Future Projects

For the Dallas-Fort Worth region, there’s no time like the present to ensure that the bustling metro area remains an innovative, forward-thinking place for generations to come. Future developments spanning several years in planning and construction are helping to ensure that Dallas-Fort Worth is at the forefront of industry and livability. The future of the metro area is rife with innovative developments, impactful architectural feats, and continually improved design to strengthen the region’s appeal.

1. Museum Place - Fort Worth

Museum Place is a $250 million mixed-use development that will quickly become a focal point in Fort Worth’s popular Cultural District. Crescent Real Estate broke ground on the city-backed project in September 2021. Completed, the project will include 168,000 square feet of office space, a 200-room boutique hotel, 170 luxury apartments, and a 26,000-square-foot spa and fitness center by Canyon Ranch on 11 acres across from the Modern Art Museum of Fort Worth.

2. Collin Creek Mall Redevelopment

Plano’s first major shopping center, Collin Creek Mall, opened to great fanfare in 1981. New Centurion American Development Group will transform this prime real estate into a phased $1 billion mixed-use project that will become a live-work-play destination. Phase I of the redevelopment project broke ground in September 2021 and will ultimately produce 6,000 new residences comprising apartment units, townhomes, and senior independent living.

3. Trinity River Project - Dallas

The Trinity River Project includes flood control, environmental restoration, economic development, and recreational elements within a 2,000-acre floodplain near the heart of downtown Dallas. Completed efforts include improving existing levees, constructing two signature Calatrava-designed bridges, converting a vehicular bridge to a community gathering place, and spurring development in West Dallas. Groundbreaking for the 200-acre Harold Simmons Park is expected in mid-2022.

4. DFW Airport Terminal Improvements

In 2018, DFW Airport officials authorized construction of Terminal F—the sixth terminal at the fourth-busiest airport in the U.S.—that will host up to 30 new gates. While the project is on hold until pre-pandemic demand returns, DFW is focusing on a related project to renovate Terminal C, the airport’s busiest. The $4.5 billion worth of projects will employ the latest technology to improve the passenger experience. Additionally, with more than 5,200 acres available for commercial use, DFW Airport is transforming into a hub for commerce.

5. DART Silver Line - Plano to DFW Airport

DART’s Silver Line is a $1.89 billion rail line that will connect Plano commuters to DFW International Airport. The line follows the route of the old Cotton Belt Railroad freight line and will stretch 26 miles from east Plano to DFW’s Terminal B with an additional 8 new stations in between. The new route opens up opportunities for new and enhanced transit-oriented development with planned stops at Cypress Waters in Irving, downtown Carrollton, the Addison Transit Center, and CityLine in Richardson.

6. Dallas International District

A public-private partnership will fund the International District initiative, the location of a re-imagined former mall site in North Dallas. At the heart of the development will be a 20-acre park, The Commons. As a Civic Innovation Smart Zone, the district will leverage best practices in smart cities and eco-friendly design. Two significant partner agency efforts include NCTCOG’s support for an automated transportation system, and the Dallas ISD/Texas A&M - Commerce plan to create a pre-K-12 STEAM Academy with a global perspective.

7. NewPark – A Smart District & SoGood at The Cedars

Hoque Global and KDC are developing NewPark—A Smart District, 20 acres of prime developable land adjacent to Dallas City Hall. NewPark is slated to become a major tech and educational hub with over 1 million square feet of office space, 200,000 square feet of retail space, thousands of residential units, a four-star hotel, and a million-square-foot educational campus focusing on pre-K through post-secondary. Phase one will include One NewPark, a 38-story, 825,000-square-foot mixed-use tower. Just south of I-30 near downtown Dallas, Hoque Global will develop 15 acres of former industrial land sitting in an Opportunity Zone into a mixed-use neighborhood called SoGood at The Cedars. The first phase of this project announced in 2021 will be the construction of a 266-unit apartment complex—the Chloe at SoGood—on a former Pilgrim’s Pride plant site. Anchoring the development will be an innovation center—OSV Labs at SoGood—which will serve as an incubator for local startups, entrepreneurs, and creative firms.

8. Texas Instruments Biomedical Center

UT Southwestern Medical Center and UT Dallas broke ground in November 2021 on the 150,000-square-foot Texas Instruments Biomedical Engineering and Sciences Building. The schools have partnered to help solidify North Texas as a hub for biomedical innovation. The new facility will provide wet and dry laboratory space and areas designated to promote multidisciplinary interactions. A Biodesign Center will feature a large assembly/design studio, a metal fabrication shop, and rooms for 3D printing.
Construction is scheduled to begin in 2022 on the first of two towers in the $1 billion, 6-acre mixed-use project. Due to its central location, the Field Street District’s office and residential high rises present an opportunity to connect six distinct neighborhoods in downtown Dallas by focusing on park-like pedestrian elements and common spaces. Within walking distance sits the Dallas World Aquarium and West End to the east, the Perot Museum and Victory Park to the north, Klyde Warren Park and the Arts District to the west, and the Main Street District and commercial center to the south.

### Texas Instruments - Sherman Facility

At full build-out, the 4.7 million-square-foot Texas Instruments semiconductor fabrication plant on a 500-acre site in Sherman will be the largest electronics production facility in Texas and among the largest manufacturing plants of any kind in the nation. Announced in November 2021, the campus represents the culmination of discussions among university and local government officials, as well as industry leaders to create a hub for research, education, and workforce training. With an estimated $250 million price tag, the Tier One research university campus will include a proposed Research and Innovation Center and will be located next to the Fort Worth Convention Center and Water Gardens.

### Texas A&M Fort Worth Campus

The Texas A&M University System plans to build a new research campus in downtown Fort Worth. Announced in November 2021, the campus represents the culmination of discussions among university and local government officials, as well as industry leaders to create a hub for research, education, and workforce training. With an estimated $250 million price tag, the Tier One research university campus will include a proposed Research and Innovation Center and will be located next to the Fort Worth Convention Center and Water Gardens.

### Northend Redevelopment

Northend, an 11-acre, 3.5 million square foot mixed-use redevelopment proposal from Hunt Realty Investments would include five buildings surrounding a large public park. One of the proposed buildings would be 83 stories, potentially becoming the second tallest building in Dallas. In addition, the development would include 900 high-rise apartments and a 500-room luxury hotel. Hunt Realty has indicated that the central park will face the downtown skyline as a centerpiece around which the development will revolve, deeming it an “urban arboretum.”

### Panther Island

After many cycles of Congressional negotiations, the U.S. Army Corps of Engineers has secured the $400 million in federal funding necessary to begin flood control measures that will create Panther Island. A new channel will ultimately connect two sections of the Trinity River creating the island. Although development activity has already begun on the land in question, Fort Worth officials have envisioned Panther Island as creating an atmosphere similar to the River Walk in San Antonio. The $1.1 billion project calls for a high-density, mixed-use urban waterfront that will include 10,000 housing units, 3 million square feet of commercial, retail, and educational space, and connectivity to downtown and other existing districts via fixed rail transit commuter.