




DALLAS / FORT WORTH



W H I T E B  X

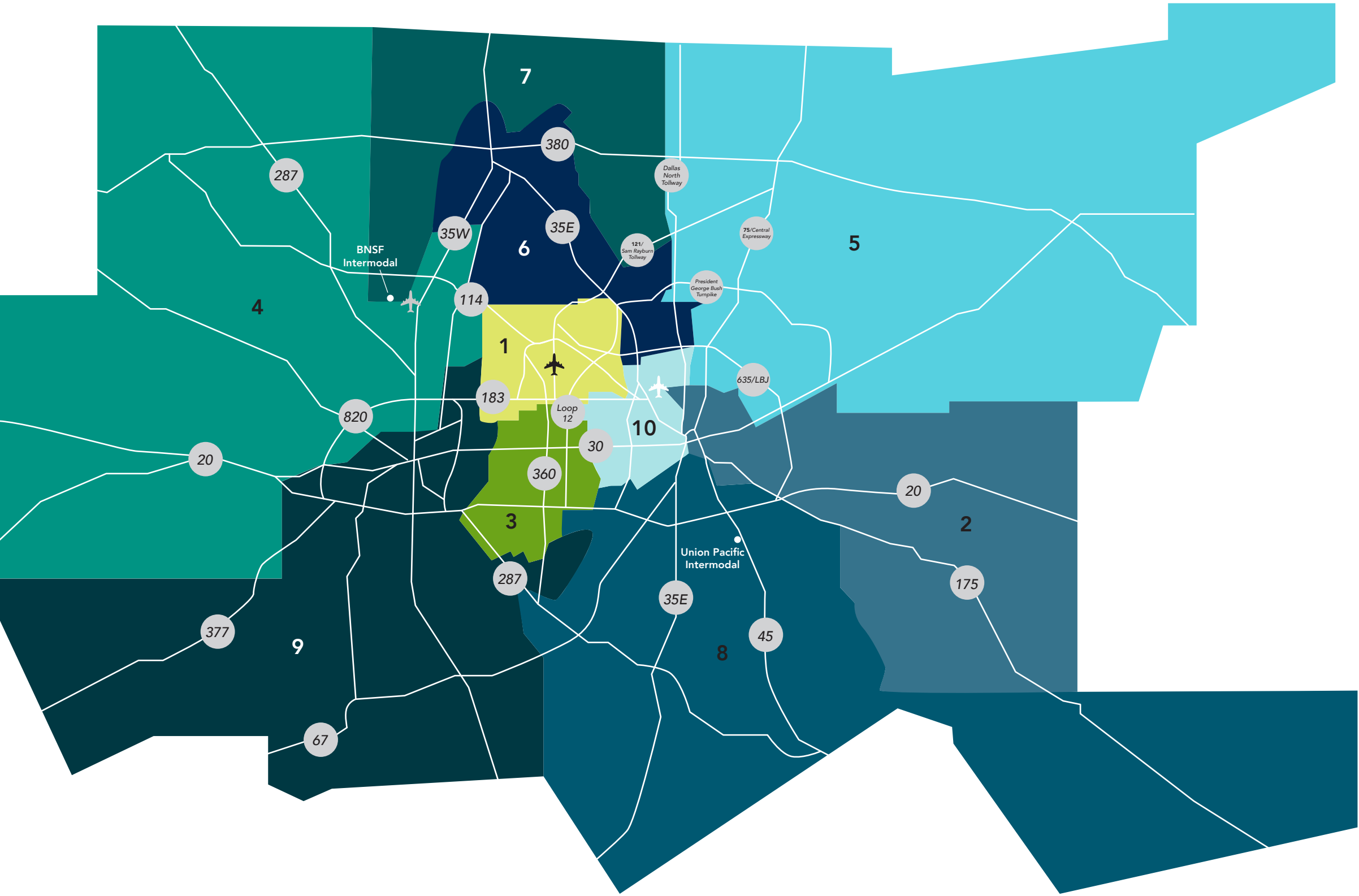
REAL ESTATE

Q2 2022

INDUSTRIAL
MARKET BEAT



DFW
Industrial
Market
Overview



Legend

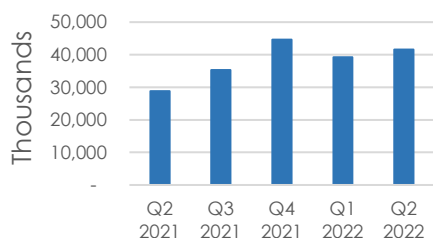
- 1 - DFW Airport
- 2 - East Dallas Ind
- 3 - Great SW/Arlington Ind
- 4 - North Ft. Worth/Alliance
- 5 - Northeast Dallas
- 6 - Valwood/Lewisville
- 7 - NW Dallas Outlying Ind
- 8 - South Dallas Ind
- 9 - South Ft Worth Ind
- 10 - Pinnacle
- DFW Airport
- Love Field
- Alliance Airport



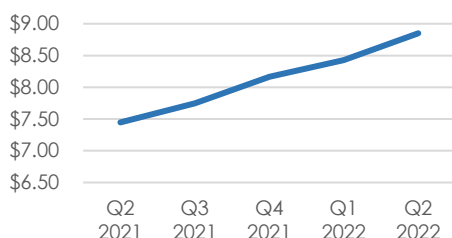
DFW INDUSTRIAL OVERVIEW | Q2 2022

	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
DFW	1,048,471,810 SF	94,203,326 SF	5.7%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF
Texas	2,535,027,751 SF	167,311,831 SF	4.8%	114,716,935 SF	82,846,215 SF	113,902,855 SF	\$8.17/SF
United States	17,796,404,903 SF	1,192,359,128 SF	3.9%	500,579,369 SF	352,334,740 SF	643,711,223 SF	\$10.58/SF

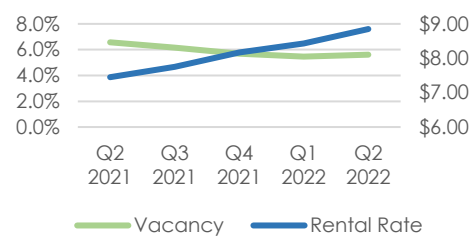
Net Absorption



LEASING ACTIVITY



Vacancy Vs Rental Rate



Under Construction

Delivered

Absorption

Sale Price PSF



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

MARKET BEAT

TOTAL INDUSTRIAL STATISTICS

WHITEBOX

REAL ESTATE

Market	Total Inventory	Vacancy		12 Month Total		Construction	Quoted
		Vacant SF	Vac %	Net Absorption	Net Deliveries	Current SF	Rates
W DFW Airport/Grapevine	22,894,405	318,690	1.39%	1,528,937	703,098	494,536	\$ 10.34
E DFW Airport/Las Colinas	69,339,330	1,635,715	2.36%	3,077,727	690,039	3,072,319	\$ 8.19
Central East Dallas	19,505,223	2,963,819	15.20%	(952,441)	-	20,900	\$ 9.76
East Dallas/Mesquite	26,926,739	3,117,578	11.58%	251,886	1,324,429	2,061,938	\$ 7.67
Lower Great Southwest	43,113,252	1,083,867	2.51%	531,977	129,450	352,774	\$ 7.49
Upper Great Southwest	56,881,025	2,434,508	4.28%	298,866	607,301	751,735	\$ 7.27
Arlington	27,148,439	975,172	3.59%	836,098	796,675	1,551,325	\$ 8.17
NE Tarrant/Alliance	69,048,586	6,306,207	9.13%	7,379,429	3,702,624	9,898,927	\$ 7.86
Meacham Field/Fossil Creek	51,442,518	3,814,463	7.42%	628,967	2,077,423	1,453,914	\$ 7.21
Allen/McKinney	16,878,913	1,137,639	6.74%	1,644,430	1,353,533	647,697	\$ 11.52
Plano	26,012,529	1,427,047	5.49%	456,830	673,674	1,431,396	\$ 12.57
Richardson	19,823,940	961,461	4.85%	591,350	161,439	180,000	\$ 12.82
NE Dallas/Garland	55,523,337	1,303,133	2.35%	1,648,470	22,750	74,758	\$ 7.70
Lewisville	32,608,787	1,109,677	3.40%	1,591,732	994,475	3,298,486	\$ 8.90
N Stemmons/Valwood	52,438,039	1,716,821	3.27%	(395,762)	248,650	116,467	\$ 7.84
Metropolitan/Addison	22,135,952	1,411,388	6.38%	(229,079)	1,368	95,356	\$ 11.08
Redbird Airport	20,483,247	388,977	1.90%	22,021	76,344	1,736,093	\$ 5.82
SW Dallas/US 67	33,536,096	913,188	2.72%	465,768	515,310	7,226,337	\$ 7.54
SE Dallas/I-45	55,550,429	5,491,715	9.89%	6,602,474	7,111,447	17,930,912	\$ 5.85
Outlying Ellis County	12,976,238	672,688	5.18%	84,964	87,549	263,750	\$ 6.65
East Fort Worth	28,059,825	2,296,416	8.18%	206,339	1,153,284	47,374	\$ 8.22
N Central Fort Worth	10,937,220	299,680	2.74%	(300,088)	86	-	\$ 8.89
S Central Fort Worth	10,603,873	575,896	5.43%	(280,477)	16,908	-	\$ 8.13
S Central Tarrant County	33,808,018	5,089,121	15.05%	4,084,466	5,455,418	2,100,843	\$ 7.07
Western Lonestar/PGB Turnpike	10,183,575	146,134	1.44%	955,745	706,652	83,561	\$ 7.29
Eastern Lonestar/PGB Turnpike	30,108,435	852,069	2.83%	(204,750)	8,431	1,641,720	\$ 6.40
North Trinity	13,365,584	841,631	6.30%	114,916	-	-	\$ 13.75
Totals	1,048,471,810	59,390,686	5.66%	33,945,314	32,577,312	65,323,794	\$ 8.85

Source: CoStar Property®

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-454

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

The market terms, definitions, and statistics in this report are based on CoStar Group, Inc. statistics. The information contained is gathered from multiple sources considered to be reliable. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. © 2022 Whitebox Real Estate, LLC | Data from CoStar, Inc

WHITEBOX

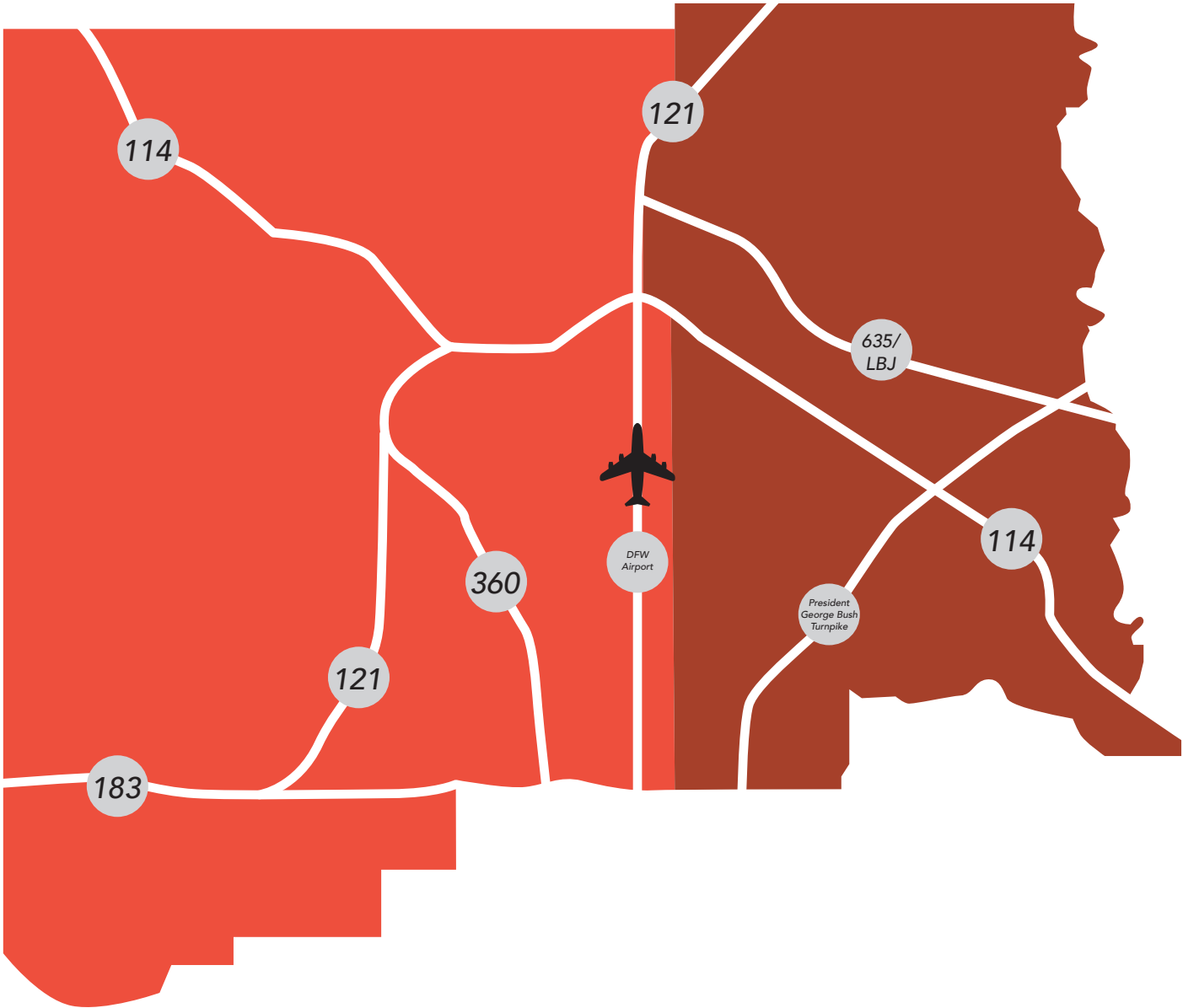
REAL ESTATE



YOUR GOALS

OUR EXPERTISE

DFW
Airport
Industrial
Market



Legend

- W DFW Airport
Grapevine Ind
- E DFW Airport
Las Colinas Ind



W DFW Airport / Grapevine | Q2 2022

Market Insights:

The W DFW Airport / Grapevine Submarket ended the second quarter of 2022 with a vacancy rate of 1.39%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 1,528,937 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$10.34/SF across all classes, increasing from \$9.94/SF in the previous quarter. 12-month new construction deliveries are at 703,098 SF, and there is currently 494,536 SF under construction in the submarket.

W DFW Airport / Grapevine commercial sale prices ended the second quarter of 2022 at \$117/SF, increasing from \$111/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



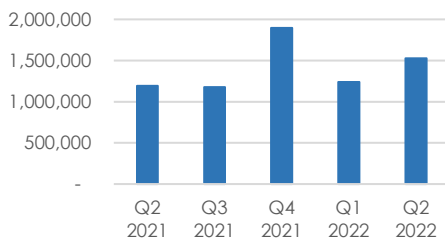
Under Construction

Absorption

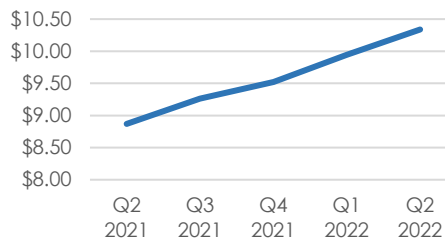


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
W DFW Airport / Grapevine	22,894,405 SF	413,015 SF	1.39%	1,528,937 SF	703,098 SF	494,536 SF	\$10.34/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

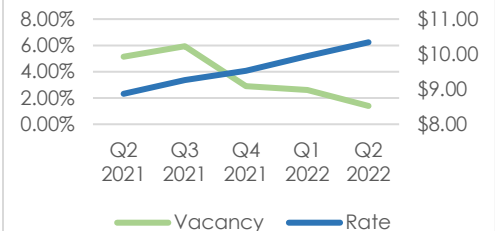
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

E DFW Airport / Las Colinas | Q2 2022

Market Insights:

The E DFW Airport / Las Colinas Submarket ended the second quarter of 2022 with a vacancy rate of 2.36%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 3,077,727 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.19/SF across all classes, increasing from \$7.81/SF in the previous quarter. 12-month new construction deliveries are at 690,039 SF, and there is currently 3,072,319 SF under construction in the submarket.

E DFW Airport / Las Colinas commercial sale prices ended the second quarter of 2022 at \$113/SF, increasing from \$103/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



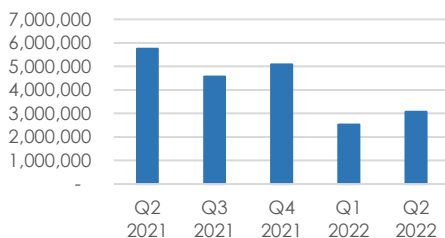
Under Construction

Absorption

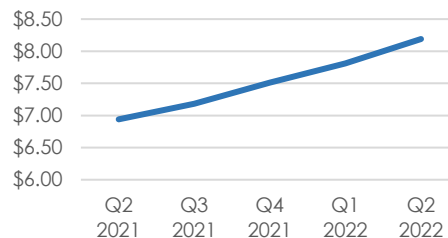


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
E DFW Airport / Las Colinas	69,339,330 SF	5,601,924 SF	2.36%	3,077,727 SF	690,039 SF	3,072,319 SF	\$8.19/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

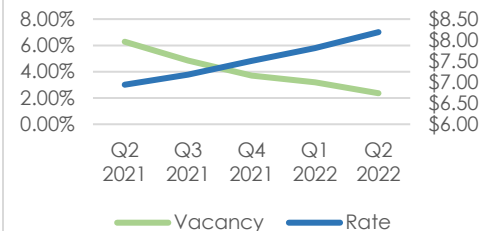
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

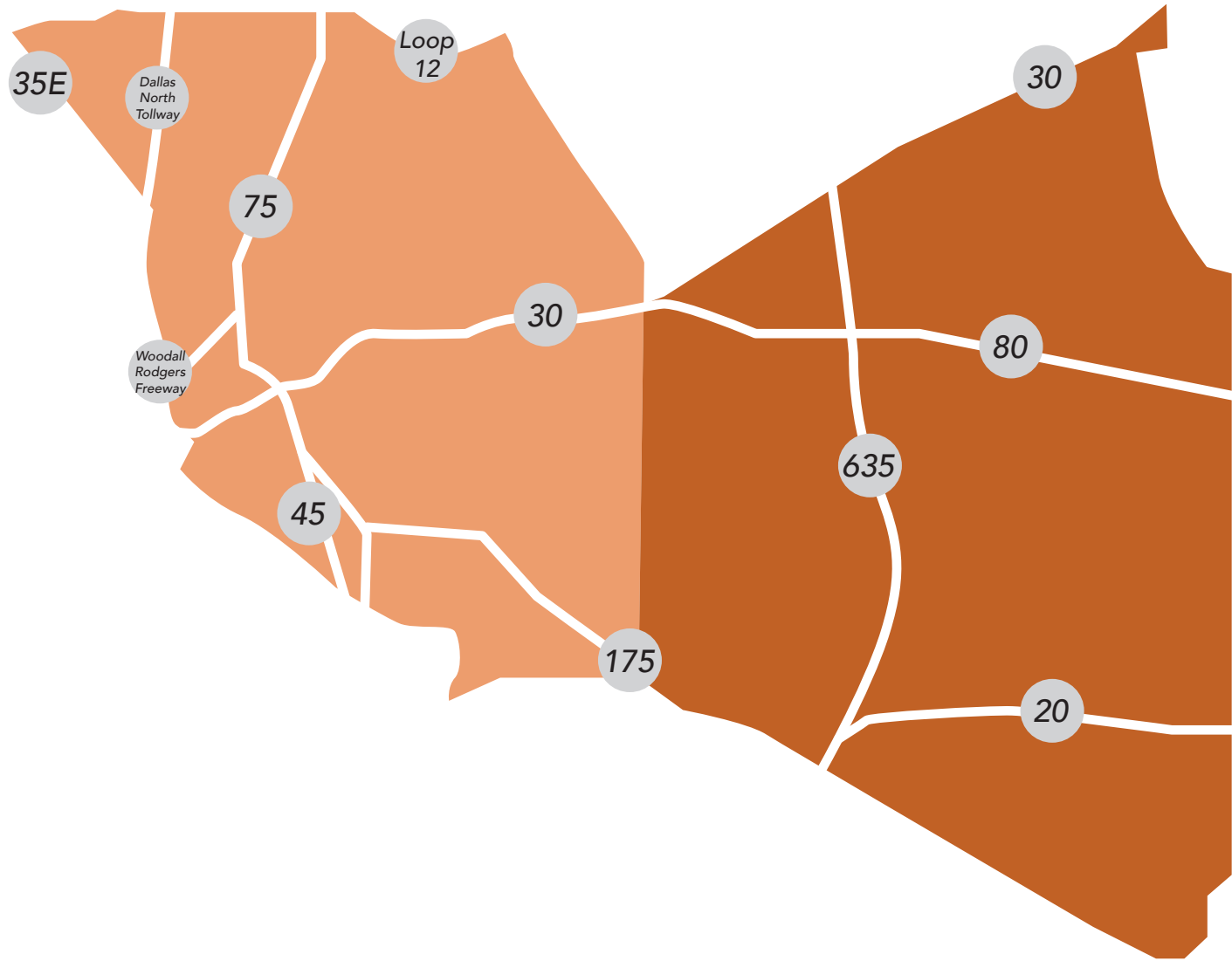
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

East
Dallas
Industrial
Market



Legend

- Central East Dallas Ind
- East Dallas Mesquite Ind



Central East Dallas | Q2 2022

Market Insights:

The Central East Dallas Submarket ended the second quarter of 2022 with a vacancy rate of 15.20%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -952,441 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$9.76/SF across all classes, increasing from \$9.47/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently 20,900 SF under construction in the submarket.

Central East Dallas commercial sale prices ended the second quarter of 2022 at \$107/SF, increasing from \$101/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates



Vacancy



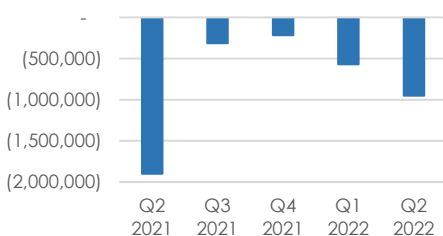
Under Construction



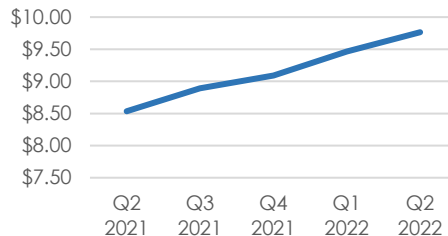
Absorption

	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Central East Dallas	19,505,223 SF	2,978,448 SF	15.20%	-952,441 SF	0 SF	20,900 SF	\$9.76/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

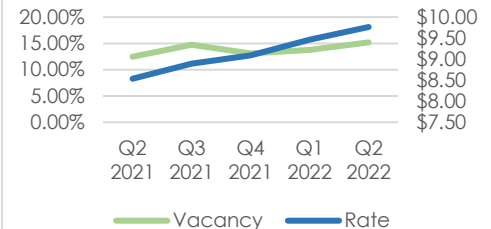
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

East Dallas / Mesquite | Q2 2022

Market Insights:

The East Dallas / Mesquite Submarket ended the second quarter of 2022 with a vacancy rate of 11.58%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 251,886 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.67/SF across all classes, increasing from \$7.16/SF in the previous quarter. 12-month new construction deliveries are at 1,324,429 SF, and there is currently 2,061,938 SF under construction in the submarket.

East Dallas commercial sale prices ended the second quarter of 2022 at \$100/SF, increasing from \$95/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



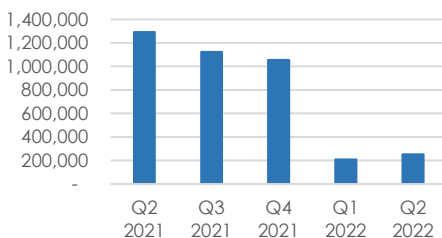
Under Construction

Absorption

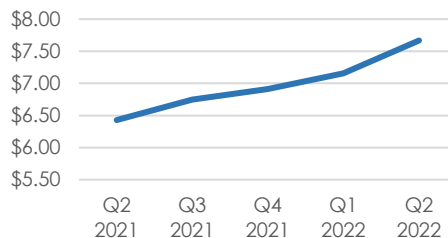


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East Dallas / Mesquite	26,926,739 SF	3,520,940 SF	11.58%	251,886 SF	1,324,429 SF	2,061,938 SF	\$7.67/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

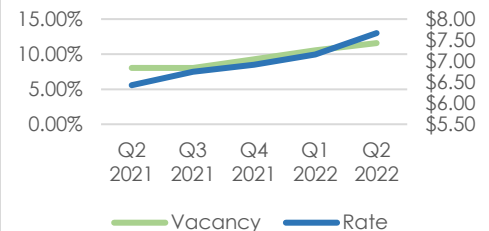
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

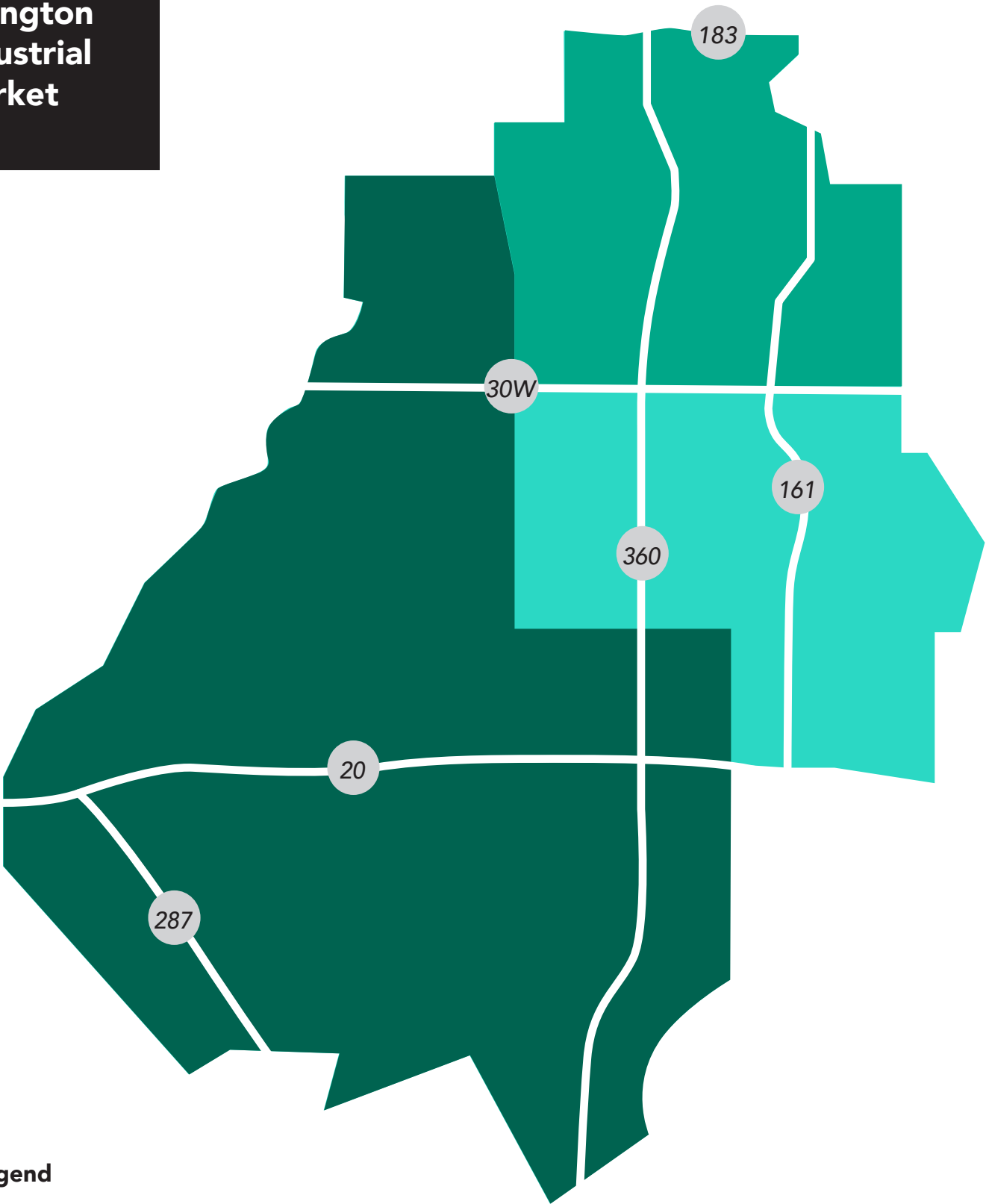
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Great SW
Arlington
Industrial
Market



Legend

- Lower Great Southwest Ind
- Upper Great Southwest Ind
- Arlington Ind



Lower Great Southwest | Q2 2022

Market Insights:

The Lower Great Southwest Submarket ended the second quarter of 2022 with a vacancy rate of 2.51%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 531,977 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.49/SF across all classes, increasing from \$7.20/SF in the previous quarter. 12-month new construction deliveries are at 129,450 SF, and there is currently 352,774 SF under construction in the submarket.

Lower Great Southwest commercial sale prices ended the second quarter of 2022 at \$192/SF, increasing from \$87/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



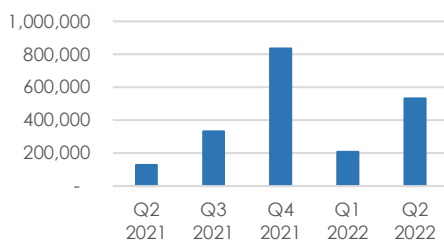
Under Construction

Absorption

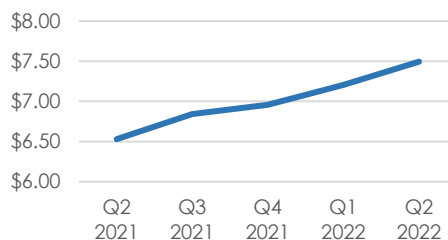


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Lower Great Southwest	43,113,252 SF	1,248,129 SF	2.51%	531,977 SF	129,450 SF	352,774 SF	\$7.49/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

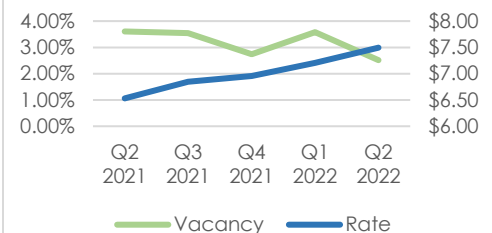
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Upper Great Southwest | Q2 2022

Market Insights:

The Upper Great Southwest Submarket ended the second quarter of 2022 with a vacancy rate of 4.28%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 298,866 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.27/SF across all classes, increasing from \$6.92/SF in the previous quarter. 12-month new construction deliveries are at 607,301 SF, and there is currently 751,735 SF under construction in the submarket.

Upper Great Southwest commercial sale prices ended the second quarter of 2022 at \$104/SF, increasing from \$99/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



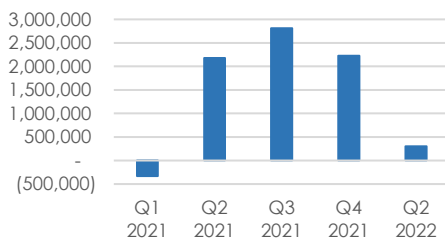
Under Construction

Absorption

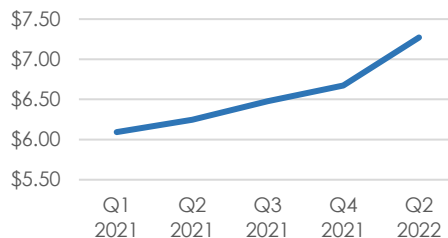


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Upper Great Southwest	56,881,025 SF	2,963,501 SF	4.28%	298,866 SF	607,301 SF	751,735 SF	\$7.27/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

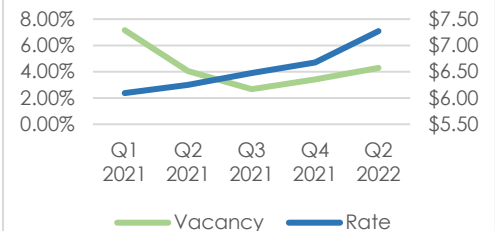
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Arlington | Q2 2022

Market Insights:

The Arlington Submarket ended the second quarter of 2022 with a vacancy rate of 3.59%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 836,098 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.17/SF across all classes, increasing from \$7.79/SF in the previous quarter. 12-month new construction deliveries are at 796,675 SF, and there is currently 1,551,325 SF under construction in the submarket.

Arlington commercial sale prices ended the second quarter of 2022 at \$111/SF, increasing from \$105/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates



Vacancy



Under Construction

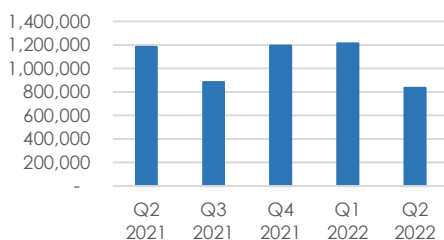


Absorption

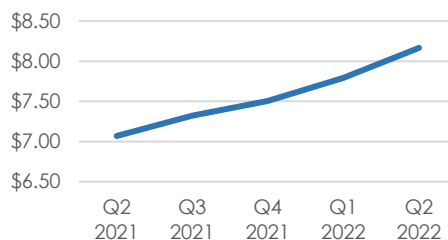


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Arlington	27,148,439 SF	2,255,764 SF	3.59%	836,098 SF	796,675 SF	1,551,325 SF	\$8.17/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

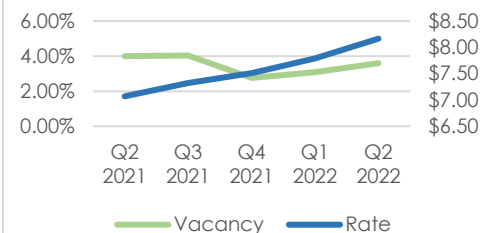
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

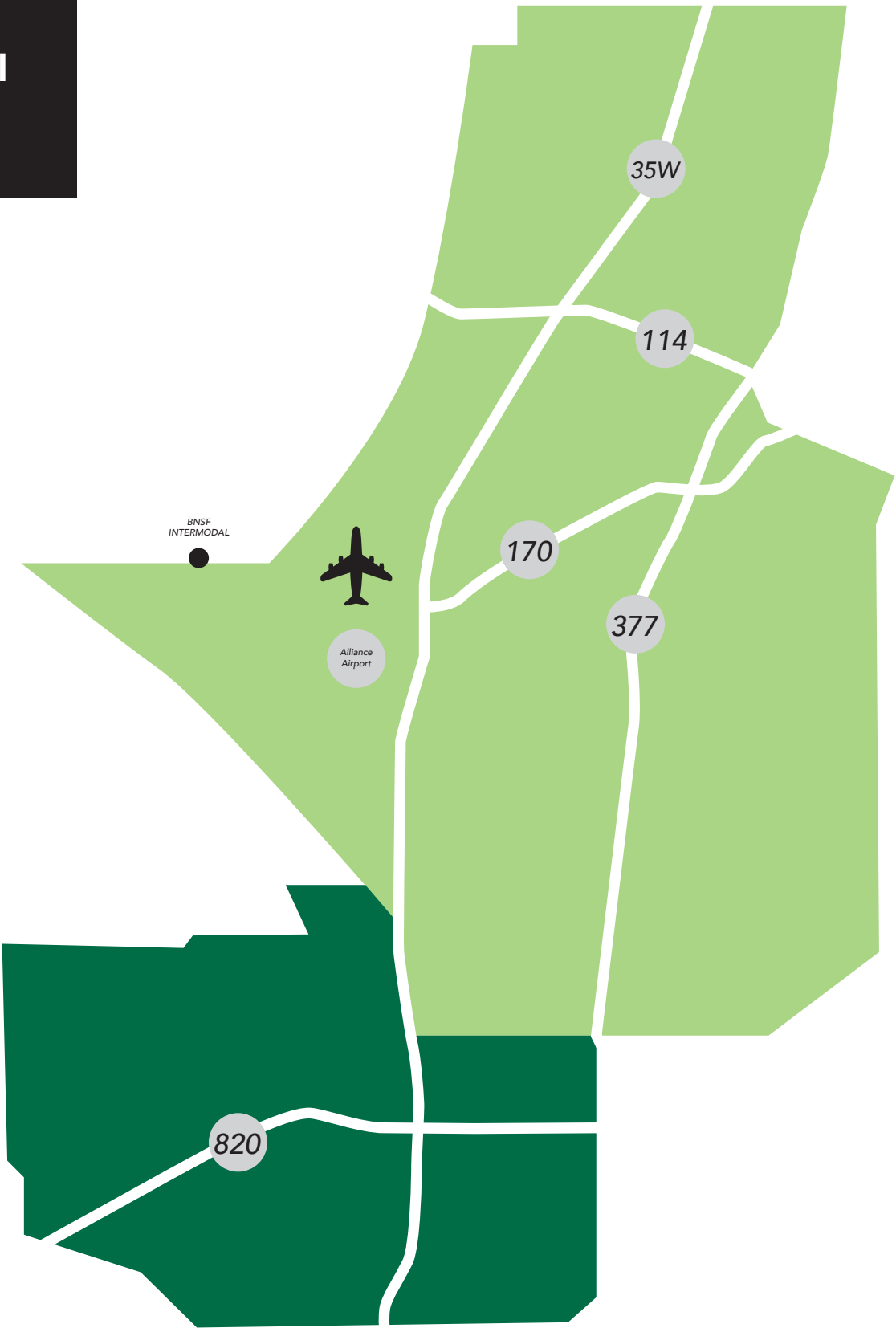
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

N FTW & Alliance Industrial Market



Legend

NE Tarrant/Alliance Ind

Meacham Fld/Fossil Cr Ind

NE Tarrant / Alliance | Q2 2022

Market Insights:

The NE Tarrant / Alliance Submarket ended the second quarter of 2022 with a vacancy rate of 9.13%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 7,379,429 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.86/SF across all classes, increasing from \$7.51/SF in the previous quarter. 12-month new construction deliveries are at 3,702,624 SF, and there is currently 9,898,927 SF under construction in the submarket.

NE Tarrant / Alliance commercial sale prices ended the second quarter of 2022 at \$100/SF, increasing from \$95/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



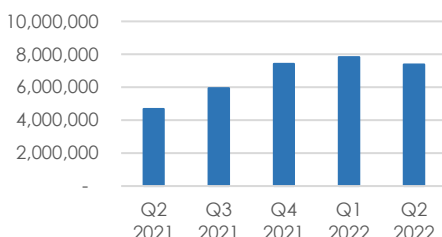
Under Construction

Absorption

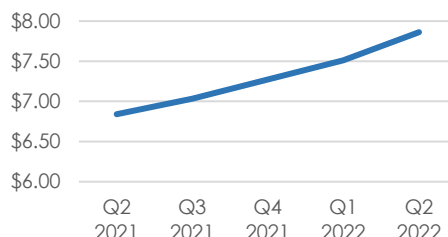


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
NE Tarrant / Alliance	69,048,586 SF	11,134,084 SF	9.13%	7,379,429 SF	3,702,624 SF	9,898,927 SF	\$7.86/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

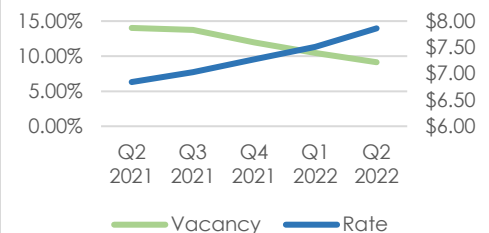
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Meacham Field / Fossil Creek | Q2 2022

Market Insights:

The Meacham Field / Fossil Creek Submarket ended the second quarter of 2022 with a vacancy rate of 7.42%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 628,967 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.21/SF across all classes, increasing from \$6.90/SF in the previous quarter. 12-month new construction deliveries are at 2,077,423 SF, and there is currently 1,453,914 SF under construction in the submarket.

Meacham Field / Fossil Creek commercial sale prices ended the second quarter of 2022 at \$101/SF, increasing from \$96/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



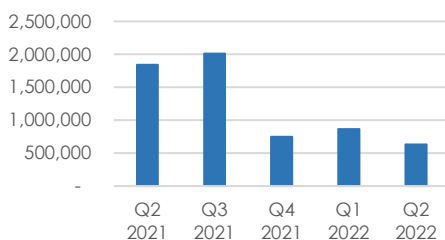
Under Construction

Absorption

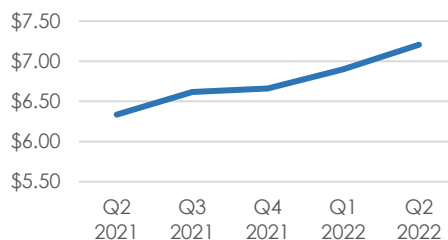


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Meacham Field / Fossil Creek	51,442,518 SF	5,068,631 SF	7.42%	628,967 SF	2,077,423 SF	1,453,914 SF	\$7.21/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

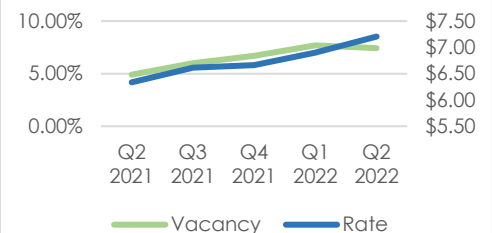
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

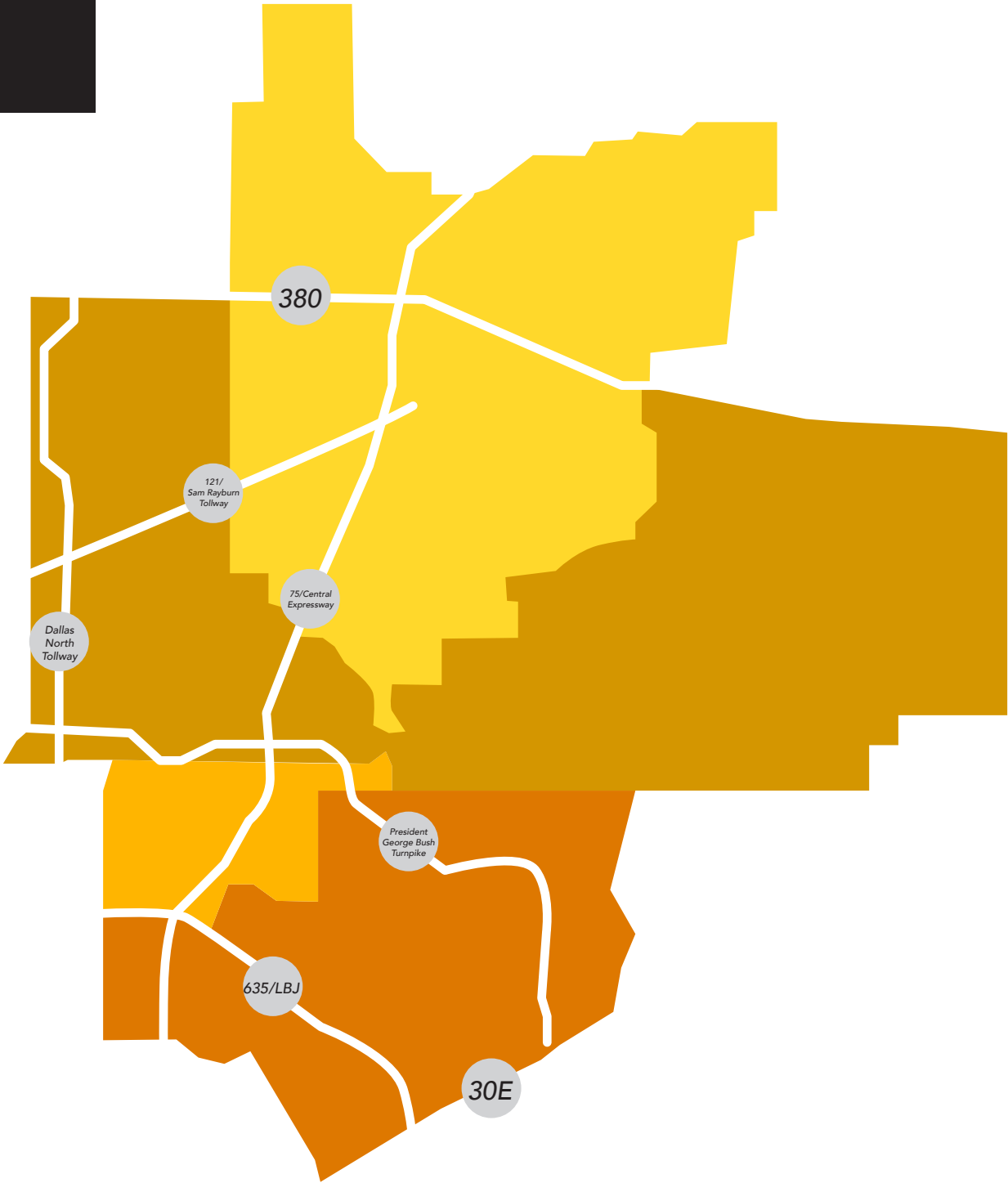
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Northeast
Dallas
Industrial
Market



Legend

- Allen/McKinney Ind
- Plano Ind
- Richardson Ind
- NE Dallas/Garland Ind



Allen / McKinney | Q2 2022

Market Insights:

The Allen / McKinney Submarket ended the second quarter of 2022 with a vacancy rate of 6.74%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 1,644,430 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$11.52/SF across all classes, increasing from \$10.98/SF in the previous quarter. 12-month new construction deliveries are at 1,353,533 SF, and there is currently 647,697 SF under construction in the submarket.

Allen / McKinney commercial sale prices ended the second quarter of 2022 at \$141/SF, increasing from \$132/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



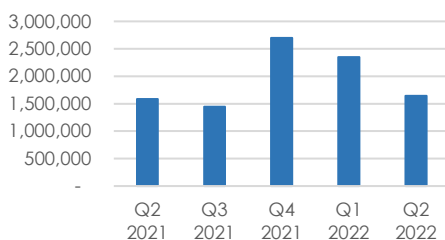
Under Construction

Absorption

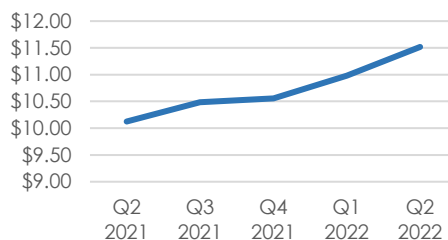


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Allen / McKinney	16,878,913 SF	1,594,720 SF	6.74%	1,644,430 SF	1,353,533 SF	647,697 SF	\$11.52/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

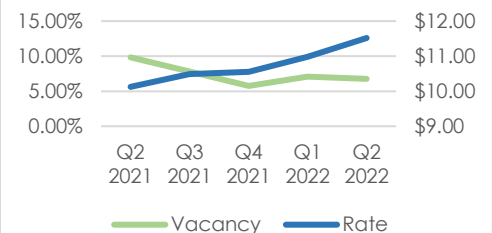
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Plano | Q2 2022

Market Insights:

The Plano Submarket ended the second quarter of 2022 with a vacancy rate of 5.49%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 456,830 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$12.57/SF across all classes, increasing from \$12.00/SF in the previous quarter. 12-month new construction deliveries are at 673,674 SF, and there is currently 1,431,396 SF under construction in the submarket.

Plano commercial sale prices ended the second quarter of 2022 at \$159/SF, increasing from \$150/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



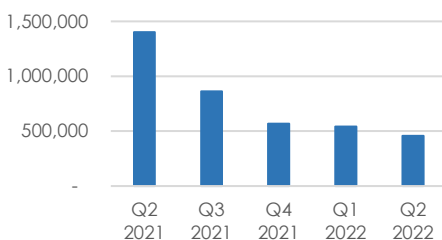
Under Construction

Absorption

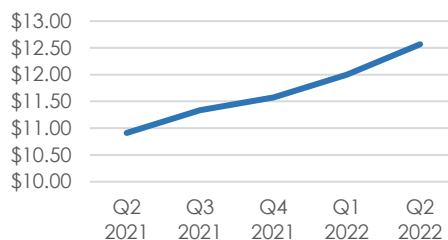


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Plano	26,012,529 SF	1,520,692 SF	5.49%	456,830 SF	673,674 SF	1,431,396 SF	\$12.57/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

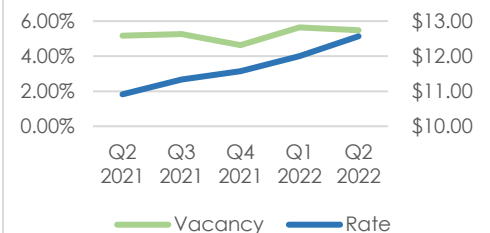
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Richardson | Q2 2022

Market Insights:

The Richardson Submarket ended the second quarter of 2022 with a vacancy rate of 4.85%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 591,350 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$12.82/SF across all classes, increasing from \$12.45/SF in the previous quarter. 12-month new construction deliveries are at 161,439 SF, and there is currently 180,000 SF under construction in the submarket.

Richardson commercial sale prices ended the second quarter of 2022 at \$147/SF, increasing from \$139/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



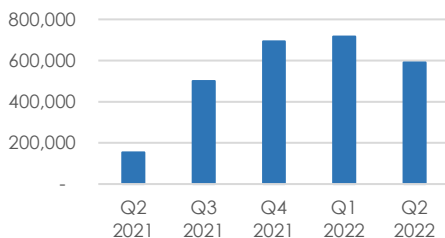
Under Construction

Absorption

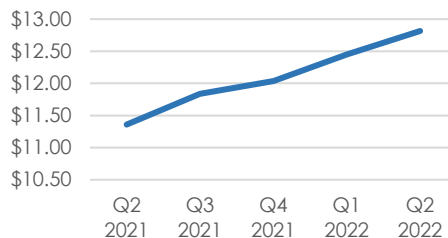


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Richardson	19,823,940 SF	916,659 SF	4.85%	591,350 SF	161,439 SF	180,000 SF	\$12.82/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

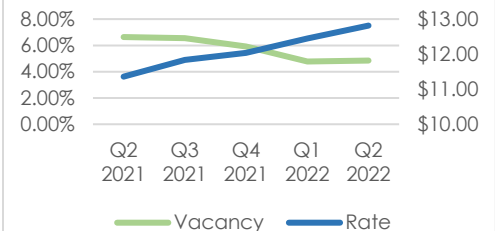
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

NE Dallas / Garland | Q2 2022

Market Insights:

The NE Dallas / Garland Submarket ended the second quarter of 2022 with a vacancy rate of 2.35%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 1,648,470 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.70/SF across all classes, increasing from \$7.38/SF in the previous quarter. 12-month new construction deliveries are at 22,750 SF, and there is currently 74,758 SF under construction in the submarket.

NE Dallas / Garland commercial sale prices ended the second quarter of 2022 at \$112/SF, increasing from \$103/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



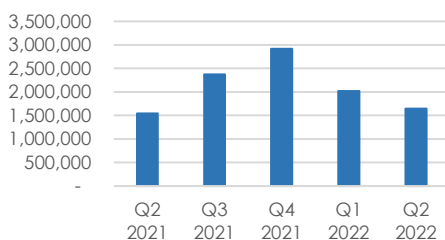
Under Construction

Absorption

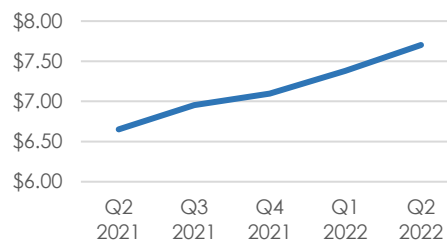


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
NE Dallas / Garland	55,523,337 SF	1,564,092 SF	2.35%	1,648,470 SF	22,750 SF	74,758 SF	\$7.70/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

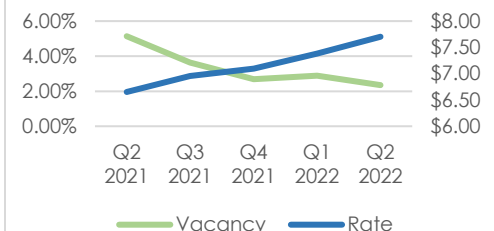
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540




510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Valwood/ Lewisville Industrial Market



Legend

-  Lewisville Ind
-  N Stemmons/Valwood Ind
-  Metropolitan/Addison Ind



Lewisville | Q2 2022

Market Insights:

The Lewisville Submarket ended the second quarter of 2022 with a vacancy rate of 3.40%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,591,732 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.90/SF across all classes, increasing from \$8.49/SF in the previous quarter. 12-month new construction deliveries are at 994,475 SF, and there is currently 3,298,486 SF under construction in the submarket.

Lewisville commercial sale prices ended the second quarter of 2022 at \$129/SF, increasing from \$121/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates



Vacancy



Under Construction

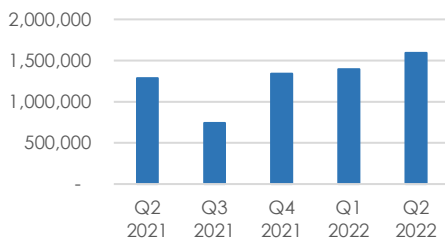


Absorption

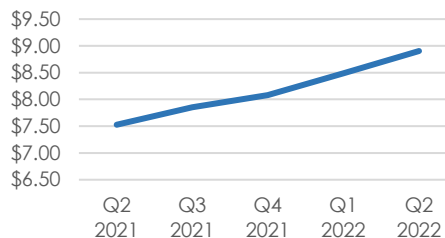


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Lewisville	32,608,787 SF	2,946,204 SF	3.40%	1,591,732 SF	994,475 SF	3,298,486 SF	\$8.90/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

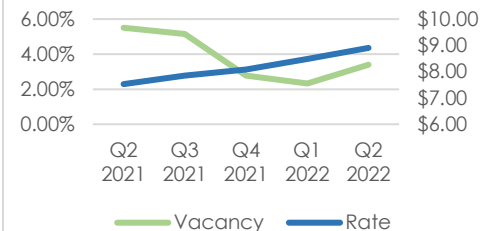
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

N Stemmons / Valwood | Q2 2022

Market Insights:

The N Stemmons / Valwood Submarket ended the second quarter of 2022 with a vacancy rate of 3.27%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -395,762 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.84/SF across all classes, increasing from \$7.50/SF in the previous quarter. 12-month new construction deliveries are at 248,650 SF, and there is currently 116,467 SF under construction in the submarket.

N Stemmons / Valwood commercial sale prices ended the second quarter of 2022 at \$102/SF, increasing from \$96/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



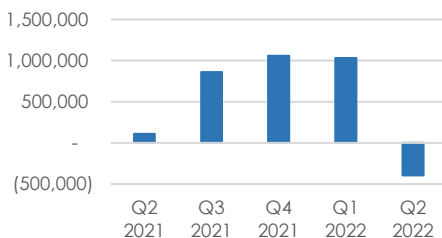
Under Construction

Absorption

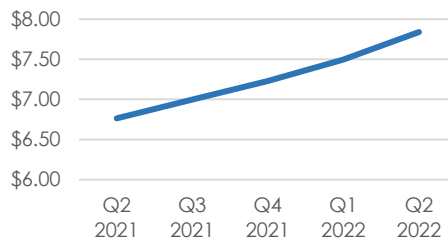


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
N Stemmons / Valwood	52,438,039 SF	1,513,886 SF	3.27%	-395,762 SF	248,650 SF	116,467 SF	\$7.84/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

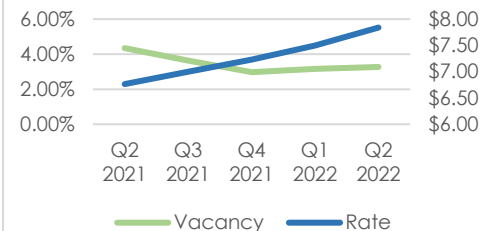
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Metropolitan / Addison | Q2 2022

Market Insights:

The Metropolitan / Addison Submarket ended the second quarter of 2022 with a vacancy rate of 6.38%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -229,079 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$11.08/SF across all classes, increasing from \$10.65/SF in the previous quarter. 12-month new construction deliveries are at 1,368 SF, and there is currently 95,356 SF under construction in the submarket.

Metropolitan / Addison commercial sale prices ended the second quarter of 2022 at \$126/SF, increasing from \$118/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



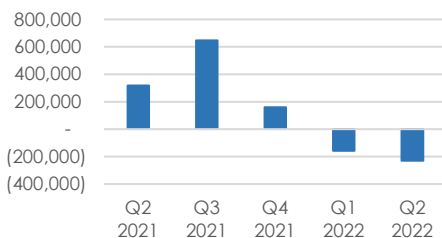
Under Construction

Absorption

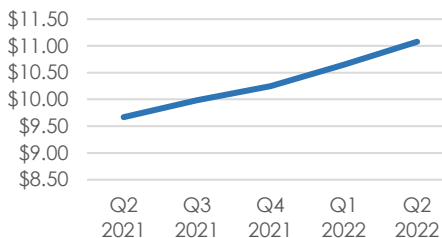


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Metropolitan / Addison	22,135,952 SF	1,124,506 SF	6.38%	-229,079 SF	1,368 SF	95,356 SF	\$11.08/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

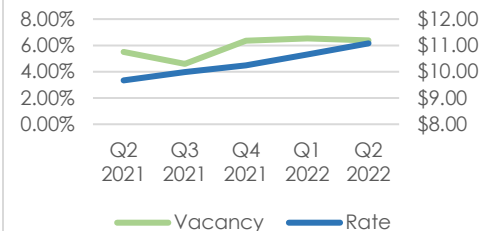
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

South Dallas Industrial Market



Legend

- Redbird Airport Ind
- SW Dallas/US 67 Ind
- SE Dallas/I-45 Ind
- Outlying Ellis County Ind



Redbird Airport | Q2 2022

Market Insights:

The Redbird Airport Submarket ended the second quarter of 2022 with a vacancy rate of 1.90%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 22,021 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$5.82/SF across all classes, increasing from \$5.56/SF in the previous quarter. 12-month new construction deliveries are at 76,344 SF, and there is currently 1,736,093 SF under construction in the submarket.

Redbird Airport commercial sale prices ended the second quarter of 2022 at \$188/SF, increasing from \$83/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



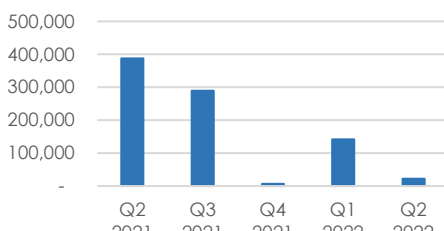
Under Construction

Absorption

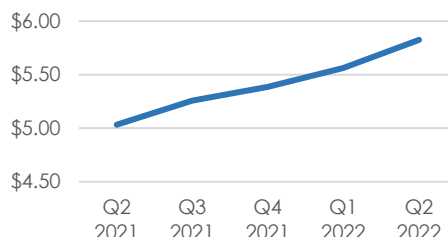


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Redbird Airport	20,483,247 SF	1,666,722 SF	1.90%	22,021 SF	76,344 SF	1,736,093 SF	\$5.82/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

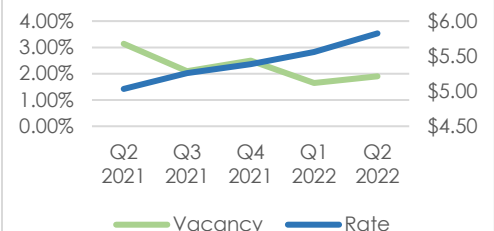
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

SW Dallas / US 67 | Q2 2022

Market Insights:

The SW Dallas / US 67 Submarket ended the second quarter of 2022 with a vacancy rate of 2.72%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 465,768 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.54/SF across all classes, increasing from \$7.29/SF in the previous quarter. 12-month new construction deliveries are at 515,310 SF, and there is currently 7,226,337 SF under construction in the submarket.

SW Dallas / US 67 commercial sale prices ended the second quarter of 2022 at \$92/SF, increasing from \$86/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



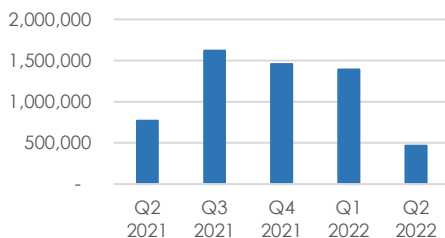
Under Construction

Absorption

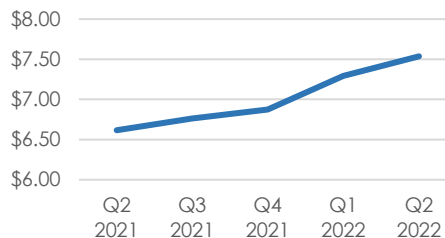


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
SW Dallas / US 67	33,536,096 SF	6,661,610 SF	2.72%	465,768 SF	515,310 SF	7,226,337 SF	\$7.54/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

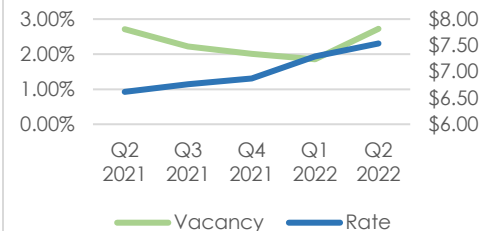
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

SE Dallas / I-45 | Q2 2022

Market Insights:

The SE Dallas / I-45 Submarket ended the second quarter of 2022 with a vacancy rate of 9.89%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 6,602,474 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$5.85/SF across all classes, increasing from \$5.59/SF in the previous quarter. 12-month new construction deliveries are at 7,111,447 SF, and there is currently 17,930,912 SF under construction in the submarket.

SE Dallas / I-45 commercial sale prices ended the second quarter of 2022 at \$92/SF, increasing from \$87/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



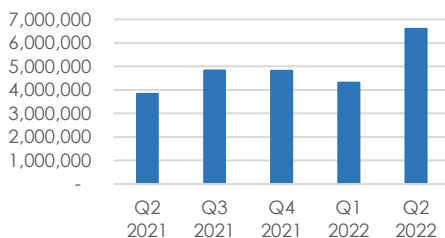
Under Construction

Absorption

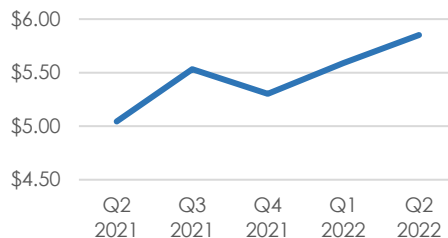


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
SE Dallas / I-45	55,550,429 SF	12,479,959 SF	9.89%	6,602,474 SF	7,111,447 SF	17,930,912 SF	\$5.85/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

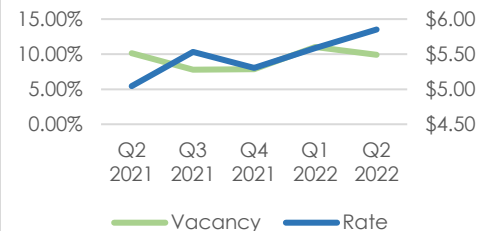
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Outlying Ellis County | Q2 2022

Market Insights:

The Outlying Ellis County Submarket ended the second quarter of 2022 with a vacancy rate of 5.18%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 84,964 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$6.65/SF across all classes, increasing from \$6.28/SF in the previous quarter. 12-month new construction deliveries are at 87,549 SF, and there is currently 263,750 SF under construction in the submarket.

Outlying Ellis County commercial sale prices ended the second quarter of 2022 at \$80/SF, increasing from \$76/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



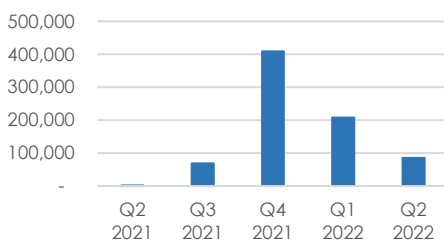
Under Construction

Absorption

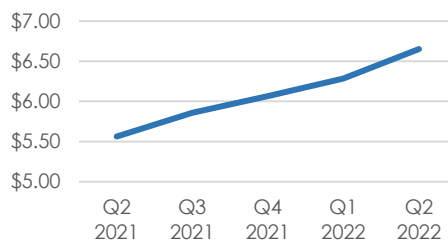


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Outlying Ellis County	12,976,238 SF	337,252 SF	5.18%	84,964 SF	87,549 SF	263,750 SF	\$6.65/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

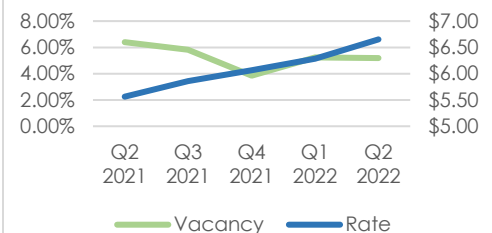
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

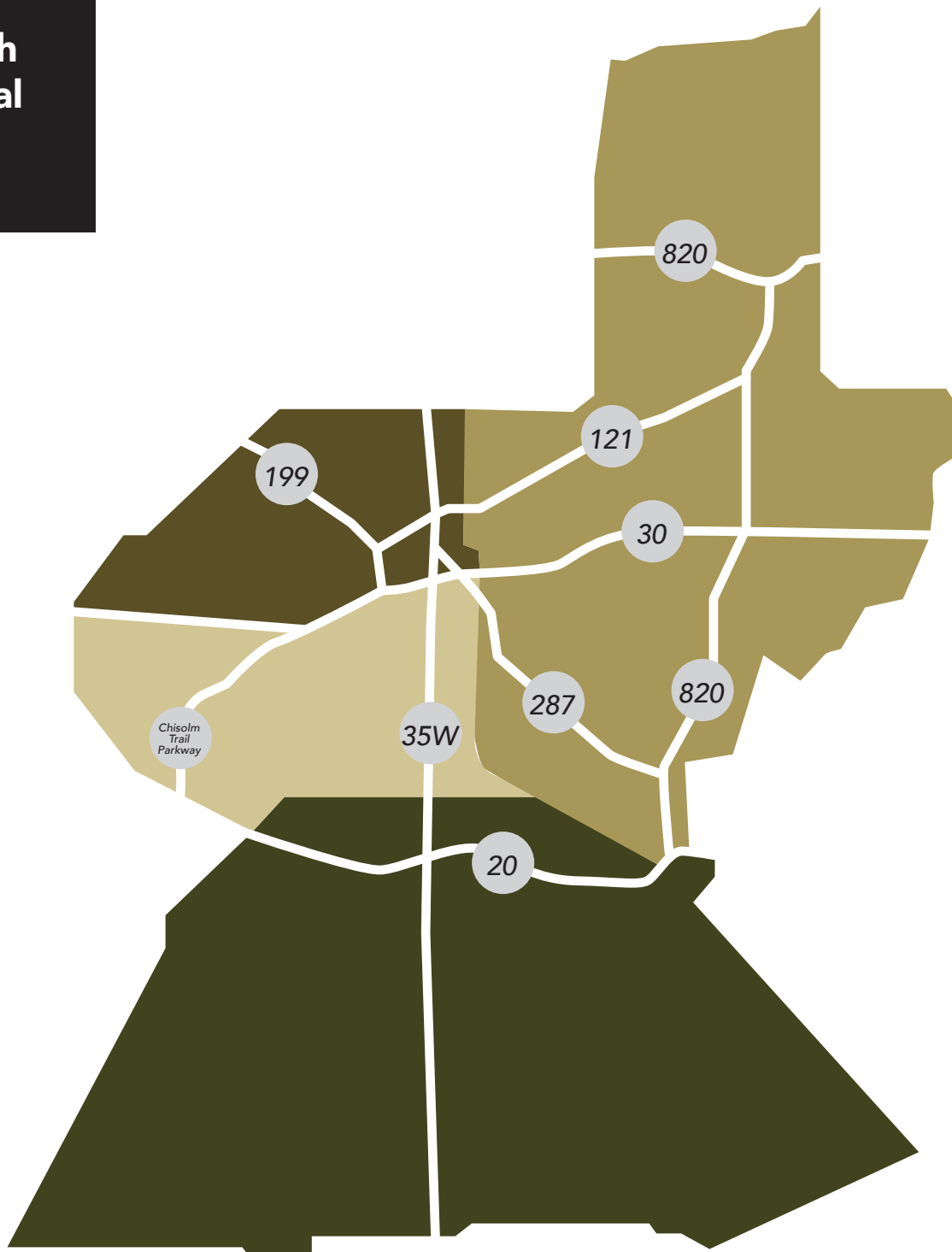
400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

South Ft Worth Industrial Market



Legend

- East Ft Worth Ind
- N Central Ft Worth Ind
- S Central Ft Worth Ind
- S Central Tarrant Cnty Ind



East Fort Worth | Q2 2022

Market Insights:

The East Fort Worth Submarket ended the second quarter of 2022 with a vacancy rate of 8.18%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 206,339 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.22/SF across all classes, increasing from \$7.89/SF in the previous quarter. 12-month new construction deliveries are at 1,153,284 SF, and there is currently 47,374 SF under construction in the submarket.

East Fort Worth commercial sale prices ended the second quarter of 2022 at \$103/SF, increasing from \$97/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



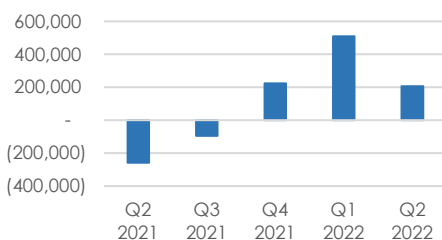
Under Construction

Absorption

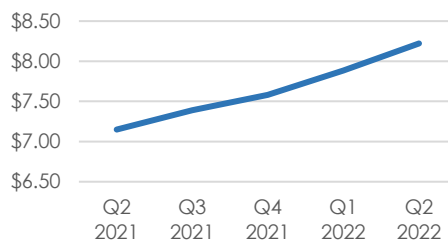


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East Fort Worth	28,059,825 SF	1,100,226 SF	8.18%	206,339 SF	1,153,284 SF	47,374 SF	\$8.22/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

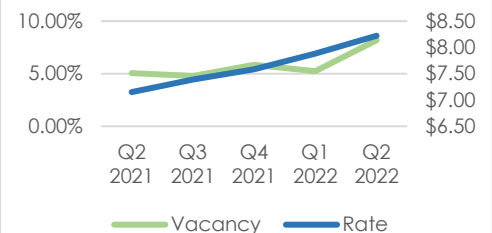
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

N Central Fort Worth | Q2 2022

Market Insights:

The N Central Fort Worth Submarket ended the second quarter of 2022 with a vacancy rate of 2.74%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -300,088 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.89/SF across all classes, increasing from \$8.45/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently no new construction in the submarket.

N Central Fort Worth commercial sale prices ended the second quarter of 2022 at \$99/SF, increasing from \$95/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



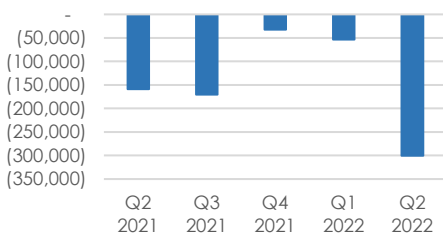
Under Construction

Absorption

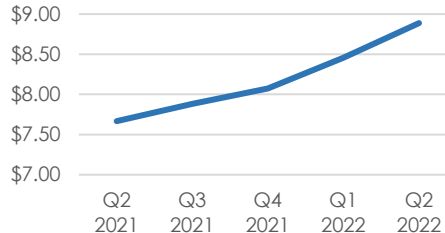


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
N Central Fort Worth	10,937,220 SF	622,547 SF	2.74%	-300,088 SF	0 SF	0 SF	\$8.89/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

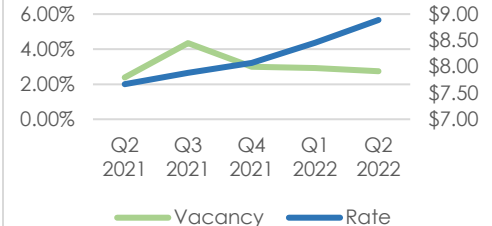
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

S Central Fort Worth | Q2 2022

Market Insights:

The S Central Fort Worth Submarket ended the second quarter of 2022 with a vacancy rate of 5.43%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is -280,477 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$8.13/SF across all classes, increasing from \$7.81/SF in the previous quarter. 12-month new construction deliveries are at 16,908 SF, and there is currently no new construction in the submarket.

S Central Fort Worth commercial sale prices ended the second quarter of 2022 at \$98/SF, increasing from \$94/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



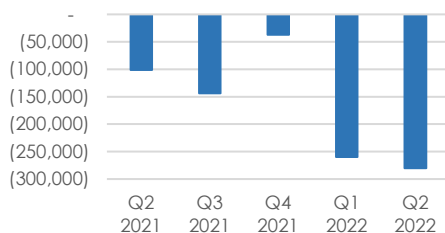
Under Construction

Absorption

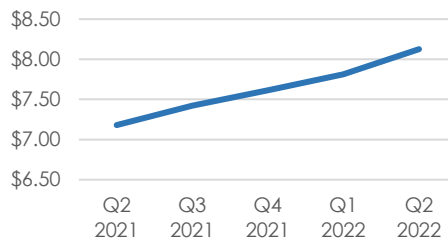


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
S Central Fort Worth	10,603,873 SF	573,882 SF	5.43%	-280,477 SF	16,908 SF	0 SF	\$8.13/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

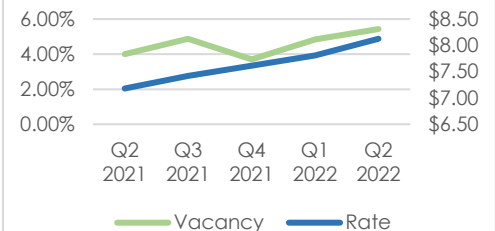
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

S Central Tarrant County | Q2 2022

Market Insights:

The S Central Tarrant County Submarket ended the second quarter of 2022 with a vacancy rate of 15.05%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 4,084,466 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.07/SF across all classes, increasing from \$6.81/SF in the previous quarter. 12-month new construction deliveries are at 5,455,418 SF, and there is currently 2,100,843 SF under construction in the submarket.

S Central Tarrant County commercial sale prices ended the second quarter of 2022 at \$147/SF, increasing from \$142/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



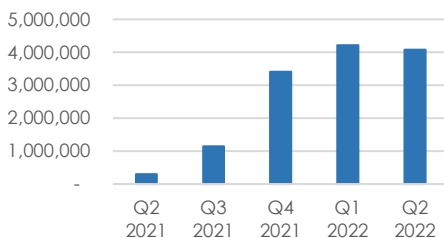
Under Construction

Absorption

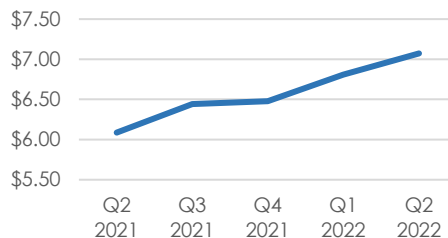


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
S Central Tarrant County	33,808,018 SF	4,177,657 SF	15.05%	4,084,466 SF	5,455,418 SF	2,100,843 SF	\$7.07/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

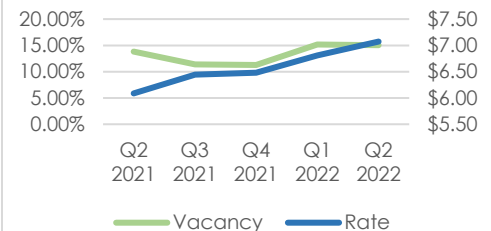
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

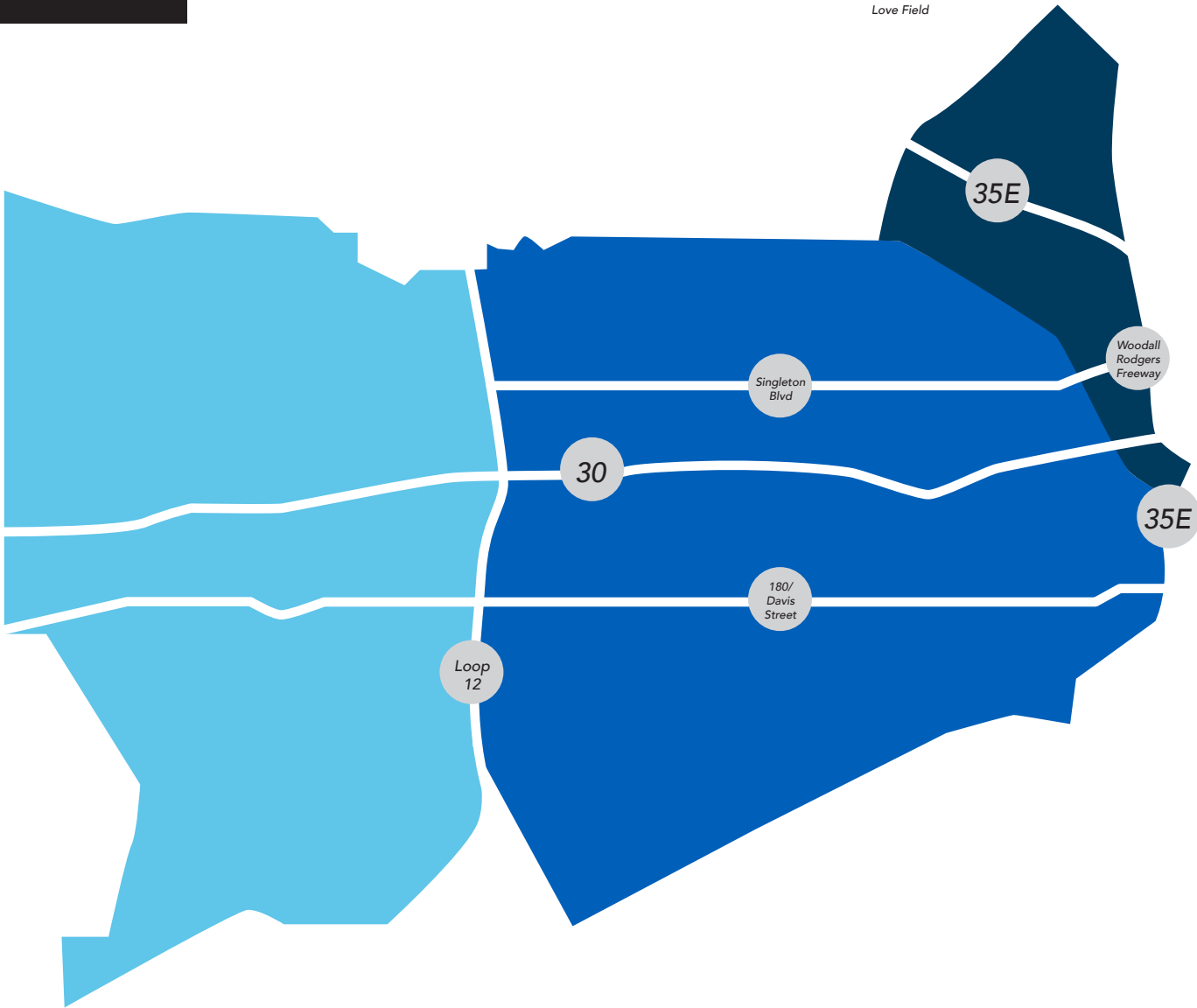
510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Pinnacle - Turnpike
Lonestar - Design
District Industrial
Market



Dallas
Love Field



Legend

- Western Lonestar/Turnpike Ind
- Eastern Lonestar/Turnpike Ind
- North Trinity Ind



Western Lonestar / PGB Turnpike | Q2 2022

Market Insights:

The Western Lonestar / PGB Turnpike Submarket ended the second quarter of 2022 with a vacancy rate of 1.44%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 955,745 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$7.29/SF across all classes, increasing from \$7.16/SF in the previous quarter. 12-month new construction deliveries are at 706,652 SF, and there is currently 83,561 SF under construction in the submarket.

Western Lonestar / PGB Turnpike commercial sale prices ended the second quarter of 2022 at \$110/SF, increasing from \$103/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



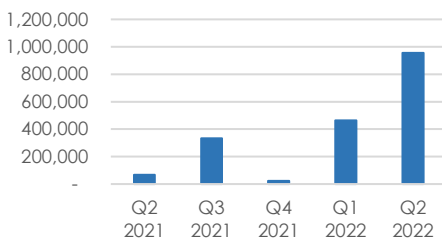
Under Construction

Absorption

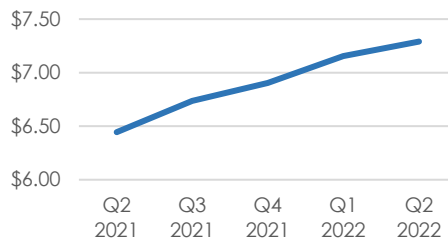


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Western Lonestar / PGB Turnpike	10,183,575 SF	462,334 SF	1.44%	955,745 SF	706,652 SF	83,561 SF	\$7.29/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

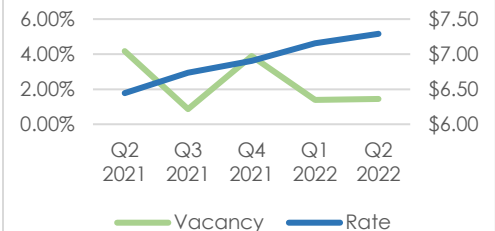
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

Eastern Lonestar / PGB Turnpike | Q2 2022

Market Insights:

The Eastern Lonestar / PGB Turnpike Submarket ended the second quarter of 2022 with a vacancy rate of 2.83%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is -204,750 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$6.40/SF across all classes, increasing from \$6.10/SF in the previous quarter. 12-month new construction deliveries are at 8,431 SF, and there is currently 1,641,720 SF under construction in the submarket.

Eastern Lonestar / PGB Turnpike commercial sale prices ended the second quarter of 2022 at \$96/SF, increasing from \$90/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



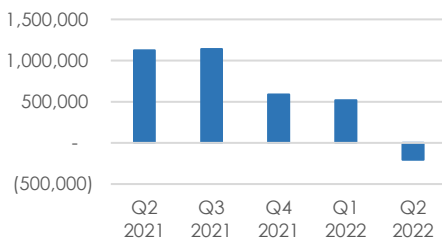
Under Construction

Absorption

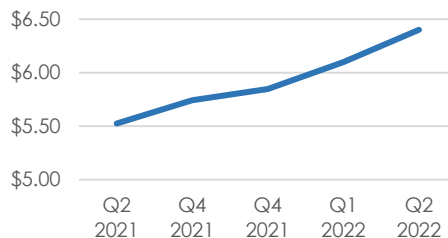


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Eastern Lonestar / PGB Turnpike	30,108,435 SF	3,243,582 SF	2.83%	-204,750 SF	8,431 SF	1,641,720 SF	\$6.40/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

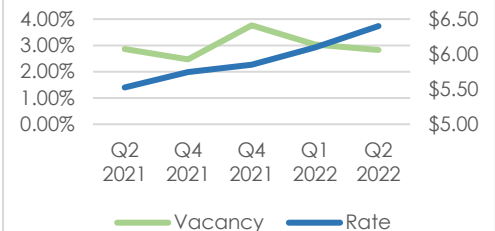
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

North Trinity | Q2 2022

Market Insights:

The North Trinity Submarket ended the second quarter of 2022 with a vacancy rate of 6.30%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 114,916 SF at the end of Q2 2022.

Rental rates ended the second quarter at \$13.75/SF across all classes, increasing from \$13.42/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently no new construction in the submarket.

North Trinity commercial sale prices ended the second quarter of 2022 at \$144/SF, increasing from \$111/SF in the previous quarter. The average commercial sale price in DFW is \$111.48/SF, and overall cap rates are 5.73%.

Q2 2022 vs Q1 2022

Rental Rates

Vacancy



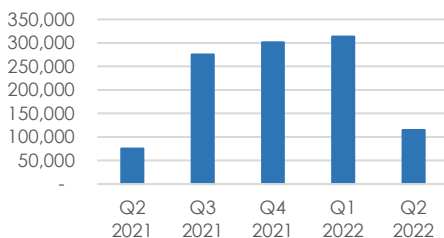
Under Construction

Absorption

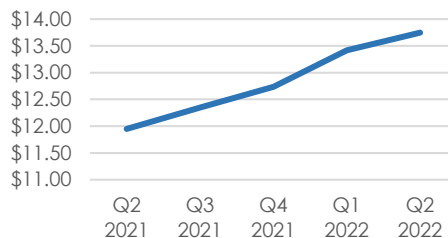


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
North Trinity	13,365,584 SF	1,109,477 SF	6.30%	114,916 SF	0 SF	0 SF	\$13.75/SF
Dallas / Fort Worth Total	1,048,471,810 SF	94,203,326 SF	5.66%	33,945,314 SF	32,577,312 SF	65,323,794 SF	\$8.85/SF

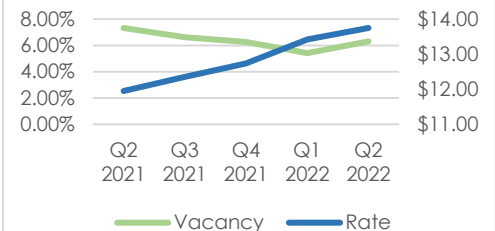
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

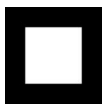
(817) 502-1140

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108



MAXIMIZING EFFICIENCY

In a building with a 36-foot clear height, a user will be able to rack one pallet position higher. Fifty-six-inch pallets require 37 feet clear before they can gain another pallet position.

The vertical expansion to taller clear heights is based on the efficiencies in utilizing more cubic space rather than a larger footprint, maximizing the volume of the “cube”. Taller clear heights allow companies to store more palletized product, which translates to lower occupancy costs per square foot.

The height of pallets can vary, however, roughly 50% of the market utilizes 64-inch pallets. Other common sizes include 56-and 72-inch pallets. This measurement is the height of the pallet which indicates which rack size is needed. Structural pallet racks are designed with spacing between racks at 64, 72 and 80 inches. This means the average 32-foot clear height facilities can accommodate between four and six pallets.

Overall, tenants can increase cube capacity by 10 to 25 percent by going to 36-foot clear heights over the same footprint with 32-foot clear heights.

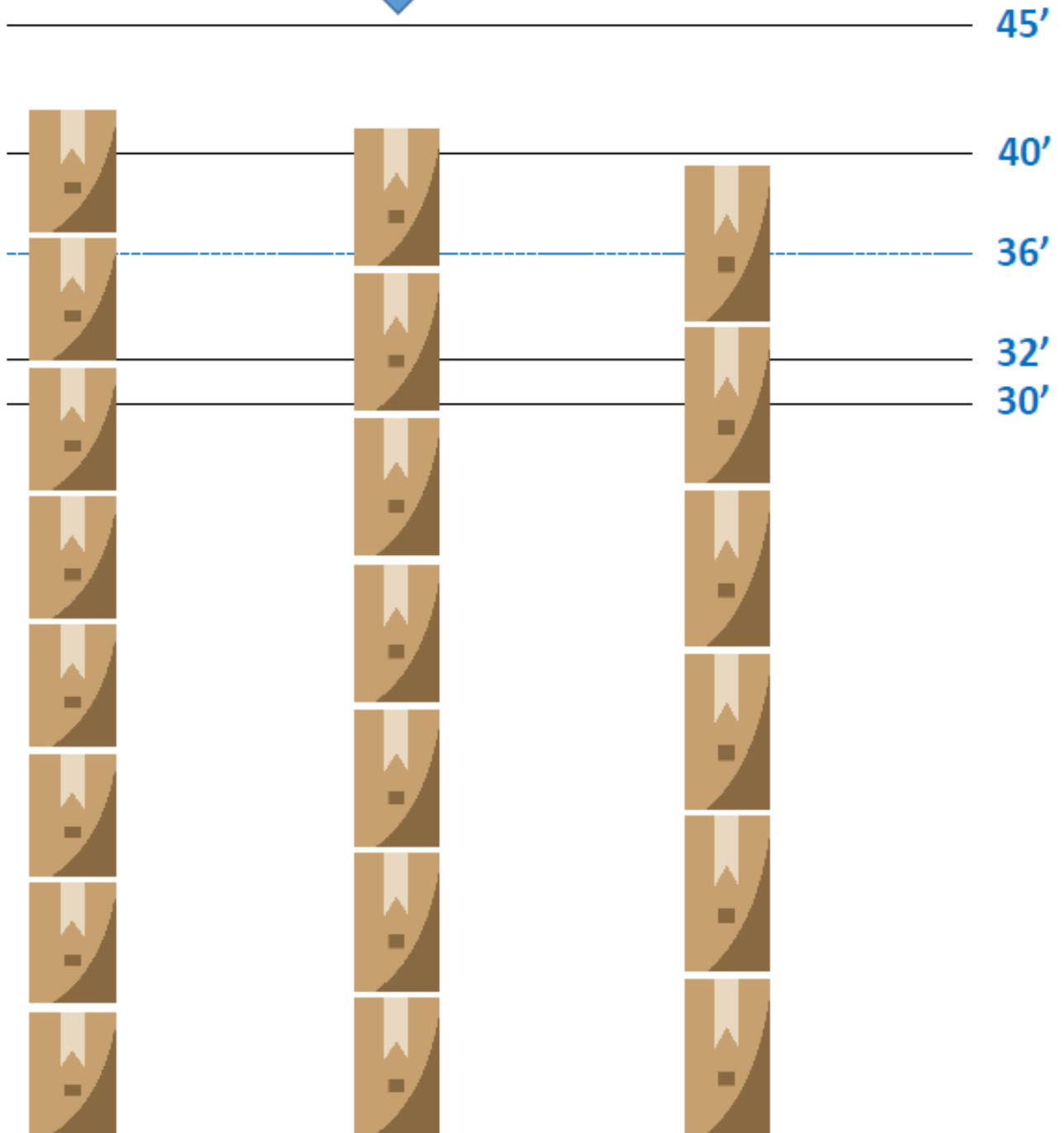
- 72% of existing buildings had 32' clear heights
- 73% of the projects under construction also had 32' clear heights
- 82% of proposed industrial developments had 36' clear heights.

This tells us that the industrial market nationally is moving toward a 36' clear height standard.



MAXIMIZING EFFICIENCY

These loads make up
about 50% of the
market



56" Tall Pallet

64" Tall Pallet

72" Tall Pallet

W H I T E B  X

R E A L E S T A T E

510 Bering Drive
Suite 213
Houston, Texas 77057

(713) 589-2108

400 S Record Street
Suite 1100
Dallas, TX 75202

(214) 380-4540

420 Throckmorton Street
Suite 200
Fort Worth, Texas 76102

(817) 502-1140

www.whiteboxrealestate.com

