

# Industrial Real Estate

## Great Southwest Snapshot: Q2 2025

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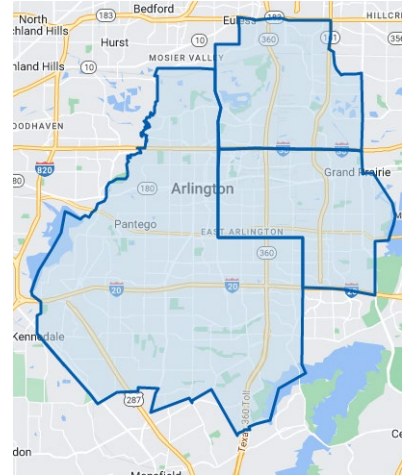
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### Featured Listings-

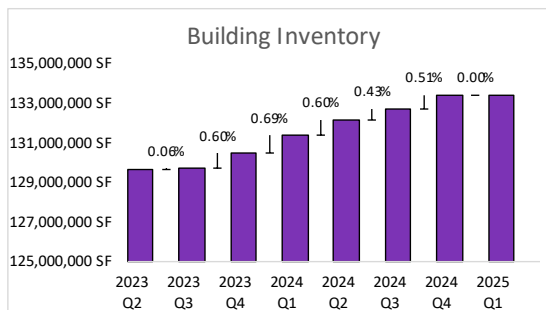
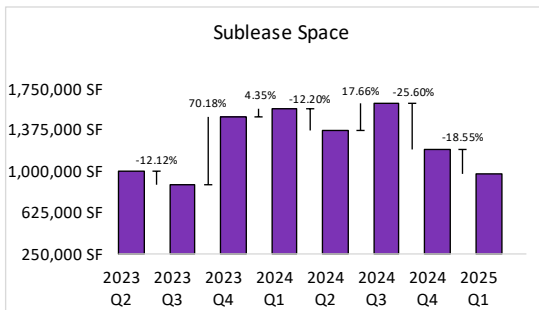
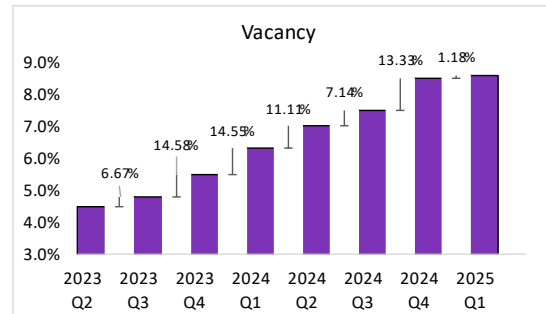
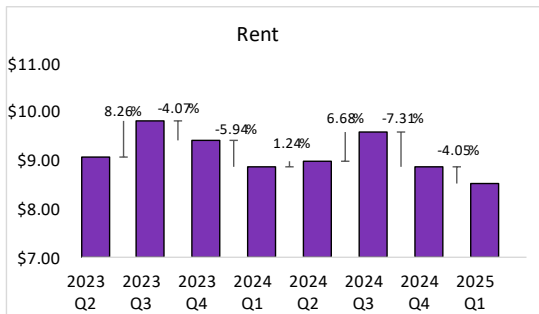
Address	Listing	Property Size
4901 Yaupon Drive Arlington, TX 76018	Sale	4.93 AC
939 Avenue N, Grand Prairie, TX 75050	Sublease	20,000 SF

### Featured Transactions-

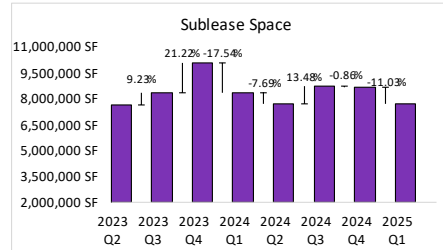
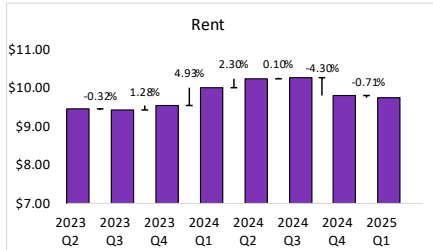
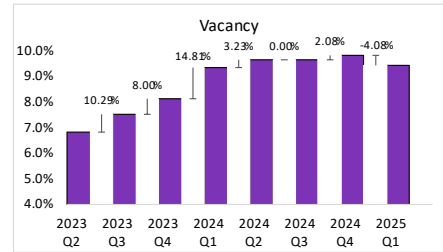
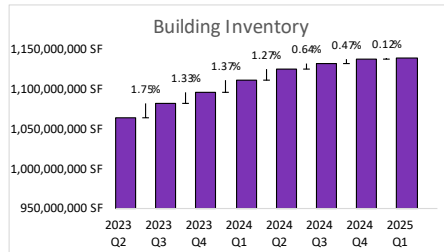
Address	Client	Transaction Size
Fort Worth, TX 76155	Tenant	13,495 SF
Arlington, TX 76011	Tenant	16,522 SF



### GSW Industrial Real Estate Statistics (as of 3/31/25)



# DFW Industrial Real Estate Statistics (as of 3/31/2025)



## DFW Commercial Real Estate Insights

The Berlin, Germany-based company notified the Texas Workforce Commission this week it is laying off 273 workers at its North Texas distribution hub at 1025 Post & Paddock Lane in Grand Prairie, Texas, a suburb about 18 miles west of downtown Dallas. HelloFresh is consolidating its operations in Texas and plans to use its nearby distribution center in Irving, Texas, to manage volume in the region, a spokesperson told CoStar News in an email.

"As the meal kit market normalizes, we are now focused on diversifying our product offerings and driving profitable growth by optimizing our operational footprint," the HelloFresh spokesperson said.

The Grand Prairie plant closure is expected to be permanent and will occur on May 13, HelloFresh told state officials.

### **"HelloFresh to close Grand Prairie facility as part of Texas consolidation" March 13<sup>th</sup>, 2025**

The sentiment is echoed throughout the brokerage industry. Talk to anyone representing an industrial property, and they will tell you that the amount of effort it takes to get a deal across the finish line is nearly incomprehensible compared to just a few years ago. Tenant improvement allowances are more common, as are more favorable lease terms and conditions. All of this is in a bid to make one building stand out in a boundless sea of competition without having to resort to lower starting rates that could impact future underwriting.

However, despite these looming challenges facing the Dallas-Fort Worth market in the next few years, the long-term outlook where most real estate professionals operate is still optimistic. The region's population growth, central location and ease of doing business will continue attracting industrial users of all stripes in the years to come.

### **"A matter of time: Dallas' newest industrial facilities taking longer to lease up" February 24<sup>th</sup>, 2025**