



# DALLAS / FORT WORTH



# WHITEBOX

REAL ESTATE

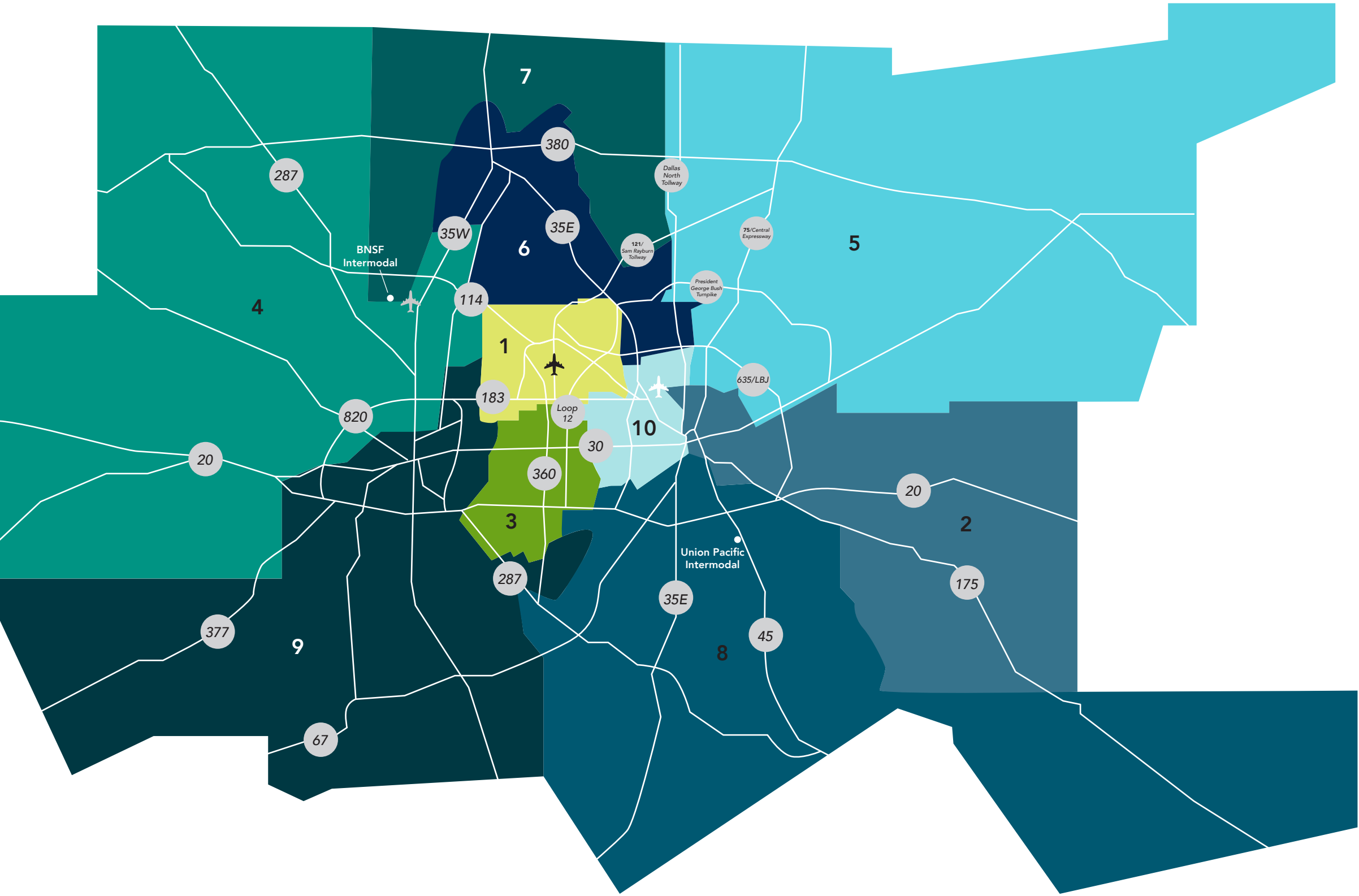


**Q2 2023**

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 2023

#### Market Insights:

The Dallas / Fort Worth Industrial Submarket ended the second quarter of 2023 with a vacancy rate of 7.2%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 38,306,248 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$9.07/SF across all classes, increasing from \$8.92/SF in the previous quarter. Over the last 12 months there have been 60,317,231 SF of new construction deliveries, and there is currently 63,898,836 SF under construction in the submarket.

The Dallas / Fort Worth Industrial Submarkets for commercial sales ended the second quarter of 2023 with an average commercial sale price of \$112.00/SF, and overall cap rates are 6.1%

#### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



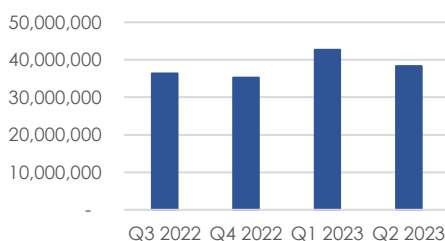
Under Construction

Absorption

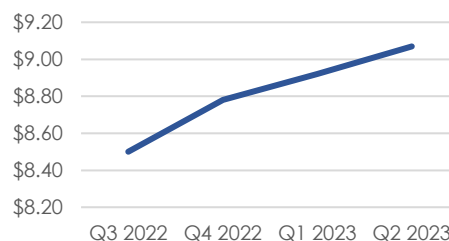


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Dallas/Fort Worth	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF
Texas	2,435,362,829 SF	19,213,440 SF	5.4%	72,904,534 SF	112,327,555 SF	129,623,981 SF	\$10.31/SF
United States	18,382,572,030 SF	1,484,724,253 SF	4.7%	295,267,296 SF	463,051,268 SF	592,389,376 SF	\$11.59/SF

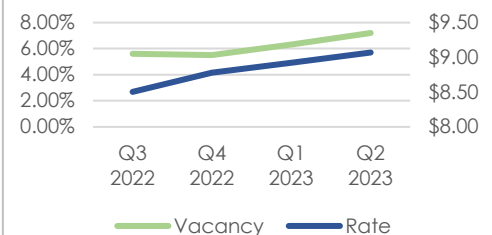
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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# MARKET BEAT

## TOTAL INDUSTRIAL STATISTICS

# WHITEBOX

## REAL ESTATE

Market	Total Inventory SF	Vacancy		Availability		12 Month Total SF		SF Under Construction	Rates
		Vacant SF	Vac %	Available SF	Avail %	Net Absorption	Net Deliveries		
Allen / McKinney	18,243,103	2,620,230	5.0%	824,274	4.5%	1,344,513	1,342,241	2,386,302	\$12.52
Arlington	28,666,779	2,234,424	5.4%	1,285,238	4.5%	855,834	1,426,232	1,157,066	\$8.90
Central East Dallas	19,339,285	991,694	15.6%	912,183	4.7%	-222,854	-110,584	0	\$10.75
Delta County	150,894		0.0%	0	0.0%	0	0	0	\$5.27
Denton	18,284,850	5,257,921	13.3%	1,806,837	9.9%	925,194	2,547,916	3,322,500	\$10.26
E DFW Airport / Las Colinas	73,158,398	8,299,625	6.8%	4,569,767	6.2%	355,810	3,173,504	2,364,405	\$9.22
East Brookhollow	9,092,553	660,964	4.4%	264,603	2.9%	-225,457	-214,347	0	\$12.10
East Dallas / Mesquite	29,824,583	6,719,727	12.5%	2,984,496	10.0%	1,837,745	2,452,373	3,803,701	\$8.55
East Fort Worth	27,918,529	1,350,291	3.9%	1,032,075	3.7%	1,106,776	-96,680	106,905	\$9.09
East Hines North	22,769,635	1,038,240	3.9%	734,029	3.2%	-62,544	2,713	20,000	\$9.82
Eastern Lonestar / PGB Turnpike	31,695,399	2,948,115	8.5%	2,677,931	8.4%	-232,032	1,621,258	960,956	\$7.14
Forney / Terrell / Kaufman County	16,862,483	7,444,141	10.0%	867,832	5.1%	1,398,571	2,959,333	6,310,210	\$6.58
Hood County	1,537,934	98,668	7.3%	82,668	5.4%	96,651	76,619	5,000	\$11.13
Hunt County	9,291,947	1,456,063	15.1%	1,405,308	15.1%	-39,491	-3,440	19,600	\$7.47
Johnson County	15,219,058	506,697	1.8%	266,114	1.7%	366,806	188,928	336,783	\$8.99
Lewisville	36,090,290	2,689,475	6.0%	1,892,773	5.2%	2,403,998	3,472,193	634,096	\$10.04
Lower Great Southwest	43,515,302	1,870,998	4.1%	1,287,679	3.0%	-393,413	225,545	67,921	\$8.25
Mansfield	7,675,013	1,844,395	10.7%	798,445	10.4%	577,834	659,336	987,355	\$8.56
Meacham Field/Fossil Creek	49,097,304	6,606,646	8.7%	3,361,637	6.8%	1,663,228	2,139,114	2,962,819	\$7.81
Metropolitan / Addison	22,533,967	1,402,901	5.8%	909,762	4.0%	350,518	83,737	42,855	\$12.21
N Central Fort Worth	10,848,060	414,425	2.0%	214,815	2.0%	88,951	-82,167	23,390	\$9.85
N Stemmons / Valwood	52,324,043	1,808,512	2.6%	1,028,225	2.0%	402,561	0	100,890	\$8.74
NE Dallas / Garland	55,760,983	2,214,574	2.1%	966,937	1.7%	-298,807	-290,675	629,279	\$8.61
NE Tarrant /Alliance	76,571,048	13,308,777	10.2%	5,936,803	7.8%	5,874,977	7,748,242	12,280,537	\$8.86
North Trinity	13,200,201	1,170,224	6.1%	746,237	5.7%	-98,790	-58,235	0	\$15.09
NW Dallas Outlying	4,325,266	1,086,306	10.7%	457,322	10.6%	-44,522	326,490	659,552	\$11.21
Outlying Collin County	2,010,214	159,713	6.4%	119,468	5.9%	148,211	219,791	25,170	\$14.73
Outlying Ellis County	13,952,248	440,155	1.0%	112,930	0.8%	1,359,569	828,630	135,000	\$7.12
Outlying Kaufman County	947,118	74,002	7.8%	74,002	7.8%	202,398	264,000	0	\$7.61
Parker County	5,397,058	335,870	4.6%	228,690	4.2%	98,427	90,570	72,160	\$11.95
Plano	30,174,038	1,896,385	4.6%	1,085,980	3.6%	1,467,795	1,327,705	639,474	\$14.08
Redbird Airport	22,937,727	2,712,947	11.1%	2,433,266	10.6%	-15,268	2,142,893	178,540	\$6.46
Richardson	17,315,559	1,462,973	5.7%	915,539	5.3%	127,944	225,860	359,169	\$13.76
Rockwall	6,231,685	874,355	4.4%	266,685	4.3%	118,032	311,327	601,386	\$10.70
S Central Tarrant Cnty	36,080,075	5,375,731	8.6%	2,476,933	6.9%	3,467,113	1,293,809	4,688,620	\$7.89
S Central Fort Worth	10,619,505	577,843	6.9%	568,443	5.4%	-266,075	-104,629	0	\$9.03
SE Dallas/I-45	73,428,479	18,041,666	13.2%	8,420,531	11.5%	12,279,859	16,454,850	8,971,978	\$6.95
Southwest Tarrant	3,765,689	1,189,696	7.6%	272,322	7.2%	152,208	95,790	1,017,374	\$10.69
SW Dallas / US 67	40,152,740	7,260,145	14.2%	4,586,205	11.4%	1,149,160	5,929,116	2,632,090	\$8.15
Upper Great Southwest	57,417,018	4,829,466	4.6%	2,284,246	4.0%	115,018	387,920	1,253,375	\$8.20
W DFW Airport / Grapevine	23,910,157	2,622,337	2.8%	564,448	2.4%	334,960	565,385	1,455,660	\$11.67
West Brookhollow	43,426,321	2,528,226	5.4%	1,782,823	4.1%	-569,702	197,490	139,773	\$8.86
West Hines North	8,940,908	628,773	5.5%	299,267	3.3%	-86,849	181,242	0	\$10.65
West Tarrant	5,690,660	1,802,539	2.4%	131,000	2.3%	472,850	23,925	1,668,189	\$9.00
Western Lonestar / PGB Turnpike	10,272,113	662,152	4.5%	453,263	4.4%	-232,549	83,561	602,355	\$7.81
Wise County	3,070,438	589,080	13.1%	399,685	13.0%	-48,908	208,350	276,400	\$9.18
<b>Total</b>	<b>1,109,736,657</b>	<b>130,108,087</b>	<b>6.9%</b>	<b>64,789,716</b>	<b>5.7%</b>	<b>38,306,250</b>	<b>60,317,231</b>	<b>63,898,835</b>	<b>\$9.60</b>

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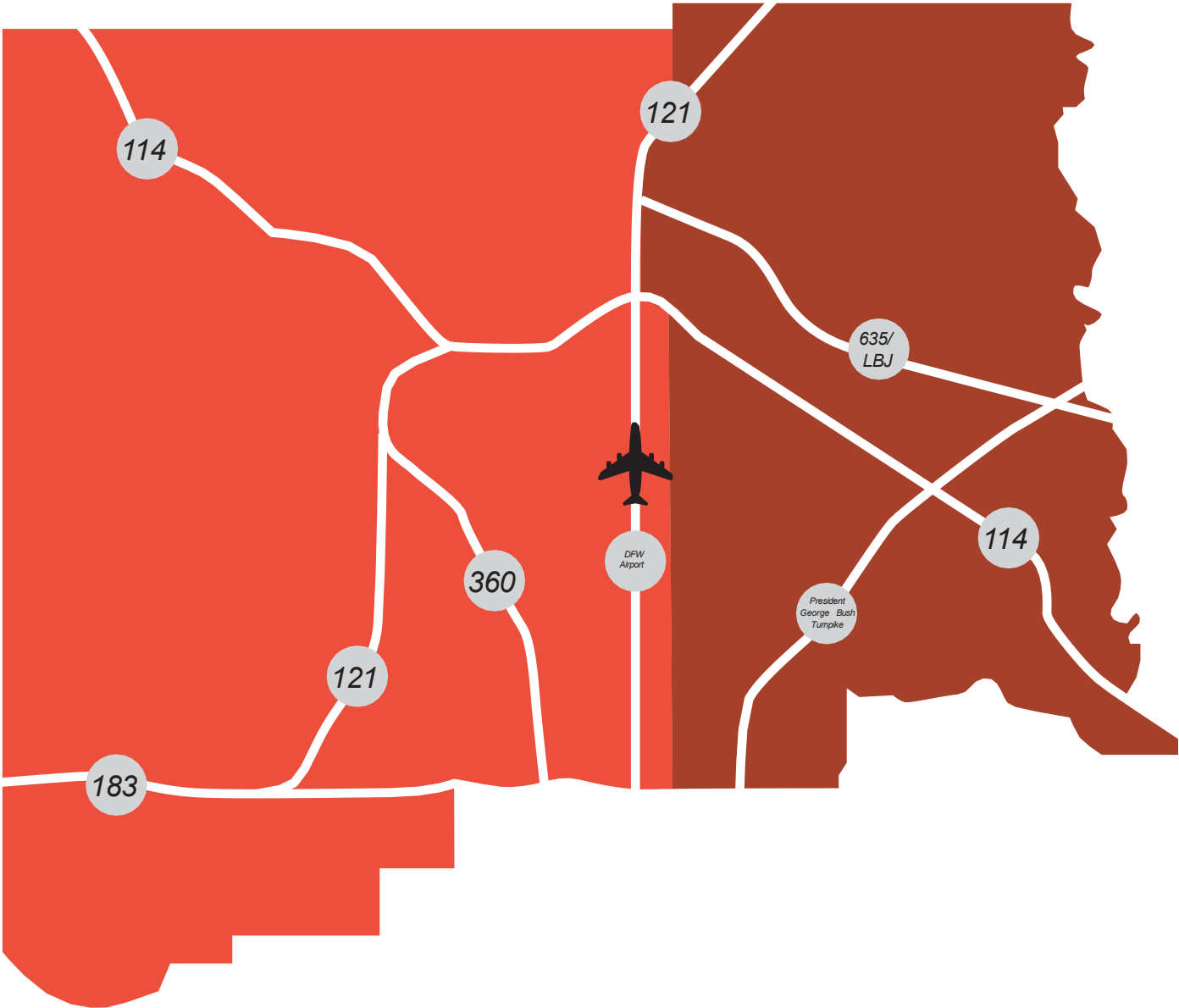
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DFW  
Airport  
Industrial  
Market



Legend

W DFW Airport  
Grapevine Ind

E DFW Airport  
Las Colinas Ind

N



## W DFW Airport / Grapevine | Q2 2023

### Market Insights:

The W DFW Airport / Grapevine Submarket ended the second quarter of 2023 with a vacancy rate of 2.8%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 334,960 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$11.67/SF across all classes, increasing from \$11.46/SF in the previous quarter. Over the last 12 months there have been 565,385 SF of new construction deliveries, and there is currently 1,455,660 SF under construction in the submarket.

W DFW Airport / Grapevine commercial sales ended the second quarter of 2023 at \$125.37/SF, decreasing from \$132.60/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



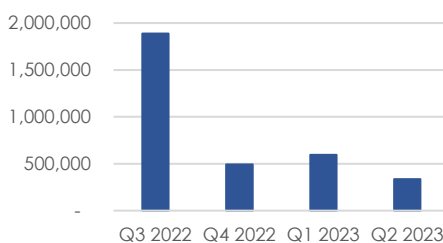
Under Construction

Absorption

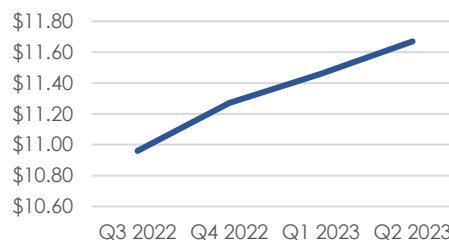


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
W DFW Airport / Grapevine	23,910,157 SF	2,622,337 SF	2.8%	334,960 SF	565,385 SF	1,455,660 SF	\$11.67/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

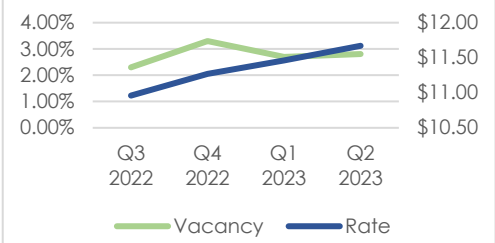
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## E DFW Airport / Las Colinas | Q2 2023

### Market Insights:

The E DFW Airport / Las Colinas Submarket ended the second quarter of 2023 with a vacancy rate of 6.8%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 355,810 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$9.22/SF across all classes, increasing from \$9.12/SF in the previous quarter. Over the last 12 months there have been 3,173,504 SF of new construction deliveries, and there is currently 2,364,405 SF under construction in the submarket.

E DFW Airport / Las Colinas commercial sales ended the second quarter of 2023 at \$119.41/SF, decreasing from \$124.89/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



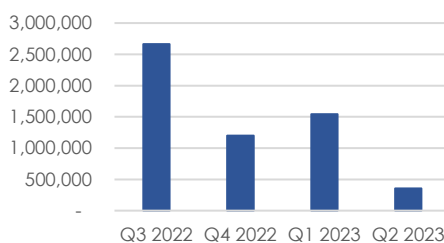
Under Construction

Absorption

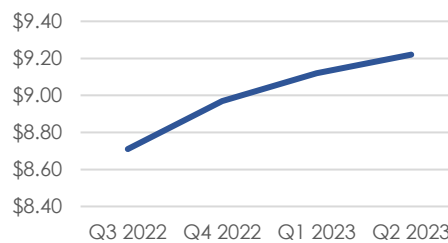


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
E DFW Airport / Las Colinas	73,158,398 SF	8,299,625 SF	6.8%	355,810 SF	3,173,504 SF	2,364,405 SF	\$9.22/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

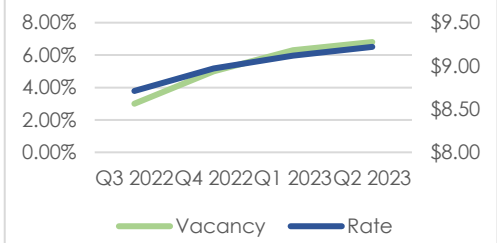
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Vacancy Vs Rental Rate



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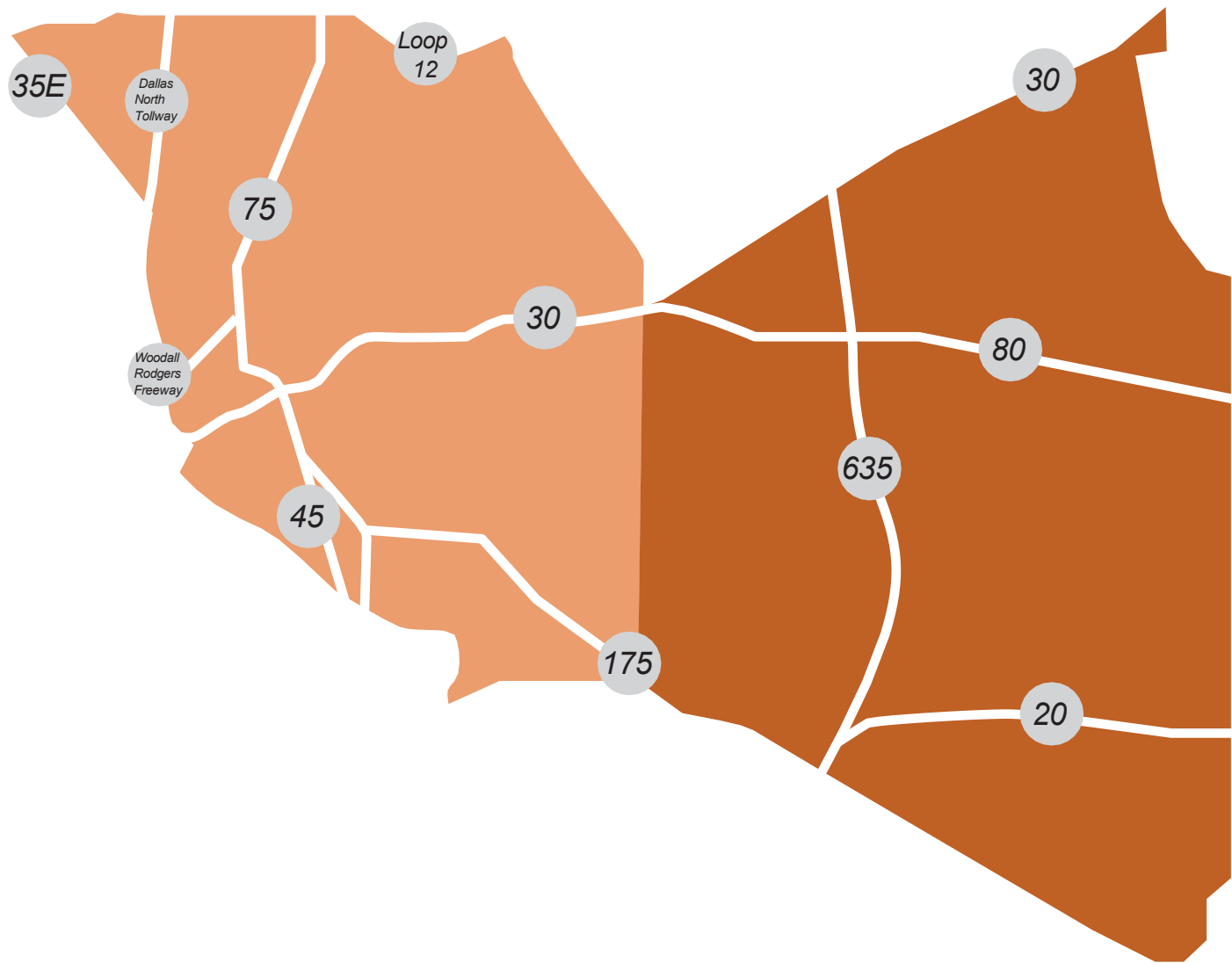
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East  
Dallas  
Industrial  
Market



Legend

- Central East Dallas Ind
- East Dallas Mesquite Ind





## Central East Dallas | Q2 2023

### Market Insights:

The Central East Dallas Submarket ended the second quarter of 2023 with a vacancy rate of 15.6%. The vacancy rate remained the same from the previous quarter, and the net absorption rate over the last 12 months is (222,854) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$10.75/SF across all classes, increasing from \$10.62/SF in the previous quarter. Over the last 12 months there have been (110,584) SF of new construction deliveries, and there is no construction currently underway in the submarket.

Central East Dallas commercial sales ended the second quarter of 2023 at \$110.18/SF, decreasing from \$118.68/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



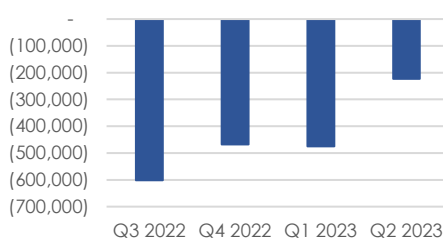
Under Construction

Absorption

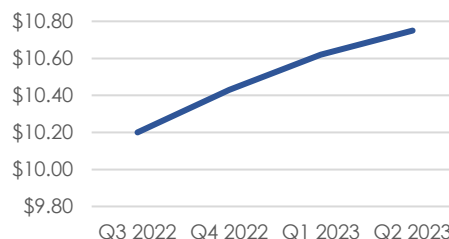


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Central East Dallas	19,339,285 SF	991,694 SF	15.6%	(222,854) SF	(110,584) SF	0 SF	\$10.75/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

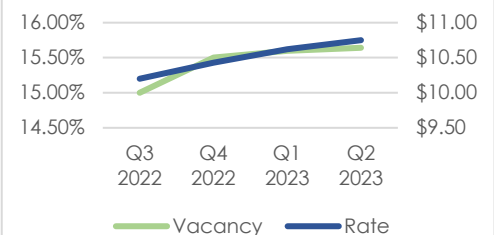
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## East Dallas / Mesquite | Q2 2023

### Market Insights:

The East Dallas / Mesquite Submarket ended the second quarter of 2023 with a vacancy rate of 12.5%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,837,745 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.55/SF across all classes, increasing from \$8.27/SF in the previous quarter. Over the last 12 months there have been 2,452,373 SF of new construction deliveries, and there is currently 3,803,701 SF under construction in the submarket.

East Dallas / Mesquite commercial sales ended the second quarter of 2023 at \$107.03/SF, decreasing from \$111.29/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



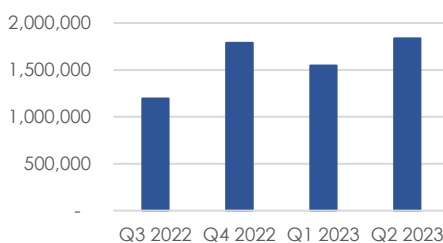
Under Construction

Absorption

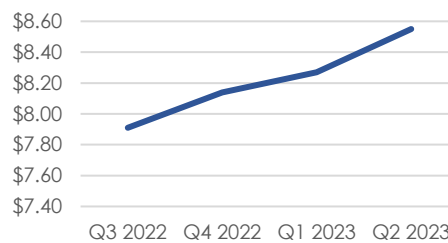


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East Dallas / Mesquite	29,824,583 SF	6,719,727 SF	12.5%	1,837,745 SF	2,452,373 SF	3,803,701 SF	\$8.55/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

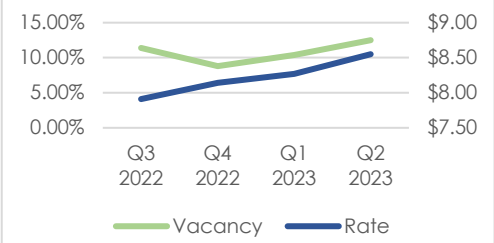
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Vacancy Vs Rental Rate



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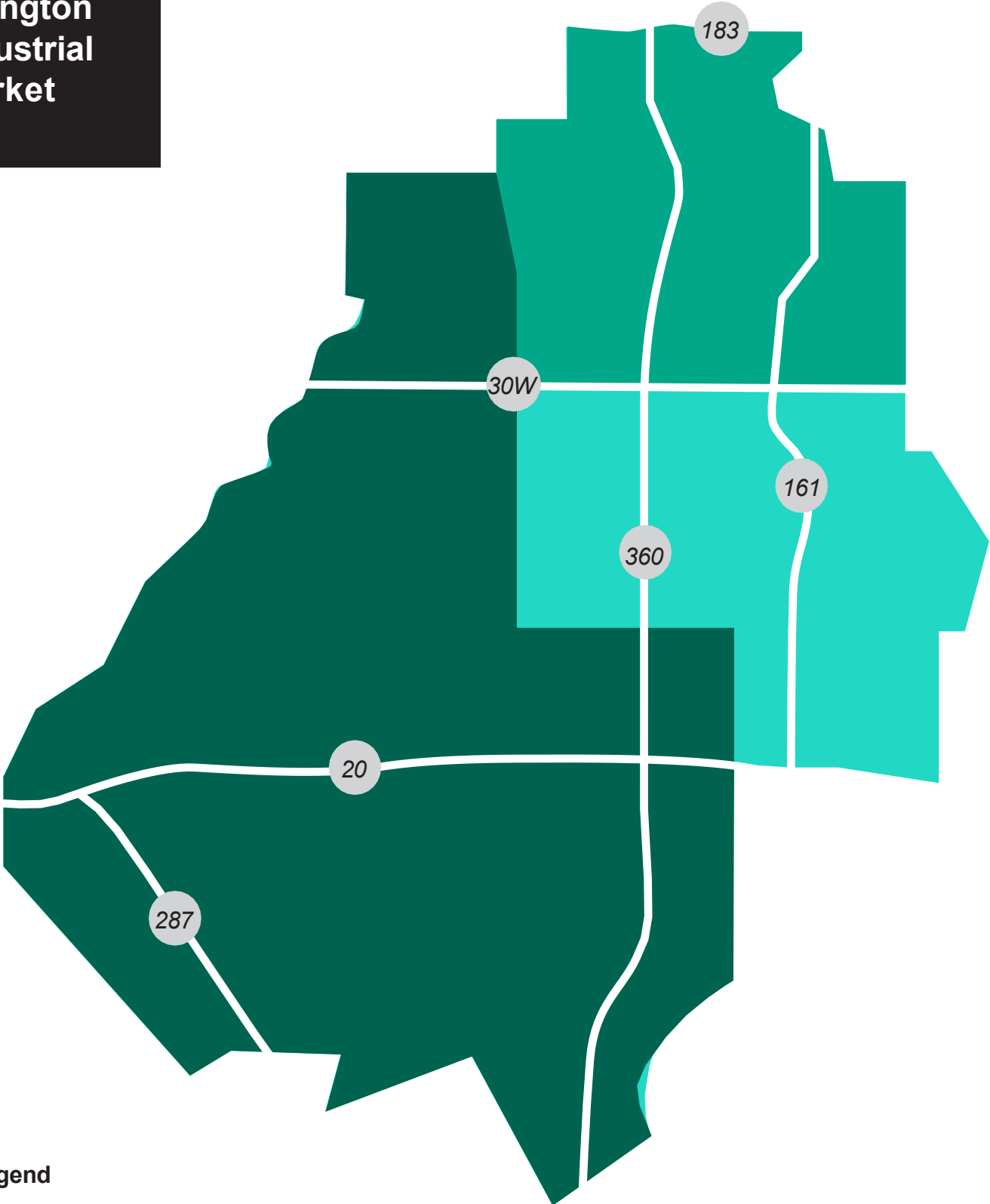
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Great SW  
Arlington  
Industrial  
Market



Legend

Lower Great Southwest Ind

Upper Great Southwest Ind

Arlington Ind



## Lower Great Southwest | Q2 2023

### Market Insights:

The Lower Great Southwest Submarket ended the second quarter of 2023 with a vacancy rate of 4.1%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is (393,413) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.25/SF across all classes, increasing from \$8.06/SF in the previous quarter. Over the last 12 months there have been 225,545 SF of new construction deliveries, and there is currently 67,921 SF under construction in the submarket.

Lower Great Southwest commercial sales ended the second quarter of 2023 at \$97.73/SF, decreasing from \$101.54/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



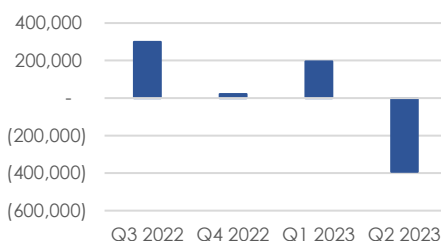
Under Construction

Absorption

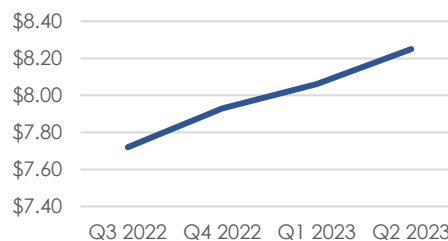


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Lower Great Southwest	43,515,302 SF	1,870,998 SF	4.1%	(393,413) SF	225,545 SF	67,921 SF	\$8.25/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

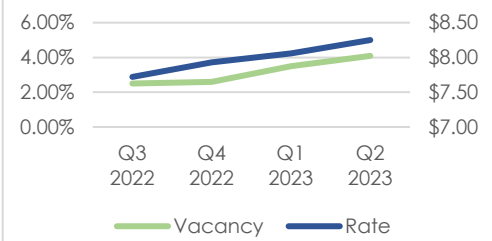
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Upper Great Southwest | Q2 2023

### Market Insights:

The Upper Great Southwest Submarket ended the second quarter of 2023 with a vacancy rate of 4.6%. The vacancy rate remained the same from the previous quarter, and the net absorption rate over the last 12 months is 115,018 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.20/SF across all classes, increasing from \$7.99/SF in the previous quarter. Over the last 12 months there have been 387,920 SF of new construction deliveries, and there is currently 1,253,375 SF under construction in the submarket.

Upper Great Southwest commercial sales ended the second quarter of 2023 at \$113.40/SF, decreasing from \$118.60/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy

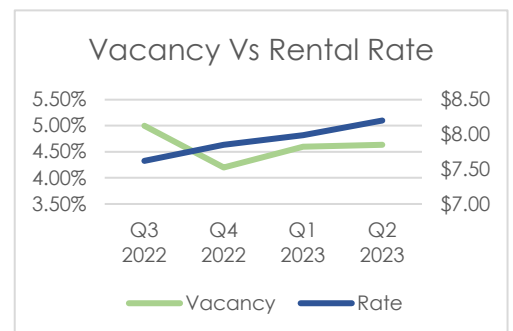
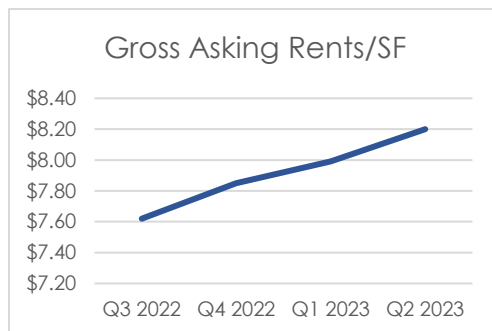
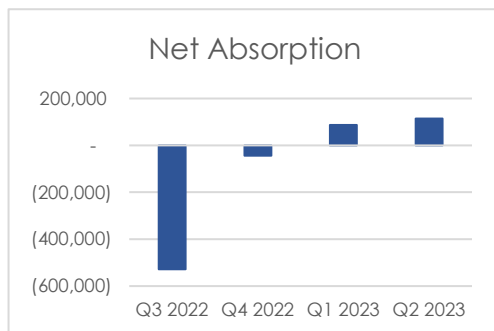


Under Construction

Absorption



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Upper Great Southwest	57,417,018 SF	4,829,466 SF	4.6%	115,018 SF	387,920 SF	1,253,375 SF	\$8.20/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF



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## Arlington | Q2 2023

### Market Insights:

The Arlington Submarket ended the second quarter of 2023 with a vacancy rate of 5.4%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 855,834 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.90/SF across all classes, increasing from \$8.83/SF in the previous quarter. Over the last 12 months there have been 1,426,232 SF of new construction deliveries, and there is currently 1,157,066 SF under construction in the submarket.

Arlington commercial sales ended the second quarter of 2023 at \$115.73/SF, decreasing from \$121.93/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



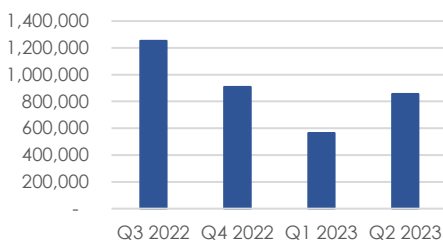
Under Construction

Absorption

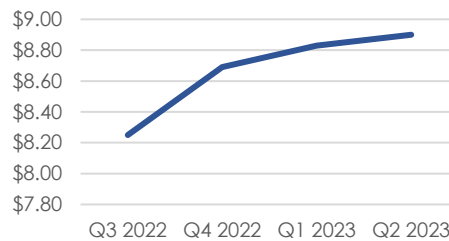


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Arlington	28,666,779 SF	2,234,424 SF	5.4%	855,834 SF	1,426,232 SF	1,157,066 SF	\$8.90/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

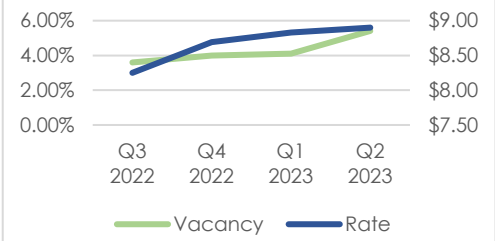
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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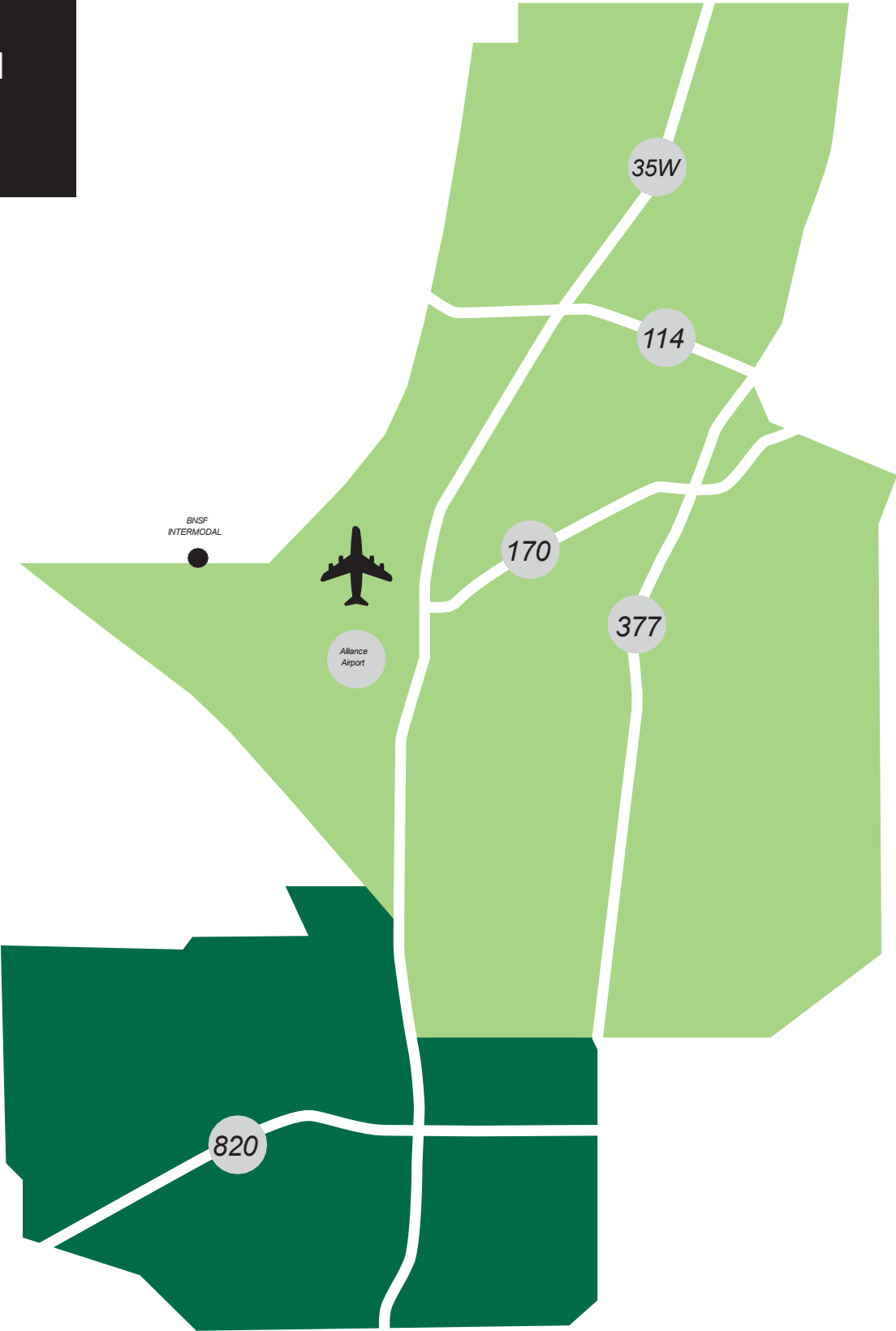
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N FTW &  
Alliance  
Industrial  
Market



Legend

NE Tarrant/Alliance Ind

Meacham Fld/Fossil Cr Ind



## NE Tarrant /Alliance | Q2 2023

### Market Insights:

The NE Tarrant /Alliance Submarket ended the second quarter of 2023 with a vacancy rate of 10.2%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 5,874,977 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.86/SF across all classes, increasing from \$8.61/SF in the previous quarter. Over the last 12 months there have been 7,748,242 SF of new construction deliveries, and there is currently 12,280,537 SF under construction in the submarket.

NE Tarrant /Alliance commercial sales ended the second quarter of 2023 at \$109.72/SF, decreasing from \$111.61/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



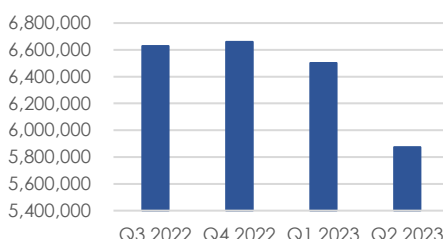
Under Construction

Absorption

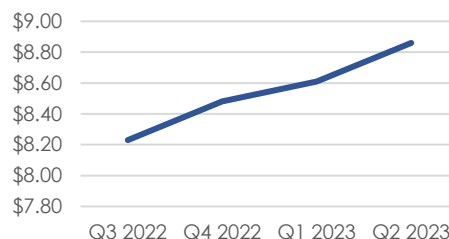


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
NE Tarrant /Alliance	76,571,048 SF	13,308,777 SF	10.2%	5,874,977 SF	7,748,242 SF	12,280,537 SF	\$8.86/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

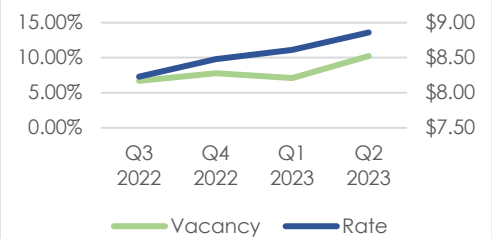
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Meacham Field/Fossil Creek | Q2 2023

### Market Insights:

The Meacham Field/Fossil Creek Submarket ended the second quarter of 2023 with a vacancy rate of 8.7%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,663,228 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$7.81/SF across all classes, increasing from \$7.66/SF in the previous quarter. Over the last 12 months there have been 2,139,114 SF of new construction deliveries, and there is currently 2,962,819 SF under construction in the submarket.

Meacham Field/Fossil Creek commercial sales ended the second quarter of 2023 at \$111.29/SF, decreasing from \$117.08/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



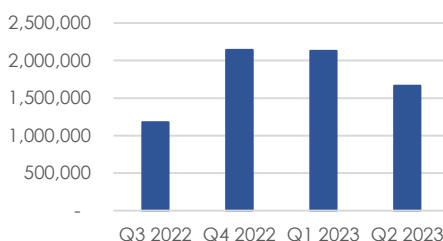
Under Construction

Absorption

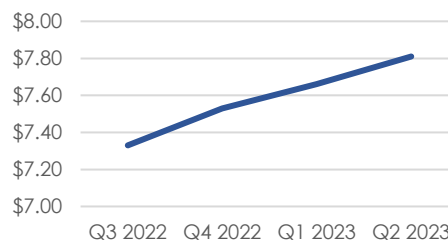


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Meacham Field/Fossil Creek	49,097,304 SF	6,606,646 SF	8.7%	1,663,228 SF	2,139,114 SF	2,962,819 SF	\$7.81/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

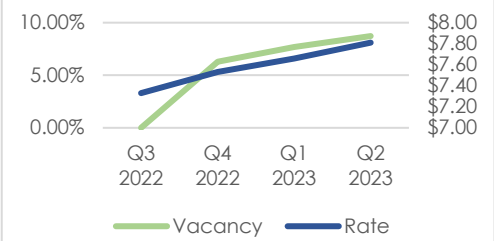
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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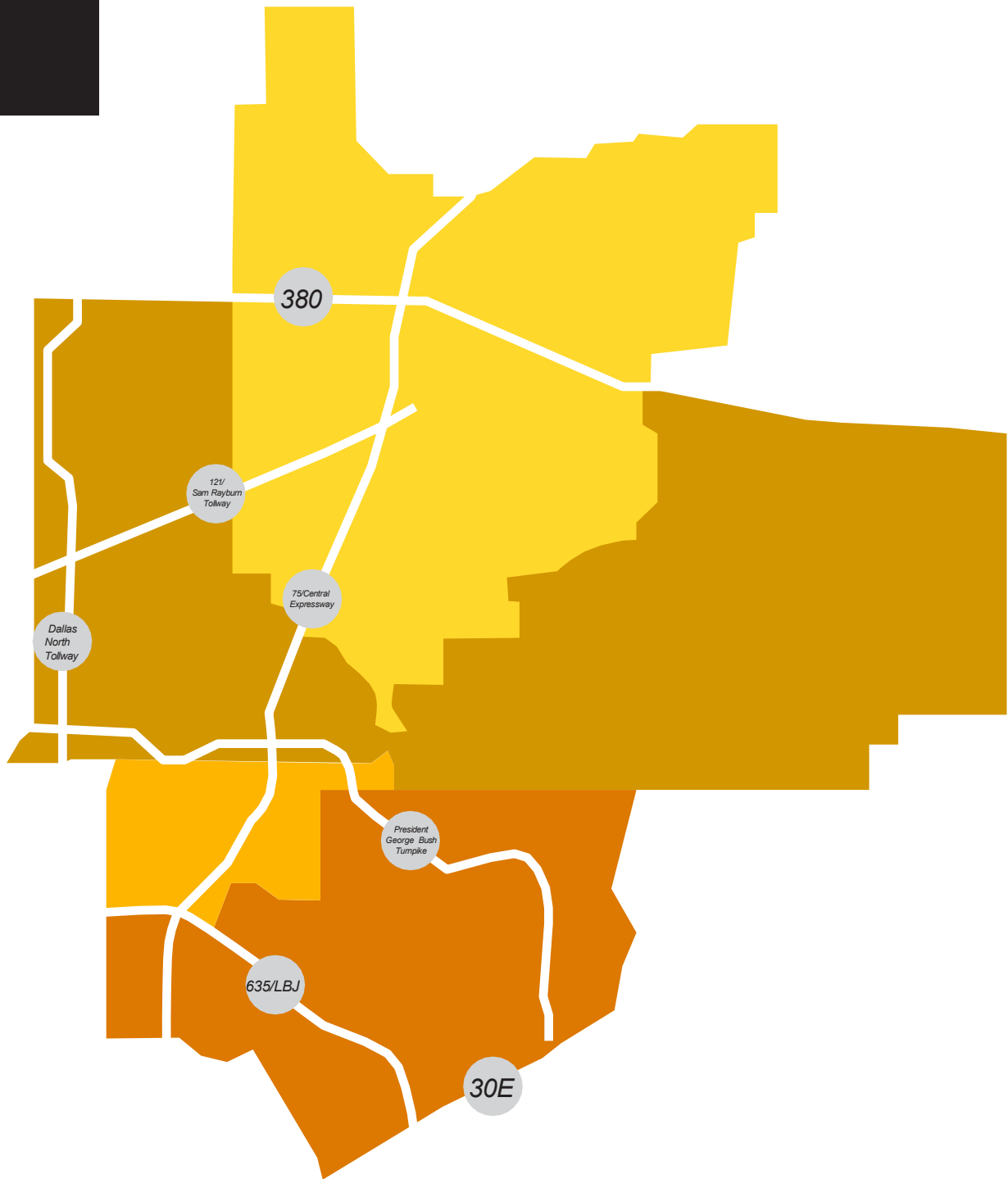
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# Northeast Dallas Industrial Market



## Legend

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



## Allen / McKinney | Q2 2023

### Market Insights:

The Allen / McKinney Submarket ended the second quarter of 2023 with a vacancy rate of 5.0%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,344,513 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$12.52/SF across all classes, increasing from \$12.37/SF in the previous quarter. Over the last 12 months there have been 1,342,241 SF of new construction deliveries, and there is currently 2,386,302 SF under construction in the submarket.

Allen / McKinney commercial sales ended the second quarter of 2023 at \$139.64/SF, decreasing from \$149.79/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



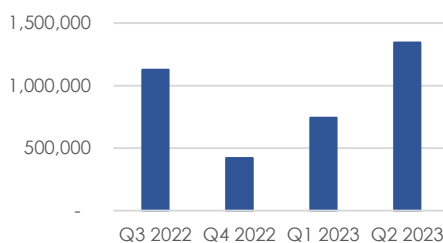
Under Construction

Absorption

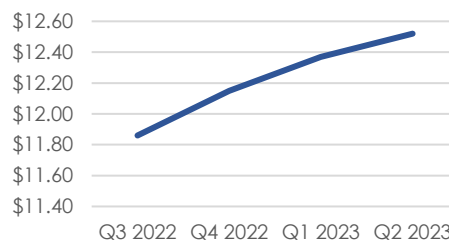


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Allen / McKinney	18,243,103 SF	2,620,230 SF	5.0%	1,344,513 SF	1,342,241 SF	2,386,302 SF	\$12.52/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

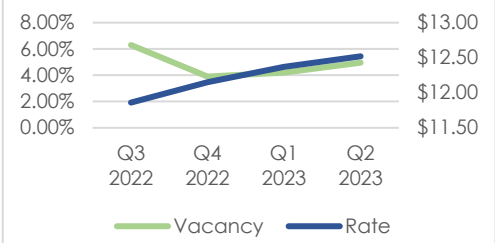
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Plano | Q2 2023

### Market Insights:

The Plano Submarket ended the second quarter of 2023 with a vacancy rate of 4.6%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 1,467,795 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$14.08/SF across all classes, increasing from \$13.89/SF in the previous quarter. Over the last 12 months there have been 1,327,705 SF of new construction deliveries, and there is currently 639,474 SF under construction in the submarket.

Plano commercial sales ended the second quarter of 2023 at \$158.28/SF, decreasing from \$165.98/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



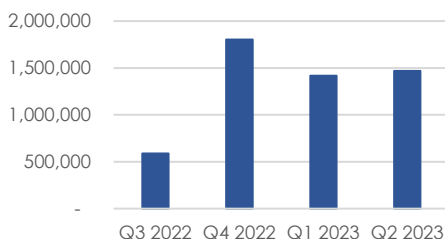
Under Construction

Absorption

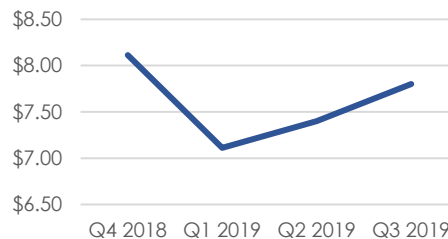


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Plano	30,174,038 SF	1,896,385 SF	4.6%	1,467,795 SF	1,327,705 SF	639,474 SF	\$14.08/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

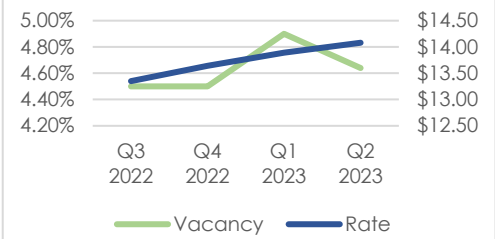
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Richardson | Q2 2023

### Market Insights:

The Richardson Submarket ended the second quarter of 2023 with a vacancy rate of 5.7%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 127,944 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$13.76/SF across all classes, increasing from \$13.42/SF in the previous quarter. Over the last 12 months there have been 225,860 SF of new construction deliveries, and there is currently 359,169 SF under construction in the submarket.

Richardson commercial sales ended the second quarter of 2023 at \$155.90/SF, increasing from \$154.90/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



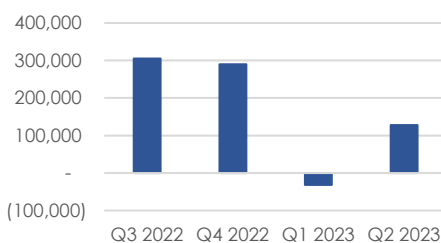
Under Construction

Absorption

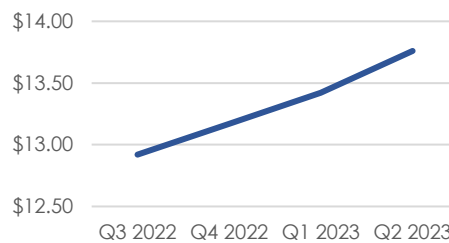


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Richardson	17,315,559 SF	1,462,973 SF	5.7%	127,944 SF	225,860 SF	359,169 SF	\$13.76/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

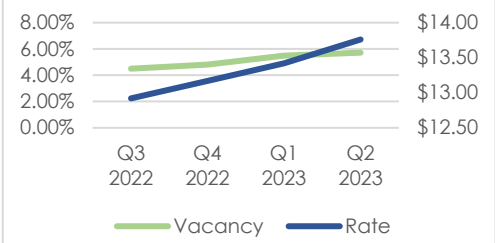
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## NE Dallas / Garland | Q2 2023

### Market Insights:

The NE Dallas / Garland Submarket ended the second quarter of 2023 with a vacancy rate of 2.1%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is (298,807) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.61/SF across all classes, increasing from \$8.39/SF in the previous quarter. Over the last 12 months there have been (290,675) SF of new construction deliveries, and there is currently 629,279 SF under construction in the submarket.

NE Dallas / Garland commercial sales ended the second quarter of 2023 at \$114.36/SF, decreasing from \$120.31/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



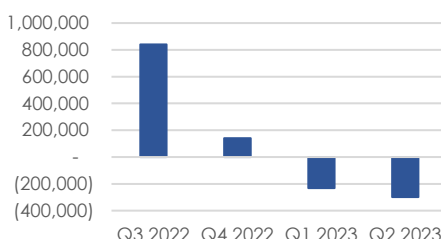
Under Construction

Absorption

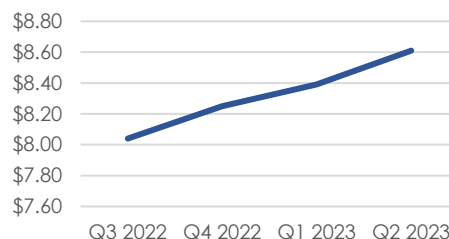


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
NE Dallas / Garland	55,760,983 SF	2,214,574 SF	2.1%	(298,807) SF	(290,675) SF	629,279 SF	\$8.61/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

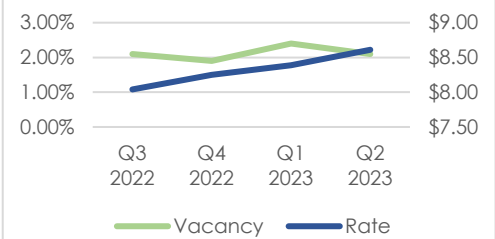
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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# Valwood/ Lewisville Industrial Market



## Legend

Lewisville Ind

N Stemmons/Valwood Ind

Metropolitan/Addison Ind



## Lewisville | Q2 2023

### Market Insights:

The Lewisville Submarket ended the second quarter of 2023 with a vacancy rate of 6.0%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 2,403,998 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$10.04/SF across all classes, increasing from \$9.75/SF in the previous quarter. Over the last 12 months there have been 3,472,193 SF of new construction deliveries, and there is currently 634,096 SF under construction in the submarket.

Lewisville commercial sales ended the second quarter of 2023 at \$136.12/SF, decreasing from \$142.60/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



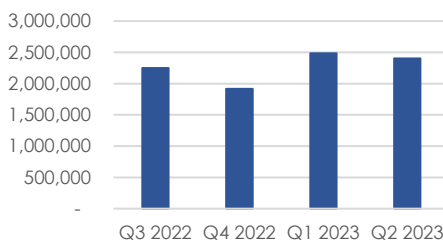
Under Construction

Absorption

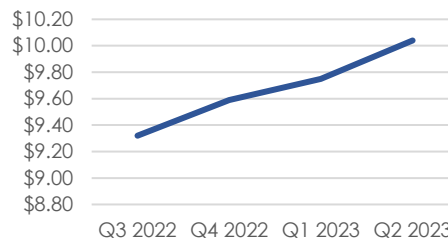


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Lewisville	36,090,290 SF	2,689,475 SF	6.0%	2,403,998 SF	3,472,193 SF	634,096 SF	\$10.04/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

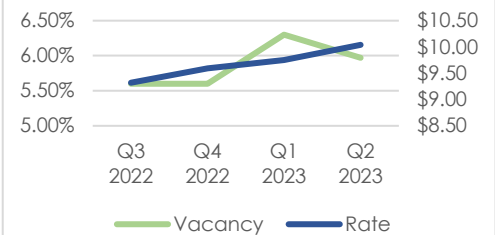
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## N Stemmons / Valwood | Q2 2023

### Market Insights:

The N Stemmons / Valwood Submarket ended the second quarter of 2023 with a vacancy rate of 2.6%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 402,561 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.74/SF across all classes, increasing from \$8.56/SF in the previous quarter. There have been no new construction deliveries in the last 12 months, and there is currently 100,890 SF under construction in the submarket.

N Stemmons / Valwood commercial sales ended the second quarter of 2023 at \$103.68/SF, decreasing from \$109.50/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



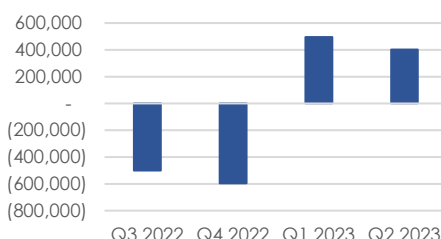
Under Construction

Absorption

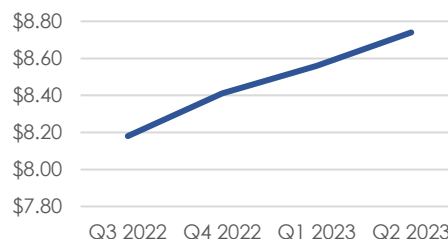


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
N Stemmons / Valwood	52,324,043 SF	1,808,512 SF	2.6%	402,561 SF	0 SF	100,890 SF	\$8.74/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

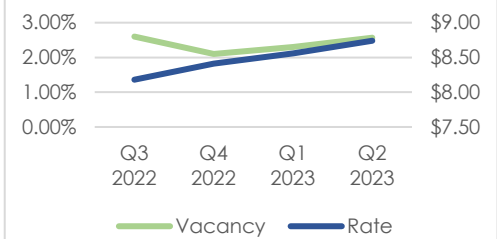
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Metropolitan / Addison | Q2 2023

### Market Insights:

The Metropolitan / Addison Submarket ended the second quarter of 2023 with a vacancy rate of 5.8%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 350,518 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$12.21/SF across all classes, increasing from \$11.97/SF in the previous quarter. Over the last 12 months there have been 83,737 SF of new construction deliveries, and there is currently 42,855 SF under construction in the submarket.

Metropolitan / Addison commercial sales ended the second quarter of 2023 at \$128.10/SF, decreasing from \$136.12/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



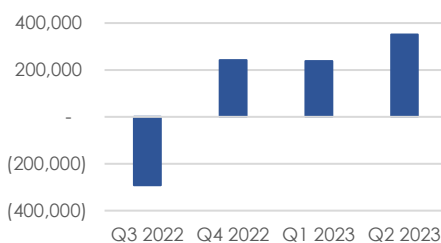
Under Construction

Absorption

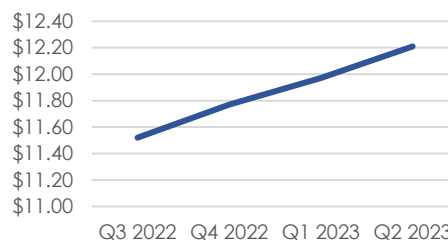


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Metropolitan / Addison	22,533,967 SF	1,402,901 SF	5.8%	350,518 SF	83,737 SF	42,855 SF	\$12.21/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

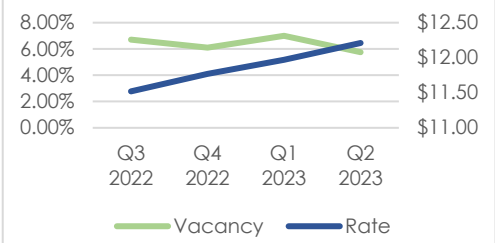
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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# 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 2023

### Market Insights:

The Redbird Airport Submarket ended the second quarter of 2023 with a vacancy rate of 11.1%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is (15,268) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$6.46/SF across all classes, increasing from \$6.33/SF in the previous quarter. Over the last 12 months there have been 2,142,893 SF of new construction deliveries, and there is currently 178,540 SF under construction in the submarket.

Redbird Airport commercial sales ended the second quarter of 2023 at \$92.50/SF, decreasing from \$96.03/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



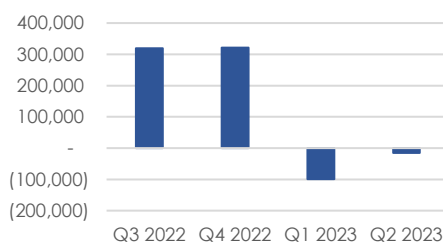
Under Construction

Absorption

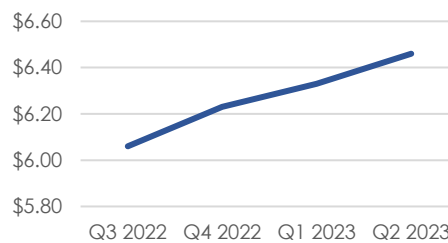


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Redbird Airport	22,937,727 SF	2,712,947 SF	11.1%	(15,268) SF	2,142,893 SF	178,540 SF	\$6.46/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

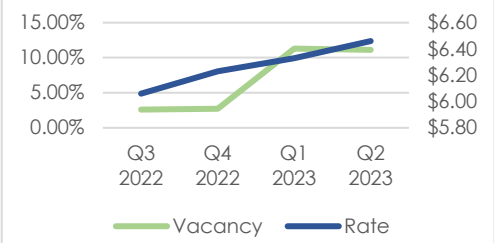
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## SW Dallas / US 67 | Q2 2023

### Market Insights:

The SW Dallas / US 67 Submarket ended the second quarter of 2023 with a vacancy rate of 14.2%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,149,160 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$8.15/SF across all classes, increasing from \$8.04/SF in the previous quarter. Over the last 12 months there have been 5,929,116 SF of new construction deliveries, and there is currently 2,632,090 SF under construction in the submarket.

SW Dallas / US 67 commercial sales ended the second quarter of 2023 at \$95.39/SF, decreasing from \$99.33/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



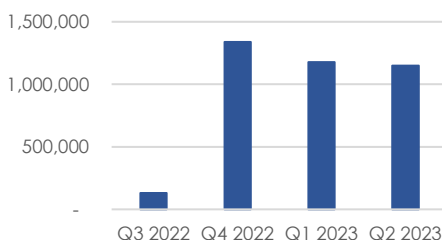
Under Construction

Absorption

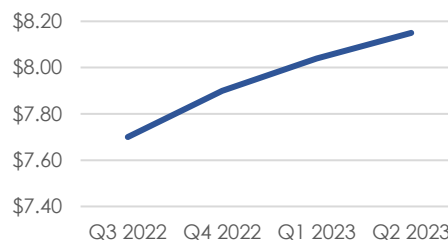


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
SW Dallas / US 67	40,152,740 SF	7,260,145 SF	14.2%	1,149,160 SF	5,929,116 SF	2,632,090 SF	\$8.15/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

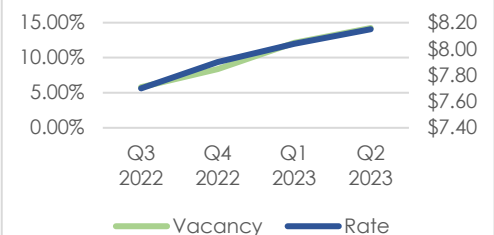
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## SE Dallas/I-45 | Q2 2023

### Market Insights:

The SE Dallas/I-45 Submarket ended the second quarter of 2023 with a vacancy rate of 13.2%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 12,279,859 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$6.95/SF across all classes, increasing from \$6.81/SF in the previous quarter. Over the last 12 months there have been 16,454,850 SF of new construction deliveries, and there is currently 8,971,978 SF under construction in the submarket.

SE Dallas/I-45 commercial sales ended the second quarter of 2023 at \$99.95/SF, decreasing from \$102.30/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



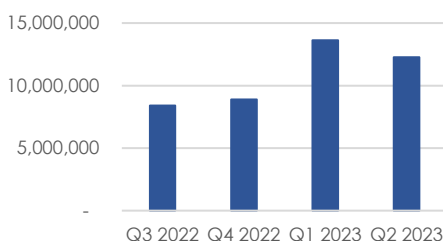
Under Construction

Absorption

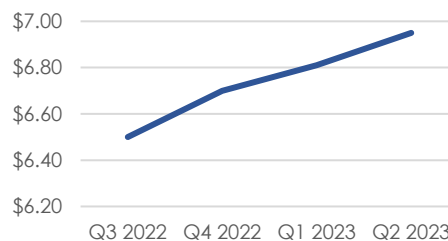


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
SE Dallas/I-45	73,428,479 SF	18,041,666 SF	13.2%	12,279,859 SF	16,454,850 SF	8,971,978 SF	\$6.95/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

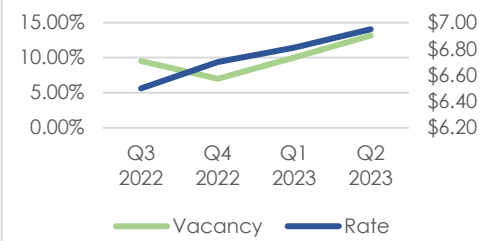
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## Outlying Ellis County | Q2 2023

### Market Insights:

The Outlying Ellis County Submarket ended the second quarter of 2023 with a vacancy rate of 1.0%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is 1,359,569 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$7.12/SF across all classes, increasing from \$6.99/SF in the previous quarter. Over the last 12 months there have been 828,630 SF of new construction deliveries, and there is currently 13,000 SF under construction in the submarket.

Outlying Ellis County commercial sales ended the second quarter of 2023 at \$81.78/SF, decreasing from \$86.24/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy

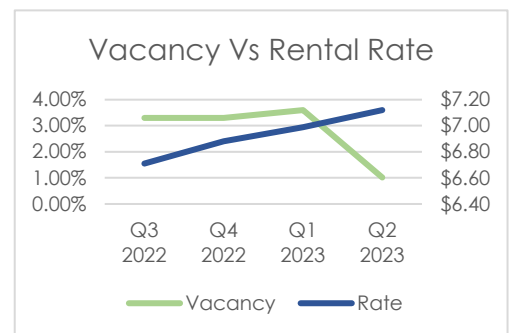
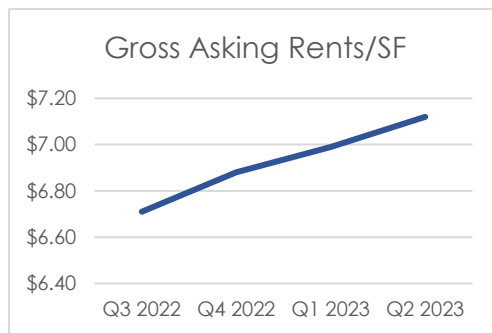
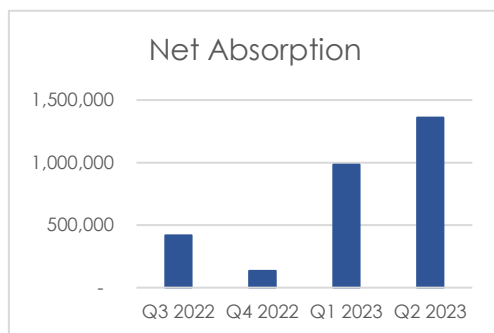


Under Construction

Absorption



	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Outlying Ellis County	13,952,248 SF	440,155 SF	1.0%	1,359,569 SF	828,630 SF	13,000 SF	\$7.12/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF



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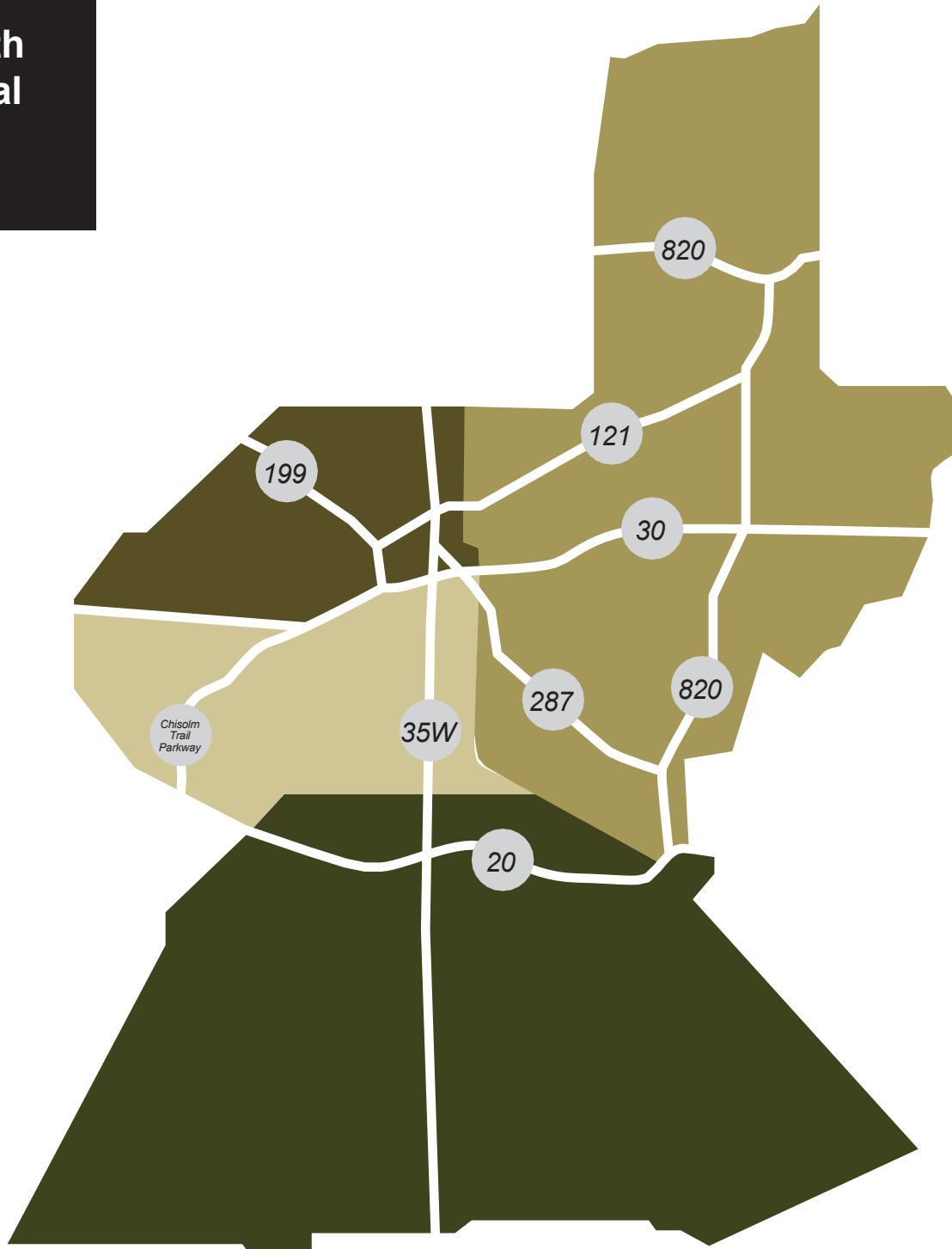
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# South Ft Worth Industrial Market



## Legend

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





## East Fort Worth | Q2 2023

### Market Insights:

The East Fort Worth Submarket ended the second quarter of 2023 with a vacancy rate of 3.9%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 1,106,776 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$9.09/SF across all classes, increasing from \$8.95/SF in the previous quarter. Over the last 12 months there have been (96,680) SF of new construction deliveries, and there is currently 106,905 SF under construction in the submarket.

East Fort Worth commercial sales ended the second quarter of 2023 at \$102.96/SF, decreasing from \$111.62/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



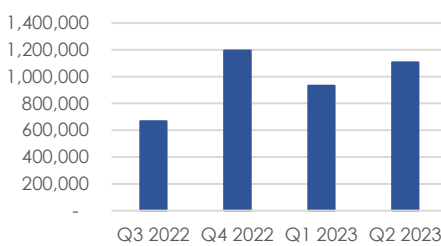
Under Construction

Absorption

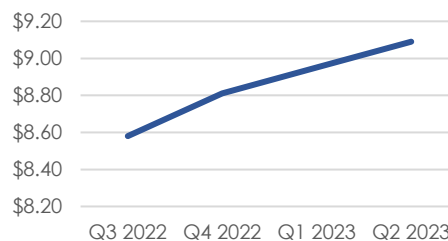


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
East Fort Worth	27,918,529 SF	1,350,291 SF	3.9%	1,106,776 SF	(96,680) SF	106,905 SF	\$9.09/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

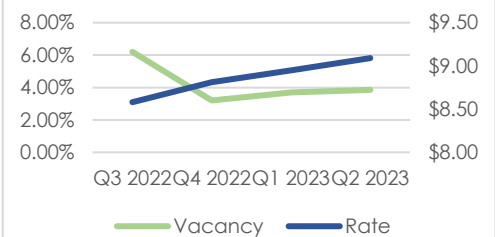
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## N Central Fort Worth | Q2 2023

### Market Insights:

The N Central Fort Worth Submarket ended the second quarter of 2023 with a vacancy rate of 2.0%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 88,951 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$9.85/SF across all classes, increasing from \$9.73/SF in the previous quarter. Over the last 12 months there have been (82,167) SF of new construction deliveries, and there is currently 23,390 SF under construction in the submarket.

N Central Fort Worth commercial sales ended the second quarter of 2023 at \$101.02/SF, decreasing from \$109.48/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



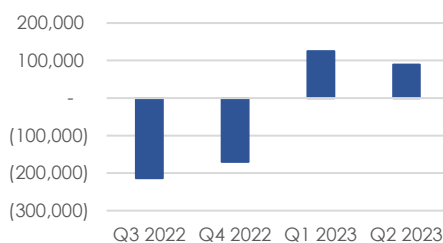
Under Construction

Absorption

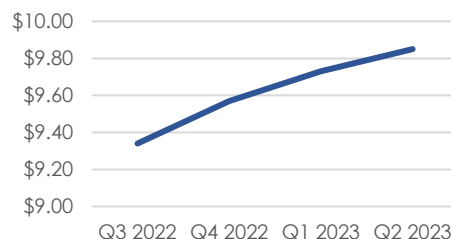


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
N Central Fort Worth	10,848,060 SF	414,425 SF	2.0%	88,951 SF	(82,167) SF	23,390 SF	\$9.85/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

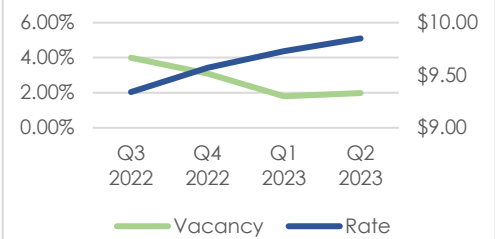
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## S Central Fort Worth | Q2 2023

### Market Insights:

The S Central Fort Worth Submarket ended the second quarter of 2023 with a vacancy rate of 6.9%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is (266,075) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$9.03/SF across all classes, increasing from \$8.88/SF in the previous quarter. Over the last 12 months there have been (104,629) SF of new construction deliveries, and there is no construction currently underway in the submarket.

S Central Fort Worth commercial sales ended the second quarter of 2023 at \$98.62/SF, decreasing from \$107.36/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



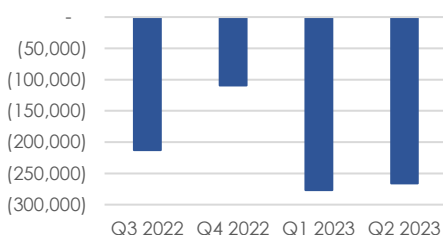
Under Construction

Absorption

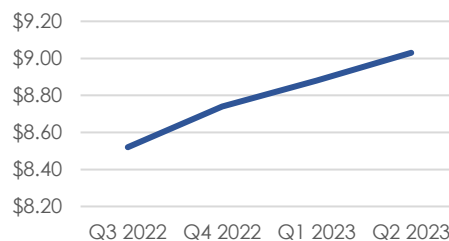


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
S Central Fort Worth	10,619,505 SF	577,843 SF	6.9%	(266,075) SF	(104,629) SF	0 SF	\$9.03/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

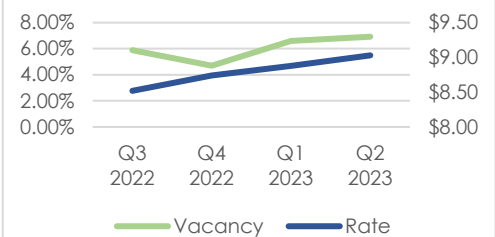
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## S Central Tarrant County | Q2 2023

### Market Insights:

The S Central Tarrant County Submarket ended the second quarter of 2023 with a vacancy rate of 8.6%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is 3,467,113 SF at the end of Q2 2023.

Rental rates ended the second quarter at \$7.89/SF across all classes, increasing from \$7.77/SF in the previous quarter. Over the last 12 months there have been 1,293,809 SF of new construction deliveries, and there is currently 4,688,620 SF under construction in the submarket.

S Central Tarrant County commercial sales ended the second quarter of 2023 at \$135.86/SF, decreasing from \$155.73/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



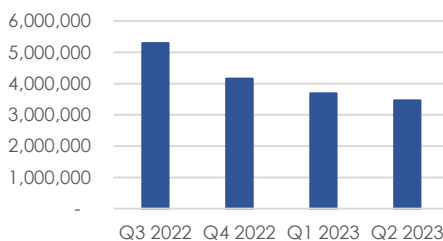
Under Construction

Absorption

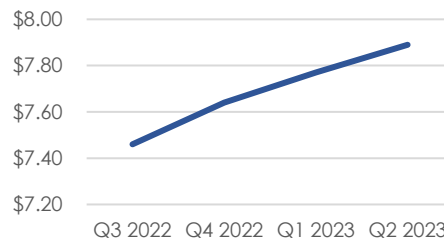


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
S Central Tarrant County	36,080,075 SF	5,375,731 SF	8.6%	3,467,113 SF	1,293,809 SF	4,688,620 SF	\$7.89/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

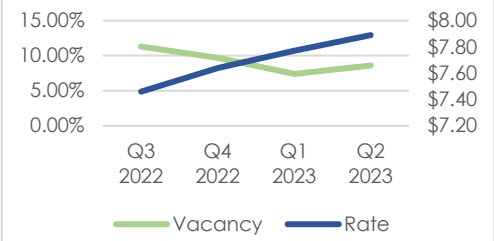
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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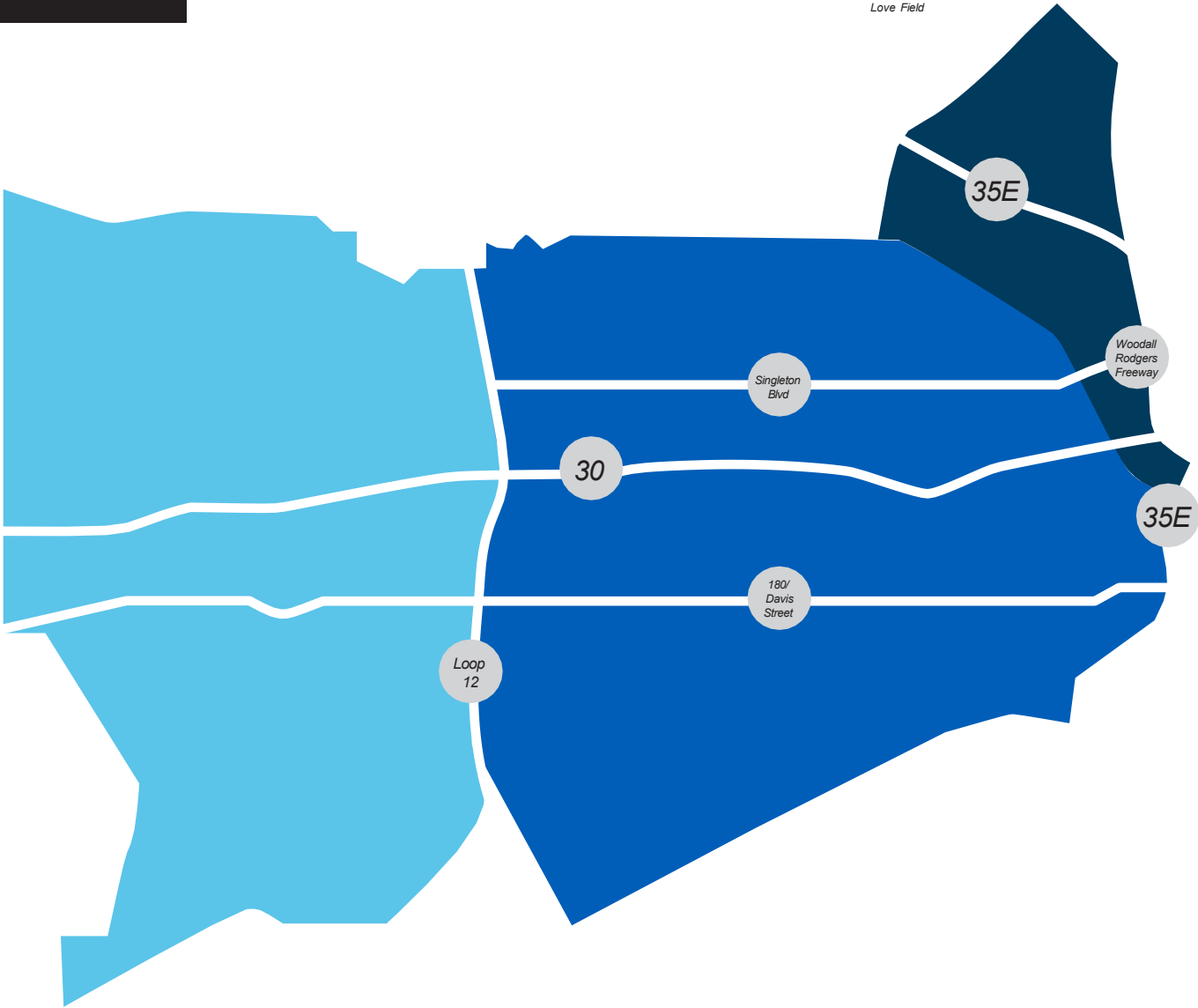
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Pinnacle - Turnpike  
Lonestar - Design  
District Industrial  
Market



Legend

Western Lonestar/Turnpike Ind

Eastern Lonestar/Turnpike Ind

North Trinity Ind



## Western Lonestar / PGB Turnpike | Q2 2023

### Market Insights:

The Western Lonestar / PGB Turnpike Submarket ended the second quarter of 2023 with a vacancy rate of 4.5%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is (232,549) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$7.81/SF across all classes, increasing from \$7.73/SF in the previous quarter. Over the last 12 months there have been 83,561 SF of new construction deliveries, and there is currently 602,355 SF under construction in the submarket.

Western Lonestar / PGB Turnpike commercial sales ended the second quarter of 2023 at \$113.18/SF, decreasing from \$118.58/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



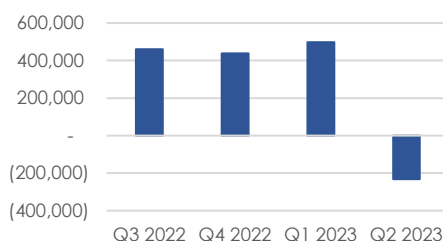
Under Construction

Absorption

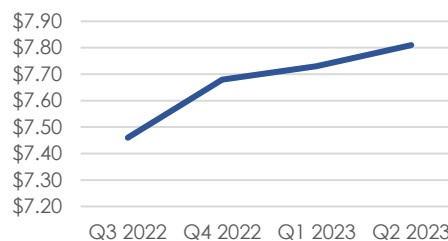


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Western Lonestar / PGB Turnpike	10,272,113 SF	662,152 SF	4.5%	(232,549) SF	83,561 SF	602,355 SF	\$7.81/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

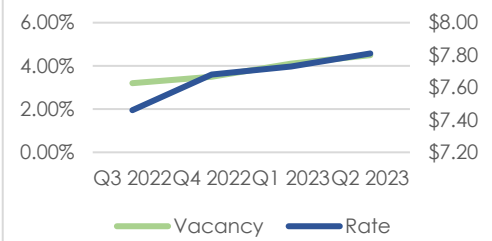
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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510 Bering Drive  
Suite 213  
Houston, Texas 77057  
(713) 589-2100

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Suite 800  
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## Eastern Lonestar / PGB Turnpike | Q2 2023

### Market Insights:

The Eastern Lonestar / PGB Turnpike Submarket ended the second quarter of 2023 with a vacancy rate of 8.5%. The vacancy rate decreased from the previous quarter, and the net absorption rate over the last 12 months is (232,032) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$7.14/SF across all classes, increasing from \$7.01/SF in the previous quarter. Over the last 12 months there have been 1,621,258 SF of new construction deliveries, and there is currently 960,956 SF under construction in the submarket.

Eastern Lonestar / PGB Turnpike commercial sales ended the second quarter of 2023 at \$102.53/SF, decreasing from \$106.89/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



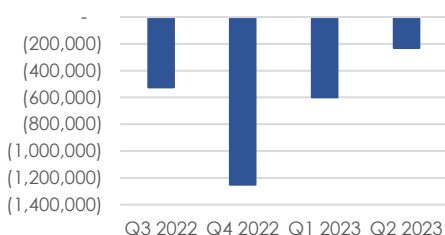
Under Construction

Absorption

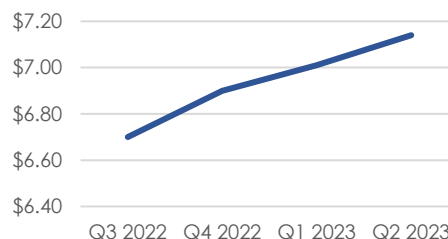


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
Eastern Lonestar / PGB Turnpike	31,695,399 SF	2,948,115 SF	8.5%	(232,032) SF	1,621,258 SF	960,956 SF	\$7.14/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

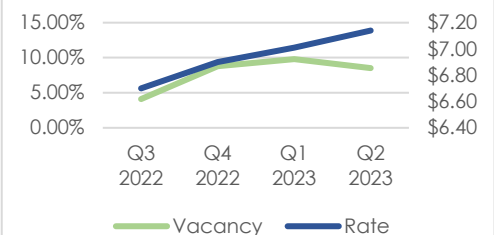
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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## North Trinity | Q2 2023

### Market Insights:

The North Trinity Submarket ended the second quarter of 2023 with a vacancy rate of 6.1%. The vacancy rate increased from the previous quarter, and the net absorption rate over the last 12 months is (98,790) SF at the end of Q2 2023.

Rental rates ended the second quarter at \$15.09/SF across all classes, increasing from \$14.82/SF in the previous quarter. Over the last 12 months there have been (58,235) SF of new construction deliveries, and there is no construction currently underway in the submarket.

North Trinity commercial sales ended the second quarter of 2023 at \$151.04/SF, decreasing from \$160.97/SF in the previous quarter. The average commercial sale price in Dallas/Fort Worth is \$112.00/SF, and overall cap rates are 6.1%.

### Q2 2023 vs Q1 2023

Rental Rates

Vacancy



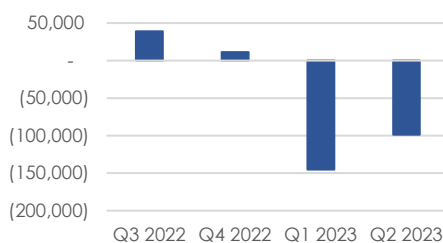
Under Construction

Absorption

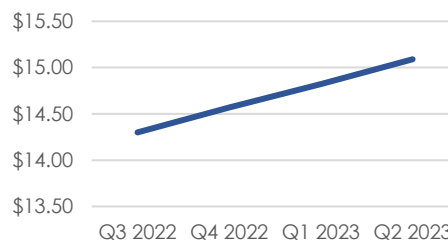


	Inventory	Total Available SF	Vacancy Rate	12-Month Net Absorption	12-Month Deliveries	Under Construction	Rates - All Classes
North Trinity	13,200,201 SF	1,170,224 SF	6.1%	(98,790) SF	(58,235) SF	0 SF	\$15.09/SF
Dallas/Fort Worth Total	1,109,724,681 SF	130,122,087 SF	7.2%	38,306,248 SF	60,317,231 SF	63,898,836 SF	\$9.07/SF

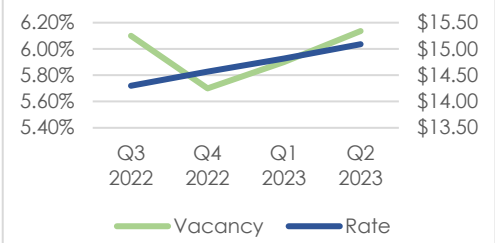
Net Absorption



Gross Asking Rents/SF



Vacancy Vs Rental Rate



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