

## Pillar Commercial and Artemis Real Estate Partners Acquire Lincoln Legacy II



Pillar Commercial, in a joint venture with Artemis Real Estate Partners has acquired the 130,371-square foot Lincoln Legacy II building located at 5810 Tennyson Parkway, Plano, Texas. The Pillar/Artemis partnership acquired the property from a joint venture controlled by USAA and Lincoln Property Company which was represented by Jack Crews and Brad Enloe of JLL in the transaction. The partnership is acquiring Lincoln Legacy II with senior debt financing from MetLife.

“Legacy has been a top performing office submarket in the Dallas-Fort Worth region and we envision continued business growth along this corridor,” Manny Ybarra, founder and president of Pillar Commercial, said in a statement. “With its strategic location and investment potential, Lincoln Legacy II is an ideal asset to add to our joint venture with Artemis.”

Artemis has been an active investor throughout the U.S. and Texas remains high on their list as a strong economic region with great prospects for continued robust growth. “Lincoln Legacy II is an ideal corporate location for companies wanting a Class A environment with rich amenities,” said Michael Bernstein, principal at Artemis. “We look forward to delivering exceptional services to our tenants and making a positive impact in the Legacy market.”

We are excited to welcome Pillar Commercial and Artemis Real Estate Partners to Legacy Business Park," said Plano Mayor Harry LaRosiliere. "Their presence and quality will further enhance the vibrant business community we foster to make Plano The City of Excellence.”



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The acquisition of Lincoln Legacy II is the third investment in less than two years for the Pillar/Artemis joint venture. In September of 2016, the group acquired Duke Bridges III, a 160,000 square-foot office development located across the North Dallas Tollway from The Star, the 91-acre mixed-use development anchored by the Dallas Cowboys headquarters and state-of-the-art, 12,000 seat training facility and event center. Last year, the partnership also acquired 8222 Douglas Avenue in Preston Center.

Located near the intersection of the Dallas North Tollway and Tennyson Parkway, Lincoln Legacy II provides easy access to DFW International Airport and other major business centers throughout North Texas. The property is surrounded by an abundance of upscale retail, dining and entertainment, such as the dynamic, mixed-use The Shops at Legacy and the newly completed, 250-acre Legacy West. In addition to its superior location, the property also provides numerous on-site amenities such as a state-of-the-art fitness center, tenant lounge and conference facilities.

The nearly 2,500-acre Legacy Business Park has evolved into a world-class corporate epicenter, with more than 12 million square feet of headquarter and regional office space. Employers like Toyota, Liberty Mutual and JP Morgan Chase have recently relocated major operations to the area and are expected to generate, directly and indirectly, more than 20,000 jobs, with a projected economic impact of \$11 billion.