

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.



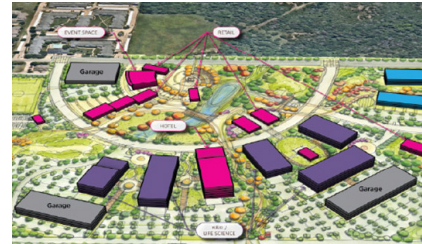
1 Fort Worth Convention Center

The city of **Fort Worth** held a topping out ceremony for Phase I of its Convention Center expansion set for completion in 2026. The \$95 million, 68,000-square-foot Phase I expansion will feature a new grand Southeast entrance, state-of-the-art food and beverage facilities, increase loading docks from 7 to 11, and straighten **Commerce Street** to allow for a future adjoining convention hotel. Phase II, estimated to cost \$606 million, is in the planning and design stage.



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, with a dense district of workplace, hospitality, and residential uses. The 20 acres of property could see 3,000 apartments, a 1,000-room hotel, 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 support the \$3 billion **Dallas Convention Center** reconfiguration.



3 Life Science Innovation Core

DeSoto's Life Science Innovation Core, an 80-acre site located at the new DeSoto Professional Park, will offer a campus-like atmosphere for startups in the life science space to grow and scale. While the project is intended to fill the demand for more graduate lab space, it will also provide amenities that include residential and office space, plus a 14-acre retail area. The DeSoto Development Corporation held a ribbon-cutting ceremony in early 2025 with anticipated groundbreaking for the first building in early 2026.



4 DFW Airport Terminal F

DFW Airport broke ground on its \$1.6 billion Terminal F project in late 2024, its sixth terminal and the first new construction of an entire terminal since 2005. A 400,000-square-foot concourse will greet flyers, and an additional 100,000 square feet of new check-in, security, and baggage claim facilities will support both Terminal E and F customers. A new **Skylink** station will connect Terminal F to other airport facilities. Combined with other expansion efforts in Terminals A and C, DFW expects to deliver 24 new gates upon completion.



5 McKinney National Airport

McKinney National Airport is moving forward with a **\$75 million terminal** project on 39 acres that will include a 48,000-square-foot facility with three initial gates, a modern runway reaching 8,000 feet, and 1,500 parking spaces. When passenger service begins as soon as late 2026, the facility will serve 200,000 passengers annually on six to 12 daily commercial airline flights. McKinney National will add capacity to and convenience for customers living far from DFW Airport and Love Field.



6 Dallas International District

The Dallas International District, a 450-acre area of North Dallas, is the new destination for international business and talent. The District includes a number of office, retail, and residential projects that will create a “city-within-a-city” centering on a 20-acre iconic park—**Dallas International Commons**. The European American, French-American, and Tanzanian-American Chambers of Commerce are located in the Prism Center, a hub for international trade offices. And the Department of Labor launched a first-of-its-kind American Job Center at the International District Workforce Center.



7 Hi Line Square

Dallas' historic **Design District** will be home to the new 2.2-acre, mixed-use Hi Line Square development featuring a 17-story office tower with 186,000 square feet of workspace and connected to a 6,000-square-foot outdoor terrace. A 30-story residential tower will offer 300 units with unimpeded views of downtown from the highest swimming pool in Dallas. The first two floors will offer 45,000 square feet of high-end retail, showroom space, and dining options seeking to make the development "a dynamic urban gateway."



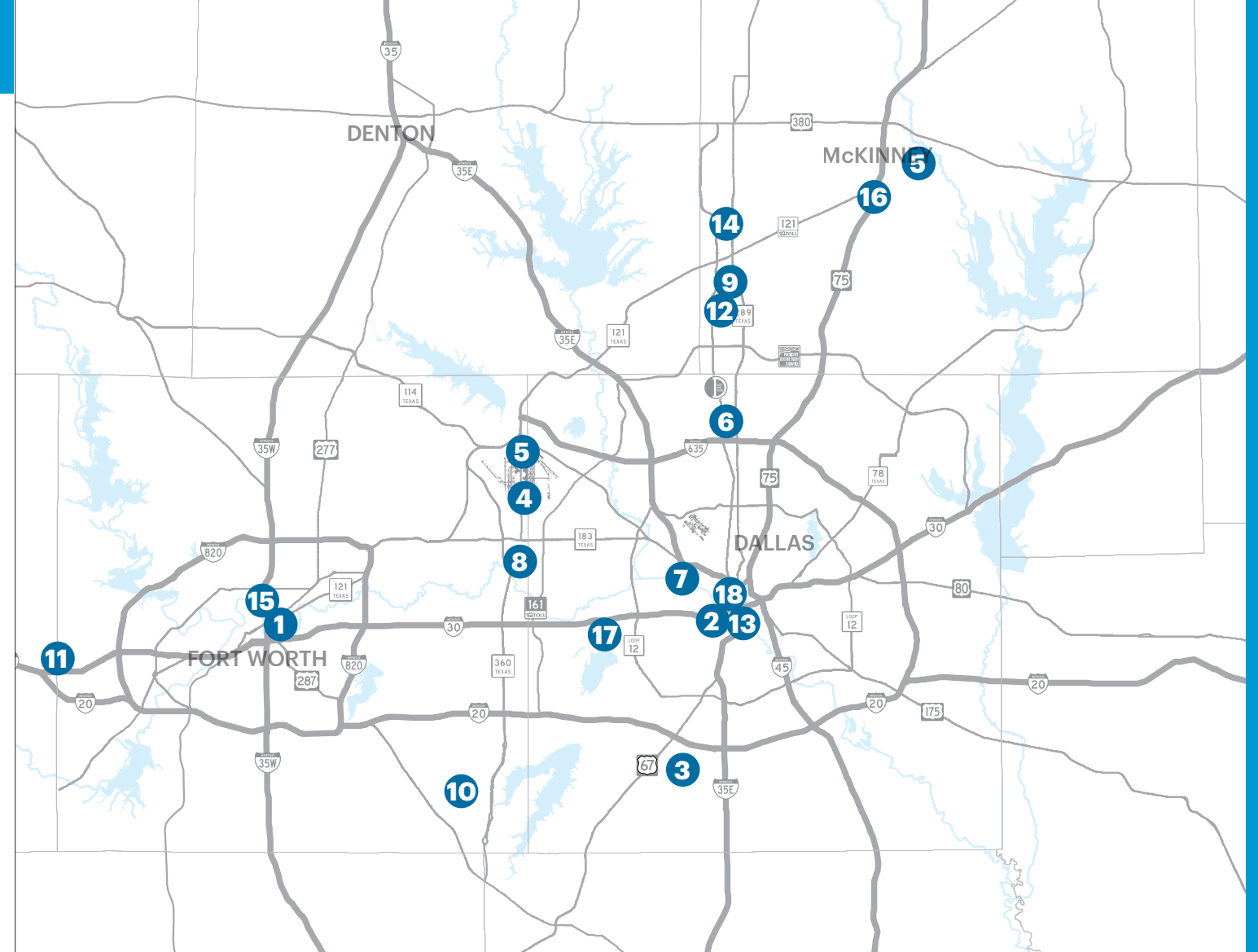
8 River Central

River Central is a planned 400-acre mixed-use project that will reclaim 140 acres of suitable flood plain spread along the meandering Trinity River through **Fort Worth** and **Grand Prairie** south of DFW Airport. The project components could provide upwards of \$2 billion in economic impact, and currently include a 140-room hotel, 120,000 square feet of office space, a 56,000-square-foot live music venue, 60,000 square feet of retail, 8,000 housing units of various types, and 50 acres of open space.



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 sciences complex. The Plano City Council approved the **Texas Research Quarter**, or TRQ, redevelopment plan that will center on the existing 91-acre main campus. In 2024, Plano took the additional step of creating a tax increment reinvestment zone and reimbursement agreement for the **Legacy Business** district surrounding the TRQ to incentivize investment. The TRQ will leverage such public-private partnerships in pursuit of solidifying DFW's reputation as the "Third Coast" for biotechnology research and manufacturing.





10 Staybolt Street and The Reserve

The Staybolt Street project in **Mansfield** is a \$1.5 billion, 300-acre mixed-use district anchored by a 166,000-square-foot, 7,000-seat multi-purpose stadium. **FC Dallas** will manage the facility to attract youth and international soccer tournaments. Staybolt may include a hotel and conference center, retail and entertainment venues, and residential units. Close by, **The Reserve** is a \$1 billion, 210-acre mixed-use community that will provide Mansfield with a new city hall and town center surrounded by shopping, eating, and entertainment space, and a half-mile “canal loop.”



11 UTA West Campus

The **University of Texas at Arlington**, an R-1 designated university for its high level of research activity, announced it will open a UTA West campus as part of a multiyear plan to serve more than 10,000 students. The UT System board of regents authorized the use of its Permanent University Fund to buy 51 acres in west **Fort Worth** to create a campus dedicated to fostering economic development and meeting the educational needs of one of the fastest-growing areas in the country with a target opening date of fall 2028.



12 Haggard Farms

One of the last remaining urban farm tracts in DFW and owned since the mid-1800s by a **Plano** pioneer family will become a \$750 million, 142-acre mixed-use development that will include 200,000 square feet of retail, 650,000 square feet of office space, residential components, a hotel, and 10 acres of green space. The project will also include **The Almanac**, a farm-to-market themed dining center with outdoor event space. Infrastructure work was to be complete in early 2025 in preparation for Phase I of the project that includes 100,000 square feet of retail, 350 multifamily units, and a park and hiking/biking trails.



16 Sloan Corners

A 500-acre mixed-use project in **Allen** and **Fairview**, Sloan Corners will result in a development that could total more than \$3 billion in value and fill one of Dallas-Fort Worth’s largest undeveloped intersections. In 2024, the Allen side of the development saw construction on **Hartwood Square**, two multifamily buildings that will add 479 units. Work on 483 multifamily units on the Fairview side will begin in 2025. Total office space between the two cities will total more than 10 million square feet, and more than 200,000 square feet of retail space will be added. 600 hotel rooms are included in the project’s master plan as well as more than 50 acres of parks and open space.



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. Pending legal proceedings with the Navy regarding environmental cleanup, Hensley Field will potentially transform into a 738-acre mixed-use community with 6,800 residential units, a 40-acre **Innovation Village** on a former runway peninsula, waterfront trails, and a new marina. Other amenities include 185 acres of public open space consisting of parks, greenways, natural preserves, and 7.5 miles of trails.



18 Bank of America Plaza

Developers **Hoque Global** and **PegasusAblon** are under contract to purchase the Bank of America Plaza, home to the tallest and most iconic building in the region, to give it a \$350 million upgrade. Plans include improvements to office space in the 1.85 million-square-foot structure and opening a 300-room luxury hotel that would fill between 10 to 12 floors. The project could add up to seven new restaurants throughout the plaza, and a wrap-around infinity pool would provide unparalleled views from the 69th floor. Ideally, the improved facility would serve as anchor to a newly established financial district.



13 Dallas Convention Center

A \$3.7 billion realignment of the Kay Bailey Hutchison convention center, ratified by voters in a \$1.2 billion bond proposition, officially began in 2024. The current facility will be torn down and replaced with a 2.5 million-square-foot convention center, connecting downtown to surrounding neighborhoods 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 orientation will open up 30 acres of underutilized land for private-sector development. In the interim, the existing facility will serve as the only broadcast center for 2,000 journalists during the 2026 World Cup.



14 The Mix

Located in the **North Platinum Corridor** of **Frisco**, The Mix is a \$3 billion, 112-acre project that will include 2 million square feet of office space, 375,000 square feet of retail, two hotels, 630 townhomes and urban 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. In late 2024, the Council also approved \$113 million in performance-based grants for infrastructure and remediation support.



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. Construction on the north channel will begin in 2025, and design plans for the south channel are underway. The **\$1.1 billion** project is expected to open up **440 acres** of developable real estate along a high-density, mixed-use urban waterfront.

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