

Real Estate—Industrial

Dallas-Fort Worth was second in the nation in industrial commercial real estate development in 2023 adding 34 million square feet to the pipeline during a major market slowdown that shrank new supply by 40% nationally over the previous year. Sales volume decreased by half over the same period, though DFW saw the third most sales behind Los Angeles and the Inland Empire according to the Commercial Edge National Industrial Report.

Industrial space is distributed throughout the Dallas-Fort Worth region with concentrations that include:

- Fort Worth's AllianceTexas;
- Areas surrounding Dallas Fort Worth International Airport;
- The Inland Port in southern Dallas County, along Interstate 20 and U.S. Highway 67;
- Suburbs including Arlington, Garland, Grand Prairie, and Coppell; and
- Developments along the Interstate 35E corridor between Dallas and Lewisville.

Prior to the current slowdown, the DFW industrial market had strengthened over the past several years, spurring significant new developments throughout the region. The majority of construction continues to occur in southern Dallas County and the North Fort Worth market, but new industrial centers in Denton, Midlothian, and around DFW Airport continue to see development.

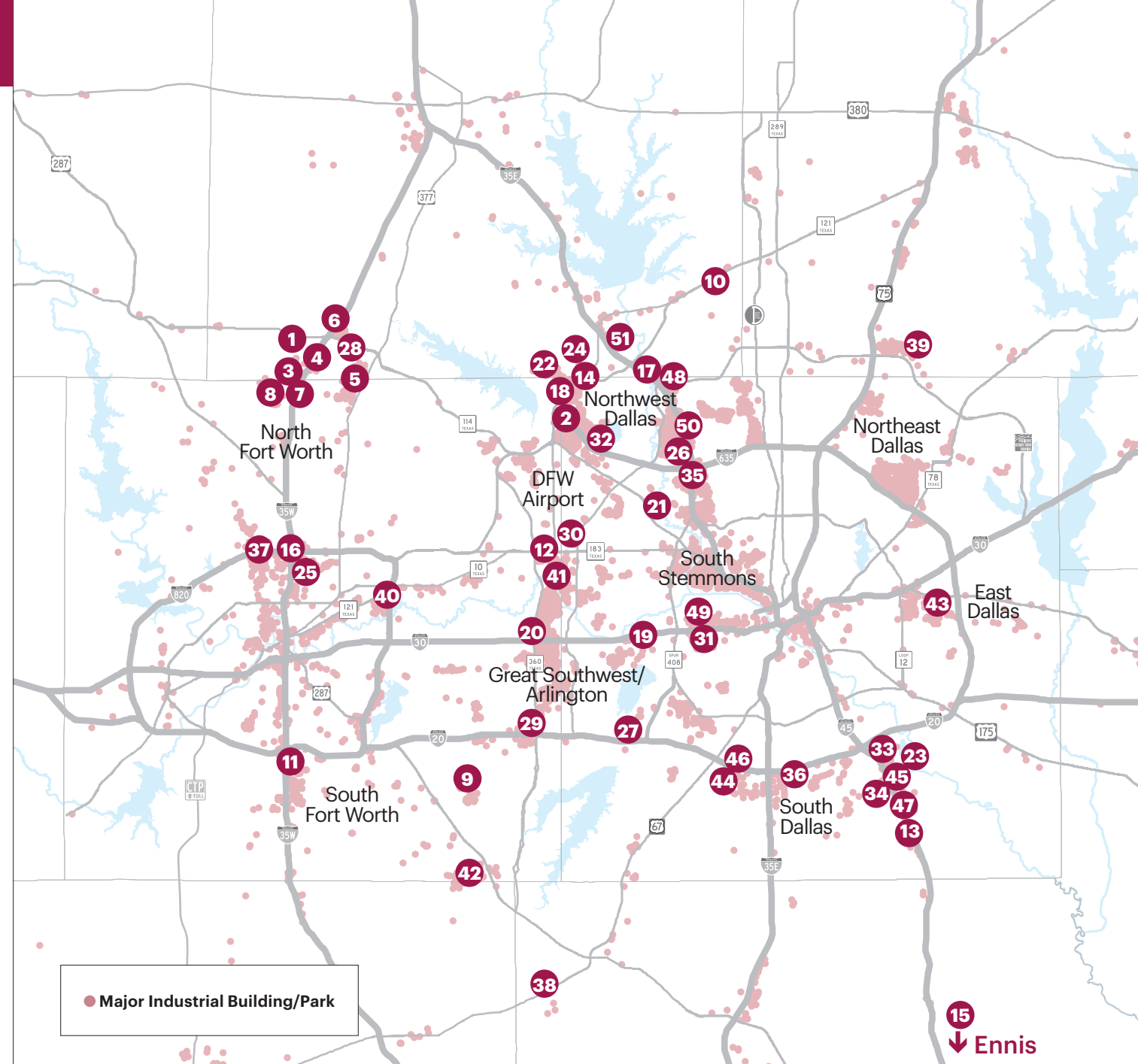
Observers credit the strength of the regional economy, as well as low taxes and labor costs, for sustaining DFW as a desirable market for real estate investment.

DFW Industrial Space: A Logistics, Distribution, and Manufacturing Hub

Dallas-Fort Worth's central U.S. location provides an advantageous distribution hub with quick access to rail, air, and short- and long-haul truck transportation.

Largest Industrial Parks

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| 1 35 Eagle | 27 Mountain Creek Business Park |
| 2 635 Industrial District | 28 Northlake Business Center |
| 3 Alliance Center | 29 Park 20/360 |
| 4 Alliance Center North | 30 Passport Business Park |
| 5 Alliance Gateway | 31 Pinnacle Industrial Center |
| 6 Alliance Northport | 32 Point West |
| 7 Alliance Texas (Industrial) | 33 PointSouth Logistics & Commerce Centre |
| 8 Alliance Westport | 34 Prime Pointe |
| 9 Arlington South Industrial Park | 35 Prologis Dallas Corporate Center |
| 10 Austin Ranch Distribution Center | 36 Prologis Park 20/35 |
| 11 Carter Industrial Park | 37 Railhead Industrial Park |
| 12 CentrePort Business Park (Industrial) | 38 RailPort Industrial Park |
| 13 Dalport Trade Center | 39 Research/Technology Crossroads |
| 14 DFW Trade Center | 40 Riverbend Business Park |
| 15 Ennis Industrial Rail Park | 41 RiverPark Business Park |
| 16 Fossil Creek Business Park | 42 Sentry Industrial Park |
| 17 Frankford Trade Center | 43 Skyline Business Park |
| 18 Freeport North | 44 Southfield Park 35 |
| 19 Grand Lakes Distribution Center | 45 Southport Logistics Park |
| 20 Great Southwest Industrial Park | 46 Stoneridge Business Park |
| 21 International Commerce Park | 47 Sunridge Business Park |
| 22 Lakeside Trade Center | 48 Trinity Mills |
| 23 Logistix Hub South Dallas | 49 Turnpike Distribution Center |
| 24 Majestic Airport Center DFW | 50 Valwood Business Park |
| 25 Mercantile Center (Industrial) | 51 Waters Ridge Business Park |



Market View

Major Market Cluster	Inventory (SF)	Total Vacancy Rate	NNN Direct Rent (\$/SF)
DFW Airport	90,197,852	7.0%	\$11.27
East Dallas	63,576,858	12.1%	\$7.18
Great SW/Arlington	120,194,562	4.4%	\$9.27
North Fort Worth	143,189,446	9.7%	\$6.58
Northeast Dallas	107,215,300	5.2%	\$10.19
Northwest Dallas	110,381,915	6.4%	\$7.94
South Dallas	153,519,773	12.2%	\$7.73
South Fort Worth	106,238,595	6.6%	\$7.11
South Stemmons	111,969,827	5.9%	\$10.07
Market Totals	1,011,665,691	7.8%	\$8.64

Source: CoStar