

Real Estate—Retail

The Dallas-Fort Worth retail real estate market began 2026 with the highest occupancy rate on record for the third year running at 95.2%. According to the Weitzman Group, the grocery-anchored Community Center category led the way in DFW's retail health. Weitzman's annual forecast anticipates this same category is expected to drive new space in 2026, in addition to large-format entertainment options within mixed-use and power centers, as well as smaller neighborhood centers to service suburb expansion.

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.

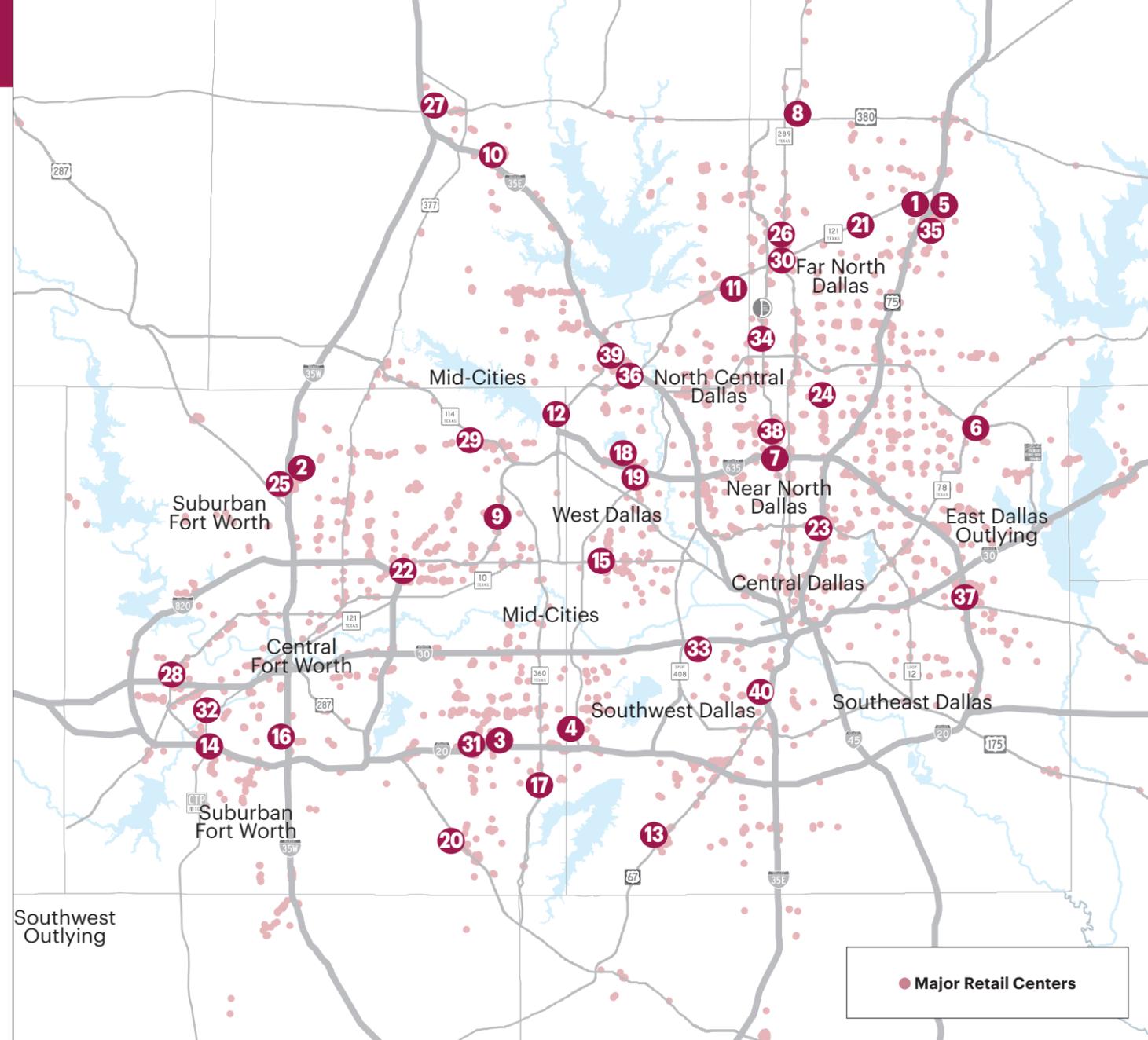
DFW Retail Centers: Opportunities at Every Intersection

Largest Retail Centers

1	Allen Premium Outlets	21	McKinney Towne Crossing
2	Alliance Town Center	22	North East Mall
3	Arlington Highlands	23	NorthPark Center
4	Epic Towne Crossing West	24	Pavillion Court
5	Fairview Town Center	25	Presidio Towne Crossing
6	Firewheel Town Center	26	Preston Ridge
7	Galleria Dallas	27	Rayzor Ranch Marketplace
8	Gates of Prosper	28	Ridgmar Mall
9	Glade Parks	29	Southlake Town Square
10	Golden Triangle Mall	30	Stonebriar Centre
11	Grandscape	31	The Parks Mall at Arlington
12	Grapevine Mills	32	The Shops at Clearfork
13	Hillside Village	33	The Shops at Pinnacle Park
14	Hulen Mall	34	The Shops At Willow Bend
15	Irving Mall	35	The Village at Allen
16	La Gran Plaza de Fort Worth	36	The Vista
17	Lake Prairie Towne Crossing	37	Town East Mall
18	MacArthur Marketplace	38	Village On The Parkway
19	MacArthur Park	39	Vista Ridge Village
20	Mansfield Town Center	40	Wynnewood Village

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	\$29.39	12,385
26	AT&T Wireless	Dallas	\$19.88	5,830
51	Army & Air Force Exchange	Dallas	\$8.28	301
67	J.C. Penney Co.	Plano	\$6.42	646
84	Michaels Stores	Irving	\$5.16	1,238
87	Exxon Mobil Corporation	Irving	\$4.70	11,014
91	Neiman Marcus	Dallas	\$4.61	36



Source: CoStar

Market View

Major Market Clusters	Inventory (SF)	Vacant (SF)	Occupancy Rate	NNN Direct Rent (\$/SF)
Central Dallas	16,634,935	966,210	94.2%	\$28.78
Central Fort Worth	37,073,923	2,427,028	93.5%	\$17.57
East Dallas Outlying	11,499,374	192,777	98.3%	\$29.93
Far North Dallas	85,394,003	4,256,827	95.0%	\$23.34
Mid-Cities	75,637,116	3,796,669	95.0%	\$19.15
Near North Dallas	27,121,287	1,217,964	95.5%	\$19.22
North Central Dallas	52,834,971	2,527,822	95.2%	\$29.03
Southeast Dallas	22,376,182	925,017	95.9%	\$17.99
Southwest Dallas	27,534,927	1,691,409	93.9%	\$16.60
Southwest Outlying	18,480,407	584,999	96.8%	\$22.05
Suburban Fort Worth	48,527,768	2,102,488	95.7%	\$18.43
West Dallas	46,117,271	2,000,394	95.7%	\$20.61
Market Totals	477,446,489	22,911,849	95.2%	\$21.18