

Great Southwest

Submarket Report

Did you know?

Dallas-Fort Worth has led all major U.S. metros for commercial property deals for three years in a row after extending the streak in 2022.



QUARTERLY STATISTICS

\$9.42/SF

Average Rental Rate NNN

3.3M

Overall Vacancy SF

5.8M

Available SF

643K

Net Absorption SF

1.3M

Under Construction SF

245K

Construction Complete SF

ECONOMIC DATA

- Market Rents increased by 5.5% in Q2 2023.
- Market Sales increased by 4.4% in Q2 2023.
- Market Construction decreased by 18% in Q2 2023.

CONTACT

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SUBMARKET FORECAST

- Market sales prices are projected to continue to level out, however, volume of sales is projected to increase. Rate stabilization gives investors an easier pathway to jump back in.
- Market lease rates are projected to increase, again. Lower vacancy, and new deliveries will increase lease rates.
- Market vacancy is projected to decline in Q3 2023.