



LONE STAR
— PACE —

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Equivalent to
offsetting the
energy used
by 4

average Texas homes/yr



Equivalent
to reducing
129,200
water bottles/yr

Source: U.S. Energy Information
Administration

Center Place I - Denton County

Date of Assessment	Aug. 4, 2026
PACE Municipality	Denton County
PACE Assessment	\$1.7M
Project	Medical Office Building Renovations
Improvements	HVAC, Lighting, Electrical, Domestic Hot Water, Low-Flow Plumbing, Solar-Covered Carport
Utility Savings	50,492 kWh/yr (6% reduction), 17 kGal/yr (3% reduction)

Project Overview

Center Place I is a 40,000-square-foot multi-tenant medical office property located at 3101 Churchill Drive in Flower Mound, Texas. In an effort to modernize the asset, developers leveraged C-PACE financing to support a comprehensive package of renovations that included energy efficiency, water conservation and renewable energy improvements.

Impact

C-PACE enabled the property owner to incorporate high-efficiency HVAC, lighting and electrical systems, domestic hot water and low-flow plumbing. The funds were also used to support the installation of a solar-covered carport. These improvements help Denton County further its sustainability and economic development goals while reducing demand on the Texas grid. They are expected to reduce the property's annual energy and water usage by 6% and 3%, respectively.