

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.



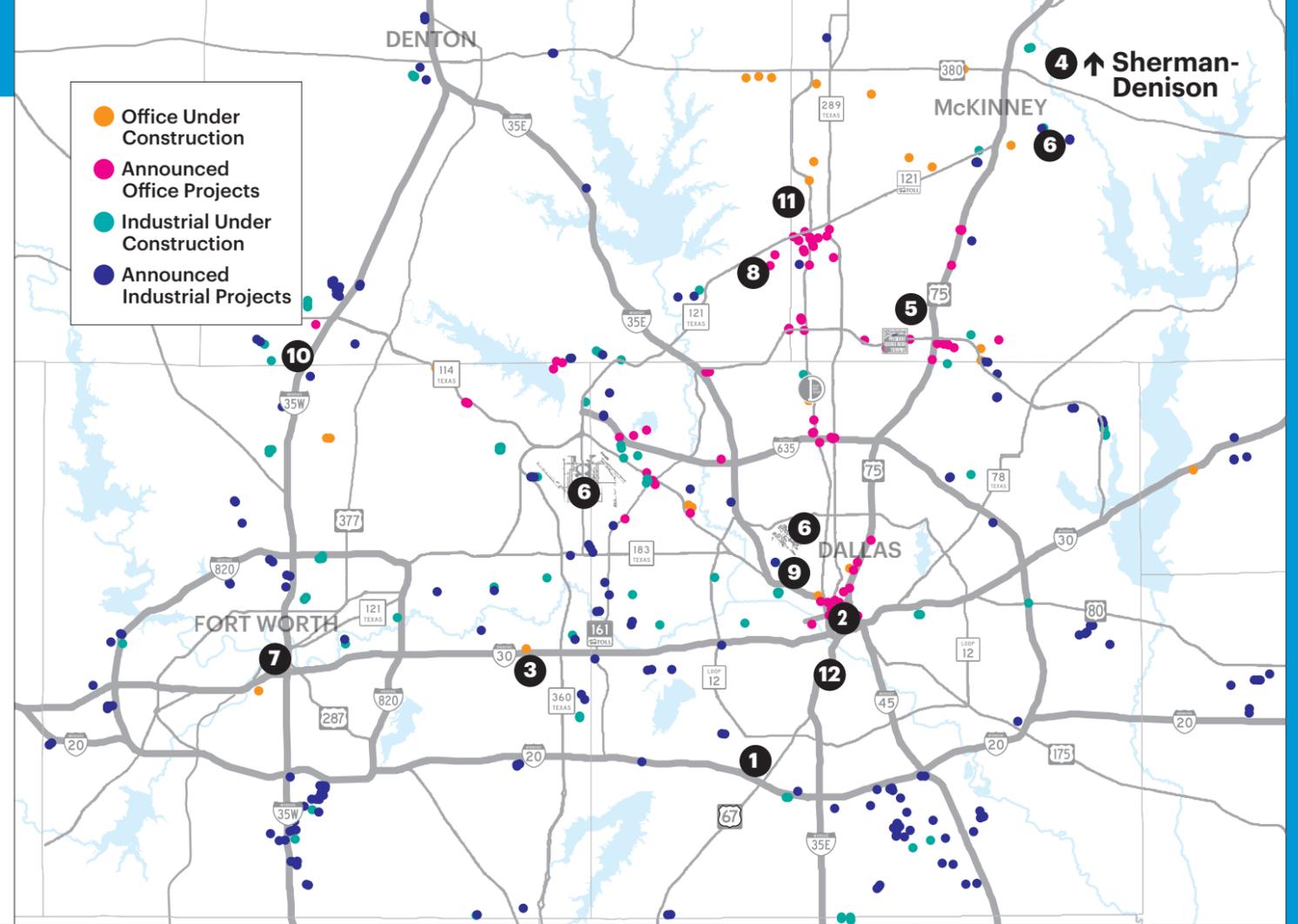
1 The Shops at RedBird

The \$250 million, 95-acre RedBird Mall redevelopment project continues to deliver community-oriented success. Several openings and announcements celebrated the mall's 50th anniversary in 2025. **Vogel Alcove** opened a 15,000-square-foot childcare facility that can accommodate 130 kids. **Dallas College RedBird Center** opened new classrooms and training labs with private sector support. And **Children's Health** announced a new specialty center that will welcome patients beginning in late 2027.



2 Downtown Dallas

Under the banner of "Y'all Street," the term for Dallas's growing dominance in the global financial sector, new corporate offices for industry giants continued to make progress. **Goldman Sachs** topped out its \$700 million signature campus anchoring the 11-acre NorthEnd mixed-use development near Victory Park. Up to 5,000 employees will begin moving in to the 14-story, 800,000-square-foot office tower overlooking a 1.5-acre park in 2028. Just a few blocks away, **Bank of America** will occupy more than half of the 500,000-square-foot **Parkside Uptown** accommodating 1,000 employees when complete in 2027. Developers who want to spearhead a catalytic renovation of the 72-story tower and plaza that currently carries Bank of America's name have received approval from the Dallas City Council in the form of a tax increment financing agreement. **Downtown's tallest building** could bring additional financial industry attention to the city's core. All of these properties are in view of the iconic **Klyde Warren Park**, which will begin a \$122 million, 1.7-acre extension in 2026.



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 highly anticipated **National Medal of Honor Museum** opened in 2025 honoring those who have earned the highest award for valor in combat. The District is anchored by the mixed-use **Texas Live!**, **Live!** by Loews, and the Loews Arlington Hotel and Convention Center. And **American by Loews**, the third Loews project in the District, will begin construction in 2026.



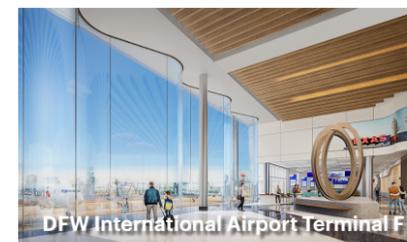
4 Sherman-Denison

Texas Instruments is constructing a mega-site with plans for up to \$40 billion in investment across four connected semiconductor fabrication plants in Sherman. The first fab, SM1, began 300mm chip production in 2025. **Globotech**, which opened a new \$3.5 billion wafer facility in 2025, has announced an additional \$4 billion investment for a second facility. **Apple** announced further investment in the region in partnership with both TI and Globotech to produce iPhone and iPad chips. And the \$7 billion **Preston Harbor** residential community that includes a **Margaritaville** resort in Denison, and the 678-acre Cottonwood mixed-use development south of Sherman will provide new housing opportunities for area workers.



5 Collin Creek Mall Redevelopment

Centurion American's Collin Creek Mall redevelopment is a \$1 billion, 100-acre mixed-use project that will transform the site of **Plano's** first major shopping center built in 1981 into a walkable destination. This phased project includes 500 single-family homes, 2,300 multifamily units, and 300 senior living units. A 2,000-space parking garage was completed in 2025 that will support 300,000 square feet of retail space currently under construction, and 1 million square feet of office space. The interior of the former mall will be converted into space for retail, city services, and medical providers. Work on an 8-acre **Starlight Park** will begin upon completion of street work.



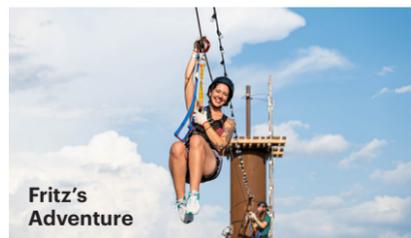
6 Airport Improvements Across the Region

DFW International Airport's Terminal F, its first full terminal build in 20 years, is visibly underway. Since groundbreaking in 2024, the now \$4 billion project has doubled in scope with an investment by American Airlines. The project boasts the "**largest modular terminal expansion** ever undertaken at any airport" to speed completion of 31 new gates, 15 of which will open in 2027. The terminal will include new facilities for ticketing, check-in, security, baggage handling, parking, and a Skylink station. Terminal F is the headline project in the \$12 billion DFW Forward plan consisting of more than 180 projects. At \$2.5 billion, the **Love Field Expansion Airport Program** is the largest the City of Dallas has ever implemented. A 2025 agreement between the city and Southwest Airlines includes \$800 million in pre-approved terminal funding for up to 12 new gates should Congress ever authorize such growth. Current plans include efficiency measures that would relocate ticketing and baggage claim functions, new garage construction, and new pedestrian bridges and roadway improvements. **McKinney National Airport** broke ground on a **\$79 million terminal project** in 2025 that will include a 46,000-square-foot facility with four gates. Passenger service is expected to begin in late 2026 serving 200,000 customers annually. The airport secured Avelo Airlines as its first airline in 2025, as well as a U.S. Customs and Border Protection facility to enhance the airport's international connectivity.



7 Texas A&M-Fort Worth

Texas A&M is investing in downtown Fort Worth with a \$350 million, 5-building Tier-1 research campus. An eight-story, \$185 million Law and Education Building is nearing completion and will host the law school and engineering, biotech, and nutrition programs. The second Research and Innovation Building will be geared towards industry partnerships ranging from health care to aviation and aerospace. **Tarleton State University** will join the campus with a new Biotechnology Institute focusing on bioinformatics and computational modeling. The campus will also host key components of the **Center for Advanced Aviation Technology** awarded to the Texas A&M System in 2025.



Fritz's Adventure

8 Grandscape

Grandscape, a \$1.5 billion, 433-acre mixed-use development in **The Colony**, continues to add new experiences. **The Rustic**, a music venue specializing in Americana, will open its second DFW venue in 2026. In 2025, **Fritz's Adventure**, an indoor/outdoor family park, opened with a TreeTops Zipline Course and 100,000 square feet of explorable space. These concepts join **Cosm's** immersive shared reality experiences, **Tiger Woods' PopStroke** mini-golf experience, and **TOCA Social**—think TopGolf for soccer.



Children's Health and UT Southwestern Medical Center's pediatric health campus

9 UT Southwestern Medical District Developments

Children's Health and UT Southwestern Medical Center are partnering on a \$5 billion **pediatric health campus** in Dallas' Southwestern Medical District (SWMD). The 33-acre campus will showcase two 12-story buildings and an eight-story tower that will serve as a hub for research, training, and technology development when it begins serving patients in 2031. 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, and many therapeutic elements. Less than one mile to the southeast, UTSW is constructing the **Texas Behavioral Health Center**, Dallas's first state psychiatric hospital scheduled to open in 2026. The Texas Legislature authorized construction of the 505,000-square-foot facility to help relieve extreme shortages of beds for psychiatric care which can lead to increased stress on North Texas emergency rooms and jails. The 292-bed facility will include both adult and pediatric wings. The **SWMD Transformation Project** will stitch together the entire medical district. The \$198 million streetscape and park redevelopment is using evidence-based design, research, innovation, and smart urban planning to turn an existing heat island into a resilient and sustainable place of healing more reflective of the public health institutions it will support.



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 is 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. Following on the 2024 announcement of a \$262 million **Smart Port** initiative that will integrate communication infrastructure, automation, and energy innovations to improve supply chain functions, Hillwood, BNSF, and the City of Fort Worth have announced the **Alliance Logistics District** to deploy autonomous vehicles along roadways in the freight corridor.



11 Hall Park

Just south of The Star, world headquarters of the Dallas Cowboys, sits Hall Park, a \$7 billion, 162-acre mixed-use campus in **Frisco** that has served as the best-in-class model for large-scale development in DFW. Hall Park is already home to 200-plus companies spanning across 15 buildings. Recent additions to Hall Park include the popular \$40 million **Kaleidoscope Park** that just received approval for a \$14 million, 1.4-acre expansion; The Monarch luxury apartment tower overlooking the park; the 224-room Hall Park Hotel recently named one of the best new hotels in the U.S.; and **The Tower**, a 16-story, 400,000-square-foot trophy office building. The Frisco City Council approved a development agreement in 2025 for a 1,000-space parking garage. Nearby, a new \$139 million, 10-story building will provide an additional 206,000 square feet of Class A office space by 2028.



12 Halperin Park

Phase 1 of the \$300 million, 5-acre deck park over I-35E near the **Dallas Zoo** is more than 90% complete. Slated to open in 2026, Dallas's second deck park will host community events celebrating FIFA World Cup matches. Amenities include a bandshell stage pavilion, amphitheater, multipurpose community building, water feature, and 15,000-square-foot lawn for performance events. A 12th Street Promenade will honor visionaries who have called the surrounding **Oak Cliff** community home. The Dallas City Council has approved \$8 million in tax increment financing and bond funding to begin Phase 2 of the project that will double the size of the park which will sit atop a new tunnel built by TxDOT. The park is designed to help stitch together neighborhoods cleft by the opening of the I-35E freeway in 1960.

The Insider's Guide to Dallas-Fort Worth

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SCHOOLS / OUTDOORS / MORE

Dallas Fort Worth

Newcomer & Relocation Guide



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