



Estate Awards 2017

**Fifty-five of North Texas' top projects
and players are honored following a
red-letter year.**

BY GLENN HUNTER | PUBLISHED IN D CEO APRIL
2017 | PORTRAITS BY BILLY SURFACE

The Campus at Legacy West

BEST COMMERCIAL PROPERTY SALE

There was no shortage of “big-deal” contenders in this category, but the \$353 million Campus at Legacy West sale distinguished itself for its complexity and impact. Previously known as the J.C. Penney Co. Inc. headquarters office, the property involved totaled 1.8 million square feet, plus more than 45 acres of developable land surrounding the building in the red-hot Legacy submarket. For the multifaceted, high-profile deal, CBRE helped negotiate a 1.2 million-square-foot leaseback component with the department-store chain, which was looking to reduce its longterm debt load. Meanwhile, the building’s remaining, 680,000 square feet will be modernized and repositioned by the developer, Sam Ware’s Dreien Opportunity Partners, for additional tenants. The revamped space will include a fitness center, doctor and dentist offices, a day-care facility, a coffee shop, and a pharmacy.

Finalists: 35-Eagle; Restoration Hardware Distribution Facility; State Farm CityLine Campus; Verizon (Irving Campus)

Hillwood is developing



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