DEVELOPER. INVESTOR. ADVISOR.

HILLWOOD
BUILDING A LEGACY

With more than three decades of development experience across an array of markets, Hillwood, a Perot Company, has cultivated an array of expertise like no other real estate developer. Our innovative approach to master planning, commercial and residential land development, property acquisition and strategic partnerships has led to some of the world’s most recognizable and distinguished projects, including three of our largest and most notable.

ALLIANCETEXAS, ALLIANCECALIFORNIA & ALLIANCEFLORIDA

Founded in 1988, Hillwood established itself as a multifaceted developer capable of managing projects exceeding the size of a city when we developed AllianceTexas, the world’s first inland port. Attracting 507 companies, which created 61,600 jobs, AllianceTexas has yielded over $9 billion in private investment and had an economic impact of more than $76 billion over the life of the project (1990–2018).

In 2002 Hillwood led the development of AllianceCalifornia, a 2,000-acre trade and logistics hub in the former Norton Air Force Base in San Bernardino, California. What began with a 600,000 sq. ft. distribution center for Kohl’s Department Stores grew to attract leading global companies such as Amazon, Mattel and Quaker/PepsiCo, bringing more than 12,000 new jobs and 15+ million sq. ft. of new development.

In 2009, Hillwood transformed the 4,474-acre Cecil Commerce Center within the closed Naval Air Station Cecil Field into AllianceFlorida. Total build-out of AllianceFlorida is anticipated to be almost 34 million square feet with primarily distribution, warehousing, manufacturing, assembly uses and some supporting mixed uses.

All of these endeavors have changed the landscape of the communities in which they are located, and in turn, Hillwood has played a significant role in defining what a successful partnership can achieve. Today, our pioneering spirit, deep market knowledge and unparalleled resources are stronger than ever, enabling us to develop and acquire properties that deliver maximum return for our customers, partners and community stakeholders.

HILLWOOD.COM
Our office, industrial and residential portfolios span 61 markets in 28 states and 6 countries, representing some of the most successful endeavors within the industry. As a private company, we have a unique ability to establish a long-term vision for the projects we undertake, enabling us to deliver highly desirable developments that reflect our commitment to excellence and timeliness.

**INDUSTRIAL**

Hillwood is one of the leading owners and developers of industrial product in the United States. To date, more than 153.6 million sq. ft. of industrial product has been developed and 47.2 million sq. ft. acquired.

**INTERMODAL FACILITIES**

In the early 1990s, Hillwood worked with Burlington Northern Santa Fe Railway to develop one of the largest intermodal facilities ever built from a greenfield site. Today, the facility handles approximately 600,000 containers per year and has become the model for inland port logistics hubs built around an intermodal yard.

**LOGISTICS HUB**

Hillwood is a prominent developer of import-related distribution centers across the country. These hubs capitalize on multiple forms of transportation to provide customers with the optimal means to distribute imported goods.

**OFFICE**

Hillwood develops and manages offices for some of the world’s most recognized companies, including Mercedes-Benz, Aviall, Galderma, Textron, DynCorp International, Bell Helicopter, TD Auto Finance, Deloitte University Training Center and the Federal Aviation Administration.

**AIRPORTS & AIR FACILITIES**

In addition to constructing the first Class-A airport within AllianceTexas, Hillwood has developed a wide range of airport-related product, including air cargo facilities, Fixed Base Operation (FBO) terminals and combination hangar-office facilities.

**SINGLE-FAMILY & MULTIFAMILY RESIDENTIAL**

Since the late 1980s, Hillwood has been an innovator in the development of single- and multifamily communities, introducing marketing, management and quality of life features that have distinguished our residential developments.

**HIGH-RISE HOTEL & RESIDENCES**

Hillwood developed the W Dallas Victory Hotel and Residences, the first high-rise hotel with condominium residences under the W Hotel flag. Hillwood is also involved in a partnership that developed the Hotel Palomar in Atlanta, Georgia.

30+ years of development experience, spanning 61 markets across the globe.
In addition to deep market knowledge and experience with intricate negotiations, Hillwood strives to build creative and flexible solutions for our customers, working to understand and satisfy their specific operational needs. Moreover, we know how to integrate strategic corporate services, supply chain systems, amenities and other services to support those uses. Whether companies need assistance with site selection, land development, leasing, real estate investment, build-to-suit, government relations, construction, or property management, we deliver strategic solutions and best-in-class service.

Hillwood’s remediation began in 1998, with the development of Victory Park, which previously held a rail yard, power plant, landfill, several dilapidated warehouses and a grain silo. The former Norton Air Force Base, now AllianceCalifornia, also required significant remediation, including the transformation of a WWII-era bomb plant into what is now Interchange Business Center.

Five Hillwood-developed buildings totaling more than 1.2 million sq. ft. at AllianceCalifornia received LEED® Silver certification. In addition, Hillwood’s 900-acre Alliance Town Center was one of two projects in the state of Texas to receive the U.S. Green Building Council’s LEED® for Neighborhood Development certification.

Hillwood has always incorporated eco-friendly measures into projects, utilizing extensive tree planting and transplanting programs, trail systems and innovative irrigation technologies. Since 2005, we have used 100% renewable energy for the majority of our electricity needs at Hillwood projects in North Texas.

Hillwood has significant experience in the extensive planning and complex coordination required in mixed-use development. Our work in suburban mixed-use developments can be seen in Texas at Alliance Town Center and Frisco Station. And, in an urban environment, in the 75-acre Victory Park near downtown Dallas.