

Real Estate—Retail

The Dallas-Fort Worth retail real estate market began 2024 with the highest occupancy rate on record at 95.2%. According to the Weitzman Group, this market has persisted and learned from a real estate crash, the decline of malls, retail chain failures, e-commerce, and the pandemic. Weitzman’s annual forecast concludes that retail space stands to be a strong performer in 2024 after adding 1 million square feet in 2023. Grocery stores will lead the way in active new construction with at least 14 to open or get underway.

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.

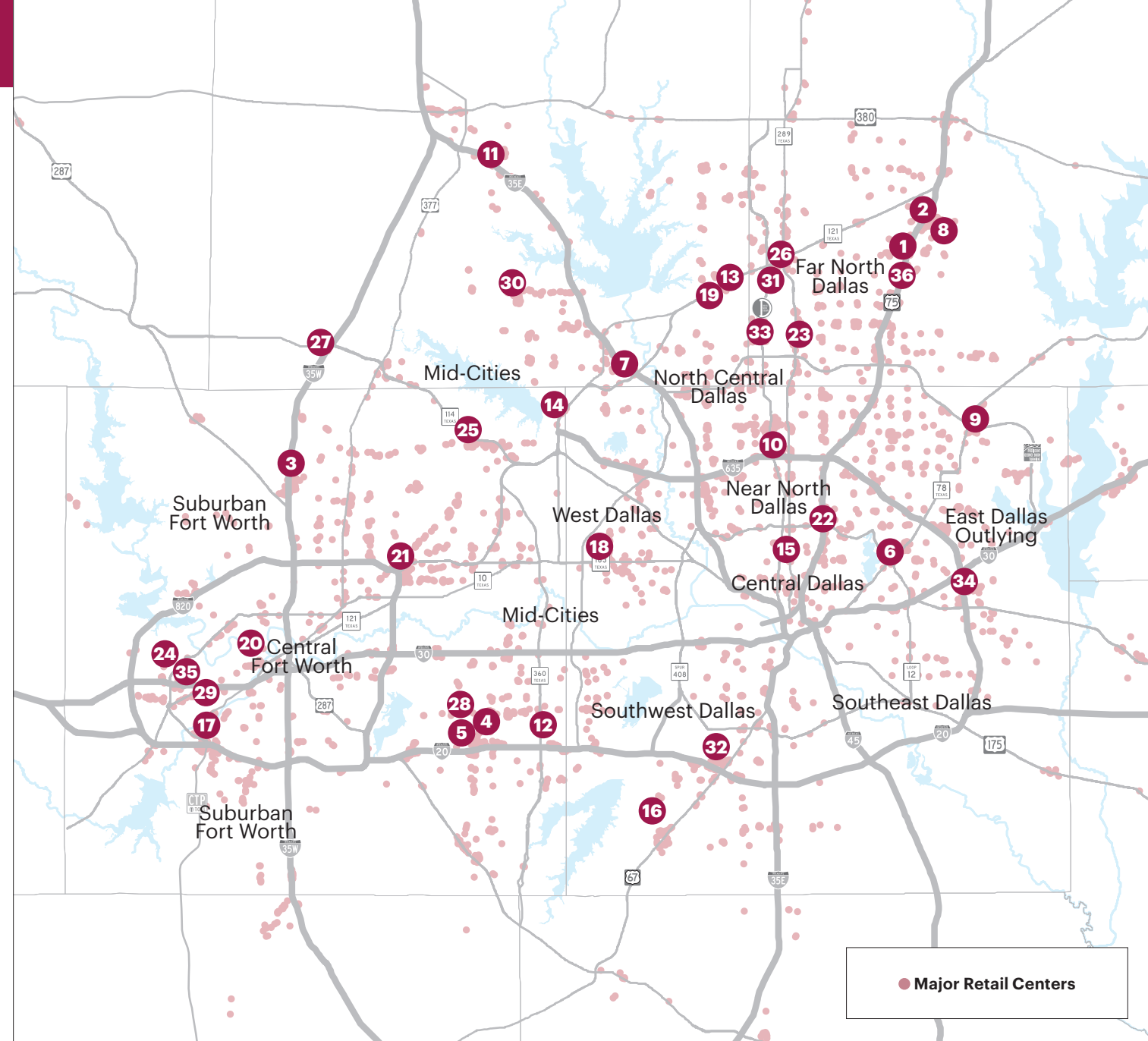
DFW Retail Centers: Opportunities at Every Intersection

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	Headquarters Location	U.S. Retail Sales (\$B)	Number of Stores
19	7-Eleven	Irving	\$30.15	12,645
24	AT&T Wireless	Dallas	\$21.28	1,450
54	Army & Air Force Exchange	Dallas	\$7.88	896
59	J.C. Penney Co.	Plano	\$7.12	661
81	Michaels Stores	Irving	\$5.26	1,142
90	Exxon Mobil Corporation	Irving	\$4.65	3,256
91	Neiman Marcus	Dallas	\$4.61	45



Market View

Major Market Clusters	Inventory (SF)	Vacant (SF)	Occupancy Rate	NNN Direct Rent (\$/SF)
Central Dallas	22,167,003	775,425	96.5%	\$27.13
Central Fort Worth	38,152,108	1,999,301	94.7%	\$17.82
East Dallas Outlying	10,362,209	213,850	97.8%	\$23.98
Far North Dallas	82,934,013	3,855,294	94.9%	\$21.60
Mid-Cities	75,455,734	3,444,419	95.4%	\$19.41
Near North Dallas	27,323,468	943,817	96.5%	\$17.80
North Central Dallas	50,557,511	2,383,587	95.3%	\$26.91
Southeast Dallas	22,164,562	782,109	96.4%	\$16.54
Southwest Dallas	27,180,616	1,387,382	94.7%	\$15.49
Suburban Fort Worth	45,491,550	1,860,989	95.9%	\$18.69
West Dallas	45,427,308	1,707,989	96.2%	\$17.61
Market Totals	467,959,877	20,267,687	95.6%	\$20.30

Source: CoStar