

TOTAL RECALL

Helping Texans . . . make better real estate decisions

June 2019

Additions to the Center's research library

Monthly Review of the Texas Economy 6-25-19. How does the Texas economy compare with the national one? This report focuses on employment and unemployment and ranks various industries. [Subscribe to this free report.](#)

Texas Border Economy 6-19-19. The economy along the Texas border differs from that in the rest of the state. Trade closely links the cities on both sides of the Rio Grande. This report discusses four major Texas metropolitan areas and their economic ties to Mexico. [Subscribe to this free report.](#)

Outlook for the Texas Economy 6-13-19. This monthly report offers an overview of various sectors of the Texas economy, including housing, manufacturing, energy, employment, and trade. [Subscribe to this free report.](#)

“Leaving a Legacy: Limited Partnerships, LLCs, and Corporations” 6-12-19. Rural land management isn't just big business—it's family business. At least it can be for Texans hoping to teach heirs how to manage substantial real estate holdings. In such cases, business structures can be a practical option.

“Lingering Effects of Subprime Lending” 6-12-19. To say subprime mortgages single-handedly caused the Great Recession of 2006-07 would be over-simplifying things, but certainly, they were a key culprit.

Texas Housing Insight 6-11-19. The Texas housing market decelerated in 2018 with total sales rising just 1.7 percent. The modest increase, however, pushed annual transactions (through Multiple Listing Services) to a record 343,833. [Subscribe to this free report.](#)



AND THE WINNER IS . . . The Real Estate Center was in the global spotlight this month when *Tierra Grande* magazine received a Gold Quill Award of Merit at the International Association of Business Communicator's (IABC) World Conference in Vancouver, B.C. Later in the month, the Center received two Bronze Quill Awards from Houston IABC, an Excellence Award for its 'Helping Texans' annual report and a Merit Award for the magazine. *Photo by Center Photographer JP Beato III.*

“Ahead of the Storm: New ideas in Flood Protection” 6-6-19. Talk about necessity being the mother of invention. Homeowners in some parts of Texas have been hit by floods each of the past few years, prompting builders and engineers to find innovative ways to help.

Texas Quarterly Commercial Report 6-4-19. This quarterly report summarizes key economic indicators that help discern commercial real estate trends in Austin, Dallas-Fort Worth, Houston, and San Antonio.

“Robot Revolution: Automation and the Changing Job Landscape” 6-3-19. According to sci-fi writer Isaac Asimov’s laws of robotics, a robot can neither harm a human nor disobey a human’s orders. They can, however, perform more and more jobs once handled by people. Welcome to the 21st century.

Most popular on REC website

1. [Texas Housing Insight](#)
2. [Outlook for the Texas Economy](#)
3. [Monthly Review of the Texas Economy](#)
4. [“Home Security: Understanding and Negotiating Title Insurance”](#)
5. [Texas Quarterly Commercial Report](#)
6. [Texas Border Report](#)
7. [“Lingering Effects of Subprime Lending”](#)
8. [“Seller Beware: Understanding the General Warranty Deed”](#)
9. [“Mineral Law West of the Pecos”](#)
10. [“Leaving a Legacy: Limited Partnerships, LLCs, and Corporations”](#)



Busiest day on REC website this month: Tuesday, June 18, with 980 unique visitors.

NewsTalk Texas

A sample of Texas real estate news compiled each workday by the NTT team. [Click here](#) for today’s news.

✦ [160-room DoubleTree hotel changes hands](#)

✦ [Northstar points to 77 Sugar Creek Center](#)



✦ [236-unit multifamily sold in Fort Worth](#)

✦ [Hillwood adds 600 acres to AllianceTexas](#)

✦ [El Paso investor picks up 550 multifamily units](#)

✦ [MIAT inks 57K-sf industrial lease](#)

✦ [New owner charges into Normandy Shopping Center](#)

✦ [Corporate interest in DFW continues to grow](#)

Monthly data updates

Latest building permit data. Building permit data for single-, two-to-four, and five-or-more family units for states, metropolitan statistical areas, and Texas counties.

Housing reports. Housing statistics based on listing data from more than 50 Texas MLSs. Statistics for each geography based on listings of properties physically located within the mapped area presented with the statistics.



FRONT OFFICE FOUR. Center Director **Gary Maler** leads more than 20 professionals, including the team responsible for day-to-day operations. With Maler are, from left, Business Administrator **Pamela Canon**, Business Coordinator **Cheryl Harford**, and Administrative Coordinator **Sarah Northcutt**. *Photo by Center Photographer JP Beato III.*

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[Read previous issues.](#) See why **21,440** [subscribe](#) to our free, twice-weekly newsletter.

6-28-19. Airbnb-powered home-sharing hotel coming to Austin . . . ATTOM: Home affordability falls in 2Q2019 . . . Hillwood adds 600 acres to AllianceTexas . . . Stockdale Capital nabs 20 Greenway Plaza . . . Land sold for 630K-sf Fort Worth industrial project . . . El Paso investor picks up 550 multifamily units . . . Crystal Lagoon dives into Windsong Ranch community . . . Howard Hughes breaks ground on 163-unit project.

6-25-19. Dallas Fed: Texas job growth remains steady . . . JCHS: U.S. housing supply falls short . . . Historic hotel undergoing \$65M renovation . . . Hines adding 577K sf in Cornerstone Industrial Park . . . The Pointe at Valley Ranch delivers 336 units . . . Lovette to redevelop 550K-sf post office . . . Abilene retail center sells for \$20.1 million . . . NIT buys 12.8 acres at Cedar Port . . . Two Mansfield multifamily assets change hands.

6-21-19. Lone Star State sets new record low unemployment rate . . . City of Austin median home price hits all-time high . . . Texas top state for CRE development . . . The search is over: Google confirms Austin expansion . . . Texas' tallest tower trades for \$672M . . . Chicago investors pick up 1M-sf of offices . . . LNR hands

building pair to Fuller Realty affiliate . . . 537K-sf distribution center sold in Tyler . . . Hotel Sul Fiume proposed along River Walk . . . GreenSpace developing self-storage facility off Kinsley Dr.

6-18-19. Texas fifth-best state for summer road trips . . . Accesso to occupy 200,000 sf in Austin . . . CONTI picks up 350-unit multifamily . . . Kempwood Tech Center uploads new owner . . . 176 Irving units change hands.

6-14-19. Texas home sales hit new high . . . Cedar Fair's \$261M Schlitterbahn splash . . . Tenet Healthcare signs 372K-sf lease . . . Life Time starts on \$130M Woodlands development . . . 60K-unit affordable housing plan approved in Austin . . . Three-property multifamily package sold in DFW . . . 668-unit Avana Eldridge trades hands . . . Independent Bank moves into new Craig Ranch headquarters . . . 335-unit Edge & Stone underway in the wilderness.

6-11-19. Texas tenth most fun state in U.S. . . . 644K-sf Baytown logistics center breaks ground . . . Passco acquires Tribute at the Rim . . . 618K-sf industrial lease signed in metro Dallas . . . Sugar Land approves 316K-sf tax abatement . . . JV sells Westwood Business Park . . . 386-unit project tops off at Hughes Landing . . . 145K-sf distribution center sold in DFW.

6-7-19. Texas economy 12th strongest nationally . . . Rental rates projected to increase for Dallas apartments . . . Gulf States Toyota moving forward after expansion . . . 411-home Calallen South slated for Corpus Christi . . . \$71M business park approved in Mesquite . . . Suite life at WhyHotel . . . Crestview Commons begins final construction phase . . . Developers reveal Katy Boardwalk District's construction schedule . . . AMG Realty acquires 384 units near Port San Antonio . . . Dallas Restoration Hardware construction begins . . . Make room, EaDo Storage coming through.

6-4-19. Houston to lead major Texas metros in 2019 home improvement spending . . . Ace is the place to add space, jobs . . . Best or nothing: 200K-sf Mercedes-Benz business center opens . . . Road work ahead for I-635 LBJ East . . . Central Nissan Houston peels out this month . . . 300K-sf office popping up in Plano . . . Allied Orion retreats to Creekside Way . . . New Owner heads for the Hills of Palos Verdes.

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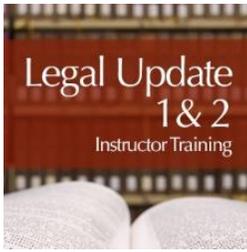
Red Zone podcasts Listen [here](#).

“Helping Texans adapt to technological change” 6-26-19. When Styx's Dennis DeYoung sang, "Domo arigato, Mr. Roboto," he envisioned a world where workers are disgruntled at robots taking their jobs. Nearly four decades later, job automation has become a real concern. However, technology can help the real estate industry—and the general economy—if properly used.

“Helping developers build successful projects” 6-13-19. Behind a real estate development is a large team of professionals pitching in to make the project a success. According to Dr. Russ Peterson of Mays Business School, developers are the quarterback, calling the plays and leading their team to a development touchdown. Tune in to this podcast to learn what it takes to become a developer and how data can help.

Education

Latest information on upcoming conferences



Legal Update 1 & 2 Instructor Training

Registration opens in July. Courses begin in October.

RECenter newsmakers: June media coverage

The Eagle **“Index: Bryan-College Station economy saw slight upswing in April”** 6-30-19.

The Eagle. According to a separate report, the Texas A&M Real Estate Center's *Monthly Review of the Texas Economy*, Texas gained 286,300 nonagricultural jobs from May 2018 to May 2019, good for an annual growth rate of 2.3 percent. The national employment growth rate, according to the Real Estate Center report, is 1.6 percent.

“New high-rise condos could raise property taxes for nearby residents”

6-25-19. KBTX-TV/Bryan. "Property values will probably be affected somewhat. The desirability of the area will be affected," said Jim Gaines with the Texas A&M University Real Estate Center. Gaines says the increase won't happen right away, but it is inevitable. He believes there might be a demand for this style of housing.



Longview News-Journal **“Proposed Longview ordinance could result in higher costs of new homes”** 6-25-19. *Longview News-Journal*.

East Texas Builders Association President Chris Hall quoted a Texas A&M Real Estate Center study that reported about 20,000 Texans are priced out of homeownership with every \$1,000 increase in the cost of a home.

“Realtor questions property tax assessments” 6-22-19. News 25/ABC, Waco. County appraisers say independent numbers backed them up. "Last year, we were showing a 12 percent gain. That was backed up by Texas A&M's Real Estate Center, which is a third party.



“More strong sales numbers reported in North Texas” 6-21-19. *Dallas Morning News*. Builders and real estate agents are encouraged by the rise in sales. "The market slowed down for a while, and interest rates dropped, and now there is more interest and activity," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. "In the last several months, there has been a little bit of a pullback." Also in *Builder Magazine*.

“A&M Center: Homes in Midland County sell for near-record amounts” 6-21-19. *Midland Reporter-Telegram*. The Texas A&M Real Estate Center reported this month that the average and median prices for homes sold inside Midland County went for near-record levels during the month of May and prices increased month over month, despite inventory rising to its highest level since August 2017.





LUBBOCK AVALANCHE-JOURNAL
lubbockonline.com

“President’s article: May shows strong start for the buys season” 6-20-19.

Lubbock Avalanche-Journal. The Real Estate Center at Texas A&M University cites that 6.5 months of inventory represents a market in which supply and demand for homes is balanced.

“Tarrant County was tops for D-FW home sales in May” 6-19-19. *Dallas Morning News.*

"The market slowed down for a while, and interest rates dropped, and now there is more interest and activity," said Dr. James Gaines, chief economist with the Real Estate Center at Texas A&M University. "In the last several months, there has been a little bit of a pullback. And the market has caught up a little bit." Also in *Konitono News, Business Breaking News.*



“North Texas home sales bounced back in May” 6-10-19. *Dallas Morning News.* May’s jump in area home buys pushed total sales up 1 percent higher so far in 2019 than in the first five months of last year, according to preliminary data from the Real Estate Center at Texas A&M University and North Texas Real Estate Information Systems. Also in *National Mortgage News.*

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(2,196 followers)



Instagram (928 followers)

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David S. Jones | Senior Editor | djones@mays.tamu.edu
Real Estate Center | Mays Business School | Texas A&M University
2115 TAMU | College Station, TX 77843-2115



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