

Real Estate - Retail

The Dallas-Fort Worth retail real estate market experienced a solid recovery in 2021 with new, stronger concepts coming online, according to the Weitzman Group. For instance, 3.9 million square feet of retail space was leased in 2021 in contrast to the 4 million square feet of vacancies from 2020. Additionally, new retail construction is expected to reach 2 million square feet in 2022 after falling below 1 million square feet for the first time since 1990 in the prior year. In 2021, occupancy was the strongest in 32 years at 93.5 percent and is expected to increase to 95 percent in 2022.

Live, Work, and Play

The development of higher density, mixed-use centers offers unique opportunities to both businesses and residents in 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** - Allen
- West Village** - Dallas

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

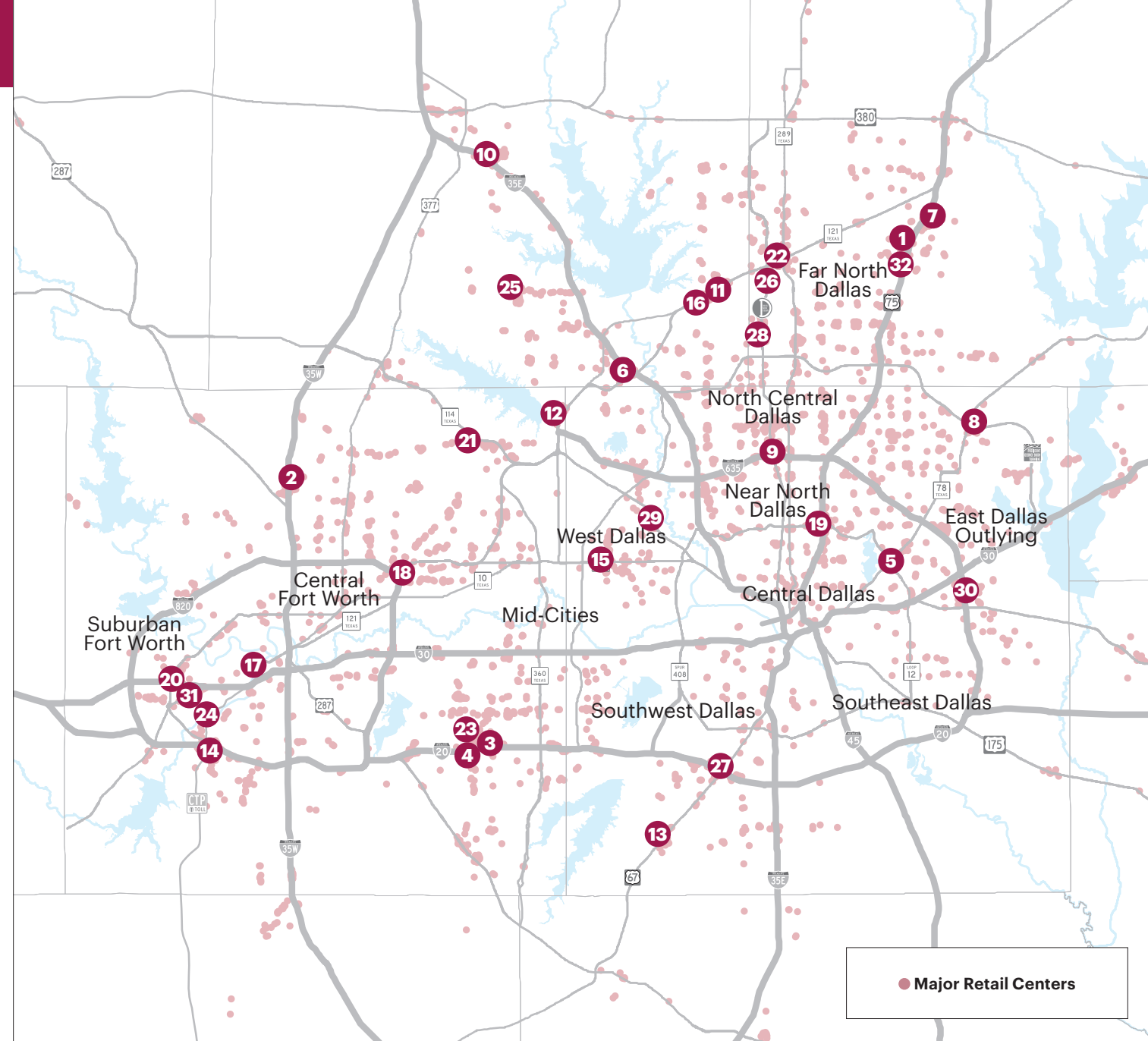
DFW Retail Centers: Opportunities at Every Intersection

Largest Retail Centers

1 Allen Central Market	17 Montgomery Plaza
2 Alliance Town Center	18 North East Mall
3 Arlington Highlands	19 NorthPark Center
4 Bardin Place Center	20 Ridgmar Mall
5 Casa Linda Plaza	21 Southlake Town Square
6 DFW Music City Mall	22 Stonebriar Centre
7 Fairview Town Center	23 The Parks at Arlington
8 Firewheel Town Center	24 The Shops at Clearfork
9 Galleria Dallas	25 Shops at Highland Village
10 Golden Triangle Mall	26 The Shops At Legacy
11 Grandscape	27 The Shops at RedBird
12 Grapevine Mills	28 The Shops At Willow Bend
13 Hillside Village	30 Town East Mall
14 Hulen Mall	29 Toyota Music Factory
15 Irving Mall	31 Village at Camp Bowie
16 Lewisville Towne Crossing	32 Watters Creek

National Retail Federation Top Retailers in Dallas-Fort Worth

Rank	Company	Headquarters	2020 US Retail Sales (\$B)	Number of Stores
23	7-Eleven	Irving	\$18.25	9,522
25	AT&T Wireless	Dallas	\$17.02	1,880
54	Army & Air Force Exchange	Dallas	\$7.90	896
55	J.C. Penney Co.	Plano	\$7.53	683
76	Michaels Stores	Irving	\$4.76	1,120
79	Exxon Mobil Corporation	Irving	\$4.63	3,292
93	GameStop	Grapevine	\$3.40	3,190



Market View

Market	Net Rentable Area (SF)	Vacant (SF)	Total Occupancy Rate	Retail Asking NNN Rent (\$/SF)
Central Dallas	22,112,652	701,590	96.8%	\$23.68
Central Fort Worth	37,103,260	2,015,953	94.6%	\$14.88
East Dallas Outlying	9,299,136	313,577	96.6%	\$15.84
Far North Dallas	77,898,697	4,026,025	94.8%	\$18.35
Mid-Cities	72,945,415	4,842,609	93.4%	\$17.38
Near North Dallas	26,397,024	1,467,183	94.4%	\$14.46
North Central Dallas	47,321,738	3,039,313	93.6%	\$21.49
Southeast Dallas	21,002,588	847,444	96.0%	\$13.65
Southwest Dallas	26,373,017	1,428,240	94.6%	\$12.54
Suburban Fort Worth	43,390,000	2,206,325	94.9%	\$17.12
West Dallas	45,358,561	2,358,632	94.8%	\$17.89
Market Totals	452,600,794	24,204,993	94.7%	\$17.14

Source: CoStar