Houston for \$40 million dollars from Texas Tile Manufacturing LLC, a subsidiary of France-based Tarkett.

The deal, which was reportedly under contract since February, was reported as closed on Tarkett's website. The release said the sale completes the transfer of that branch to Alabama. R. Conrad Bernard and J. Michael Boyd with Boyd Commercial/CORFAC International represented Tarkett in the deal.



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No plans have been announced for the site, but the name of the purchasing company is Summer Street Retail LP, which adds to the speculation that big-box retail, possibly stacked above ground-level, is planned for the site. The Harris County Appraisal District appraised the property at \$13.6 million as of January 1.

Houston firm Boyd Commercial/Corfac International began marketing the site for Tarkett USA Inc. affiliate Texas Tile Manufacturing LLC last July. The property, at 2728 Summer, included the flooring manufacturer's 750,000-square-foot plant and warehouse.

The site is between the Sawyer Heights Target and Kroger off of Studemont Street just south of Interstate 10. The area has been transitioning from industrial to retail, commercial and multifamily projects in recent years.

Gulf Coast Commercial Group could not immediately be reached for comment, but we'll update the story as we get more information.

