

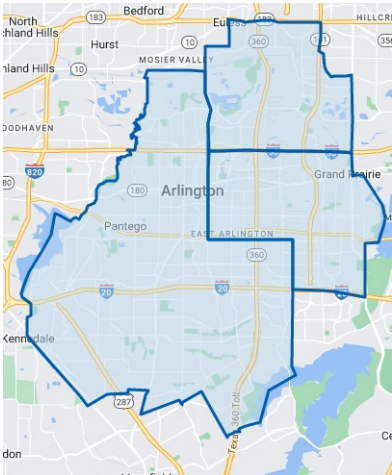
Industrial Real Estate

Great Southwest Snapshot: Q3 2025

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Featured Listings-

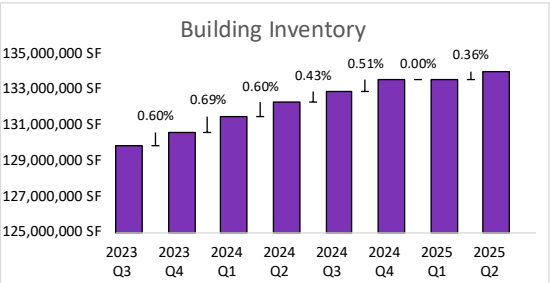
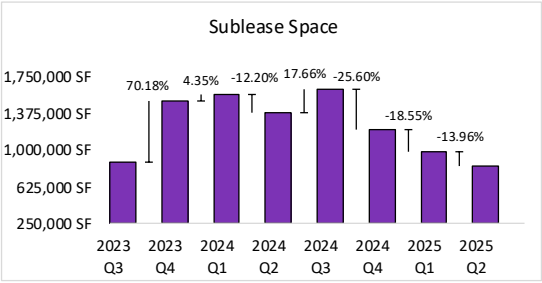
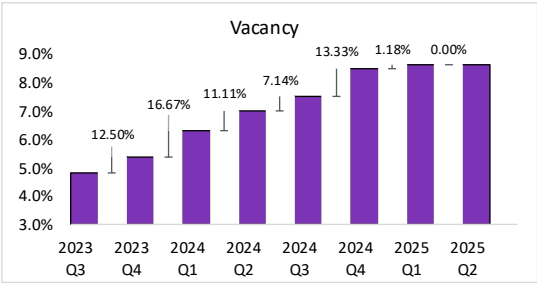
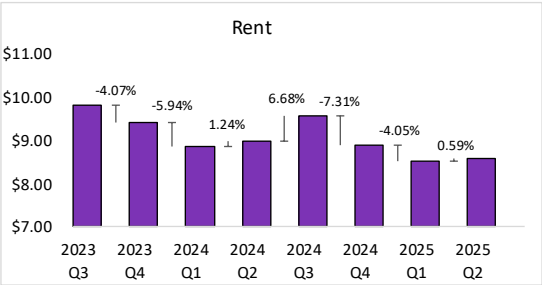
Address	Listing	Property Size
2605 Forum Drive, Grand Prairie, TX	For Sale	6,200 SF
939 Avenue N, Grand Prairie, TX	Sublease	20,000 SF



Featured Transactions-

Address	Client	Transaction Size
Kennedale, TX 76060	Buyer	13,780 SF
Arlington, TX 76011	Seller	4.93 acres

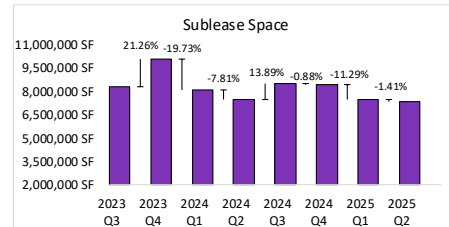
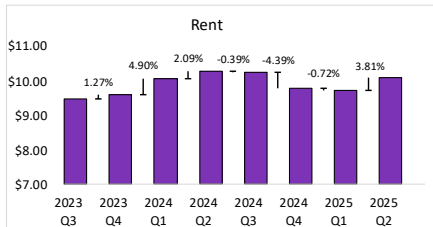
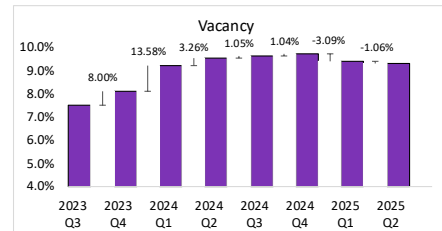
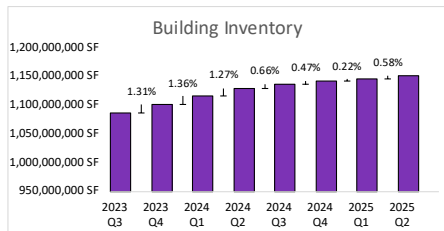
GSW Industrial Real Estate Statistics (as of 6/30/25)



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 6/30/2025)



DFW Commercial Real Estate Insights

The same cannot be said for industrial. Since 2020, over 41 million square feet of industrial space has been developed in Fort Worth. Carved out from the rest of the metropolitan area, the city of Fort Worth alone would still land in the top 20 for total construction for this segment, in league with other areas like Nashville, Tennessee, and Salt Lake City.

This growth is not simply a result of more residents calling Fort Worth home, but is part of a wider trend. When observing the total amount of occupied industrial space per resident, Fort Worth's average has increased by nearly 20% between 2020 and 2024. In contrast, Dallas, which has both more residents and more industrial space per square foot, has largely remained stagnant over that same time frame.

"Fort Worth's Industrialization Remains in Full Swing" June 2, 2025

There was a certain degree of electricity that could be felt in Dallas-Fort Worth's industrial real estate segment at the start of the year. Exuberance over the incoming Trump administration and what it could mean for taxes and regulation had companies coming out of the woodwork, willing to take on more space in what was still a high-cost-of-borrowing environment. Brokers were touting their busy schedules, saying this had been some of the most volume they had seen in a long time, and this is somewhat reflected in what we saw in the data.

Adjusting for some of the volume that is expected to be captured later in the second quarter and beyond, we can certainly see that compared to the end of 2024, the jump we saw at the start of the year was notable. Total industrial leasing went from roughly 10.8 million square feet in the fourth quarter to between 14 million and 17 million square feet at the start of 2025.

"Industrial Leasing in Dallas- Fort Worth saw a Resurgence in the First Quarter" May 13th 2025