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DALLAS FORT WORTH

D/FW Retail Market Reaches Highest Occupancy in 31 Years

DALLAS – Dallas/Fort Worth’s retail market ended 2015 with 91.6 percent occupancy, an increase of more than 1 percent over year-end 2014’s 90.5 percent occupancy rate. The 1.1 percent improvement represents a reduction in marketwide vacant space of approximately 1.8 million square feet.

This past calendar year marks only the third time in the past decade that the market breached the important 90-percent threshold. It also marks the highest overall market occupancy in 31 years years. The 91.6 percent rate is second only to 1984, when 92 percent of the market’s multi-tenant space was leased.

The occupancy gain during the past year was largely due to:

- Demand from expanding concepts, including anchors, that created high new occupancy levels for the market’s existing centers;
- New space development that was primarily anchor driven with extremely limited small-shop space that was built in line with demand;
- New market entrants that expanded primarily via existing space.

The D/FW occupancy rate is based on a total market inventory of 193,016,108 square feet of retail space in shopping centers with 25,000 square feet or more – the largest retail inventory for any metro area in Texas. Weitzman/Cencor surveys 1,383 centers in 42 submarkets, of which 30 submarkets are in the Dallas-area market, and 12 submarkets are in the Fort Worth-area market.

For year-end 2015, the occupancy rate in the Dallas area was 91.2 percent, a notable improvement over year-end 2014’s already healthy 90.2 percent. The rate is based on total market inventory of 134.7 million square feet in the Dallas area.

The occupancy rate in the Fort Worth area was even better: 92.4 percent, compared to 91.4 percent at year-end 2014. The rate is based on a total inventory of 58.3 million square feet.

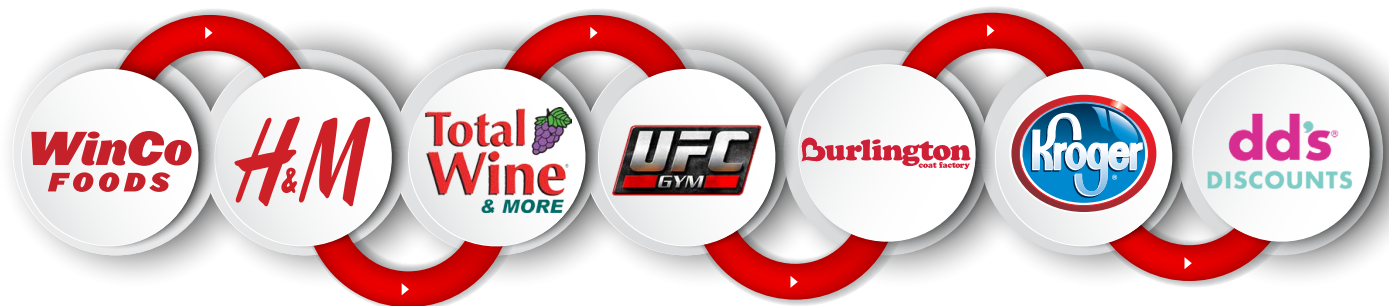


Castle Hills Marketplace, at SH-121 and Josey in Lewisville, opened its first phase in 2015 with a 123,000 -square-foot Kroger Marketplace.

For D/FW's major shopping center categories, the survey reported the following occupancy rates:

- **Community Centers** – 91.7 percent (compared to 90.6 percent at year-end 2014) for an inventory of 74.6 million square feet.
 - This category, typically anchored by a grocer, is the market's largest in terms of inventory. Community centers feature some of the strongest projects in D/FW. In addition to grocery and discounter anchors, the category features a mix of tenants designed to serve community needs.
- **Neighborhood Centers** – 86.6 percent (85.1 percent at year-end 2014) for an inventory of 40.7 million square feet.
 - This category represents smaller, typically unanchored centers of 25,000 square feet to as much as 100,000 square feet. The category continues to improve after falling to an occupancy low point of 81 percent during the recession. Since that time, vacant space in neighborhood centers has dropped from 6.9 million square feet at year-end 2009 to 5.5 million square feet today.
 - The strongest neighborhood centers in the category continue to report healthy occupancies, and 13 submarkets report neighborhood-center occupancy ranging from 90 to 100 percent.
- **Power Centers** – 95.2 percent (94.2 percent at year-end 2014) for an inventory of 40.8 million square feet
 - The occupancy in this category – which features power “category killer” retailers – reported gains as existing power retailers stabilized and concepts from gyms to discounters to grocers to medical uses backfilled box vacancies. As a result, power retail – a category that suffered fast-rising vacancy during the financial crisis as many power tenants failed – is today one of the healthiest categories in Dallas/Fort Worth.
- **Mixed-use** – 95.4 percent (92.4 percent at year-end 2014) for an inventory of 5.2 million square feet of retail space in projects with other commercial and residential space.
 - This category, with retail at its core, typically also features residential and office space, as well as other uses such as hotel or entertainment.
 - This category saw occupancy jump thanks in part to the active restaurant market and the lease-up of projects that opened just as the 2007-2009 recession hit.
 - During 2015 and moving into 2016, mixed-use is the most active non-community category, with major mixed-use projects under way or opening in markets like Plano and Frisco.
- **Malls** – 93.1 percent (92.7 percent at year-end 2014) for an inventory of 23.4 million square feet.
 - This category, which includes regional and super-regional malls, saw its stable occupancy improve further thanks to junior anchors like H&M, which opened in Denton's **Golden Triangle Mall**, Cedar Hill's **Hillside Village mall**

Key concepts backfill vacancies in 2015



and Fort Worth's **Ridgmar Mall**, and expanding mall tenants like **Francesca's**, **Torrid** and other apparel retailers.

- o D/FW reports two of the 18 submarkets with malls reporting 100-percent mall occupancy; an additional 11 submarkets report occupancies well above 90 percent. Only four submarkets – Allen, Irving, Plano and Southwest Dallas – report notable vacancy, largely due to either vacant department stores or higher-than-typical small-shop vacancy.

The improvement seen in the retail market during 2015 is due to steady demand for lease space in D/FW's existing shopping centers, as evidenced by the strong absorption posted during the year. The market posted its highest absorption total since 2000, when the market absorbed 8.3 million square feet. However, that total largely represented leasing in new construction, which totaled 8.8 million square feet. It's important to note that the 2000 absorption total was 500,000 square feet less than the new-space total, which means new construction added half a million square feet of vacancy to the market.

This past year, absorption easily surpassed the 2015 construction total.



The leasing activity in 2015 helped the retail market post total absorption – defined as the **net** increase or decrease in occupied space – of 4,531,480 square feet: a total of 3,151,898 square feet were absorbed in the Dallas area, and 1,379,582 square feet were absorbed in the smaller Fort Worth area.

During 2015, leasing in existing centers boosted absorption by removing large vacant retail spaces from the market.

Key backfilled locations in existing centers during the year included:

- **H&M**, the famed fast-fashion retailer, which leased several new locations in existing space, including in the former **Barnes & Noble** in downtown Fort Worth, at **Hillside Village** in Cedar Hill and in **Golden Triangle Mall** in Denton;
- **WinCo Foods**, with approximately 85,000-square-foot stores at:
 - o The site for a former **Sports Authority** in Arlington's **Bardin Place Shopping Center**;
 - o The site of a closed **Target** at Centerville and LBJ and Garland;
 - o The site of a closed **Kroger** in **Orchard Village** in Lewisville.

- **Total Wine & More**, which leased 24,000 square feet in a junior anchor vacancy at **Denton Crossing**, located on Loop 288 in Denton. **Kroger** also expanded its store in **Denton Crossing** by 18,300 square feet by backfilling a site formerly filled by **World Market**;

H&M helped improve mall occupancy with new stores in existing space. Denton's **Golden Triangle Mall** location is pictured.

- **Burlington Coat Factory**, which leased approximately 50,000 square feet in a long-vacant **Mervyns** in a center adjacent to Fort Worth's **Ridgmar Mall**;
- **UFC Gym**, which backfilled a 12,962-square-foot space in **Dal-Rich Towne Square**, at 101 S. Coit Road in Richardson.
- The complete redevelopment of the vacant, 125,000-square-foot **Saks** store at **The Shops at Willow Bend**, an upscale mall in Plano. The project, starting in 2016, is razing the **Saks** store for open-air entertainment, restaurant and retail district. The mall's owner is also in the works to add an office tower and a hotel at the site, located at the Dallas North Tollway and Park Boulevard.

During 2015, the market reported new construction of 2,719,584 square feet of retail in new and expanded projects.

The 2015 annual construction, while representing an increase over the previous year's total of 2,056,926 square feet, is very conservative for a market that ranks as one of the healthiest in the country. Other than a select handful of retailers, few national concepts opened new-construction anchor stores during the year as national retailers focused on the seamless merger of their existing brick-and-mortar locations with their digital capabilities to create strong omnichannel success.

The majority of new space for 2015 was developed for retail anchors, with one store alone accounting for 20 percent of the new space added to the market during the year.

The construction, basically a blip on a market with 193 million square feet, represents only the second time since 2009 for new space to surpass the 2-million-square-foot level.

Retail space in new and expanded projects opening in 2015 included:

- **Nebraska Furniture Mart**, a 433-acre development with more than 560,000 square feet of retail space at SH-121 and FM 423 in The Colony. The project is sparking peripheral development such as a new 52,000-square-foot **Rooms To Go**;
- **West Plano Village**, a mixed-use project that opened in late 2015 with 90,000 square feet of retail space and 60,000 square feet of second-floor office space above the retail buildings. In addition, leading developer AMLI Residential opened 264 apartments in a four-story configuration in 2014. The first phase of **West Plano Village**, located at Dallas North Tollway and Parker Road, opened in September 2013 and brought online the retail component's anchor, an **eatZi's Market and Bakery**. Well-known national and local concepts in the project's retail space include **Kona Grill**, **Princi Italia**, **Mi Dia From Scratch**, **Pakpao**, an **AT&T** flagship store and others;
- **Glade Parks**, one of the largest non-grocery-anchored projects to come online in 2015, which opened its first phase with a mix of power retailers including **Dick's Sporting Goods**, **Michaels**, **HomeGoods**, **Tuesday Morning**, **Dave & Buster's**, **Ulta** and **Boot Barn** at SH-121 and Glade in Euless;
- **Preston Hollow Village**, the retail in a mixed-use project at US-75 and Walnut Hill Lane, with the retail featuring **Trader Joe's** and a number of restaurants;
- **Park Lane**, a mixed-use project at US-75 and Park Lane, across from **NorthPark Center** mall, which expanded by 37,000 square feet for a number of soft-goods concepts;

	Properties	2014 GLA	2014 Vacancy	2014 % Vacancy	2015 GLA	2015 Vacancy	2015 % Vacancy
Neighborhood	695	39,997,037	5,673,764	14.19%	40,656,816	5,456,680	13.42%
Mixed-Use	25	3,865,873	294,714	7.62%	5,165,286	238,392	4.62%
Malls	18	23,410,574	1,703,279	7.28%	23,410,574	1,603,063	6.85%
Community	461	73,832,376	6,969,752	9.44%	74,554,990	6,222,984	8.35%
Power	135	40,811,812	2,358,228	5.78%	40,840,133	1,958,000	4.79%

- **Castle Hills Marketplace**, a regional-draw shopping center that opened its first phase with a 123,000-square-foot **Kroger Marketplace**. The center, located at the southwest corner of SH-121 and N. Josey Lane in Lewisville, is in proximity to the massive **Nebraska Furniture Mart** complex;
- **North Tarrant Marketplace**, a community center that features a 123,000-square-foot **Kroger Marketplace** and approximately 16,000 square feet of small shop space at N. Tarrant Parkway and Precinct Line Road in North Richland Hills;
- **Lantana Town Center**, a retail center on FM 407 at Jeter Road in Bartonville (Denton County) that is anchored by a 120,000-square-foot **Kroger Marketplace**. The center also features small-shop space and pad sites for concepts including **Starbucks**, **Marble Slab** and others;
- **Burleson Commons**, a retail center anchored by **Premiere Cinemas** in Burleson (Fort Worth area), which added a 114,800-square-foot **Kroger Marketplace** that opened in late December 2015;
- The expansion of **Lewisville Towne Crossing**, which added space for a **Studio Movie Grill** and multi-tenant retail space. The project, first opened in 2009 and anchored by **SuperTarget**, is located at SH-121 and Josey Lane;
- **Whole Foods Market**, with a new store in Uptown Dallas, where it serves as the retail anchor for a residential tower at McKinney Avenue and Routh Street. For 2016, **Whole Foods** is scheduled to open in the Las Colinas area of Irving and at 3400 Bryant Irvin Road in Fort Worth. The Bryant Irvin Road location will be the grocer's first within the Fort Worth city limits;
- A 34,000-square-foot **REI** store, the anchor of a 55,000-square-foot project on East Northwest Highway, adjacent to **Half Price Books** Dallas flagship store;
- **Walmart**, with new 2015 stores that included a **Supercenter** at Coit Road and Arapaho in Dallas and smaller (approximately 45,000 square feet) **Neighborhood Market** stores in suburban markets such as DeSoto, Lancaster, Wylie, Burleson and Rowlett;
- **Presidio Towne Crossing**, a center planned along I-35W in the **Presidio Junction** mixed-use development. **Presidio Towne Crossing** is by a **Target** store and features other concepts like **At Home**;



Grocer WinCo Foods opened in redeveloped anchor space at **Orchard Village** in Lewisville

- **The Village at Camp Bowie**, a retail center at Camp Bowie Boulevard and Bernie Anderson Avenue in Fort Worth anchored by a new **Sprouts** grocery;
- **WestBend**, a mixed-use project on University Drive in Fort Worth anchored by a 21,000-square-foot **Fresh Market**;
- **Lakeside DFW**, a mixed-use project at the northwest corner of FM 2499 and Lakeside Parkway in Flower Mound, with the retail anchored by a 45,000-square-foot **Moviehouse & Eatery** cinema;
- **Southlake Town Square** in Southlake, which added a new **Trader Joe's** specialty grocery;
- **H-E-B** in Burleson, which expanded to a total of 115,000 square feet, thereby creating the first **H-E-B Plus!** location in the greater Dallas/Fort Worth area.

Several major projects are in the works for completion in 2016 or later. These include:

- **CityLine Market**, a mixed-use project at the northeast corner of Renner Road and Plano Road in Richardson that will feature a **Whole Foods Market**-anchored center. The community center is set for completion in 2016;
- **Waterside**, located at Bryant Irvin Road at the Trinity River in Fort Worth, which will come online with Fort Worth proper's first **Whole Foods** location;

- **Walmart** and **Sam's Club** at US-380 and Preston Road in Prosper. **Sam's Club** also will open as the anchor for **East Village**, a retail center under way in the CityPlace area near downtown Dallas at US-75 and Haskell;
- A **Walmart Neighborhood Market** planned as the anchor for **Teasley Town Square**, a project at Teasley Lane and Ryan Road in Denton;
- The expansion of Fort Worth's **Presidio Towne Crossing**, which will add **WinCo** and other concepts;
- The expansion of **Eules' Glade Parks**, which will add retail including a 95,000-square-foot **Belk** department store, **Cinepolis** luxury cinema and several other junior anchors.
- The retail component of **Wade Park**, a \$1.6 billion mixed-use project under construction at the Dallas North Tollway at Lebanon Road in Frisco. The retail will include **Whole Foods Market**, **iPic Theaters** and a number of shops and restaurants, including **Torchy's Tacos** and the second location for popular Uptown Dallas venue **The Rustic**. The first phase is slated to open in 2017;

The D/FW retail market activity, especially retail leasing demand and store growth, is boosted by the area's economy, which ranks as one of the

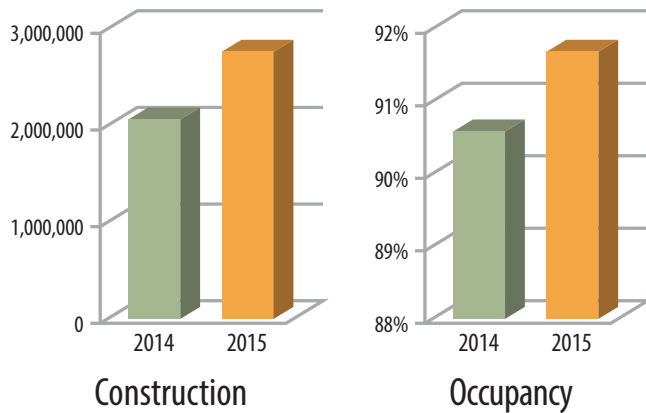
Mixed-use is one of D/FW's hottest construction categories. **West Plano Village**, at the Dallas North Tollway and Parker, completed its final phase of retail, office and multi-family in 2015.



strongest metro economies in the country. In terms of population, the D/FW metro area ranks as one of the fastest-growing in the country, adding more than 100,000 people annually.

With powerful growth expected to continue in the key areas of population, jobs and residential growth, the outlook for the D/FW retail market in 2016 is a year of steady gains to build on 2015's outstanding performance.

DALLAS/ FORT WORTH

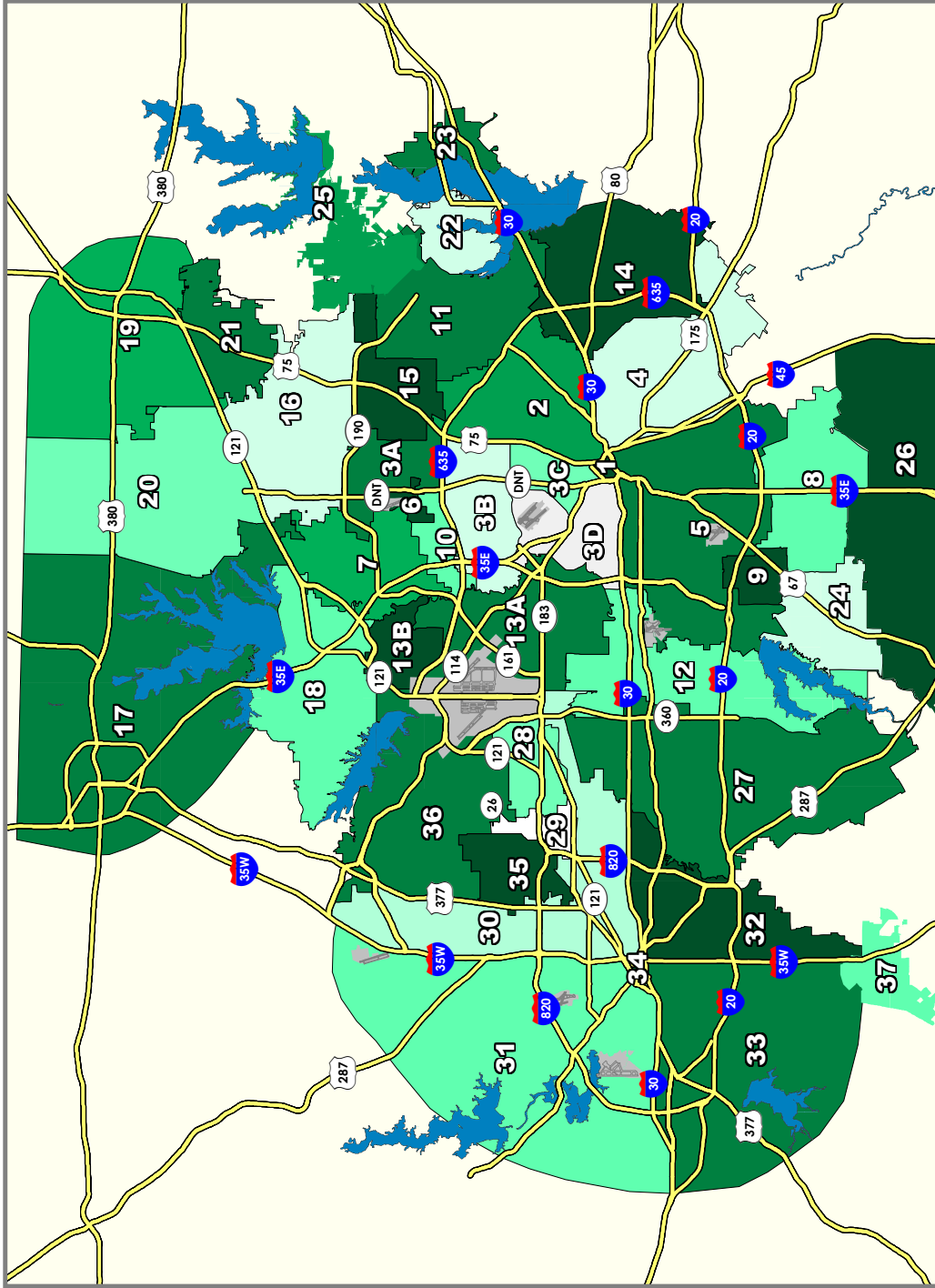


D/FW RENTAL RATES				
Sector	Name	Class A	Class B	Class C
1	Dallas CBD	\$38	\$22	\$12
2	Northeast Dallas	\$32	\$20	\$10
3A	Far North Dallas	\$28	\$16	\$12
3B	North Dallas	\$35	\$18	\$13
3C	Park Cities/Oak Lawn	\$45	\$28	\$17
3D	West Dallas	\$28	\$15	\$10
4	Southeast Dallas	\$15	\$10	\$7
5	Southwest Dallas	\$16	\$10	\$7
6	Addison	\$30	\$18	\$11
7	Carrollton	\$22	\$13	\$8
8	DeSoto/Lancaster	\$16	\$9	\$5
9	Duncanville	\$14	\$10	\$5
10	Farmers Branch	\$18	\$14	\$6
11	Garland	\$27	\$16	\$10
12	Grand Prairie	\$24	\$13	\$10
13A	Irving	\$24	\$14	\$8
13B	Coppell	\$25	\$17	\$12
14	Mesquite/Balch Springs	\$22	\$15	\$8
15	Richardson	\$28	\$20	\$10
16	Plano	\$36	\$25	\$12
17	Denton	\$29	\$21	\$11
18	Lewisville/Flower Mound	\$30	\$22	\$12
19	McKinney	\$26	\$20	\$15
20	Frisco	\$35	\$21	\$15
21	Allen	\$26	\$18	\$10
22	Rowlett	\$22	\$14	\$9
23	Rockwall	\$26	\$18	\$11
24	Cedar Hill	\$22	\$16	\$11
25	Murphy/Wylie Sachse	\$25	\$16	\$10
26	Northern Ellis County	\$21	\$16	\$10
	Dallas Average	\$26	\$17	\$10
27	Arlington	\$26	\$18	\$8
28	Bedford/Euless	\$24	\$13	\$9
29	Hurst	\$24	\$14	\$9
30	Northeast Fort Worth	\$27	\$15	\$8
31	Northwest Fort Worth	\$24	\$13	\$8
32	Southeast Fort Worth	\$18	\$14	\$7
33	Southwest Fort Worth	\$30	\$18	\$12
34	Fort Worth CBD	\$27	\$17	\$13
35	North Richland Hills	\$24	\$14	\$6
36	Northeast Tarrant County	\$32	\$20	\$14
37	Burleson	\$25	\$18	\$12
38	Weatherford	\$22	\$12	\$6
	Fort Worth Average	\$25	\$16	\$9
	D/FW Average	\$26	\$16	\$10

DALLAS/FORT WORTH SUBMARKET SUMMARY

Sector	Name	YE 2014 GLA	YE 2014 Vacancy	YE 2014 % Vacancy	YE 2015 GLA	YE 2015 Vacancy	YE 2015 % Vacancy
1	Dallas CBD	471,546	141,590	30.03%	471,546	146,822	31.14%
2	Northeast Dallas	9,495,443	1,113,264	11.72%	9,565,920	1,002,933	10.48%
3A	Far North Dallas	8,409,993	696,137	8.28%	8,622,668	620,951	7.20%
3B	North Dallas	5,479,628	198,407	3.62%	5,709,745	165,376	2.90%
3C	Park Cities/Oak Lawn	3,202,126	88,818	2.77%	3,240,126	126,113	3.89%
3D	West Dallas	575,833	135,901	23.60%	575,833	122,350	21.25%
4	Southeast Dallas	1,976,418	214,504	10.85%	1,976,418	213,800	10.82%
5	Southwest Dallas	7,970,594	1,049,613	13.17%	7,997,071	1,131,556	14.15%
6	Addison	1,542,927	337,307	21.86%	1,542,927	206,885	13.41%
7	Carrollton	3,204,344	487,472	15.21%	3,204,344	427,316	13.34%
8	DeSoto/Lancaster	1,994,749	210,142	10.53%	2,084,226	221,435	10.62%
9	Duncanville	1,444,174	267,201	18.50%	1,444,174	245,910	17.03%
10	Farmers Branch	1,087,528	84,900	7.81%	1,087,528	101,545	9.34%
11	Garland	7,114,523	825,789	11.61%	7,114,523	763,103	10.73%
12	Grand Prairie	3,486,058	294,946	8.46%	3,486,058	153,958	4.42%
13A	Irving	8,245,366	1,052,796	12.77%	8,245,366	999,683	12.12%
13B	Coppell	980,836	167,338	17.06%	980,836	167,760	17.10%
14	Mesquite/Balch Springs	5,518,780	531,656	9.63%	5,518,780	517,756	9.38%
15	Richardson	3,991,540	650,196	16.29%	3,991,540	477,057	11.95%
16	Plano	15,265,493	1,727,817	11.32%	15,335,483	1,548,155	10.10%
17	Denton	5,903,114	395,499	6.70%	6,645,200	358,534	5.40%
18	Lewisville/Flower Mound	9,774,757	887,173	9.08%	10,014,317	867,361	8.66%
19	McKinney	3,561,927	202,485	5.68%	3,641,814	194,494	5.34%
20	Frisco	6,996,142	273,980	3.92%	6,996,142	215,136	3.08%
21	Allen	4,961,771	501,922	10.12%	4,961,761	327,793	6.61%
22	Rowlett	1,258,154	75,624	6.01%	1,303,154	76,524	5.87%
23	Rockwall	2,168,606	129,955	5.99%	2,168,606	114,978	5.30%
24	Cedar Hill	2,653,170	175,797	6.63%	2,653,170	167,808	6.32%
25	Murphy/Wylie/Sachse	2,251,972	50,015	2.22%	2,296,972	44,515	1.94%
26	Northern Ellis County	1,818,496	88,000	4.84%	1,818,496	65,475	3.60%
	Dallas	132,806,008	13,056,244	9.83%	134,694,744	11,793,082	8.76%
27	Arlington	14,458,563	978,048	6.76%	14,485,563	947,853	6.54%
28	Bedford/Euless	2,801,831	323,181	11.53%	3,032,622	250,259	8.25%
29	Hurst	3,521,398	305,655	8.68%	3,521,398	350,834	9.96%
30	Northeast Fort Worth	3,733,579	359,007	9.62%	3,733,579	357,466	9.57%
31	Northwest Fort Worth	6,176,624	486,008	7.87%	6,351,468	357,180	5.62%
32	Southeast Fort Worth	1,428,948	154,510	10.81%	1,428,948	171,310	11.99%
33	Southwest Fort Worth	9,628,184	1,189,897	12.36%	9,694,859	883,840	9.12%
34	Fort Worth CBD	393,300	80,856	20.56%	393,300	54,824	13.94%
35	North Richland Hills	3,027,388	579,715	19.15%	3,176,388	568,968	17.91%
36	Northeast Tarrant Co	9,420,992	383,204	4.07%	9,434,301	368,734	3.91%
37	Burleson	1,882,624	36,282	1.93%	2,069,416	44,874	2.17%
38	Weatherford	999,522	79,430	7.95%	999,522	68,480	6.85%
	Fort Worth	57,472,953	4,955,793	8.62%	58,321,364	4,424,622	7.59%
	Grand Total	190,278,961	18,012,037	9.47%	193,016,108	16,217,704	8.40%

DALLAS/FORT WORTH SUBMARKET MAP



Shopping Center Sectors

- 1 - Dallas CBD
- 2 - Northeast Dallas
- 3A - Far North Dallas
- 3B - North Dallas
- 3C - Park Cities / Oak Lawn
- 3D - West Dallas
- 4 - Southeast Dallas
- 5 - Southwest Dallas
- 6 - Addison
- 7 - Carrollton
- 8 - DeSoto / Lancaster
- 9 - Duncanville
- 10 - Farmers Branch
- 11 - Garland
- 12 - Grand Prairie
- 13A - Irving
- 13B - Coppell
- 14 - Mesquite / Balch Springs
- 15 - Richardson
- 16 - Plano
- 17 - Denton
- 18 - Lewisville / Flower Mound
- 19 - McKinney
- 20 - Frisco
- 21 - Allen
- 22 - Rowlett
- 23 - Rockwall
- 24 - Cedar Hill
- 25 - Murphy / Wylie / Sachse
- 26 - Northern Ellis County
- 27 - Arlington
- 28 - Bedford / Euless
- 29 - Hurst
- 30 - Northeast Fort Worth
- 31 - Northwest Fort Worth
- 32 - Southeast Fort Worth
- 33 - Southwest Fort Worth
- 34 - Fort Worth CBD
- 35 - North Richland Hills
- 36 - Northeast Tarrant County
- 37 - Burleson
- 38 - Weatherford*

*not shown on map

DALLAS/FORT WORTH ABSORPTION & CONSTRUCTION

Sector	Name	2015 Absorption	2015 Construction*
1	Dallas CBD	-5,232	
2	Northeast Dallas	180,808	71,000
3A	Far North Dallas	287,861	192,000
3B	North Dallas	263,148	230,117
3C	Park Cities/Oak Lawn	705	38,000
3D	West Dallas	13,551	
4	Southeast Dallas	704	
5	Southwest Dallas	-55,466	27,000
6	Addison	130,422	
7	Carrollton	60,156	
8	DeSoto/Lancaster	78,184	90,000
9	Duncanville	21,291	
10	Farmers Branch	-16,645	
11	Garland	62,686	
12	Grand Prairie	140,988	
13A	Irving	53,113	
13B	Coppell	-422	
14	Mesquite/Balch Springs	13,900	
15	Richardson	173,139	
16	Plano	249,652	70,000
17	Denton	779,051	742,086
18	Lewisville/Flower Mound	259,372	239,560
19	McKinney	87,878	79,887
20	Frisco	58,844	
21	Allen	174,119	
22	Rowlett	44,100	45,000
23	Rockwall	14,977	
24	Cedar Hill	7,989	
25	Murphy/Wylie/Sachse	50,500	45,000
26	Northern Ellis County	22,525	
	Dallas	3,151,898	1,869,650
27	Arlington	57,195	27,000
28	Bedford/Euless	303,713	230,791
29	Hurst	-45,179	
30	Northeast Fort Worth	1,541	
31	Northwest Fort Worth	303,672	174,844
32	Southeast Fort Worth	-16,800	
33	Southwest Fort Worth	372,732	66,675
34	Fort Worth CBD	26,032	
35	North Richland Hills	159,747	150,000
36	Northeast Tarrant Co	27,779	13,832
37	Burleson	178,200	186,792
38	Weatherford	10,950	
	Fort Worth	1,379,582	849,934
	Grand Total	4,531,480	2,719,584

* New construction of 25,000 square feet or more; some construction represents expansion space

DALLAS/FORT WORTH MAJOR MALL MAP

