

# SIGNIFICANT PROJECTS

The Dallas-Fort Worth region is well known for taking on very large construction projects. They range from public infrastructure projects, such as the expansion of Interstate 35 and extending and connecting regional transit systems, to the creation of entirely new business parks and mixed-use developments such as Cypress Waters (Coppell), CityLine (Richardson), and Legacy West (Plano), to land reclamation for parks and recreational development. No matter where you travel in North Texas, large-scale construction projects are underway to improve the quality of life for area

## 1 SOUTHERN GATEWAY

The I-35E/US 67 Project is a Texas Department of Transportation project that is developing long-term transportation and operational improvements with the ultimate goal to improve safety, congestion relief, traffic operations, address roadway deficiencies, and improve system linkage.



## 2 THE STRAND IN ALLEN



PHOTO: ALLENECONOMICDEVELOPMENT

The Strand is a new 135-acre corporate campus and mixed-use development located at 121 and Alma in the City of Allen. It will feature corporate campus and mixed-use neighborhoods complete with office space, supporting retail, and urban residential options. Phase One of The Strand will include approximately 200,000 square feet of office space, 80,000 square feet of retail space, urban residential options, and the beginnings of the greenbelt park space—all of which will be served predominantly by structured parking over about 35 acres. Complete build out will contain an expected 1.5 million square feet of office, up to 300,000 square feet of retail, and urban residential options—all tied together by a 10-acre greenbelt and trail system that draws users through the development and to Watters Creek with connection to the adjacent 75-acre Watters Branch Park project.

## 3 TEXAS LIVE!

The Texas Rangers and The Cordish Companies are developing a \$1.25 billion mixed-used district on seven acres next to Globe Life Park in Arlington. The district will feature a new 38,000 seat retractable-roof ballpark, dining and entertainment venues, and a 300-room hotel with a 35,000-square-foot meeting and convention facility. The entertainment space and hotel will open in 2018, and the new ballpark is expected to open for the 2020 baseball season.



## 4 AMERICAN AIRLINES HEADQUARTERS

Construction is underway on a 1.7-million-square-foot new headquarters for American Airlines. Dubbed the "Trinity Complex," the \$300-million project is going north on the west side of SH 360 and north of Trinity Boulevard in Fort Worth. The project is expected to be up and running in the second half of 2019.



## 5 TCU AND UNTHSC SCHOOL OF MEDICINE

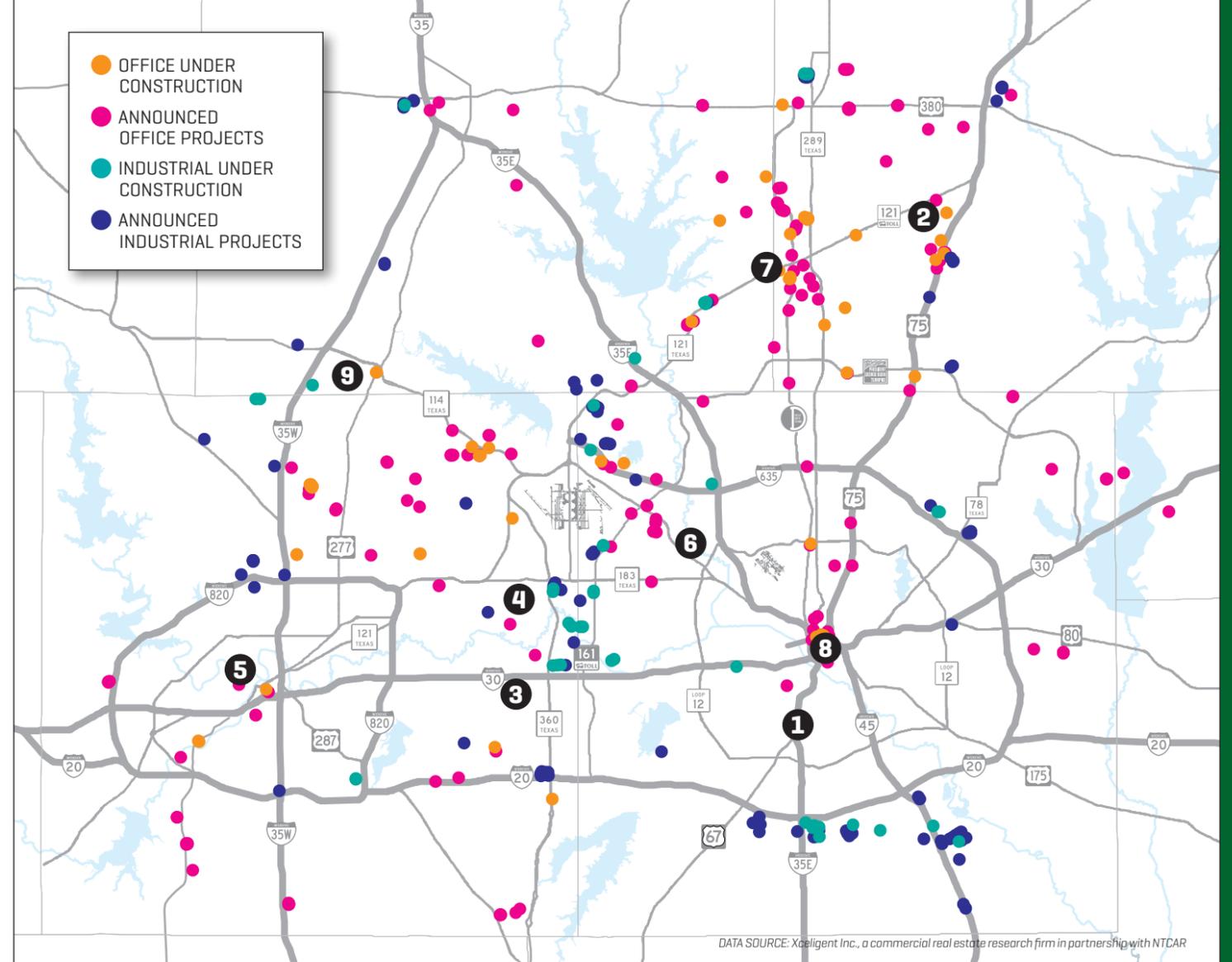
Texas Christian University and the University of North Texas Health Science Center have partnered together to create an MD school in Fort Worth. The school, which is expected to accept its first class of 60 students in 2019, expanded over time to an enrollment of 240.



## 6 WATER STREET

Cranes are rising on the shores of the 126-acre Lake Carolyn in Irving, as Water Street takes shape. The mixed-use development will offer close to 60,000 square feet of dining and retail space, more than 300 luxury apartment units, and plenty of open space. The project is adjacent to the DART Orange Line.

- OFFICE UNDER CONSTRUCTION
- ANNOUNCED OFFICE PROJECTS
- INDUSTRIAL UNDER CONSTRUCTION
- ANNOUNCED INDUSTRIAL PROJECTS



DATA SOURCE: Xceligent Inc., a commercial real estate research firm in partnership with NTCAR

## 7 121 & TOLLWAY CORRIDOR

> **LEGACY WEST** is a new \$2 billion, 250-acre mixed-use development with 280,000 square feet of retail and restaurant space, and hundreds of apartments and offices. Nearby are the corporate campuses of Toyota, JPMorgan Chase, and FedEx Office, to name a few.

> **GRANDSCAPE** is a \$1.5B, 400+ acre project anchored by Nebraska Furniture Mart and will have 3.9 million square feet of mixed-use development.

> **FRISCO'S \$5 BILLION MILE** Frisco's \$5 Billion Mile is a one-mile stretch from Warren Parkway north to Lebanon Road. More than \$5 billion in capital investment is deployed in this space, with mixed-use projects proposed and being built.



## 8 DOWNTOWN DALLAS



### THE EPIC

Head north, just east of downtown Dallas, is the Epic, a 290,000-square-foot, mixed-use project combining office and retail space, multifamily units and a boutique hotel.



### THE DREYER

Located on an entire block of Downtown Dallas, the 1.5-million-square-foot Dreyer mixed-use project will include multifamily, hotel, retail, restaurants, office, spa, and parking.



## 9 SCHWAB CAMPUS

The Schwab campus is part of a broader development on the corner of Circle T Ranch at Texas 170 and Texas 114. Circle T Ranch also will include a 200-room hotel, about 275 residences, and a million square feet of office and retail space.