

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.



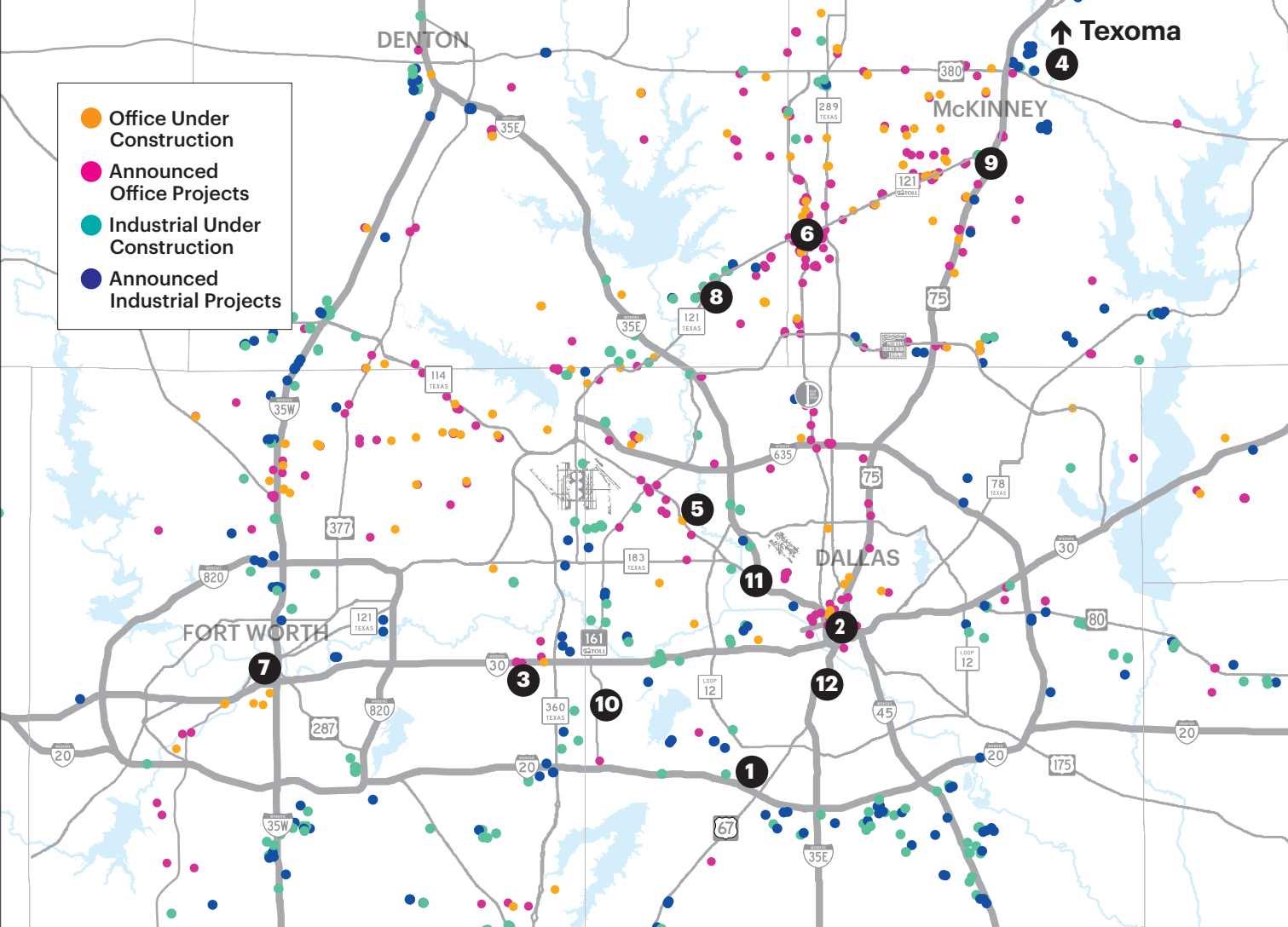
1 The Shops at RedBird

The **\$200 million, 95-acre RedBird Mall redevelopment** project continues to deliver community success with a **50,000-square-foot Tom Thumb supermarket** that addresses the area’s food desert status. The **Dallas Entrepreneur Center** has tripled the size of its RedBird facility to support innovators in southern Dallas County. And **Simmons Bank** opened a full-service banking center that will address the needs of an underbanked community.



2 Downtown Dallas

2023 was a busy year for Downtown Dallas. **Goldman Sachs** broke ground on a **\$500 million, sustainable campus** that will house 5,000 employees and will anchor the **NorthEnd** mixed-use development near Victory Park. The **14-story, 800,000-square-foot office tower** is the first phase of a project that will include retail, residential, and hotel rooms overlooking a 1.5-acre park. Another financial giant, **Bank of America**, saw the ground-breaking of its new home for 1,000 employees, the **30-story Parkside Uptown**. Overlooking Klyde Warren Park, the new building will be the tallest in Uptown. **The East Quarter**, an urban neighborhood revival effort that **connects the CBD with Deep Ellum**, welcomed the opening of the 3.5-acre **Harwood Park**, capping off a **\$90 million transformation** of parking lots into downtown green space. And new **residential towers** are underway surrounding downtown including the 31-story Fairmount Tower in Uptown, the 31-story 2811 Maple project near Oak Lawn, and a 19-story building in the historic Deep Ellum neighborhood.



3 Arlington Entertainment District

The **\$2.25 billion mixed-use Arlington Entertainment District** is home field for the **Dallas Cowboys**, the most valuable sports franchise in the world, and the **2023 World Series Champion Texas Rangers**. The Cowboys’ AT&T Stadium has been selected for the **most 2026 World Cup matches** among all venues, and the Rangers’ Globe Life Field will host the **2024 MLB All-Star Game**. Texas Live!, a mixed-use development anchoring the district, just opened a **\$550 million Loews Arlington Hotel and Convention Center**. Future developments include the highly anticipated **National Medal of Honor Museum** and a third **\$410 million Loews Hotel**.



4 Texoma

North Texas and southern Oklahoma, or Texoma, is generating new investment. **Texas Instruments** is constructing a **\$30 billion, 300-mm semiconductor wafer fabrication** plant in Sherman, and **Globotech** is following suit with a new **\$5 billion wafer facility**. These developments helped support a multi-university effort to gain a **semiconductor hub designation** by the U.S. EDA, that could lead to significant grant funding. A similar logistics innovation-focused partnership resulted in an **NSF innovation award** opening up future funding channels. And the **\$6 billion Preston Harbor** mixed-use development in Denison will bring 7,500 homes to Lake Texoma. A **\$100 million Margaritaville Resort** will anchor the project.



5 Wells Fargo

Wells Fargo broke ground on a new campus on the north shore of Lake Carolyn in Irving’s Las Colinas development. The **\$455 million capital investment** will result in two 10-story buildings with 850,000 square feet of space. The 22-acre campus will house most of Wells Fargo’s 3,000 local employees with room for an additional 650 new positions. The 22-acre campus is expected to open by the end of 2025 and will anchor a planned **Northshore District**, which will host a 17-acre mixed-use project with retail, public open space, and office space. The Wells Fargo campus is the **largest office development in Las Colinas** since 1985.



6 121 & 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. Unique entertainment options on the horizon include **Cosm**, an 87-foot-diameter LED dome providing immersive experiences for live events, and **Tiger Woods’ PopStroke**, a mini-golf experience designed to replicate a traditional golf course. Workspace provider **Roam** offers private offices and luxury meeting spaces at its Grandscape facility. **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, a beer garden, and an event space. And global tax services and software provider **Ryan** is constructing a **23-story, 400,000-square-foot headquarters** office tower. **North Platinum Corridor** in Frisco, located along the Dallas North Tollway, is home to the **162-acre HALL Park**. A **\$7 billion transformation** is underway with an Autograph Collection Hotel, a Toshiba innovation hub, a 5.7-acre **Kaleidoscope Park**, and a performing arts complex. Just up the road, the Dallas Cowboys’ **\$1.5 billion, 91-acre mixed-use Star development** added an 11-story, 314,000-square-foot high-rise to house new tenants Comerica Bank, McAfee, and Boingo Wireless. A \$110 million, 15-story office tower is underway that TIAA will occupy when it opens in 2024.



7 Texas A&M Fort Worth

The Texas A&M University System broke ground on a **\$150 million Law & Education center**, the first of a three-building, **Tier 1 research campus** in downtown Fort Worth that will anchor a **technology and innovation district**. The completed project will include a **Gateway Building conference center**, and a **Research and Innovation center** where researchers will work alongside private-sector partners interested in building a talent pipeline including Lockheed Martin, Alcon Laboratories, and Elbit America. **Tarleton State University** will join the \$350 million campus project with a new **Biotechnology Institute** focusing on bioinformatics and computational modeling.



8 Castle Hills

Castle Hills is a **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. The \$50 million Crown Centre II office project broke ground in 2023.



Collin Creek Mall
Redevelopment



The Farm



Cotton Mill
Redevelopment

9 North U.S. 75 Corridor

Centurian American's **Collin Creek Mall redevelopment** is a **\$1 billion mixed-use project** that will transform the site of Plano's first major shopping center built in 1981. This phased project broke ground in 2021 with a focus on infrastructure, including a **2,000-space underground parking lot**. Vertical construction began in 2023 with townhomes, duplexes, and single-family homes arriving in 2024. The ultimate build-out includes 1 million square feet of office and 300,000 square feet of retail space.

The Farm, a 135-acre mixed-use development in Allen, is nearing completion of its first residential units next to **The Hub**, a **3-acre, open-air entertainment and restaurant venue**. A two-story, 70,000-square-foot High 5 Entertainment facility has broken ground, and a 100,000-square-foot office building should begin construction in 2024.

McKinney's historic **Cotton Mill area redevelopment** will transform the industrial east side of the city into a mixed-used development. The 113-year-old mill will be the centerpiece of new residential, office, and retail space on a 28-acre site bringing an estimated **\$933 million in economic impact**.



10 EpicCentral

EpicCentral is a **172-acre mixed-use park site development** located in Grand Prairie that anchors the EpicCentral entertainment district corridor. The development is home to the **Epic Waters Indoor Waterpark**; **Playgrand Adventures**, an all-inclusive playground; **Bolder Adventure Park**, a 66,000-square-foot indoor climbing facility; and a 90,000-square-foot Chicken N Pickle restaurant and pickleball venue. A new **10,000-square-foot convention center** and two connecting hotels opened in 2023. Elsewhere in the EpicCentral corridor, **BigShots Golf** is opening a 12-acre, two-story tee-line with 80 interactive tee boxes; **Andretti Indoor Karting and Games** is constructing a 96,000-square-foot racing facility; and **Bass Pro Shops** is building a **100,000-square-foot Outdoor World** destination store.



Bridge Labs

11 Pegasus Park

Pegasus Park is **Dallas' state-of-the-art life science cluster** located less than 5 miles from downtown Dallas and adjacent to the Medical District. The new federal **Advanced Research Projects Agency for Health**, or ARPA-H, selected Pegasus Park for one of three regional hubs in its **\$2.5 billion health innovation network initiative**. The **23-acre campus** is anchored by the **18-story Pegasus Tower** that houses a diverse array of tenants. **BioLabs** operates the **BioTech+ Hub at Pegasus** where a 40,000-square-foot flexible lab, training, and office space houses advanced biotech ventures including Colossal and ReCode Therapeutics. The Hub will expand in 2024 with **Bridge Labs**, a \$110 million, 135,000-square-foot lab and office building that will feature the first institutional-quality, non-incubator space in the region. **MassChallenge** and other accelerator programs also operate at the Hub.



12 Southern Gateway Park

Phase One of the **\$172 million, five-acre deck park over I-35E** is slated to open in 2025 as the centerpiece of a **\$670 million, TxDOT-led highway reconstruction project**. The supporting infrastructure has been completed, and **\$35 million in public and private commitments** will fund park amenities that kicked-off at a "groundmaking" event in 2023. The park will offer a stage pavilion and a **15,000-square-foot lawn for performance events**. A promenade will thread through the park passing by a restaurant/retail complex and educational elements like "history stairs," an amphitheater, and an escarpment wall for neighborhood art and stories. The park will be augmented by the **Dallas Zoo's planned 7-acre park** that will ultimately help stitch together Oak Cliff neighborhoods cleft by the opening of the freeway in 1960.

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Photo by Michael Samples