



Dallas - Fort Worth **COMMERCIAL** Real Estate Guide



GEARED FOR GROWTH

Dallas - Fort Worth offers a dynamic economy,
diverse talent, and a lifetime of opportunity for
businesses looking to grow.

Accolades

The Dallas-Fort Worth region is globally recognized for its business-friendly ecosystem, powered by competitive operational costs, a pro-growth regulatory climate, and a deep and highly-skilled talent pool all linked through world-class infrastructure.

DFW's economic strength continues to earn top honors from respected authorities like Forbes, Fortune, and Site Selection Magazine, which recently named DFW the top tech hub in North America.

Economic indicators from the Federal Reserve Bank of Dallas and the Bureau of Labor Statistics consistently place DFW among the nation's most resilient markets.

Furthermore, the diverse communities within DFW are not just hubs for industry; they are top-ranked destinations for residential living, career advancement, and high-yield capital investment.

#1 among largest U.S. metros for **job growth since pre-COVID peak** (13.7%)

#3 in the country for **5-year job growth** (598,000 jobs)

BLS, Dec. 2025



Dallas-Fort Worth was the first large metro to recover pandemic job losses. That momentum has been sustained as DFW remains a hub for job creation.



7 **Global 500 Companies**
Fortune, 2025

11 **America's Most Innovative Companies**
Fortune, 2025

21 **Fortune 500 Companies**
Fortune, 2025

"As the state with the largest number of NYSE listings, representing over \$3.7 trillion in market value for our community, Texas is a **market leader in fostering a pro-business atmosphere,**" on reincorporating its Chicago branch in Dallas.



Lynn Martin
President of NYSE Group

Best State for Business

Chief Executive Magazine



21 Consecutive Years

micron[™]

"As the only U.S.-based manufacturer of memory semiconductors, Micron is excited to continue to grow our R&D capability in Texas...we look forward to tapping into its **strong ecosystem of innovation...**" on establishing a research hub in the Richardson Innovation Quarter.

Scott DeBoer
Chief Technology and Products Officer

#1

Dallas-Fort Worth is the **top metro for corporate relocations**

CBRE's Shifting Landscape of HQ Relocations, 2025

"We are proud to expand in Dallas with a **best-in-class regional hub** that fortifies our role at the core of the North American corridor, a **crucial gateway for trade and business...**"



Travis Machen,
Global Banking and
Markets CEO

#16 among U.S. metros with top global innovation clusters



2025 World Intellectual Property Organization

Global Cities Index: Economic Performance



2025 Oxford Economics

Airport Satisfaction



#4 Mega Airport



#3 Large Airport

J.D. Power, 2025

#1

Dallas-Fort Worth is the **top metro to locate a corporate headquarters**

Site Selection Magazine, 2025



Top 10

Best startup cities in America

StartupBlink, Global Startup Ecosystem Index, 2025

#1

Top tech hub among U.S. metros

Site Selection Magazine's North American Tech Hub Index, 2025

Top 100

List of the largest **green** power users within EPA's Green Power Partnership
Participant Rank (2024)

- 5. AT&T (Dallas)
- 21. Kimberly-Clark (Irving)
- 30. 7-Eleven (Irving)
- 35. City of Dallas (#2 city)
- 54. DataBank (Dallas)
- 55. Aligned Data Centers (Plano)
- 68. DFW International Airport (#1 airport)
- 90. American Airlines Group (Fort Worth)



The Dallas Region added 487 New Residents each day

29% Natural Increase | **71%** Net Migration

U.S. Census, 2023-2024

Five R1: Doctoral Universities



Carnegie Classification of Institutions of Higher Education: Very High Research Spending and Doctorate Production

After a thorough evaluation of **key factors** such as **talent** availability, robust logistics **infrastructure**, and a vibrant **industrial ecosystem**, Fort Worth, Texas, emerged as **the optimal choice...**



Jackie Lai
SVP of Global Manufacturing
Wistron Corporation

Major Companies and Headquarters

The Dallas-Fort Worth region is a magnet for corporate headquarters and major company operations, attracting 21 Fortune 500 company headquarters as of 2025 and 44 headquarters among the Fortune 1000.

A diverse group of household names such as Texas Instruments, AT&T, American Airlines, Kimberly-Clark, Toyota, and McKesson call the region home, reflecting the area's strong fundamentals when it comes to workforce, access, and cost of doing business.

The region's corporate powerhouse companies are distributed throughout Dallas-Fort Worth, an indication of the strength, depth, and breadth of the workforce. Widely distributed companies also hint at the ease of navigation between cities and corporate centers.

Scanning the roster of major companies located in DFW, it's easy to see the diversity of the business community, from high-tech, telecommunications, logistics, and finance industry leaders to consumer brands that impact the daily lives of households across the globe.

Dallas-Fort Worth's diverse base of industries drives the region's economic strength, so that growth is possible even during downturns in the business cycle or other economic disruptions.

A Critical Mass of Headquarters and Significant Operations

Construction

AECOM
American Legend Homes
Austin Industries
Balfour Beatty
Beck Group
Builders Firstsource
Centex Corporation
Clune Construction
D.R. Horton
First Texas Homes
Fluor Corporation
Green Brick Partners Inc
Highland Homes
Hill & Wilkinson
Invitation Homes
Landsea Homes
Lennar
McCarthy Building Companies
MEDCO Construction
Pogue Construction
Primoris Services
Rogers-O'Brien Construction
SRS Distribution
TDIndustries
Turner Construction
U.S. Concrete

Energy

Ambit Energy
Atmos Energy
Bass Enterprises
Comstock Resources Inc
Delek US Holdings
Energy Transfer
EnLink Midstream
Halliburton
HF Sinclair
Hunt Consolidated/
Hunt Oil
Kosmos Energy Ltd

Luminant
Matador Resources Co
Murex Ltd
Oil States Management
Oncor Electric Delivery
Petro-Hunt
ProFrac Holdings
Range Resources
Reliant, an NRG Company
Scout Energy Management
Sunoco
TXU
Vistra Energy

Education & Health Care

Abbott Laboratories
Addus HomeCare Corp.
American Heart Association
AMN Healthcare
ARPA-H Customer Experience Hub
Axxess
Baylor Scott & White Health
BioLabs Pegasus Park
Blue Cross Blue Shield of Texas
Cencora
Children's Health
CHRISTUS Health
Collin College
Cook Children's Health Care System
Dallas College
Galderma
JPS Health Network
McKesson
Medical City Healthcare
Methodist Health System
Senderra RX

Tarrant County College
Tenet Healthcare
Texas Health Resources
University of North Texas System
University of Texas at Arlington
University of Texas at Dallas
UT Southwestern Medical Center
Verily

Leisure & Hospitality

American Airlines Center
Arcis Golf
AT&T Stadium
Brinker International
CEC Entertainment
Cinemark Holdings
Dave & Buster's
Del Frisco's Restaurant Group Inc
Fiesta Restaurant Group
Hilton
Hotels.com
Invited
La Madeleine
Live Nation
Lone Star Park
LSG Sky Chefs USA
Metroplex Sportservice
Omni Hotels
PGA of America
Pizza Hut
Six Flags Entertainment Park
Smoothie King
Texas Motor Speedway
Topgolf Entertainment Group
VisitDallas
Yum China Holdings

Manufacturing

Airbus Helicopters
Alcon Laboratories
American Leather
Arcosa
ATI
Bell Textron
Bombardier Aviation
Caterpillar
Celanese Corporation
Cisco Systems
Coca-Cola Southwest Beverages
Commercial Metals (CMC)
Dal-Tile Corporation
Darling Ingredients
Diodes
Elbit Systems
Encore Wire Corp
Ericsson
EssilorLuxottica
Flowserve
Fossil Group
Frito-Lay North America
Fujitsu Network Communications
General Motors
Gulfstream Aerospace
Integer Holdings Corp
Interceramic
Interstate Battery
Keurig Dr Pepper
Kimberly-Clark
Kubota
L-3 Technologies
Lennox International
Lockheed Martin
Louis Vuitton
Mary Kay
NCH Corporation
NEC Corporation of America
Nokia North America
PepsiCo
Peterbilt Motors
Poly-America
Qorvo (Skyworks)
Raytheon, an RTX Business
Ruiz Foods
Sally Beauty Holdings

Samsung Electronics America
Smith & Nephew
STMicroelectronics
Tetra Pak U.S.
Texas Instruments
Toyota Motor North America
Trinity Industries
Triumph Aerostructures
Valhi
Williamson-Dickie
Wistron

Financial Activities

Amegy Bank
Associa
Avantax
Bank of America
Bank of Texas
Billingsley Company
Briggs Freeman Sotheby's
Capital One Bank
CBRE Group
Century 21 Judge Fite
Charles Schwab
Citi
Comerica Bank (Fifth Third Bank)
CyrusOne
Digital Realty
Ebby Halliday
Federal Reserve Bank of Dallas
Fidelity Investments
FirstCash Holdings
Frost Bank
Globe Life
Goldman Sachs & Co.
Hilltop Holdings
Hillwood, a Perot Company
HUB International
JLL
JPMorgan Chase
Mr. Cooper
Options Clearing Corporation
Pegasus Bank

PlainsCapital Bank
PNC
Regions Bank
Santander Consumer USA
Scotiabank
State Farm Insurance
TD Ameritrade
Texas Capital Bank
TIAA
Toyota Financial Services
TPG
Truist Bank
UBS
Wells Fargo

Professional & Business Services

Accenture
AT&T
Atos
Boston Consulting Group
Conifer Health Solutions
CoreLogic
Corgan
Deloitte
DXC Technology
Ernst & Young
FedEx Office
Freeman Company
Frontier Communications
Google
HKS
IBM Corporation
Intuit
Jacobs Solutions
KPMG
McAfee
Microsoft
NTT Data
PwC
RealPage
Ryan
Salesforce
Slalom
TATA Consultancy

Services
Thomson Reuters
Thryv
T-Mobile
Tyler Technologies
Verizon
Weaver

Trade & Transportation

7-Eleven
Amazon
American Airlines Group
Andrews Distributing Company
At Home Group Inc
Aurora Innovation
Ben E Keith Company
BNSF Railway
Boeing Distribution
Consolidated Electrical Distributors
Container Store Group
Copart
Dallas Love Field
Daseke
DFW International Airport
Gamestop
Hilti North America
HOLT CAT
J.C. Penney
Match Group
Michaels Companies
Mode Global
Mouser Electronics Inc
MV Transportation
Neiman Marcus Group
Republic National Distributing Company
Sabre
Sewell Automotive Companies
Southern Glazer's Wine & Spirits
Southwest Airlines
Stevens Transport
Target
Tom Thumb - Albertson's
Union Pacific
Upbound Group

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** completed a \$95 million Phase I of its Convention Center project in late 2025, which included a 68,000-square-foot expansion, a new grand entrance, new food and beverage facilities, additional loading docks, and a straightening of **Commerce Street** in anticipation of a future adjoining convention hotel. The \$606 million Phase 2 will completely modernize the facility adding an exhibit hall, meeting room, and ballroom space; a new 4-story structure with a central tower; and a plaza and terraces for outdoor events.



2 Klyde Warren Park Expansion

Klyde Warren Park, a 5.4-acre urban oasis built over the top of Woodall Rogers Freeway, is arguably one of the most consequential projects in recent Dallas history, bringing 1.5 million visitors annually and opening significant economic development opportunities. A long-planned extension known as **Phase 2.0** will begin in 2026 that extends the deck, adding 1.7 acres. A 24,000-square-foot indoor event facility will include a reception floor and two levels of event space. A 37,000-square-foot **Jacobs Lawn** will host festivals, markets, and a winter ice rink.



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 2026.



4 Westside Village

The City of **Fort Worth** is moving forward with a \$1.7 billion development near the city's **Cultural District**. \$45 million in tax increment financing has been approved for infrastructure funding associated with the Westside Village project. Upon full development, the 37-acre site would include 880,000 square feet of office space, 238,000 square feet of retail, nearly 1,800 apartments, and a 175-room hotel. Phase 1 broke ground in 2026 to include 308 apartments, 100,000 square feet of office, retail, restaurants and entertainment space with completion dates in 2027 and 2028.



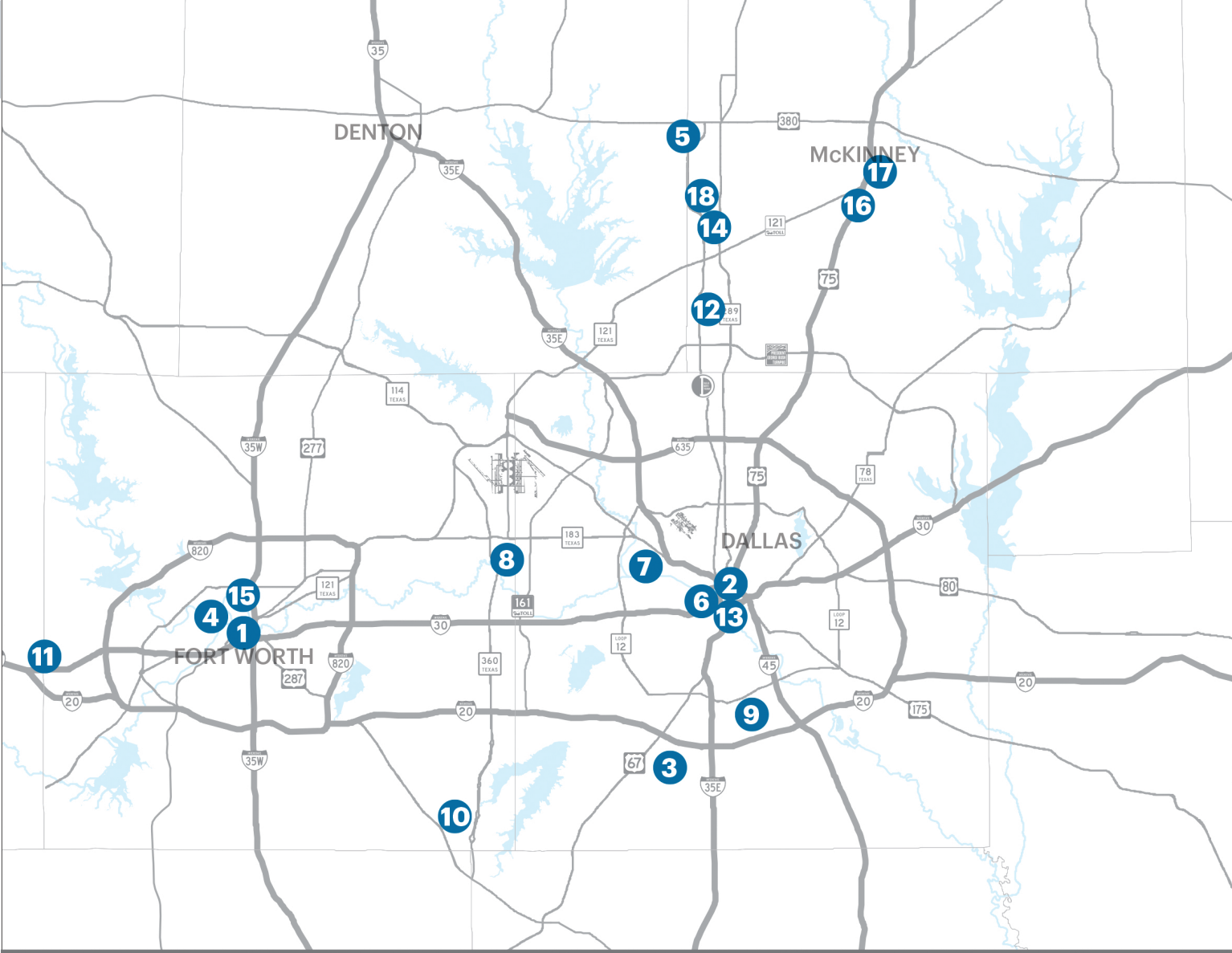
5 Firefly Park

Located in northern **Frisco** near the Dallas North Tollway, Firefly Park is a 217-acre mixed use development that represents up to \$4 billion in total investments over the span of three phases. In Phase 1, Aurora, an 18-story residential tower with 233 units and The Noc, a 5-story, 187-unit apartment building, broke ground in 2025. A 2026 start date is scheduled for retail elements, a wedding chapel and event center, 234 townhomes, a 1,400 space garage, a 190-room **Dream Hotel**, and a 45-acre park with stocked ponds and 25,000-square-foot amphitheater.



6 Harold Simmons Park

Harold Simmons Park is a transformative project aimed at redefining Dallas' relationship with its riverfront. The \$325 million park near downtown, which broke ground in 2025, will feature a 40,000-square-foot event lawn, an event center, a six-tower playground, a water play area, picnic groves, a skate and bike park, a cable ferry, and more. Envisioned as 250 acres of green space along the **Trinity River**, the project is actually a series of parks that will overlook a nature preserve in the floodway. Once complete, the park will host cultural programs, recreation, education, and shared experiences.



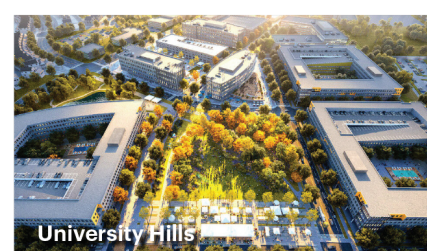
7 Hi Line Square

Dallas's historic **Design District** will become home to Hi Line Square, a 2.2-acre, mixed-use development breaking ground in 2026. Hi Line will feature a 17-story office tower with 186,000 square feet of workspace and connection 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 and showroom space. A fitness complex and padel club—a racket sport similar to pickleball—will open in 2026, and four upscale restaurants have already opened.



8 River Central

River Central is a \$2 billion planned mixed-use project that will reclaim 140 acres of suitable floodplain spread along the Trinity River through **Fort Worth** and **Grand Prairie** south of DFW Airport. The project components currently include a 140-room hotel, 120,000 square feet of office space, a live music venue, 60,000 square feet of retail, apartments, townhomes, restaurants, and 50 acres of open space. With an expected groundbreaking in 2026, River Central will be located near the Trinity Railway Express's **CenterPort Station**, increasing the amount of transit-oriented development in the region.



9 UNT Dallas Area Developments

Two enormous mixed-use projects abutting the UNT Dallas campus mark a new chapter for an underdeveloped area. **University Hills** is a \$1 billion, 270-acre master-planned community that broke ground in 2025. Thousands of residential units, 1.5 million square feet of commercial space, 50 acres of green space, and the potential of a new sports stadium and major grocer will transform the area. Just down the block is **Rivulet**, a 90-acre master-planned mixed-use project that will feature 300 single-family homes, 240 apartments, a 20-acre retail district, and a public library/innovation center. The project received a \$24 million grant from the City of Dallas for infrastructure costs.



10 Staybolt Street Entertainment District

The Staybolt Street Entertainment District in **Mansfield** is a \$1.5 billion, 300-acre mixed-use district anchored by an \$88 million, 7,500-seat multi-purpose stadium set to open in 2026. **FC Dallas** will manage the facility—home to the MLS NEXT Pro affiliate North Texas Soccer Club—as a talent development pipeline. At full buildout, Staybolt Street will include 750 rooms among three AI-powered hotels; 700-plus multifamily units within two residential communities; 50,000 square feet of medical office space; and a wide mix of entertainment and retail with the goal of creating a sports- and wellness-anchored live, stay, and play ecosystem.



11 UTA West Campus

The **University of Texas at Arlington**, an R-1 university for its high level of research activity, is constructing a UTA West campus to serve 10,000 students. The campus will sit on 51 acres in west **Fort Worth** and the UT Board of Regents approved \$150 million for its first building to break ground in 2026. UTA West will be dedicated to fostering economic development and meeting STEM-related educational needs in one of the fastest-growing areas in the country with the first 1,000 students enrolling in fall 2028. Discussions are underway with Tarrant County College, Weatherford College, and local school districts on creating student pipelines to the university.



12 Haggard Farms

One of the last remaining urban farm tracts in DFW, owned since the mid-1800s by a **Plano** pioneer family, will become a \$750 million, 142-acre mixed-use development. The full project will include 200,000 square feet of retail, 650,000 square feet of office space, 700 multifamily units, 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. Phase I of the project began in late 2025 and will include 100,000 square feet of retail, 350 multifamily units, 188 townhomes, a 3-acre park, and hiking and biking trails with a 2028 delivery date.



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, will reorient the current footprint 90 degrees on a north-south axis. The existing facility will be torn down and replaced with a 2.5 million-square-foot convention center, connecting downtown to surrounding neighborhoods with a potential deck park spanning I-30. The Master Plan calls for doubling ballroom space to 105,000 square feet, more than doubling meeting room space to 180,000 square feet, and increasing exhibition space to 750,000 square feet. In the interim, the existing facility will serve as the only global 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 at full build-out. The first phase of the development broke ground in 2025 with an upscale retail center anchored by Whole Foods and a **StreetLights Residential** multifamily development. Phase one encompasses 28 acres, on which will sit approximately 100,000 square feet of retail space, a 115,000-square-foot medical office building, 635 apartments, and a portion of an 8-acre central park. In 2025, 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. Construction on a critical \$1 billion flood control project will break ground in 2026 that will create two bypass channels to reroute the **Trinity River**. This component is scheduled for a 2029 completion date with dams and pump stations being completed three years later. Construction on the north channel will take three years to complete, while design plans for the south channel are underway. The project is expected to open up 338 acres of developable real estate along a high-density, mixed-use urban waterfront. The city of **Fort Worth** and Tarrant Regional Water District envision a walkable business and entertainment district and are soliciting developer proposals.



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 2026, the Allen City Council awarded incentives for their portion of the development, a 261-acre project that will include \$2 billion in commercial construction and 50 acres of parks and open space. The first 500 apartments, dog parks, a pond, and public art are scheduled for completion in mid-2026. Other Phase 1 amenities will include 300,000 square feet of office space, additional apartments, and a 9,000-square-foot restaurant.



17 Sunset Amphitheater

McKinney will soon be home to the region's newest entertainment facility, Sunset Amphitheater, coming in 2027. The \$300 million venue is located on 46 acres and will accommodate up to 20,000 attendees for larger events, though the flexible space can scale down to host 5,000-person events. The adaptive-use design includes heating systems, canopies, and wind walls that make the open-air venue usable year-round. Innovative wall designs will not only enhance acoustics, but are also equipped with dynamic lighting and video to provide interactive and immersive experiences for concert-goers.



18 Toyota Stadium Renovations

Toyota Stadium in **Frisco** is home of DFW's Major League Soccer franchise, **FC Dallas**, as well as the **National Soccer Hall of Fame**. A \$182 million renovation project kicked off in 2025 that will increase seating capacity by 10%, install the largest soccer stadium video board in the MLS, and complete many infrastructure improvements. Team owners want to create a sports and entertainment district that will spur \$1.1 billion of investment in the surrounding area to include a 250-room hotel, a 200-unit multifamily high-rise, 1.2 million square feet of office space across five buildings, and retail shops by 2035.



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.



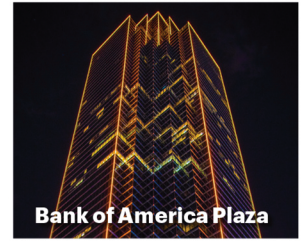
1 The Shops at RedBird

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. **Globitech**, 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 Globitech 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.



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.

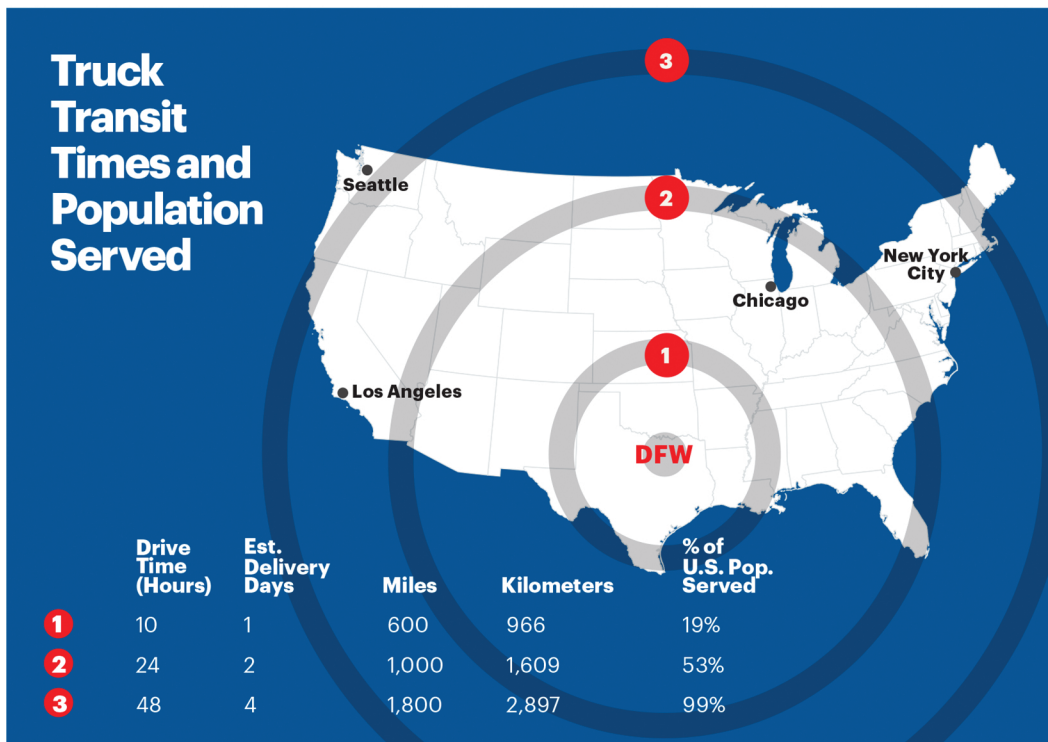
Superior combination of location and access featuring DFW Airport, major highways, and rail

Dallas-Fort Worth exemplifies Texas-sized opportunity, covering a massive land area larger than some U.S. states.

Currently the nation's fourth-largest metropolitan area by population, DFW's central location provides unparalleled access to every major domestic market and international trade partner.

DFW serves as a premier global logistics hub, offering businesses a competitive edge through integrated air, truck, and rail cargo infrastructure.

DFW's geographic advantage is equally vital for the modern professional. All primary U.S. business centers are less than a four-hour flight away, making it an ideal headquarters locale for maximizing operational efficiency and connectivity.



Source: Missouri Census Data Center; XPO Logistics

Flight Time From DFW

Mexico City, Mexico (MEX)	●●●	2 hrs. 47 min.
Toronto, ON, Canada (YYZ)	●●●	3 hrs. 6 min.
Los Angeles, CA (LAX)	●●●	3 hrs. 23 min.
New York, NY (JFK)	●●●	3 hrs. 40 min.
Paris, France (CDG)	●●●●●●●●	9 hrs. 16 min.
Tokyo, Japan (NRT)	●●●●●●●●●●	13 hrs. 28 min.

Source: Dallas Fort Worth International Airport

Rail Transit Time

Los Angeles	Chicago
6+ days	4+ days
Atlanta	Houston
3+ days	1+ day

Dallas-Fort Worth Climate

Average high/low temperatures (°F)

January	57/36
April	76/55
July	96/76
October	78/57
Annual Average	77/57

Average annual weather occurrences

Snowfall	Precipitation	Wind Speed
1.6 inches	37.0 inches	10.5 mph
Number of rainy days	Number of sunny days	
79 days	230+ days	

Source: NOAA

Sample of Recent Dallas-Fort Worth Expansions and Relocations 2025 Announcements

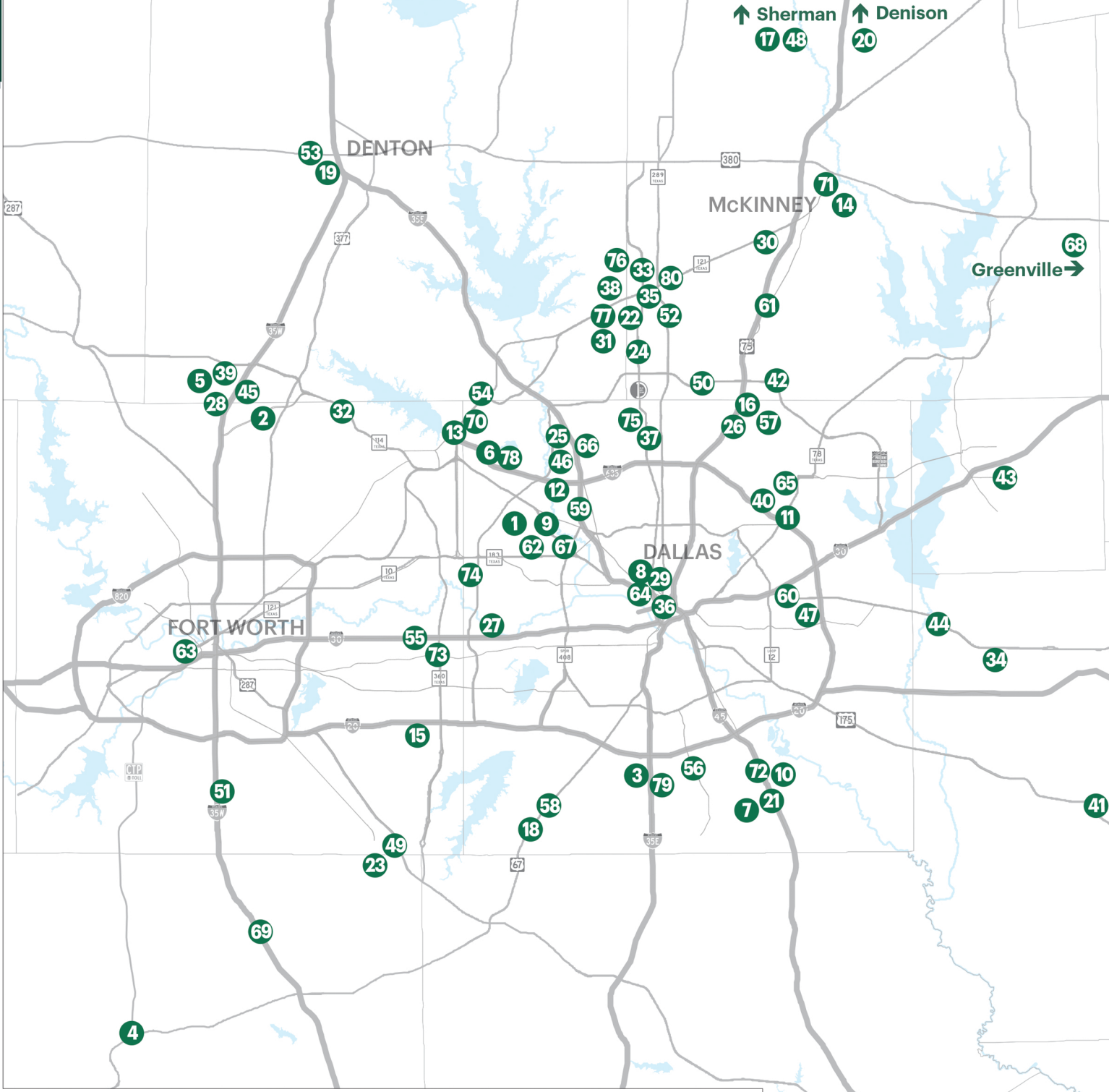
- 1 Abbott**, an IL-based medical technology company, plans a \$500M manufacturing and R&D expansion tied to its transfusion diagnostics business in Irving, adding 100 jobs.
- 2 Adom Industries**, a DFW-area microelectronics startup, will build an AI-native cloud-connected electronics prototyping factory and HQ in Fort Worth, investing \$229M and creating 267 jobs.
- 3 Allied Interior Solutions**, a cabinetry and interior solutions manufacturer, plans a \$22M expansion in DeSoto supported by a Chapter 380 incentive package up to \$600K.
- 4 Amazon**, the global giant e-commerce and logistics company, is building a 1.7M-SF operations facility in Cleburne, a \$200M project expected to create up to 1,000 jobs.
- 5 Ariat**, a Western boots and apparel company, plans to expand its regional HQ and build a new distribution center in Northlake, investing a total of \$72.6M and adding 250 total jobs.
- 6 AstraZeneca**, a UK-based biopharmaceutical company, expanded its manufacturing site in Coppell, investing \$445M to add a 9K-SF building, while adding 30 jobs.
- 7 Bridor USA**, a French-Canadian baked goods company, plans to build a state-of-the-art industrial bakery in Lancaster, investing \$410M and creating up to 600 jobs.
- 8 Care.com**, an Austin-based online care services marketplace, will relocate its corporate HQ to Dallas' Uptown.
- 9 Caterpillar**, a Fortune 500 industrial equipment manufacturer that relocated its HQ from IL to Irving, purchased a 400K+ SF office campus to expand its footprint.
- 10 CJ Logistics America**, a South Korea-based supply chain services provider, leased 1.07M SF at Southport Logistics Park in Wilmer.
- 11 Daisy Brand**, a Dallas-based dairy products company, is expanding in Garland with a \$24M, 56K-SF Research and Innovation Center project creating 50 jobs.
- 12 Darktrace**, a UK-based AI cybersecurity company, plans to open a 7,555-SF deployment center and new corporate office in Farmers Branch.
- 13 DigWorld**, a Katy, TX-based construction-themed adventure park, will open its second location in Grapevine in partnership with Dude Perfect.
- 14 Encore Wire**, a subsidiary of Italy's Prysmian wire and cable manufacturer, is expanding its McKinney campus with a \$500M investment, adding a 650K-SF facility and 120 jobs.
- 15 E-Space**, a French satellite communications and manufacturing company, will establish its NA HQ in Arlington, including a 480K-SF manufacturing/office facility and a 33K-SF hangar, creating up to 2,000 jobs.
- 16 GEICO**, a MD-based auto insurer, is expanding in Richardson with a second 165K-SF office building and plans to add 1,000+ jobs.
- 17 GlobalWafers**, a Taiwan-based silicon wafer manufacturer, plans to invest an additional \$4B to expand its U.S. manufacturing footprint, including at its Sherman campus.
- 18 GoldenHome**, a China-based provider of premium kitchen cabinets and customized home solutions, is developing an AI-driven smart manufacturing hub in Cedar Hill, renovating a 130K-SF facility.
- 19 LOTTE Global Logistics**, a South Korea-based logistics provider, opened an automated fulfillment center in Denton to support iHerb, spanning 232K SF and creating 40 jobs.
- 20 J&L Wire**, a shelving manufacturer with operations in SC and MN, is building a 60K-SF facility in Denison alongside plans for two 80K-SF warehouses, \$30M+ in new investment and triple-digit jobs.
- 21 John Paul Mitchell Systems**, a CA-based professional hair care company, will relocate its corporate HQ and global product distribution center to Wilmer, investing \$12M+ and creating 80 jobs.
- 22 KFC U.S.**, a KY-based quick-service restaurant brand, will relocate its U.S. HQ to Plano, moving corporate roles to the KFC & Pizza Hut global HQ campus.
- 23 Klein Tools**, an IL-based hand tools manufacturer, will add an R&D HQ in Mansfield, investing \$70M to build a 400K-SF campus and create 400 jobs.
- 24 L&T Technology Services**, an India-based engineering and technology services company, launched a new Engineering Design Center in Plano, expected to create 350+ high-skilled jobs.
- 25 LiquidStack**, an innovative data center cooling company, opened a second manufacturing facility in Carrollton, adding 4K SF and creating 100 jobs.
- 26 Micron Technology**, an ID-based semiconductor memory and storage manufacturer, will relocate and expand its North Texas operations in Richardson, investing \$30M to occupy 60K SF and add 250 jobs.
- 27 Modine**, a WI-based thermal management company, will expand its data center cooling manufacturing operations in Grand Prairie, investing \$400M and adding up to 1,000 jobs.
- 28 MTU Maintenance**, a Germany-based aircraft engine MRO provider, will expand operations at AllianceTexas in Fort Worth, investing \$120M and creating 1,200 jobs.
- 29 NYSE Texas** (NYSE Group/ Intercontinental Exchange), a New York-based securities exchange operator, leased 28K SF for its Texas HQ at Old Parkland in Dallas.
- 30 Omnilife**, a Mexico-based health and nutrition supplements company, will build its U.S. HQ in Allen, a \$40M project spanning 73K SF and housing 140+ employees.
- 31 Pennymac**, a CA-based mortgage lender and servicer, is establishing a new North Texas hub in Carrollton, initially occupying 150K SF with plans to expand to 300K SF and bring 1,800+ jobs.
- 32 Pluralsight**, a UT-based technology skills development company, relocated its corporate HQ to Westlake, including a 26K-SF office lease.
- 33 Public Storage**, a CA-based self-storage REIT, will relocate its corporate HQ to Frisco, occupying a 119K-SF office at Hall Park.
- 34 RJW Logistics Group**, an IL-based provider of retail logistics solutions, opened its third Dallas-area warehouse in Forney, spanning 512,223 SF and expected to create 200 jobs.
- 35 Simpson Strong-Tie**, a CA-based structural building products manufacturer, will expand with a "second home office" in Plano, leasing 38,372 SF and adding 300 jobs.
- 36 Scotiabank**, a Toronto, ON-based financial services provider, is establishing a new hub for U.S. operations in Dallas, investing \$60M and creating 1,020+ jobs with up to 100K SF of office space.
- 37 Topaz Labs**, an AI-powered photo and video enhancement company, is expanding its HQ in Addison, leasing 28K SF, investing \$2.5M, and adding 130 jobs.
- 38 Toyota Financial Services**, a TX-based captive finance company, will occupy a new office for 1,150 employees at Southstone Yards in Frisco, leasing 215K SF.
- 39 Wistron**, a Taiwan-based electronics manufacturer, will establish two AI supercomputing facilities at AllianceTexas in Fort Worth, investing \$761M to renovate nearly 1.1M SF and create 800+ jobs.
- 40 Zobebe USA Inc.**, a laundry and fabric care products manufacturer, is expanding operations in Garland with a \$30M project adding 76K SF and creating 150 jobs.

2024 Announcements

Company	Number of Jobs Created
41 Agile Cold Storage	70
42 ASSA ABLOY	166
43 Ballard Power Systems	
44 Barrett Distribution Centers	75
45 Bell	520
46 BuzzBallz	194
47 Canadian Solar	600
48 Coherent	

Company	Number of Jobs Created
49 Crystal Window and Door Systems	504
50 Delta Electronics	1,500
51 Dick's Sporting Goods	300
52 Diversified	200
53 Enginetech Systems	133
54 Ericsson	
55 E-Space	400
56 FreshRealm	112

Company	Number of Jobs Created
57 GEICO	500
58 GoldenHome	80
59 HAECO Global Engine Support	170
60 Hexagon Purus	43
61 IntelliEPI Expansion	35
62 iRely	
63 ITS Logistics	300
64 Koya Medical	220



Company	Number of Jobs Created
65	Kraft Heinz - Garland 200
66	LiquidStack 100
67	NASDAQ
68	Orbis Corporation 290
69	Paris Baguette 450
70	PathGroup
71	Plug and Play
72	Post Consumer Brands

Company	Number of Jobs Created
73	Salcomp 660
74	Speedy Freight
75	Tanium 140
76	TIAA
77	Toca Social 120
78	Verily
79	Waabi 20
80	Zallyp Digital

