

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.



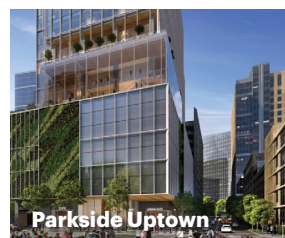
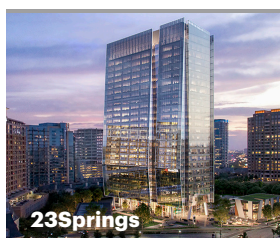
1 The Shops at RedBird

The \$200 million, 95-acre RedBird Mall redevelopment project continues to deliver community success with a 15,000-square-foot childcare facility hosted by Dallas-based non-profit **Vogel Alcove**. The join the **Dallas Entrepreneur Center**, that expanded its Innovation Center to 20,000 square feet in 2024 and **Dallas College's** 53,000-square-foot workforce center. **Children's Health** will soon open a 71,000-square-foot facility inside **UT Southwestern's** outpatient medical center.



2 Downtown Dallas

Goldman Sachs made significant progress on its \$500 million campus anchoring the NorthEnd mixed-use development near Victory Park to house 5,000 employees. In Phase I, a 14-story, 800,000-square-foot office tower will overlook a 1.5-acre park. **Bank of America** will move 1,000 employees into the 500,000-square-foot **Parkside Uptown** when complete in 2027. Overlooking Klyde Warren Park, the new 30-story building will be the tallest in Uptown. Just around the corner, **23Springs**, a 26-story high rise, was to offer 642,000 square feet of office space and 17,000 square feet of restaurant space beginning in early 2025. Other projects that have broken ground, or were recently announced, include the 22-story **Maple Terrace** mixed-use development near the Katy Trail; Harwood No. 15, a 23-story tower that will boast a 20,000-square-foot rooftop park; and **Chalk Hill Towers** a \$370 million mixed-use project in partnership with local public broadcaster, **KERA**, to construct a 16-story, 420,000-square-foot office tower and 22-story, 470,000-square-foot hotel and condo tower.



3 Arlington Entertainment District

Arlington's Entertainment District, home to the **Dallas Cowboys** and **Texas Rangers**, attracts more than 15 million visitors and \$3 billion in spending. The Cowboys' **AT&T Stadium** will host more **2026 World Cup** matches than any other venue and the **INDYCAR Grand Prix of Arlington** kicks off in 2026. The District is anchored by the mixed-use Texas Live!, Live! by Loews, and the Loews Arlington Hotel and Convention Center. Future developments include a new **National Medal of Honor Museum**, a third 513-room Loews hotel, and the luxury **One Rangers Way** apartment development.



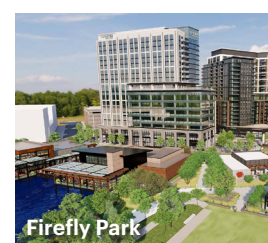
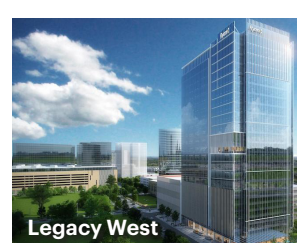
4 Sherman-Denison

Texas Instruments is constructing a \$30 billion semiconductor fabrication plant in Sherman, and **Globotech** is following suit with a new \$5 billion wafer facility. Both companies have received federal funding from the CHIPS and Science Act, and helped the region to receive a federal “Tech Hub” designation. Further, the \$6 billion **Preston Harbor** residential community, including a **Margaritaville** resort in Denison, and 678-acre Cottonwood mixed-use development south of Sherman will provide new housing opportunities.



5 Wells Fargo

Wells Fargo and Dallas developer **KDC** have “topped out” construction of Wells Fargo’s new two-tower, 22-acre campus in Irving’s **Las Colinas**, a big step toward providing a shared home base for most of the company’s 3,000 local employees. With \$455 million in planned capital investments and a scheduled opening in late 2025, it’s one of the biggest current projects in North Texas. The 850,000-square-foot facility overlooking **Lake Carolyn** will create 650 new jobs, and the project will create a “net-positive energy campus” as well as offering “full-scale” amenities that focus on employee health and well-being.



6 121 & Dallas North Tollway

Grandscape, a \$1.5 billion, 433-acre mixed-use development in **The Colony** added new experiences. **Cosm's** 87-foot diameter LED dome now provides customers with immersive shared reality experiences for live events. **Tiger Woods' PopStroke**, a mini-golf experience designed to replicate traditional golf courses, also opened. **WorldSpring**, the largest social outdoor mineral pool experience, offers 40 unique pools inspired by famous hot springs on 9 acres. And **TOCA Social** – think TopGolf for soccer – will open in 2025.

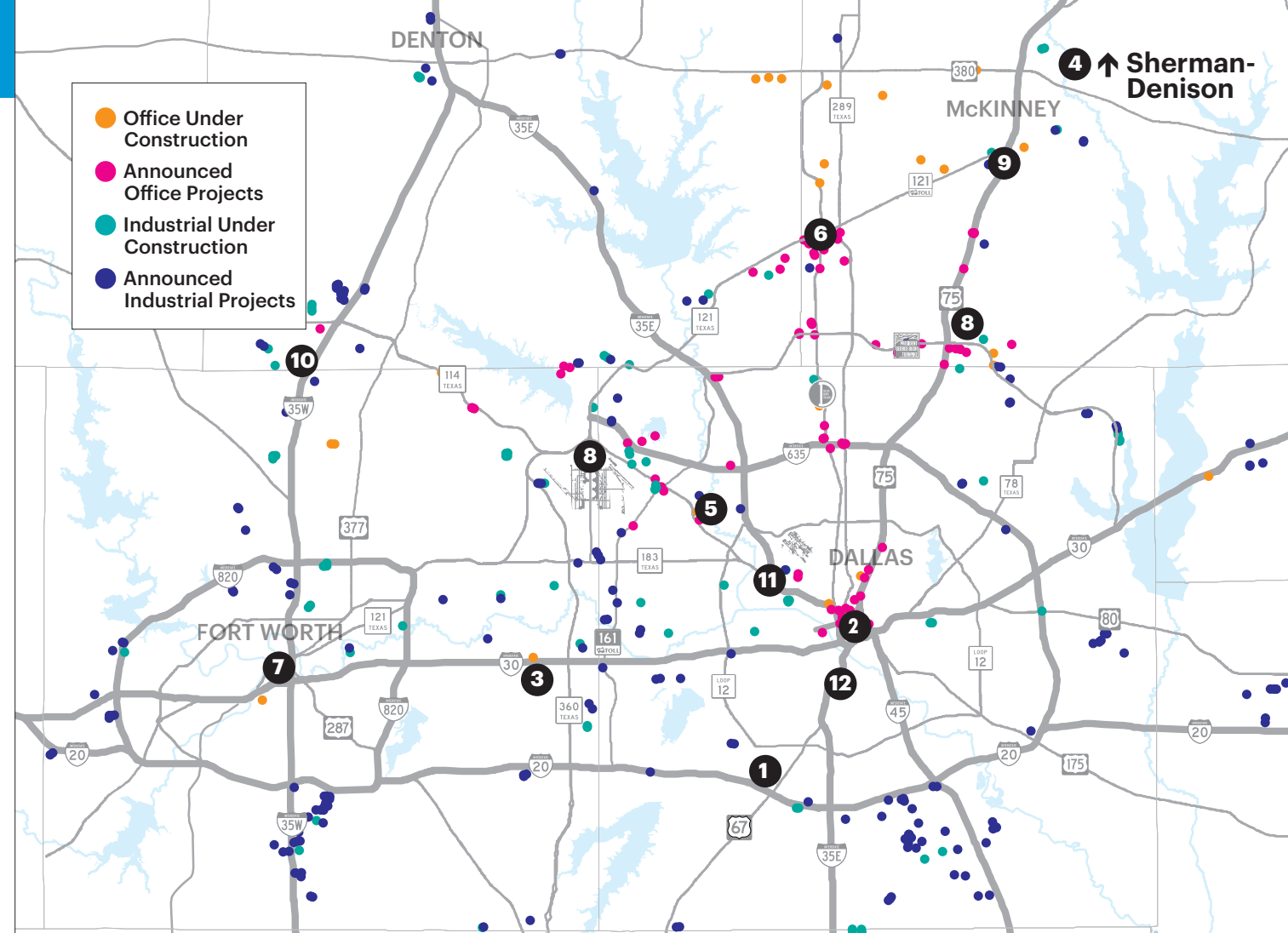
Legacy West, a \$3 billion, 255-acre mixed-use destination in Plano, includes 415,000 square feet of retail, more than 1,200 residential units, a 303-room **Renaissance Hotel**, and the three-story **Legacy Hall** food hall and beer garden. In 2024, **Ryan Tower**, a 23-story, 409,000-square-foot office tower opened as the new headquarters for Ryan tax services.

Frisco, or Sports City USA, is now home to the first sports team in history to achieve an estimated value above \$10 billion—the Dallas Cowboys. **The Bays at Frisco**, a high-tech, 18-acre golf resort, broke ground near the PGA headquarters featuring a four-story, 100,000-square-foot “golf lab and suites,” a 25,000-square-foot putting green, 100-foot-wide video wall, and boutique hotel. Nearby, the **Firefly Park** development will offer 3 million square feet of office space, 400,000 square feet of upscale retail, dining, and entertainment, hotel and residential units, and a 45-acre signature park.



7 Texas A&M Fort Worth

Texas A&M is investing in downtown Fort Worth with a \$350 million research campus to serve as a hub for education, research, and innovation for years to come. A “topping out” ceremony was held in 2024 for the eight-story, \$185 million Law and Education Building that will feature academic programs including law, medical technology, nursing, and engineering, among others. **Tarleton State University** will join the campus project with a new Biotechnology Institute focusing on bioinformatics and computational modeling. The Tier 1 research campus will anchor a technology and innovation district to promote public-private partnerships.





8 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 stretches 26 miles providing opportunities for new transit-oriented developments, including **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 in late 2025.



Collin Creek Mall
Redevelopment



The Farm



Cannon Beach

9 North U.S. 75 Corridor

Centurion 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 will include 500 single-family homes and 2,300 multifamily units with initial townhomes completed in late 2024. A 2,000-space parking garage will support 300,000 square feet of retail space, 20 percent of which will be dedicated for restaurants, and 1 million square feet of office.

The Farm, a 135-acre mixed-use development in **Allen**, opened the 102,000-square-foot FarmWorks One in 2024 facing a central entertainment district known as the HUB. Kalahari announced in early 2025 that it will build a \$950 million resort including 900 guest rooms, a 165,000-square-foot convention center, and family entertainment and restaurants around its massive indoor/outdoor waterpark.

McKinney announced two significant destination developments in 2024. The \$200 million mixed-use **Cannon Beach** development will feature a four-acre surf lagoon and resort-style hotel. And the \$220 million, 46-acre Sunset Amphitheater will offer a 20,000-seat outdoor music venue.



10 AllianceTexas

AllianceTexas, the **Hillwood**-owned 27,000-acre master-planned community in **Fort Worth**, contributes more than \$10 billion in economic impact per year. Alliance centers around an inland port and modern logistics hub, home to the **Perot Field Fort Worth Alliance Airport**, an **Amazon** Air hub, a **BNSF** intermodal facility, **UPS** and **FedEx** ground sort hubs, and FTZ and Freeport Tax Exemption status. Alliance's Mobility Innovation Zone, the **MIZ**, is dedicated to scaling and commercializing new surface and air mobility technologies. In 2024, Hillwood announced a \$262 million "once-in-a-generation" public-private partnership called the AllianceTexas Smart Port that will integrate communication infrastructure, automation, and energy innovations to improve supply chain efficiency and resiliency.



11 Children's Health/UTSW Pediatric Center

Children's Health and **UT Southwestern Medical Center** broke ground in 2024 on a \$5 billion pediatric health campus in Dallas' Southwestern Medical District. The new campus will span more than 33 acres, including 4.6 million square feet of construction. Two 12-story buildings and an eight-story tower will 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, a center for complex maternal and fetal health care, rehabilitation and therapy gyms, 13 age-appropriate playrooms, and 20 acres of green space. The project received \$100 million grants from two family foundations in 2024, a record for Texas non-profits.



12 Halperin Park

Phase One of the \$172 million, 5-acre deck park over I-35E near the **Dallas Zoo** is slated to open in 2026. A \$23 million donation in 2024 from the Halperin Foundation brought the fundraising campaign near its goal. The supporting infrastructure for this southern gateway park has been completed and public and private commitments will fund park amenities that began construction in 2024. Among other features, 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, an amphitheater, and an escarpment wall for neighborhood art and stories. The park is designed to help stitch together **Oak Cliff** neighborhoods cleft by the opening of the I-35E freeway in 1960.



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