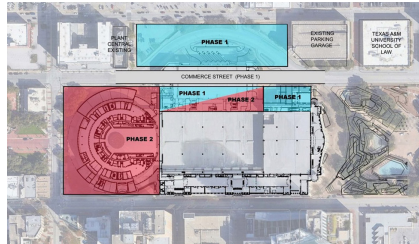


Future Projects

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 keep Dallas-Fort Worth at the forefront of industry and livability. The future of the metro area is rife with innovative developments, impactful architectural feats, and attention to design to strengthen the region's appeal.



1 Fort Worth Convention Center

The City of Fort Worth has begun Phase I of an expansion to its Convention Center with a **\$30 million effort** that includes a new **modern industrial kitchen** and an **increased number of loading docks** to be hidden by a public facing video screen or decorative wall. Officials are also considering creating a Convention Center District with a **\$43 million realignment of Commerce Street** intended to spur convention-supporting developments. Additional Convention Center enhancements would be included.



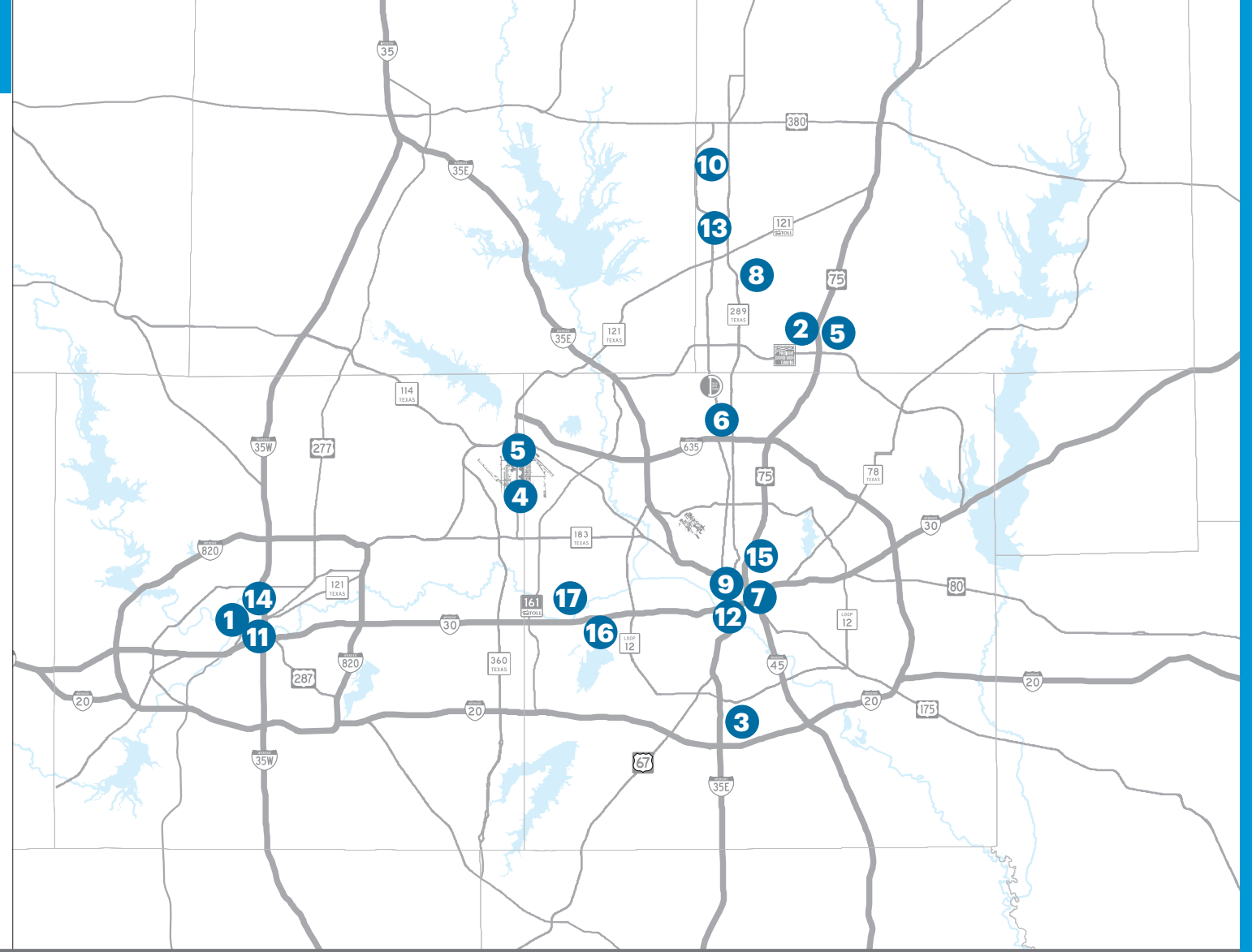
2 Collin Creek Mall Redevelopment

Centurion is working to transform Plano's first major shopping center built in 1981, **Collin Creek Mall**, into a phased **\$1 billion pedestrian-friendly mixed-use project** that will become a live-work-play destination. Phase I of the 99-acre redevelopment project broke ground with single-family townhomes and multi-family blocks under development. Other elements will include 308,000 square feet of retail, 1.3 million square feet of office space, 8 acres of park area, and 1.6 miles of trails.



3 University Hills

Hoque Global is developing **270 acres in southern Dallas** on a site next to the **University of North Texas at Dallas campus** that community leaders anticipate will **spur growth in a historically underinvested area**. The first phase of the project includes 500 single-family units, 250 apartments, and nearly 200,000 square feet of office and retail space. Full build-out will include 1,500 multifamily units, 50 acres of green space and 1.5 million square feet of commercial space that may include offices, flex space, and life science facilities.



4 DFW Airport Terminal Improvements

In 2022, DFW Airport officials **resumed efforts to construct Terminal F**—the sixth terminal at DFW—with a \$27.8 million capital spending request. Though Terminal F was postponed during COVID, DFW moved forward with renovation of Terminal C. The **\$4.5 billion Terminal C Pier project** employs the latest technology to improve the passenger experience. Four new **High C Gates** were constructed in modular fashion and rolled into place to minimize airport disruptions. Dynamic glass windows and smart restrooms enhance passenger comfort.



5 DART Silver Line - Plano to DFW Airport

DART's Silver Line is a **\$1.89 billion commuter rail** that will connect Plano to **DFW International Airport** with stops at **8 stations** in between. The route follows that of the old Cotton Belt Railroad freight line and **will stretch 26 miles**. The route opens up opportunities for new transit-oriented development at planned stops that include **Cypress Waters** in Irving, **downtown Carrollton**, the **Addison Transit Center**, and **CityLine** in Richardson. The Silver Line is scheduled to begin operating as soon as late 2025.



6 Dallas International District

The Dallas International District is a **450-acre area** of North Dallas that a **public-private partnership** is transforming into a center for international businesses of all sizes. The District centers around a planned 20-acre park, **The Commons**. As a **Civic Innovation Smart Zone**, the district will leverage best practices in smart cities and eco-friendly design. NCTCOG authorized funding for an **automated people mover** pilot project, and Dallas ISD set aside funding for a **STEAM Academy** nearby. In 2022, the **French-American Chamber** opened a new trade office.



7 Newpark - A Smart District & SoGood at The Cedars

Hoque Global and partners are developing **Newpark - A Smart District**, a 20-acre site south of Dallas City Hall. The **\$3.5 billion multi-phase project** is slated to become a major **tech and educational hub** supported by smart and sustainable technologies and innovations. In addition to millions of square feet of office, residential, and retail space will be a unique **1 million-square-foot educational campus** focusing on pre-K through post-secondary education. Phase one will include the project centerpiece, **One Newpark**, a 38-story mixed-use tower with 225,000 square feet of office space, 268 mixed-income residential units, a 245-room hotel, and street-level retail. Just south of I-30 near downtown Dallas, Hoque Global plans to develop 15 acres of former industrial land sitting in an Opportunity Zone into a **mixed-use neighborhood** called **SoGood at The Cedars**. The **master-planned urban community** sits in proximity to **Farmers Market**, **Deep Ellum**, and **Fair Park**. Anchoring the development will be an innovation center—**GSV Labs at SoGood**—which will serve as an incubator for local startups, entrepreneurs, and creative firms.



8 TxS Life Sciences District

NexPoint, a Dallas-based investment firm, revealed a **\$3.6 billion, 200-acre life sciences development** known as TxS, or "**Technology x Science**," at the former **EDS** headquarters campus in Plano. Over 4 million square feet of lab, office, and therapeutic production space would be dedicated to fostering innovation and **collaboration among companies and institutions across the life science sector**. Site plans call for more than 1 million square feet of lab, office, and amenity space in Phase I, with future improvements that include a public park, amphitheater and connectivity to Legacy West retail.



9 Field Street District

Woods Capital is planning to break ground in 2023 on the first of two towers in a **\$1 billion, 6-acre mixed-use project** known as the **Field Street District**. 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.



10 Universal Parks & Resorts

Universal Parks & Resorts announced plans for a **new theme park and hotel concept** in Frisco unlike any other in its portfolio. Located in the **\$10 billion Fields development**, the proposed **97-acre park** would **cater specifically to families with young children** and would bring well-known Universal characters and stories to life in a "lush green landscape featuring immersive themed lands." While the park would be smaller than other Universal products, the purpose of the design is to be more **intimate and engaging** for a younger audience.



11 Texas A&M-Fort Worth

The Texas A&M University System is moving forward with a **Tier 1 research campus** in downtown Fort Worth that will anchor a **technology and innovation district** surrounding the city's convention center. The three-building, high-rise complex will offer classrooms, labs, and flexible research and maker spaces that will serve as a hub for research, workforce training, and academic programming. With an estimated \$350 million price tag, the campus will include a **Law & Education Building**, a **Research and Innovation Center**, and a **Gateway conference center** and offices.



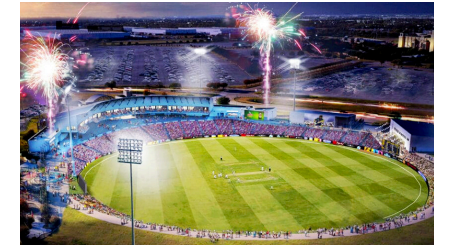
15 The Central

De La Vega Development has broken ground on the first phase of **The Central**, an **urban mixed-use development on 27 acres** along Central Expressway just east of Uptown. A 20-story, 351-unit residential high-rise by StreetLights Residential and a four-acre park are scheduled for delivery in December 2023. The **centerpiece park** will be integral to the nature-inspired architecture and design themes and will showcase several 1,500 to 2,500-square-foot pavilions. The project plan features 2,000 multifamily residential units, 2.5 million square feet of office space, and 110,000 square feet of retail space.



16 Hensley Field

A decommissioned naval air station on **Mountain Creek Lake** in southwest Dallas received Dallas City Council approval for a **\$390 million master plan for redevelopment**. **Hensley Field** has the potential to become a walkable, **738-acre mixed-use community** with 6,800 residential units, a **40-acre Innovation Village** on a unique runway peninsula, waterfront trails, and a new marina. Other amenities include **185 acres of public open space** connecting communities with parks, greenways, natural preserves, and 7.5 miles of trails.



17 Major League Cricket

Major League Cricket will kick off its inaugural season in July 2023 with Grand Prairie as the host location. Dallas-based HKS designed a premier facility that will be the **leading venue for cricket in the U.S.** The stadium boasts a permanent seating capacity of 7,000 with the ability to expand to 20,000, and includes luxury and premium hospitality space and a training facility. The site will serve as home to **USA Cricket**, the sport's governing body in the U.S., as well as the **men's and women's national teams**. The stadium will also host international tournaments in anticipation of USA Cricket becoming a full member of the **International Cricket Council**.



12 Dallas Convention Center

The Dallas City Council approved plans for a **\$3 billion realigned convention center** which voters ratified in a \$1.2 billion bond proposition in November 2022. The current facility will be torn down and replaced with a **2.5 million-square-foot convention center**. The project will connect downtown to surrounding neighborhoods to the south with a **deck park spanning I-30**. The facility will include 800,000 square feet of exhibit space and 400,000 square feet of additional space, including a 105,000-square-foot ballroom. The new facility's orientation will **open up approximately 30 acres of underutilized land** for private-sector development to support the convention center as a destination location. Construction is scheduled to begin in 2024.



13 The Mix

Located in the **North Platinum Corridor** of Frisco, **The Mix** is a **\$3 billion progressive "mixed-experience" community** built around a vibrant central park. The 28-acre project is designed to **Fitwel community standards**, the world's leading certification system committed to building universal health. The 9-acre park will include an event lawn and performance pavilion, playgrounds, promenades, and a pond. Other features will include 2 million square feet of office space, 375,000 square feet of retail, including a grocery store, a 400-room business hotel, a 200-room boutique hotel, and 3 million square feet of residential space.



14 Panther Island

After many cycles of Congressional negotiations, the U.S. Army Corps of Engineers secured **\$400 million in federal funding** necessary to complete flood control measures that will create **Panther Island**. Two bypass channels and supporting infrastructure are scheduled for a 2029 completion date with dams and pump stations being completed three years later. The project is expected to **open up 440 acres of developable real estate** for which Fort Worth officials have retained HR&A Advisors to help re-imagine an overall vision. The original project plan called for a **high-density, mixed-use urban waterfront** that would 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 circulator.

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