

Dallas/Ft. Worth, Texas



Urban-Suburban Submarkets Trends

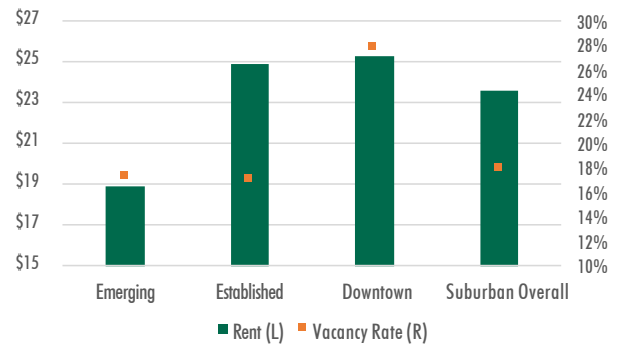
- The demand for office space in Far North Dallas, particularly in the Legacy micromarket, has been unprecedented, with many significant corporate relocations including Toyota, Liberty Mutual, Fed Ex and other world-class corporations.
- Las Colinas has been a desirable submarket for many established companies due to its proximity to DFW International Airport and central location within the Metroplex. Cypress Waters is the newest major live-work-play development to accommodate demand within the submarket.
- Richardson/Plano is known for its high concentration of tech talent but is also home to a diverse range of office tenants, including State Farm as the commercial anchor of the CityLine mixed-use development.
- The Westlake/Southlake/Grapevine micromarkets are affluent suburban areas within the Mid-Cities submarket and have seen a notable increase in development in all lines of businesses, particularly along Highway 114.
- South Fort Worth is home to the Clearfork development, where 270 acres of high-end residential, retail, office and entertainment come together to serve this growing stretch of Tarrant County.
- The 18,000-acre, master-planned AllianceTexas development in North Fort Worth continues to grow and attract interest from large corporations, retailers, restaurants and residents.

Urban-Suburban Submarkets

| Established | Emerging |
|------------------|------------------|
| Far North Dallas | Mid-Cities |
| Las Colinas | South Fort Worth |
| Richardson/Plano | North Fort Worth |

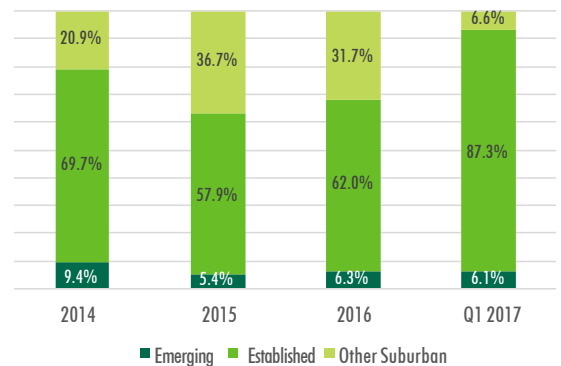
Source: CBRE Research, Q1 2017.

Q1 2017 Vacancy & Rent by Submarket Type



Source: CBRE Research, Q1 2017.

Net Absorption in Urban-Suburban vs. Other Suburban Submarkets



Source: CBRE Research, Q1 2017.

To learn more about CBRE Research, or to access additional research reports, please visit the Global Research Gateway at www.cbre.com/researchgateway.

Additional U.S. Research from CBRE can be found [here](#).

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