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PHP Capital Partners acquires 115,000sf Gateway Business Center in Texas

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Fort Worth–based PHP Capital Partners, a privately owned investor and operator of industrial real estate properties, has acquired the 115,000-square-foot Gateway Business Center, at 6005 Commerce Drive, 6015 Commerce Drive, 6000 Campus Circle Drive West and 6012 Campus Circle Drive West in Irving, just east of Dallas–Fort Worth International Airport.

Fort Worth–based Panther FW Investments served as PHP’s capital partner on this acquisition. The sales price was not disclosed. The four-building business park has suite sizes ranging from 2,500–16,000 square feet. The two-building industrial park was acquired in second quarter 2025.

“Gateway Business Center’s location by Gateway South at 2900 Gateway Drive and 6025 Commerce Drive in Irving allows us to further expand our footprint in this high-performing submarket,” said Hunter Harrison, co-managing partner at PHP. “The Gateway Business Center acquisition represents a strategic addition to our growing industrial portfolio. Its proximity to DFW International Airport and strong tenant base makes it a premier asset within one of the country’s most dynamic logistics corridors.”

PHP also made a targeted acquisition of the 30,000-square-foot Wye Drive San Antonio, at 10927 Wye Drive in Northeast San Antonio, in first quarter 2025. This location is near PHP’s San Antonio portfolio, which includes Isom Tech Center at 758 Isom Road, North Plaza at 431 Isom Road, Isom Business Park at 401 Isom Road and 3300 Nacogdoches.

The final acquisition of 2025 is the 50,000-square-foot Marine Creek Business Park at 3521 NW Loop 820 off Loop 820 in Northwest Fort Worth, closed in third quarter 2025.

“PHP made a strategic expansion of our industrial portfolio in 2025, reflecting our commitment to capitalizing on key Texas markets,” Harrison added. “We see a growing demand for logistics and industrial spaces. These four high-quality assets significantly enhance our scale and diversify our holdings, positioning us for sustained growth and value creation in the year ahead.”

Property Advisers Realty are handling leasing for Gateway Business Center.

PHP Capital Partners launched in early 2021 with the goal of capitalizing on increased tenant demand for infill industrial properties throughout Texas.