

Real Estate - Retail

The Dallas-Fort Worth retail real estate market is the largest among Texas metros with 200 million square feet of inventory. According to the Weitzman Group, the occupancy rate for DFW retail space inventory exceeded 94% in 2022, the highest rate in four decades. This is primarily due to a solid recovery in leasing during the last two years after several pandemic-related closings created 4 million square feet of vacancies in 2020. In 2023, the bulk of new retail space is expected to occur in community and neighborhood categories and suburban retail districts.

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
- Watters 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.

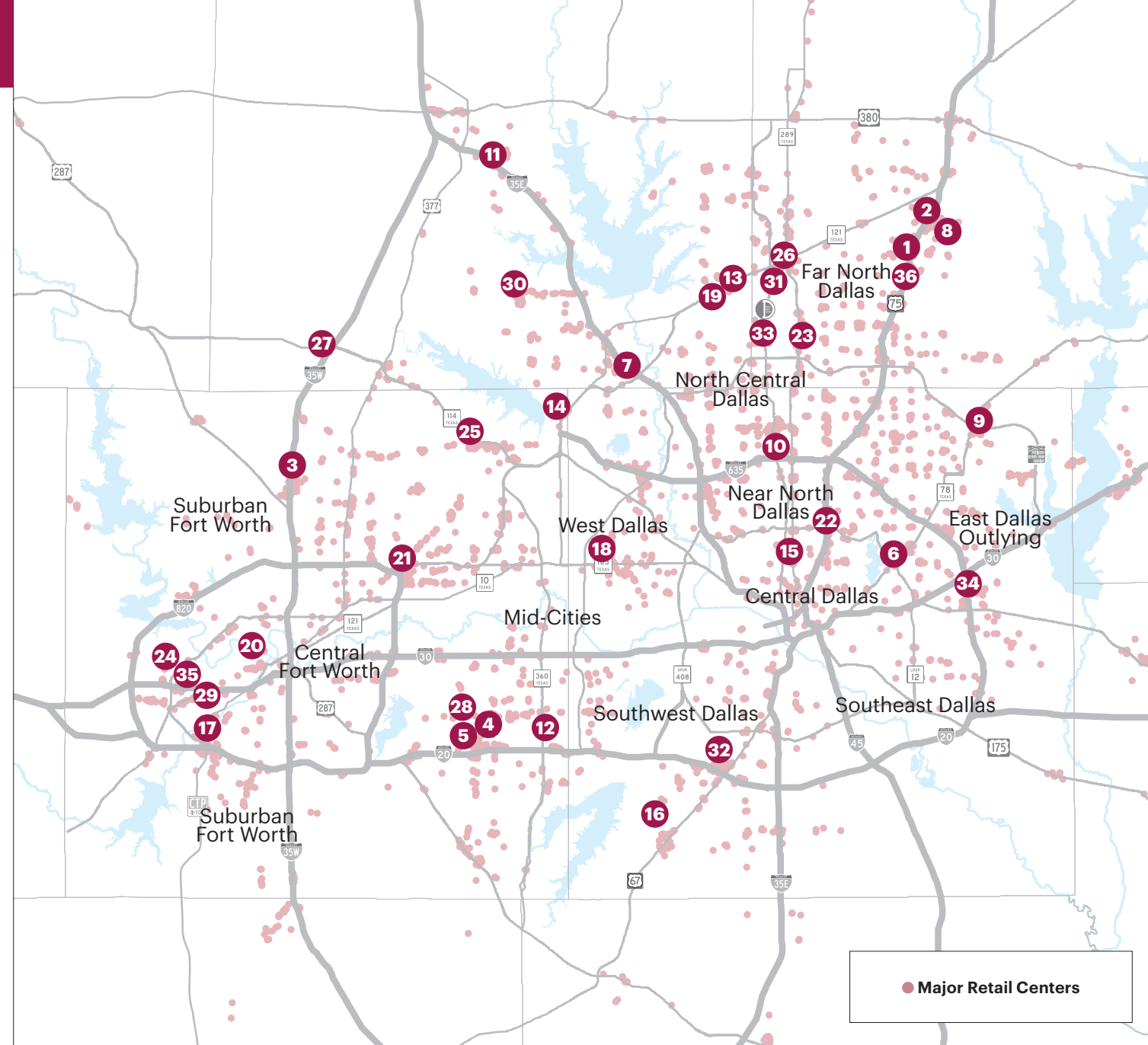
DFW Retail Centers: Opportunities at Every Intersection

Largest Retail Centers

1	Allen Central Market	19	Lewisville Towne Crossing
2	Allen Premium Outlets	20	Montgomery Plaza
3	Alliance Town Center	21	North East Mall
4	Arlington Highlands	22	NorthPark Center
5	Bardin Place Center	23	Preston Towne Crossing
6	Casa Linda Plaza	24	Ridgmar Mall
7	DFW Music City Mall	25	Southlake Town Square
8	Fairview Town Center	26	Stonebriar Centre
9	Firewheel Town Center	27	Tanger Outlets - Fort Worth
10	Galleria Dallas	28	The Parks at Arlington
11	Golden Triangle Mall	29	The Shops at Clearfork
12	Grand Prairie Premium Outlets	30	The Shops at Highland Village
13	Grandscape	31	The Shops At Legacy
14	Grapevine Mills	32	The Shops at RedBird
15	Highland Park Village	33	The Shops At Willow Bend
16	Hillside Village	34	Town East Mall
17	Hulen Mall	35	Village at Camp Bowie
18	Irving Mall	36	Watters Creek

National Retail Federation Top Retailers in Dallas-Fort Worth

Rank	Company	Headquarter Location	2021 US Retail Sales (\$B)	Number of Stores
22	7-Eleven	Irving	\$23.84	12,689
23	AT&T Wireless	Dallas	\$20.66	1,580
48	J.C. Penney Co.	Plano	\$8.94	669
54	Army & Air Force Exchange	Dallas	\$7.72	896
76	Michaels Stores	Irving	\$5.01	1,140
79	Exxon Mobil Corporation	Irving	\$4.49	3,272



Market View

Major Market Clusters	Inventory (SF)	Vacant (SF)	Occupancy Rate	NNN Rent (\$/SF)
Central Dallas	21,647,742	671,983	96.9%	\$25.49
Central Fort Worth	37,241,948	2,001,210	94.6%	\$17.26
East Dallas Outlying	9,755,539	254,967	97.4%	\$20.19
Far North Dallas	80,203,717	4,079,740	94.9%	\$19.31
Mid-Cities	73,701,278	4,361,822	94.1%	\$17.88
Near North Dallas	26,886,969	1,042,875	96.1%	\$18.36
North Central Dallas	48,558,867	2,698,066	94.4%	\$24.68
Southeast Dallas	21,613,386	955,326	95.6%	\$14.73
Southwest Dallas	26,952,260	1,137,154	95.8%	\$15.42
Suburban Fort Worth	44,341,086	1,709,164	96.1%	\$17.77
West Dallas	45,053,997	1,828,189	95.9%	\$16.49
Market Totals	459,940,103	21,412,362	95.3%	\$18.71

Source: CoStar