

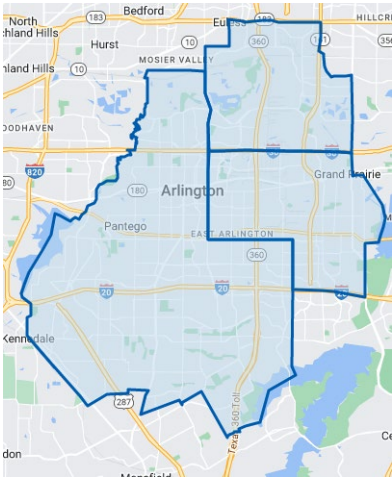
Industrial Real Estate

Great Southwest Snapshot: Q1 2025

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Featured Listings-

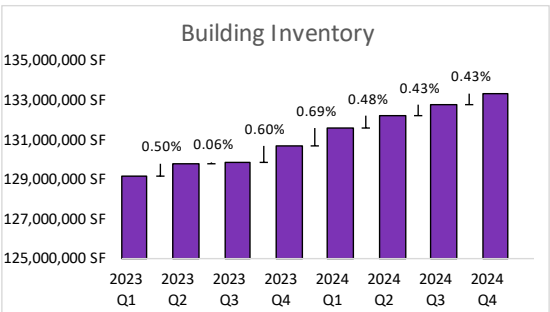
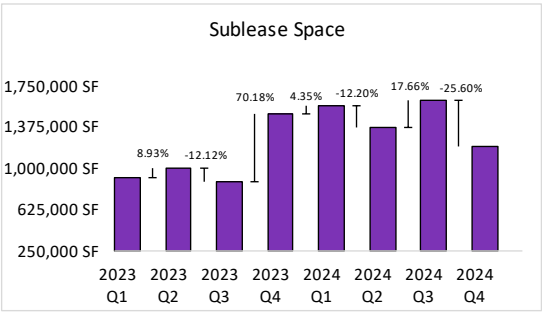
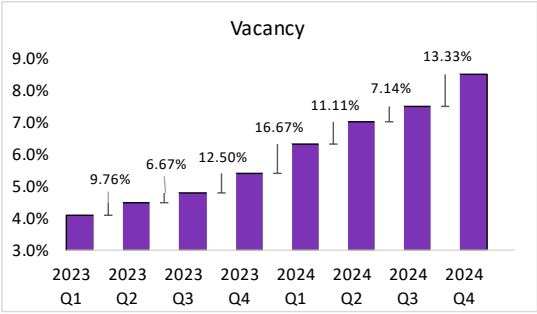
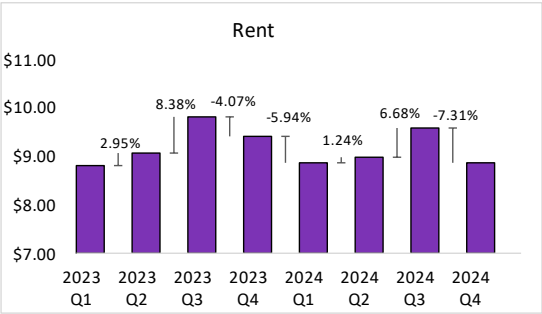
| Address | Listing | Property Size |
|---------------------------------------|----------|---------------|
| 4901 Yaupon Drive Arlington, TX 76018 | Sale | 4.93 AC |
| 939 Avenue N, Grand Prairie, TX 75050 | Sublease | 20,000 SF |



Featured Transactions-

| Address | Client | Transaction Size |
|----------------------|--------|------------------|
| Fort Worth, TX 76155 | Tenant | 13,495 SF |
| Arlington, TX 76011 | Tenant | 16,522 SF |

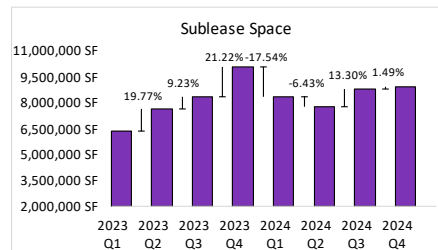
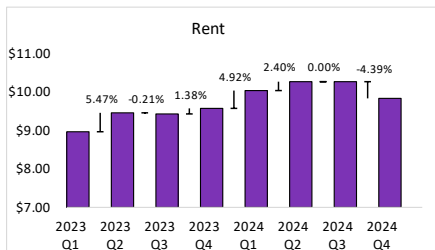
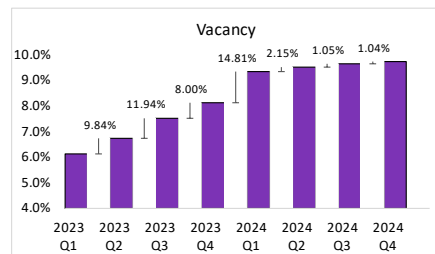
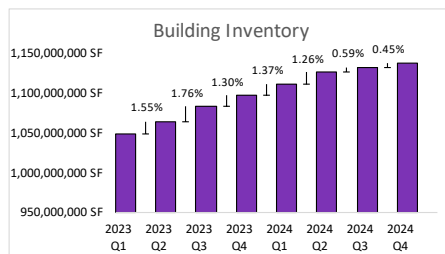
GSW Industrial Real Estate Statistics (as of 12/31/24)



Statistics derived from all Industrial buildings existing and currently being constructed in the Great Southwest Industrial Submarket. Source: Mason Commercial Real Estate and CoStar



DFW Industrial Real Estate Statistics (as of 12/31/2024)



DFW Commercial Real Estate Insights

Over the last five years alone, North Texas has added roughly 89 million square feet of new investment-grade logistics space from this size segment. While this testimony to developers' bullishness on this market is impressive, it has not been without its growing pains.

Of the 1.9 million square feet of investment-grade big bomber space currently underway across Dallas, more than 44% is still available near 2024's year-end, adding additional stressors to the market's already challenging environment.

While Dallas has only 1.9 million square feet of these mega boxes under construction, lease-up challenges of existing stock remain. This cohort's vacancy rate should clock in around 15% by the year's end. While this is a significant increase from the pre-pandemic, five-year average of around 11.8%, it has been on a downward slope in recent quarters. In just the last year alone, vacancy rates of these buildings have contracted by over 200 basis points, a trend that will likely accelerate into 2024 and beyond as fewer completions are made and tenants lease the region's available inventory

Costar "Step aside Dallas, there is a new big bomber sheriff in town" December 12th, 2024

Dallas-Fort Worth added 74,800 jobs in the 12 months ending in October, growing 1.7% compared to a year earlier, based on the latest data from the U.S. Bureau of Labor Statistics. Growth has continued to soften, with annual employment growth converging near the national growth rate of 1.3%.

Job gains have slowed as demand for labor has softened compared to two years ago. The local unemployment rate stands at 3.9% through October, up 30 basis points from a year ago. The rate has shifted higher as more individuals enter the labor pool seeking work.

Costar "Employment growth steadies in Dallas-Fort Worth as all segments report annual gains" December 5th, 2024