Hillwood is widely recognized as one of the top developers of industrial, commercial and residential real estate in the country. As such, and born of the company’s core values of integrity, respect, excellence and teamwork, sustainability is a key component in everything we do. At Hillwood, we believe that true sustainable development has environmental, economic and social elements that benefit all stakeholders, including owners, occupants and neighboring community members, as well as future generations.

Since our inception in the late 1980s, Hillwood has strived to make an impact on the communities we serve by incorporating meaningful environmentally conscious measures into insightful, master-planning development focused on long-term sustainability. From the remediation and reformation of a brownfield to the development of a benchmark 21st century farming community, complete with active lifestyle amenities, Hillwood remains dedicated to building a brighter future.
Leadership in Energy & Environmental Design (LEED®) is a program administered by the U.S. Green Building Council (USGBC). Comprehensive in scope, LEED is a measurement tool recognizing best-in-class, sustainable building strategies.

Hillwood’s development and construction teams employ eight LEED trained and designated LEED Environmental Design Accredited Professionals.

The renovation of the 608,169 square-foot Just Born Distribution Center in Bethlehem, Pennsylvania, earned Hillwood the prestigious LEED Gold certification.

Hillwood secured LEED certification at the 602,500 square-foot Bay Valley Foods facility in Carlisle, Pennsylvania, and received LEED Gold certification for the 303,642 square-foot Nature’s Best facility in Flower Mound, Texas.

In San Bernardino, California, Hillwood developed five buildings totaling more than 1.2 million square feet at Interchange Business Center, and received the LEED Silver certification. At the time of the designation, Hillwood’s endeavor was the largest speculative industrial project in the country and one of the largest projects in California to receive LEED certification.

Alliance Town Center, Hillwood’s premier shopping and mixed-use development in Fort Worth, Texas, was given the LEED® for Neighborhood Development certification. The prestigious designation is one of the most difficult sustainable development certifications to obtain. Alliance Town Center is one of only two such projects in the state of Texas and one of the largest of only 80 total projects in the U.S. to earn this distinction.
As a standard practice, Hillwood employs a robust and extensive tree planting and transplanting program. Since the mid 1990s, throughout AllianceTexas and in its industrial developments across the country, Hillwood has planted over 135,000 trees and saved many more existing trees.

Hillwood has ranked as the second-largest real estate purchaser of renewable energy in the U.S. and the largest in Texas, earning Green Power Partner recognition from the Environmental Protection Agency (EPA).

Hillwood works with existing tenants to complete energy-efficient lighting retrofits that include advanced technology for warehouse lighting, motion sensor controls, light pipes and skylights.

New construction includes innovative parking designs with bicycle storage, charging stations for electric vehicles and designated parking for low emitting and fuel-efficient vehicles.

Hillwood Commons Office Park in Alliance Town Center North uses harvested water systems to collect runoff for irrigation and other non-potable needs, low-flow water fixtures throughout the project and thermal comfort design with ventilation for more efficient energy consumption and higher air quality.

Developed by Hillwood, the Perot Museum of Nature and Science incorporates numerous sustainable elements that include solar panels for heating, LED interior lighting and cisterns collecting 50,000 gallons of site water runoff for on-site irrigation. The Green Building Initiative awarded the museum a four Green Globes rating for its sustainability practices. Only 12 of 759 Green Globes certified buildings have achieved a four Green Globe rating. The museum is also pursuing certification under LEED and the Sustainable Sites Initiative pilot program.