

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 kickstarted construction on the **\$95 million Phase 1 of a 20-year planned expansion** of its Convention Center. The initial phase includes demolishing an outdated annex to make way for **new exhibition space**, increasing the number of loading docks, building modern food and beverage facilities, and aligning Commerce Street for a **potential adjoining convention hotel** in the future. Federal ARPA funds and hotel occupancy tax will pay for the work, expected to be complete in 2026.



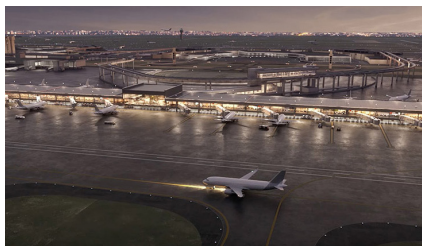
2 Reunion Redevelopment

Hunt Realty announced a **\$5 billion plan** to redevelop the former site of the now-demolished Reunion Arena, **one of downtown Dallas' largest undeveloped properties.** The 20 acres of property could see 3,000 apartments, a hotel with 1,000 rooms, 150,000 square feet of retail, and **2 million square feet of office space surrounding a 4-acre park.** The first phase of the project would focus on providing amenities to support the \$3 billion Dallas Convention Center reconfiguration, such as the hotel, retail, and dining opportunities.



3 UNT Dallas Area

The University of North Texas at Dallas is constructing a **\$100 million, 4-story STEM facility** that will feature amenities including biology and chemistry teaching and research labs to help provide a pathway to high-demand, **high-wage healthcare careers** for primarily first-generation and minority students. Nearby, Hoque Global is developing the **270-acre University Hills** project with an ultimate build-out that 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 F

Fort Worth-based **American Airlines** signed a new **10-year lease agreement with DFW Airport** that includes \$4.8 billion in pre-approved capital investments. The long-anticipated **\$1.63 billion Terminal F**, DFW's sixth terminal, will break ground in 2024 and will include a 15-gate concourse and state-of-the-art facilities and amenities. An estimated \$2.72 billion will fund the **expansion of the airport's Central Terminal Area**, with "a major reimagining of Terminal C, 'pier' expansions off Terminal A and Terminal C, and significant upgrades to roadways and terminal access."



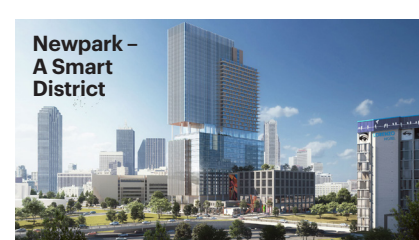
5 DART Silver Line

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**. Opportunities for new transit-oriented development include **Cypress Waters** in Irving, the **Addison Transit Center**, **CityLine** in Richardson, and the **\$1 billion mixed-use development at Carrollton's Trinity Mills Station**, the largest DART interchange outside of downtown Dallas. 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 seeking to become the choice of international business and talent. The District centers around the **\$5 billion Dallas Midtown** project that will create a “city-within-a-city” with hotels, office towers, thousands of residential units, and a **20-acre Midtown Central Park**. The European American Chamber of Commerce and the **French-American Chamber** already have offices in the District, and the Department of Labor launched a first-of-its-kind **American Job Center** in 2023.



7 Newpark—A Smart District & SoGood at The Cedars

Hoque Global has plans for two projects in downtown Dallas neighborhoods. Newpark—A Smart District is a **\$3.5 billion multi-phase tech and educational hub** on a 20-acre site south of Dallas City Hall. Highlights of the plan call for a unique **1 million-square-foot education campus** and a centerpiece 38-story mixed-use tower, **One Newpark**. SoGood at The Cedars will transform **15 acres of former industrial land** in an Opportunity Zone into a mixed-used neighborhood. The master-planned community will cater to local startups, entrepreneurs, and creative firms.



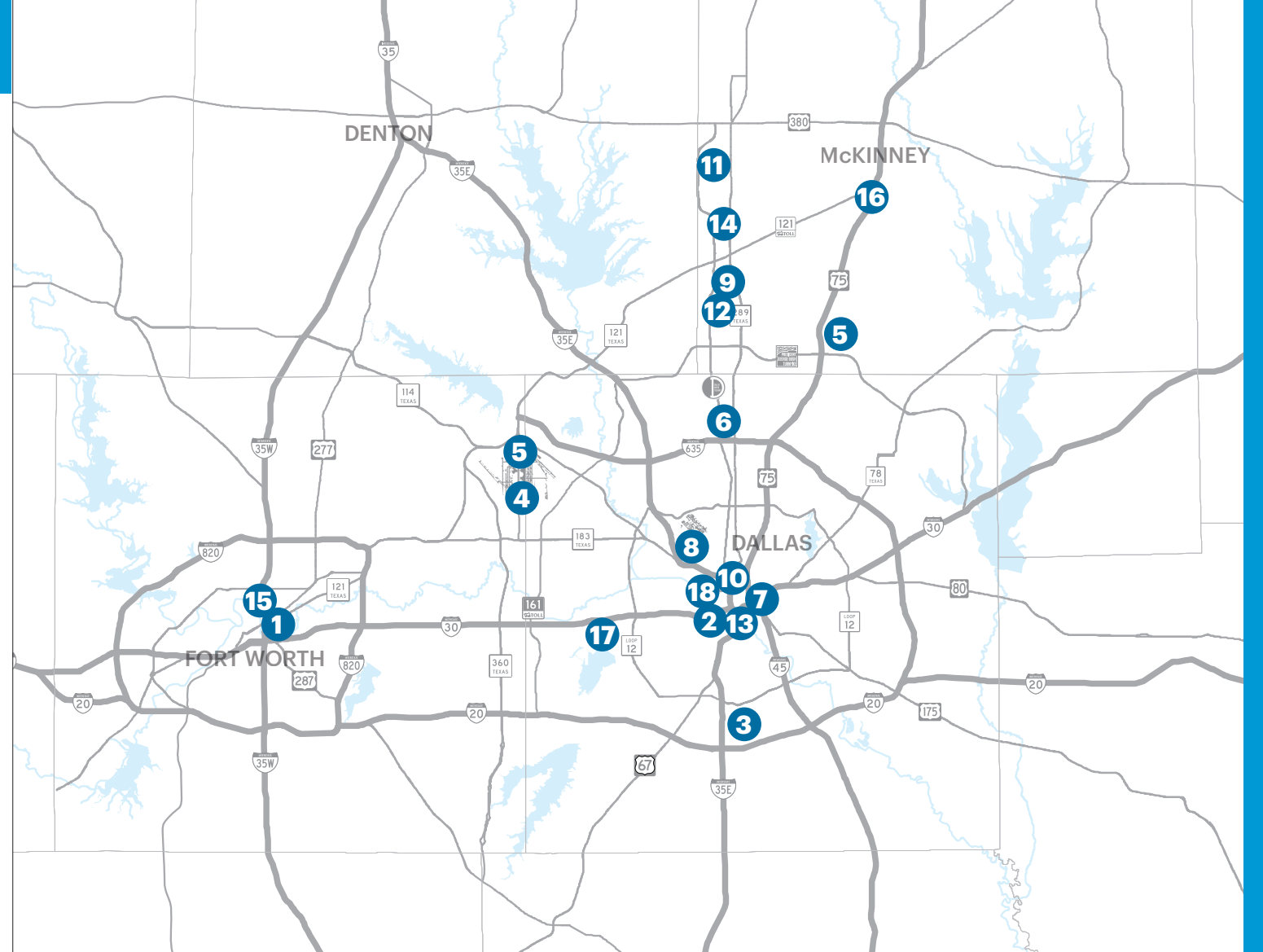
**8 Children's Health/
UTSW Pediatric Center**

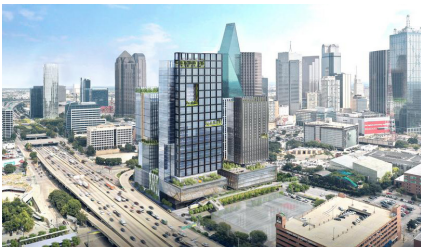
Children's Health and UT Southwestern Medical Center have unveiled plans for a new **\$5 billion pediatric health campus** in Dallas' Southwestern Medical District. The new campus will span more than 33 acres, featuring two 12-story buildings and an eight-story tower. It will also serve as a hub for research, training, and technology development. A **2 million-square-foot hospital** will include 552 beds, two helicopter pads, a **Level I pediatric trauma center**, and a new fetal care center to provide the region's most advanced and accessible services for complex maternal and fetal health care.



9 Texas Research Quarter

NexPoint, a Dallas-based investment firm, is converting the 1.6 million-square-foot former EDS campus in Plano into a **\$4 billion, 200-acre life science complex**. The Plano City Council approved the Texas Research Quarter, or TRQ, redevelopment plan that will center on the existing **91-acre main campus**. The TRQ will incorporate an additional 109 acres and will include **375,000 square feet of pharmaceutical manufacturing space**; lab, office, and therapeutic production space; a 300-room hotel; and nearly 800 apartments surrounding a 9-acre park in the Legacy Business district.





10 Field Street District

The Field Street District is a **six-acre, \$1 billion mixed-use development** in downtown Dallas within walking distance of 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** to the south. The first phase will include an office tower and 300 apartments, but the plan ultimately calls for two residential high-rises, 1.2 million square feet of office space, a hotel, and up to 40,000 square feet of amenity and retail space. The proposed **Ross + Field Tower** will be a key product in the district with a 150-room boutique hotel and 100 residential units.



11 Universal Kids Resort

Universal Parks & Resorts is building a **new theme park and hotel concept** in Frisco unlike any other in its portfolio. The Universal Kids Resort is a **97-acre theme park** located in the **\$10 billion Fields development** and will **cater to families with young children**. Smaller than typical Universal parks, the purpose of the design is to be more **intimate and engaging for a younger audience**. It will offer “immersive themed lands,” family-friendly attractions, interactive and playful shows, unique merchandise, “fun” food and beverage venues, and character meet-and-greets. The resort will also include a 300-room themed hotel.



12 Haggard Farm West

One of the last remaining urban farm tracts owned since the mid-1800s by a Plano pioneer family will become a **142-acre mixed-use development** with office, retail, hotel, and residential construction. Haggard Farm West is a phased project with a **\$20 million, 189,000-square-foot office building** and the first units in a 569,000-square-foot multifamily development scheduled for a 2024 delivery. **34 acres will be dedicated to the city as a neighborhood park**. The project will also include **The Almanac**, a farm-to-market themed dining center with outdoor event space, a 98-room hotel, a retail village, a senior housing community, and townhomes.



16 Sloan Corners

A nearly **500-acre mixed-use project** in Allen and Fairview by developer Billingsley Company will create a development that eventually will total more than **\$3 billion in value** and fill one of Dallas-Fort Worth’s largest undeveloped intersections. The first phase of the development, **Sloan Corners**, could bring as much as \$2 billion in value alone. Plans for Sloan Corners include more than **10 million square feet of office**, 6,000 apartments, over 200,000 square feet of retail space, and greenbelts, parks and walking trails. A reinvestment zone and tax increment finance district will help pay for



17 Hensley Field

A decommissioned naval air station on **Mountain Creek Lake** in southwest Dallas received Dallas City Council approval for a **20-year, \$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, and historic preservation of the site’s military and pre-military history.



18 Harold Simmons Park

The Trinity Park Conservancy unveiled plans for the **\$325 million Harold Simmons Park**—a **250-acre park** along a stretch of the **Trinity River** close to downtown. Named after the late billionaire businessman whose wife, Annette Simmons, donated \$50 million for the park, it will be located between the Margaret McDermott Bridge and Ronald Kirk Bridge just west of downtown Dallas. The park will include amenities that range from a river overlook to an **event lawn that can host 3,000 people**, and from a two-acre bike and skate park to a community-designed “water factory” that serves as both splash pad and irrigation source. Anticipated annual attendance is **4 to 6 million visitors**.



13 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 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, 260,000 square feet of meeting rooms, and a 170,000-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.



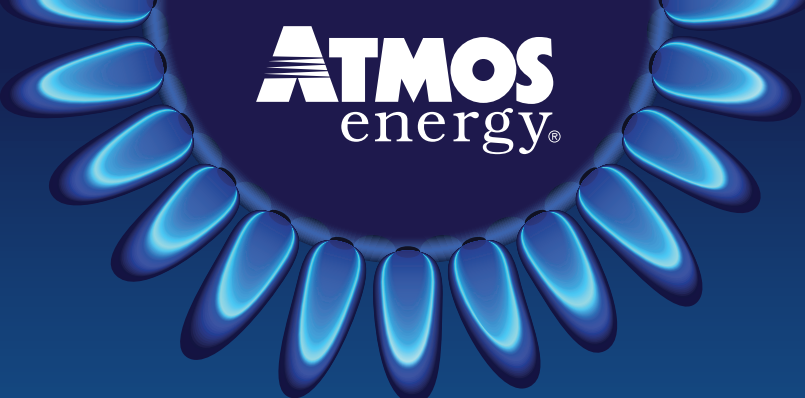
14 The Mix

Located in the **North Platinum Corridor** of Frisco, **The Mix** is a **\$2 billion, 112-acre project** that will include 2 million square feet of office space, 375,000 square feet of retail, two hotels, townhomes, 3,000 other living units, and 16 acres of green space. The Frisco City Council has approved plans for the first phase of the development including 26 acres, approximately 100,000 square feet of retail space, a **120,000-square-foot medical office building**, 650 apartments, and a portion of a 9-acre central park. The park will include an event lawn and performance pavilion, playgrounds, promenades, and a pond. A 2,200-space underground parking garage will fill in a massive excavated hole left by previous builders, and will serve the new community.



15 Panther Island

The U.S. Army Corps of Engineers secured **\$400 million** necessary to complete the **Central City Flood Control Project** 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 **\$1.1 billion project** is expected to open up **440 acres of developable real estate**. Early plans called for a **high-density, mixed-use urban waterfront** including 10,000 housing units, 3 million square feet of commercial, retail, and educational space, and connectivity to downtown and surrounding neighborhoods. Developers have prospectively purchased land, including a 12-acre investment where a **\$120 million mixed-use development** may spur additional interest.



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