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:

1. Addison Circle - Addison
2. Bishop Arts - Dallas
3. Cityline - Richardson
4. Cypress Waters - Dallas
5. Eastside - Richardson
6. Frisco Station - Frisco
7. Frisco Square Town Center - Frisco
8. Granite Park - Plano
9. Highland Park Village - Highland Park
10. Legacy Town Center - Plano
11. McKinney Urban Village - McKinney
12. Magnolia Street - Fort Worth
13. Midtowne - Midlothian
14. Mockingbird Station - Dallas
15. Montgomery Place - Fort Worth
16. Museum Place - Fort Worth
17. Park Lane Place - Dallas
18. Parker Square - Flower Mound
19. Rockwall Commons - Rockwall
20. Southlake Town Square - Southlake
21. Southside on Lamar - Dallas
22. Sundance Square - Fort Worth
23. Victory Park - Dallas
24. Watters Creek - Allen
25. 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
2. Allen Premium Outlets
3. Alliance Town Center
4. Arlington Highlands
5. Bardin Place Center
6. Casa Linda Plaza
7. DFW Music City Mall
8. Fairview Town Center
9. Firewheel Town Center
10. Galleria Dallas
11. Golden Triangle Mall
12. Grand Prairie Premium Outlets
13. Galleria McKinney
14. Grapevine Mills
15. Highland Park Village
16. Hillsdale Village
17. Hulen Mall
18. Irving Mall
19. Lewisville Towne Crossing
20. Montgomery Plaza
21. North East Mall
22. NorthPark Center
23. Preston Towne Crossing
24. Ridgmar Mall
25. Southlake Town Square
26. Stonebriar Centre
27. Tanger Outlets - Fort Worth
28. The Parks at Arlington
29. The Shops at Clearfork
30. The Shops at Highland Village
31. The Shops at Legacy
32. The Shops at RedBird
33. The Shops At Willow Bend
34. Town East Mall
35. Village at Camp Bowie
36. Watters Creek

National Retail Federation Top Retailers in Dallas-Fort Worth

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

Market View

<table>
<thead>
<tr>
<th>Major Market Clusters</th>
<th>Inventory (SF)</th>
<th>Vacant (SF)</th>
<th>Occupancy Rate</th>
<th>NNN Rent ($/SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Dallas</td>
<td>21,647,742</td>
<td>671,983</td>
<td>96.9%</td>
<td>$25.49</td>
</tr>
<tr>
<td>Central Fort Worth</td>
<td>21,412,362</td>
<td>504,572</td>
<td>94.6%</td>
<td>$28.26</td>
</tr>
<tr>
<td>East Dallas Outlying</td>
<td>19,755,539</td>
<td>254,967</td>
<td>97.4%</td>
<td>$20.19</td>
</tr>
<tr>
<td>Far North Dallas</td>
<td>24,286,717</td>
<td>701,969</td>
<td>94.6%</td>
<td>$19.31</td>
</tr>
<tr>
<td>Mid-Cities</td>
<td>26,886,969</td>
<td>1,042,875</td>
<td>96.1%</td>
<td>$18.36</td>
</tr>
<tr>
<td>Near North Dallas</td>
<td>24,558,867</td>
<td>2,698,066</td>
<td>94.4%</td>
<td>$24.68</td>
</tr>
<tr>
<td>North Central Dallas</td>
<td>21,613,386</td>
<td>955,326</td>
<td>95.9%</td>
<td>$14.73</td>
</tr>
<tr>
<td>Southeast Dallas</td>
<td>26,952,260</td>
<td>1,107,154</td>
<td>95.8%</td>
<td>$15.42</td>
</tr>
<tr>
<td>Southwest Dallas</td>
<td>44,341,086</td>
<td>7,090,164</td>
<td>96.1%</td>
<td>$17.77</td>
</tr>
<tr>
<td>Suburban Fort Worth</td>
<td>45,053,997</td>
<td>1,828,189</td>
<td>95.9%</td>
<td>$16.49</td>
</tr>
<tr>
<td>Market Totals</td>
<td>459,940,103</td>
<td>21,412,362</td>
<td>95.3%</td>
<td>$18.71</td>
</tr>
</tbody>
</table>

Source: CoStar