



Holliday Fenoglio Fowler, L.P.

February 18, 2008

Contacts:

ADAM JACKSON

HFF Real Estate Analyst

(713) 852-3500

ajackson@hfflp.com

LAURIE FISH MCDOWELL

HFF Associate Director, Marketing

(617) 338-0990

lmcdowell@hfflp.com

**HFF closes sale of 32 acres
at Beltway Crossing Business Park in Missouri City, Texas**

HOUSTON, TX – The Houston office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it closed the sale of two tracts of undeveloped land totaling 32 acres in Missouri City, Texas.

HFF real estate analyst Adam Jackson and senior managing director Dan Miller represented the seller, BC Business Park LP. Thackeray Partners, a Dallas-based investor, purchased the sites free and clear of debt for an undisclosed amount. This sale is part of the 330-acre Beltway Crossing Business Park located at the northwest corner of Beltway 8 and Highway 90. HFF is marketing the remaining 170 acres.

The two 16-acre tracts of land are zoned for bulk, distribution warehouse/flex office use and are located on South Gessner Drive off Highway 90 in Missouri City.

“This was a prime opportunity for investors to acquire undeveloped land with the ability to capitalize on the continued up-tick in market occupancy and rising rental rates in the Southwest Industrial Corridor, one of Houston’s tightest industrial markets,” said Jackson. “The buyers plan to build a two-phase industrial complex that will benefit from the multi-million dollar Ben E. Keith Foods distribution center, which is located adjacent to their development.”

“Ben E Keith Foods is a Fort Worth-based Foodservice distributor that is building a 400,000-square-foot distribution center warehouse to serve as its regional hub in Houston with plans for future expansion of the facility already in place,” Jackson added. “This \$84.5 million initial facility will begin construction in July and serve as the anchor for the Beltway Crossing Business Park. The economic impact on the State of Texas from Ben E. Keith Company Missouri City Foods over a 10-year period will be in excess of \$5 billion. The seller was a private Houston-based partnership who has periodically sold off tracts in the Beltway Crossing Business Park.”

-more-

**HFF closes sale of 32 acres
at Beltway Crossing Business Park in Missouri City, Texas**

Page Two

Thackeray Partners is a Dallas-based investor who specializes in the acquisition and development of industrial, office, retail and apartment properties throughout the United States.

Stream Realty Partners, L.P. will develop the property, in addition to leasing and managing the project upon completion. Stream is a full-service real estate investment, development and services company. Stream leases and/or manages over 45 million square feet of commercial and residential buildings in Austin, Dallas, Fort Worth, Houston and San Antonio, Texas.

HFF (NYSE: HF) operates out of 18 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, structured finance, private equity, note sales and note sale advisory services and commercial loan servicing.

###