

## Haynes and Boone Serves as Outside Counsel for Client J. Small Investments, Developer of Pegasus Park and Winner of D CEO 'Deal of the Year'

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May 10, 2021 Craig Unterberg, Cory Feldman, Brack Bryant, Laura Shapiro, Bailey Rich

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**PRACTICES** Margin Lending and Structured Equity, Real Estate Finance, Finance, Real Estate

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Haynes Boone is proud to recognize its client, Dallas' J. Small Investments, the owner and developer of the Pegasus Park project, for receiving the "Deal of the Year" during *D CEO's* annual Commercial Real Estate Awards program. Haynes Boone serves as J. Small's primary outside counsel in the development of Pegasus Park.

Multiple Haynes Boone practice groups are working to support J. Small in its development of Pegasus Park. The deal team includes Finance Partners [Craig Unterberg](#) and [Cory Feldman](#); Real Estate Partners [Brack Bryant](#) and Nick Hoffman; and Associates [Laura Shapiro](#) and [Bailey Ross](#).

"We are proud to be able to represent Pegasus Park on this transformative and high-profile project and are thrilled to see its progress," said Unterberg, managing partner of the firm's New York office.

Pegasus Park is an ambitious redevelopment project located at Stemmons Freeway near Love Field. The property is being redeveloped by J. Small Investments and Lyda Hill Philanthropies as a home for biotech firms and nonprofit organizations.

The 18-story tower and surrounding buildings are getting a dramatic makeover, which started last year. The project has landed major tenants like UT Southwestern Medical Center and Massachusetts-based BioLabs, which plans to open its first central U.S. location in Pegasus Park. The life science co-working center will have shared laboratory and office spaces.

*D CEO* stated: "Pegasus Park will reimagine a dormant oil industry campus into a brand-new center for business, social impact, and biomedical innovation. Already the project has secured leases from BioLabs and a whopping 180,000 square feet from UT Southwestern.

This development is an economic engine bringing highly desirable STEM jobs to Dallas and West Dallas, a community for nonprofits to collaborate for the greater good, and a hub for corporate enterprise. It's an ambitious development that requires a united coalition of scientists, entrepreneurs, venture capitalists, academia, health systems, philanthropists, and government."

To read more about the *D CEO* award, click [here](#). To read a recent *Dallas Morning News* article about the project, click [here](#).