



6988 Lebanon Road, Ste. 103, Frisco, TX 75034  
info@LoneStarPACE.com  
www.LoneStarPACE.com  
(214) 256-3209



Equivalent to  
offsetting the  
energy used  
by **78**  
average Texas homes/yr



Equivalent  
to reducing  
**1,558,269**  
water bottles/yr

Source: U.S. Energy Information  
Administration

<b>Date of Assessment</b>	September 20, 2024
<b>PACE Municipality</b>	Dallas County
<b>PACE Assessment</b>	\$3.5M
<b>Project</b>	263K SF office tower renovation
<b>Improvements</b>	Envelope, Indoor Electrical/Lighting, HVAC, Plumbing and Outdoor Lighting
<b>Utility Savings</b>	1,021,416 kWh/yr (25% reduction), 203 kgal/yr (28% reduction), 1,199 mmBTU (42%)

## Project Overview

**Meadow Park Tower** is a 263,000-square-foot, 15-story, multitenant office building in the heart of North Dallas. The building was constructed in 1986 and renovated in 2016. A subsequent renovation of the building's interior and exterior began in 2022 and included the installation of sustainable improvements that qualified for C-PACE financing. These improvements contributed to stabilizing the building's occupancy at 90%.

## Impact

By obtaining PACE financing, the property owner was able to upgrade the building envelope, electrical and lighting systems, HVAC and plumbing systems, which enabled Dallas County to further its sustainability and economic development goals while reducing demand on the Texas electrical grid. The improvements are expected to cut the property's annual electricity use by 25%, its water use by 28% and its natural gas consumption by 42%.