

# RETAIL CLUSTERS

DFW's retail space continues to enjoy high occupancy and absorption well above 1 million square feet, according to CBRE. In 2017, three major developments—Tanger Factory Outlets (Fort Worth), Legacy Hall (Plano), and IKEA (Grand Prairie)—celebrated grand openings, accounting for 702,000 square feet of delivery and absorption throughout the region. At the end of 2017, CBRE reported that 5.8 million square feet of retail space was under construction in DFW, with much of the activity taking place in the Far North Dallas, North Central Dallas, and Mid-Cities submarkets.

## LIVE, WORK AND PLAY

The development of higher density, mixed-use centers offers unique opportunities to both businesses and residents of the Dallas-Fort Worth region. Examples include:

- Addison Circle** - Addison
- Bishop Arts** - Dallas
- CityLine** - Richardson
- Cypress Waters** - Dallas
- Eastside** - Richardson
- Frisco Station** - Frisco
- Frisco Town Square** - Frisco
- Granite Park** - Plano
- Highland Park Village** - Highland Park
- Legacy Town Center** - Plano
- McKinney Urban Village** - McKinney
- Magnolia Street** - Fort Worth
- Midtowne** - Midlothian
- Mockingbird Station** - Dallas
- Montgomery Place** - Fort Worth
- Museum Place** - Fort Worth
- Park Lane Place** - Dallas
- Parker Square** - Flower Mound
- Rockwall Commons** - Rockwall
- Southlake Town Square** - Southlake
- Southside on Lamar** - Dallas
- Sundance Square** - Fort Worth
- Victory Park** - Dallas
- Waters Creek at Montgomery Farm** - Allen
- West Village** - Dallas

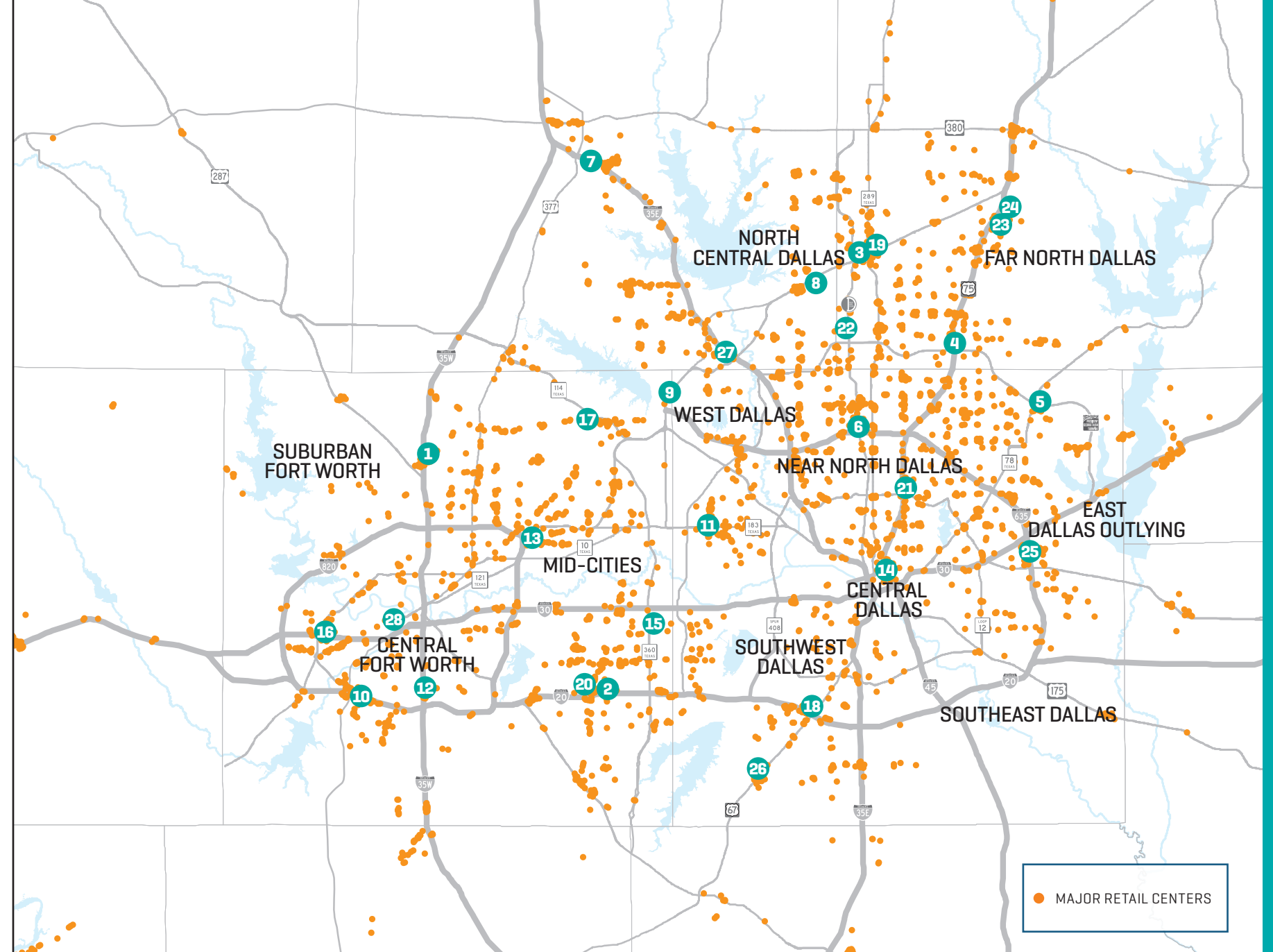
In addition, historic downtowns are being redeveloped into attractive regional destinations, including downtowns in Plano, McKinney, Denton, Carrollton and Grapevine.

# DFW RETAIL CENTERS

OPPORTUNITIES AT EVERY INTERSECTION

## LARGEST RETAIL CENTERS

- 1 ALLIANCE TOWN CENTER
- 2 ARLINGTON HIGHLANDS
- 3 CENTRE AT PRESTON RIDGE
- 4 COLLIN CREEK MALL
- 5 FIREWHEEL TOWN CENTER
- 6 GALLERIA
- 7 GOLDEN TRIANGLE MALL
- 8 GRANDSCAPE
- 9 GRAPEVINE MILLS MALL
- 10 HULEN MALL
- 11 IRVING MALL
- 12 LA GRAN PLAZA
- 13 NORTHEAST MALL
- 14 NORTH PARK CENTER
- 15 PLAZA CENTER
- 16 RIDGMAR MALL
- 17 SOUTHLAKE TOWN SQUARE
- 18 REDBIRD MALL
- 19 STONEBRIAR CENTRE
- 20 THE PARKS AT ARLINGTON
- 21 THE SHOPS AT PARK LANE
- 22 THE SHOPS AT WILLOW BEND
- 23 THE VILLAGES AT ALLEN
- 24 THE VILLAGES AT FAIRVIEW
- 25 TOWN EAST MALL
- 26 UPTOWN VILLAGE AT CEDAR HILL
- 27 VISTA RIDGE MALL
- 28 WEST 7TH - FORT WORTH



## NATIONAL RETAIL FEDERATION - TOP RETAILERS IN DFW

RANK	COMPANY	HEADQUARTERS	2015 US RETAIL SALES
32	7-Eleven	Irving	\$14,330,000
35	AT&T Wireless	Dallas	\$13,390,000
38	J.C. Penney Co.	Plano	\$12,440,000
61	Army & Air Force Exchange	Dallas	\$7,390,000
69	GameStop	Grapevine	\$6,360,000
88	Michaels Stores	Irving	\$4,860,000
92	Exxon Mobil Corporation	Irving	\$4,670,000
93	Neiman Marcus	Dallas	\$4,570,000

SOURCE: 2016 Top 100 Retailers, National Retail Federation

## MARKET VIEW

	NET RENTABLE AREA SF	VACANT SF	TOTAL OCCUPANCY RATE	AVERAGE LEASE RATES
CENTRAL DALLAS	14,191,376	368,976	97.4%	\$24.24
EAST DALLAS OUTLYING	3,845,894	88,456	97.7%	\$20.68
FAR NORTH DALLAS	58,065,765	3,600,077	93.8%	\$19.34
NEAR NORTH DALLAS	21,922,053	1,271,479	94.2%	\$27.84
NORTH CENTRAL DALLAS	35,927,896	1,868,251	94.8%	\$24.95
SOUTHEAST DALLAS	13,855,888	817,497	94.1%	\$15.76
SOUTHWEST DALLAS	18,873,578	943,679	95.0%	\$14.27
WEST DALLAS	33,778,580	1,925,379	94.3%	\$16.65
CENTRAL FORT WORTH	26,056,332	1,771,831	93.2%	\$15.42
MID-CITIES	56,787,135	3,236,867	94.3%	\$19.92
SUBURBAN FORT WORTH	26,056,332	1,198,591	95.4%	\$18.32
<b>MARKET TOTALS</b>	<b>309,360,829</b>	<b>17,091,080</b>	<b>94.9%</b>	<b>\$19.76</b>

2019

SOURCE: CBRE Retail Real Estate Market Report, 2018 Q4

2019

DALLAS ECONOMIC DEVELOPMENT GUIDE