

Real Estate—Retail

The Dallas-Fort Worth retail real estate market began 2025 with the highest occupancy rate on record at 95.1% for the second year running. According to the Weitzman Group, market health indicates that consumers still demand traditional retail space even as struggling chains close nationwide. Weitzman's annual forecast concludes that the retail space stands to be a strong performer in 2025 after adding 2.8 million square feet in 2024. Grocery stores, large-format entertainment spaces, and suburban neighborhood centers will lead the way in new space delivery.

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.

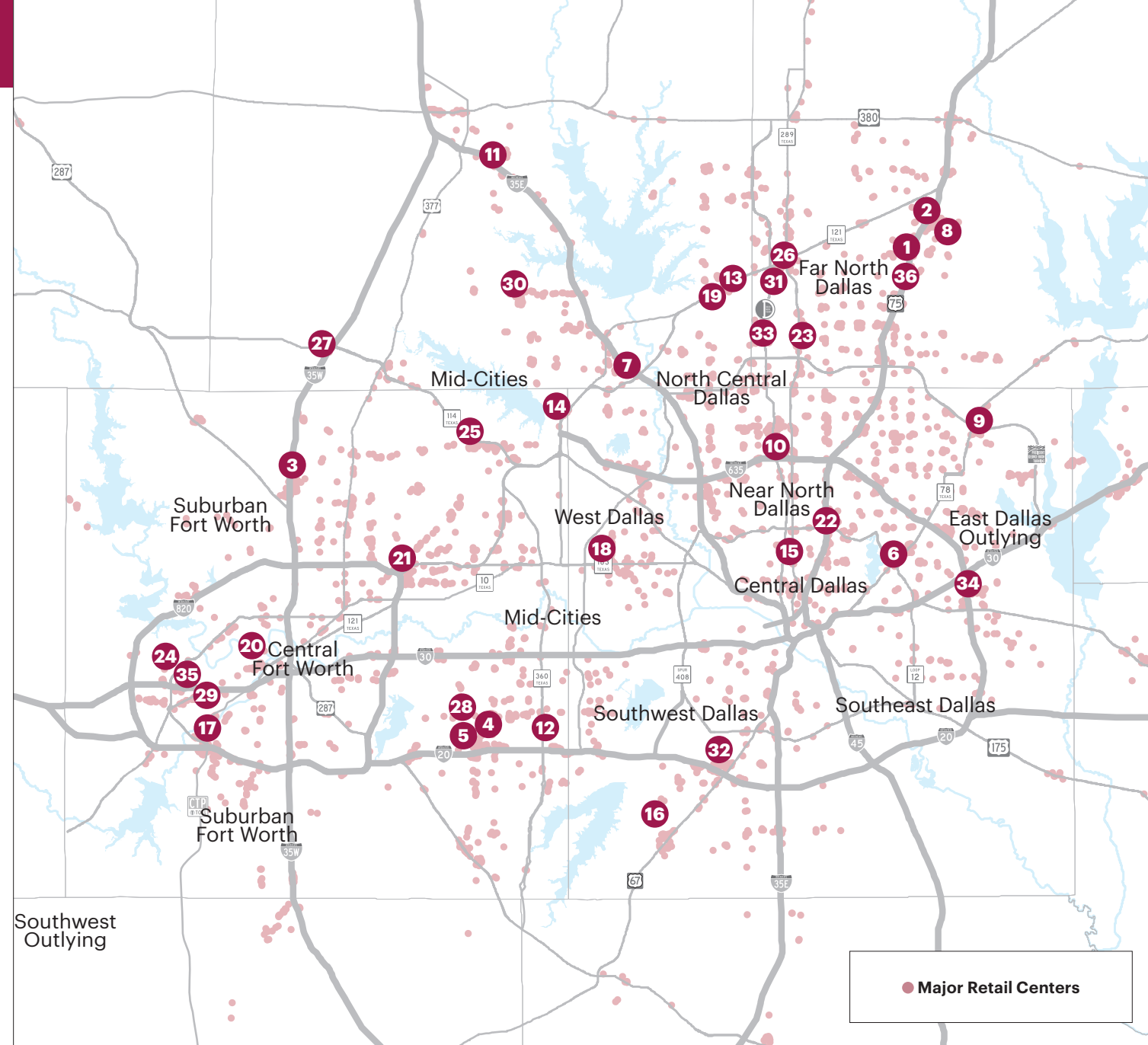
DFW Retail Centers: Opportunities at Every Intersection

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
20	7-Eleven	Irving	\$27.88	12,592
25	AT&T Wireless	Dallas	\$20.81	5,340
52	Army & Air Force Exchange	Dallas	\$8.10	960
63	J.C. Penney Co.	Plano	\$6.97	657
82	Michaels Stores	Irving	\$5.22	1,172
88	Neiman Marcus	Dallas	\$4.87	46
92	Exxon Mobil Corporation	Irving	\$4.70	3,242



Source: CoStar

Market View

Major Market Clusters	Inventory (SF)	Vacant (SF)	Occupancy Rate	NNN Direct Rent (\$/SF)
Central Dallas	22,299,145	963,340	95.4%	\$28.68
Central Fort Worth	38,984,878	2,170,814	94.4%	\$17.77
East Dallas Outlying	10,788,327	274,571	97.4%	\$22.24
Far North Dallas	84,474,984	3,590,464	95.7%	\$21.99
Mid-Cities	75,074,837	3,664,580	95.1%	\$18.63
Near North Dallas	27,719,415	1,202,871	95.5%	\$20.06
North Central Dallas	51,606,670	2,287,305	95.5%	\$26.09
Southeast Dallas	22,345,053	988,844	95.6%	\$16.29
Southwest Dallas	27,532,690	1,414,401	94.7%	\$16.12
Southwest Outlying	21,664,117	627,407	97.1%	\$20.17
Suburban Fort Worth	47,251,169	1,614,496	96.5%	\$18.79
West Dallas	46,230,155	1,793,327	96.1%	\$20.27
Market Totals	476,299,932	20,612,140	95.6%	\$20.33