

Robert A. Cote is leaving Orrick, Herrington & Sutcliffe's New York office to take the job.

McKool Smith co-founder Mike McKool said in news release that McKool Smith's move to open the office was a reaction to clients' requests.

"As a national law firm, we've already been competing with the big New York firms," the statement said. "This simply institutionalizes our presence on the East Coast."

Intellectual property law is one of few areas of federal court litigation that continues to grow rapidly, U.S. East Texas District Clerk Dave Maland told the *Dallas Business Journal* recently.

— Dave Moore

## CORRECTIONS

In the Jan 11-17 Executive People on the Move feature, Strasburger & Price partner Steven P. Watten's first name was misspelled. In addition, the item should have said Watten was named chairman-elect of the Frisco Chamber of Commerce, not of Strasburger & Price.

In the Jan. 11-17 Public Eye page, it was incorrectly stated that the Texas Cord Blood Bank had recently celebrated its 1,000th donation of umbilical cord blood. In actuality, the celebration was marking Medical City Dallas' 1,000th donation to the bank, which has received more than 2,300 donations since its inception in 2005.

The marketing & media column ("Retailer trolling for Hispanic marketing firm," Jan. 11-17 issue) mischaracterized remarks from J.D. Garza, vice president of the En Vivo marketing agency. He said that relationships between clients and account managers can be fickle because clients expect to see results so quickly.

the Chalker Group do what they needed to do," he says. "They were great partners."

Freeman's involvement with the East Texas properties dates to 2001, when his firm invested in Longview-based Arena Resources. Eventually, according to Freeman, Arena had leased 11,000 acres and had 36 gas wells that

In addition to Freeman, several individual investors had stakes in Arena and in the wells it controlled. So in October 2006, Freeman and Quantum bought out the individuals' stakes for \$140 million, with half of their investment in the form of equity, half debt supplied by an international bank called BNP Paribas.

Management of the gas field assets turned over to Chalker Energy Partners II, which was one of Quantum's portfolio companies. In the space of a year, Freeman says, the number of wells had grown from 36 to 81, and the project had proven reserves of more than 288 billion cubic feet of natural gas equivalent.

more than \$2.3 billion, if it is out of the ground and in a pipeline or storage facility. "There is cost and time involved in extracting the gas reserves, so reserves obviously would not trade for (the) market spot price," he writes in an e-mail.

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# Construction to start on Plano mixed-use project

BY BILL HETHCOCK | STAFF WRITER

Construction is set to begin in mid-January on Palomino Crossing, a \$150 million office-retail development just off the Dallas North Tollway in Plano.

Plans for the project at State Highway 121 and Spring Creek Parkway include four office buildings on 38 acres and eight sites for retailers on 14 acres along State Highway 121, fronting the property.

The four value-office properties include three three-story buildings and one two-story structure. The three-story buildings will include 180,000 square feet, 170,000 square feet and 170,000 square feet. The two-story building will contain 20,000 square feet.

The office buildings will be in a campus setting, and will be built around a multi-level water fountain and an ornate bridge, said Brian Grant, a partner in Sealy & Grant, the project's developer. It will be certified by the U.S. Green Building Council.

Its position near the Legacy and Granite business parks in Plano and Hall Office Park and Duke Bridges in Frisco will allow it to attract suppliers and other tenants who want to be near tenants in the existing parks, Grant said. He said he also expects Palomino to provide an attractive alternative for corporate headquarters and regional offices.

"That's become one of the nation's most renowned corporate settings," he said. "We've de-

signed Palomino Crossing to be comfortable and accessible, and located it in a top destination address."

Office space in the park will lease for \$22.50 plus electricity, said Johnny Johnson, a principal of Capstar Commercial Real Estate Services of Dallas. Johnson, Clint Madison and Trey Smith will handle office leasing for Capstar. Brent Wicker of Wicker and Associates of Dallas will be responsible for marketing the retail sites. Corgan Associates Inc. of Dallas is the architect.

No tenants are signed.

Jean Farris, the director of leasing at Hall Office Park said value office space such as that being built at Palomino Crossing has leased well at Hall Office Park,

and the park is building the last space of that type planned on the Frisco campus. Value office space in Hall Office Park leases for \$20 to \$22 a square foot.

"I think mixing the value office with the retail is a wise decision," Farris said.

Ben Appleby, leasing representative for the Duke Bridges project, said demand for value-office space in the area has been steady, although not overwhelming.

"The activity has been constant," he said. "It hasn't been robust, but we've seen a healthy amount of activity from the 10,000 to 25,000-square-foot tenants with a 100,000-square-foot user slipped in there about once a year."

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