

LIFETIME ACHIEVEMENT

Jerry Merriman:
A lifetime of renovation
and restoration

RYAN SALCHERT, 4



DEAL OF THE YEAR

REDBIRD
REIMAGINED

The southern Dallas mixed-use development
is our 2019 Deal of the Year



BRED

BEST REAL ESTATE DEALS

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AT&T



AT&T

AT&T DISCOVERY DISTRICT

ABOUT THE DEAL: With a newly created city district, AT&T's investment in Dallas' core is revitalizing two urban blocks. AT&T and its local partners have built a new district with 20 food and beverage options, an AT&T Experience Store, a 104-foot-tall media wall, a public art gallery, a fitness facility in partnership with the Dallas Cowboys and more. The 5G+ equipped region will be 100 percent powered by wind energy and various technological and sustainable measures were incorporated throughout the district.

KEY PLAYERS

- ▶ AT&T
- ▶ Gensler
- ▶ Beck
- ▶ Studio Outside
- ▶ JQ
- ▶ DFW Consulting Group
- ▶ Kimley Horn
- ▶ Hospitality Alliance
- ▶ Studio 11 Design
- ▶ Cooper Carry
- ▶ Downtown Dallas Inc.
- ▶ City of Dallas

DEAL SIZE

6.5 acres /
3,345,492
sq. ft.

DEAL VALUE

\$150M+

KEY NUMBER

500
new jobs created



CENTURION AMERICAN DEVELOPMENT GROUP

CABANA HOTEL

ABOUT THE DEAL: Rehabilitation for one of Dallas' most famous buildings — the Cabana Hotel — has begun and is set to be complete in the summer of 2022. The 260-unit development, vacant since 2013, is located in the Design District TIF district and developers plan to bring new life to the facility.

KEY PLAYERS

- ▶ Centurion American Development Group
- ▶ City of Dallas
- ▶ Merriman Anderson Architects

DEAL SIZE

3.28 acres /
282,392 sq. ft.

DEAL VALUE

\$115M

KEY NUMBER

1962
Year it was built



JAKE DEAN | DBJ

FOUNTAIN PLACE

ABOUT THE DEAL: Since its opening in 1986, the building's fountains have leaked millions of gallons of water a year. Its new owner, Goddard Investment Group, has not only stopped the leaking but built a new AMLI residential tower for 600 residents.

KEY PLAYERS

- ▶ Goddard Investment Group
- ▶ Gensler Architects
- ▶ CBRE
- ▶ Turner Construction Company
- ▶ James Carpenter Design Associates

DEAL SIZE

4.5 acres / 1.25 million sq. ft.

DEAL VALUE

\$500M



JAKE DEAN | DBJ

ENERGY SQUARE

ABOUT THE DEAL: Located adjacent to University Park is Energy Square. The office development has over 1 million square feet of rentable space. Each of the five buildings on the new campus is now linked with shared spaces across the square.

KEY PLAYERS

- ▶ GlenStar Properties
- ▶ Studio Outside
- ▶ USAA
- ▶ JLL
- ▶ Gensler
- ▶ The Whiting-Turner Contracting Company

DEAL SIZE

14 acres / 1
million sq. ft.

DEAL VALUE

\$115M

KEY NUMBER

150
jobs created/retained



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PURSE BUILDING

ABOUT THE DEAL: With developer Wildcat Management at the helm, the building saw a complete interior demolition and some of the property's original floors and materials were revealed. The preservation of the facility, built in 1905 and vacant since 1990, has been key throughout.

KEY PLAYERS

- ▶ Wildcat Management
- ▶ ArchiTexas
- ▶ Simmons Bank
- ▶ Lindsey Edison Branding & Design
- ▶ M2 Studio
- ▶ City of Dallas

DEAL SIZE

65,000

DEAL VALUE

DND

KEY NUMBER

≈\$15M
economic impact



JAKE DEAN | DBJ

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