Significant Projects

The Dallas-Fort Worth region is well known for taking on massive construction projects. They range from public infrastructure projects, such as the expansion of Interstate 35 and extending and connecting regional transit systems, to the creation of entirely new business parks and mixed-use developments, to land reclamation for parks and recreational development. No matter where you travel in North Texas, large-scale construction projects are underway to improve the quality of life for area residents.

1. **Cypress Waters**
   - Cypress Waters is a 1,000-acre mixed-use development. The Billingsley Co. property has become a magnet for headquarters like 7 Eleven, AMN Healthcare, and Nokia. New tenants include Omni Logistics (retail), Ascent Solutions (cybersecurity), and Alphabet subsidiary, Wing (drone delivery). Software company Optyum will relocate from Florida and local health care leader, Lightbeam, will open offices in 2023.

2. **Downtown Dallas**
   - Goldman Sachs has broken ground on North End, a new $500 million office tower complex near Victory Park that will house 5,000 employees. The 980,000-square-foot office is the first phase of an 11-acre mixed-use development overlooking a 1.5-acre park. The East Quarter is an urban neighborhood revival effort by Todd Interests that connects the CBD core with Deep Ellum, a nightlife destination. Adding to the restoration of 18 historic buildings and construction of 300 Pearl, a new 20-story mixed-use development, is a new $195 million, 47-story residential tower designed by HKS that will break ground in 2023. Nearby in the Dallas Arts District, Portman Holdings will construct a three-tower mixed-use Dallas Gateway development, a 50-story tower flanked by two residential towers. Dallas Mavericks owner, Mark Cuban is nearing completion of an $11 million, 32,000-square-foot drug manufacturing facility in Deep Ellum to support his industry-disrupting Cost Plus Drugs Co.

3. **Texas Instruments**
   - Texas Instruments broke ground on the largest private sector economic development project in Texas’ history in 2022. The new 300-mm semiconductor wafer fabrication plant located in Sherman represents a potential $30 billion investment supporting up to 3,000 direct jobs. While production is expected to begin in 2025, TI went live with another 300-mm plant in Richardson in 2022. Also in 2022, semiconductor manufacturer, Glovitech, announced the selection of Sherman for a new $5 billion, 3.2 million-square-foot silicon wafer facility to begin production by 2025. Finally, Finisar announced plans for expansion of its current Sherman semiconductor plant.

4. **Wells Fargo**
   - Wells Fargo announced the construction of a new campus on the north shore of Lake Carolyn in Irving’s Las Colinas with a $455 million capital investment in an 800,000-square-foot facility. Wells Fargo will consolidate most of its 3,000 local employees to the 22-acre campus which is expected to open by 2024. The campus will anchor a planned Northshore District which will also host a 17-acre mixed-use project that will include retail, public open space along the lake, and 400,000 square feet of additional office space. The Wells Fargo campus will be the largest office development in Las Colinas since 1985.

5. **121 & Dallas North Tollway**
   - Grandscape, named one of the most innovative entertainment venues in the world, is a $1.5 billion, 433-acre mixed-use development in The Colony. Though the project is anchored by a 560,000-square-foot Nebraska Furniture Mart, the project boasts many unique entertainment options including a 180-foot tall Grandscape Wheel, an adults-only mini-golf concept, Puttery; an immersive group gaming experience, Electric Gamebox; and will soon open an immersive virtual event experience, Cosm. Legacy West is a $3 billion, 255-acre mixed-use destination in Plano that includes 415,000 square feet of retail, more than 1,200 residential units, and a 303-room Renaissance Hotel. The three-story Legacy Hall is home to dozens of restaurants, plus the Lexus Box Garden, a 1,500-person capacity outdoor beer garden and event space with a 600-square-foot stage and LED screen.

6. **Grandscape Wheel**
   - North Platinum Corridor in Frisco, located along the Dallas North Tollway, is home to the 162-acre HALL Park, one of the premier office parks in Texas. A $7 billion transformation is underway to expand campus usage with a boutique hotel, multifamily residences, a food hall and the 5.7-acre Kaleidoscope Park, an innovative, public greenspace that will open in 2023. Close by, the University of North Texas began classes at the $100 million, 135,000-square-foot Frisco Landing, the first building on its new 100-acre campus.

7. **RedBird Mall**
   - The first phase of the $200 million, 95-acre RedBird Mall redevelopment project is nearing completion and includes new office, retail, and residential components. The Starbucks on site is one of the highest trafficked stores in Dallas and many new retail and restaurant establishments have opened. The 300-unit Palladium RedBird apartment building was completed in 2021. Health organizations have opened operations on site, including Children’s Health. Parkland Hospital, and a 150,000-square-foot UT Southwestern facility. Additional project plans include a Marriott hotel and a grocery store.
Castle Hills
Castle Hills is a highly accessible 2,900-acre master-planned, mixed-use community in Lewisville. Two main communities anchor the development. Crown Center is a 140-acre mixed-use project that will ultimately include 2,000 apartments, 3 million square feet of office space, 140,000 square feet of dining and shopping, and 500 hotel rooms. The Realm is a $1.5 million mixed-use project that will include 5,000 apartments and 1.5 million square feet of retail offices and restaurants.

North U.S. 75 Corridor
Legacy Central in Plano is an 85-acre, technology-oriented mixed-use campus that serves as home to a number of corporate headquarters and offers amenities such as a food hall and green space that connects the campus. Heritage Creekside is a $900 million, 156-acre mixed-use project that includes over 1,000 multi-family units, 287 single-family homes, and multiple restaurants, retail, and 1 million square feet of office buildings. The Farm, a 135-acre mixed-use development in Allen, was selected in its category as the best real estate deal by the Dallas Business Journal. The first element to open in 2022, The HRH, is a 3-acre, family-friendly entertainment venue that will support the planned office, retail, hotel, and residential elements. In McKinney, Kaizen and JLL delivered an eight-story, 200,000-square-foot office building in District 121, a $250 million, 18-acre mixed-use development. Hub 121, a nearby 85,000-square-foot entertainment project, opened retail, restaurant, and coworking space in 2022, and will soon offer a music pavilion and 6,000-square-foot event space.

EpicCentral
EpicCentral is a 172-acre mixed-use park site development located in Grand Prairie that anchors the EpicCentral entertainment district corridor. EpicCentral is home to the Epic Waters Indoor Waterpark, The Summit adult recreation center, The Epic multi-use community facility, Playground Adventures, an all-inclusive playground; Bolder Adventure Park; and a 90,000-square-foot Chicken N Pickle. A new 15,000-square-foot convention center and two connecting hotels will open in Fall 2023. Elsewhere in the EpicCentral corridor, BigShots Golf is planning a 12-acre, two-story tee-line with 80 interactive climate-controlled tee boxes. Andrett Racing Ventures, LLC will build a 96,000-square-foot facility, and Bass Pro Shops will build a 100,000-square-foot Outdoor World destination store.

Pegasus Park
Pegasus Park is Dallas’ first state-of-the-art life science cluster located less than 5 miles from downtown Dallas and adjacent to the Medical District. The 23-acre campus is anchored by the 18-story Pegasus Tower that houses a diverse array of tenants from corporate partners like McKesson to growing startups like Taysha, Gene Therapies to top university research and commercialization offices from UT Southwestern and Southern Methodist University to dozens of social impact nonprofits. BioLabs operates the BioTech+ Hub at Pegasus where a 40,000-square-foot flexible lab, training, and office space house advanced biotech ventures including Colossal and ReCode Therapeutics. The Hub will expand in 2023 with Bridge Labs, a new 135,000-square-foot lab and office building. MassChallenge and other accelerator programs also operate at the Hub.