



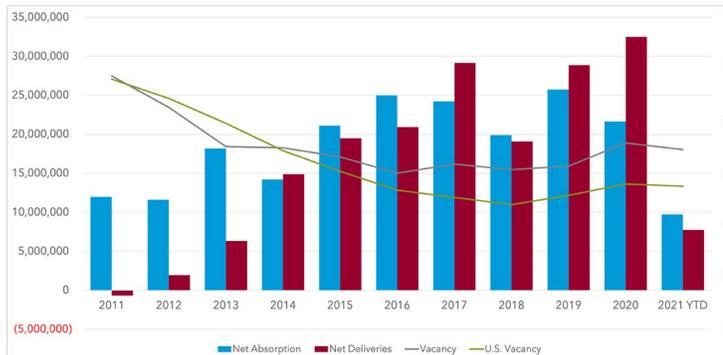
### INDUSTRIAL MARKET OVERVIEW

ALEXANDER WILSON, *Associate*

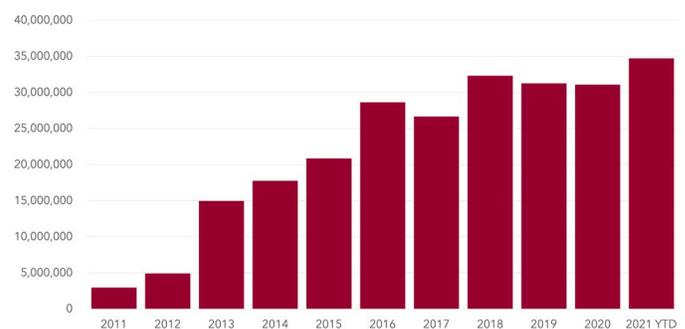
The overall Dallas-Fort-Worth Market remains strong with positive absorption and growth. The DFW Metroplex leads the nation in construction, with almost 35 million SF underway. We expect to hit a billion square feet of industrial space by as early as next month. Rent growth has remained positive and will continue to go up as demand for industrial space persists. The state of the industrial market is strong with no signs of stagnation.

MARKET INDICATORS	Q1 2021	Q4 2020	Q3 2020	Q2 2020	Q1 2020
▲ 12 Mo Net Absorption SF	24,888,001	21,915,017	27,446,154	26,632,961	27,733,694
▼ Vacancy Rate	6.8%	7.6%	6.8%	6.6%	6.2%
▲ Avg NNN Asking Rate	\$6.95	\$6.88	\$6.80	\$6.75	\$6.70
▼ SF Under Construction	29,387,801	31,109,087	29,210,440	28,766,133	35,256,162
▲ Inventory SF	998,007,750	990,598,507	982,738,868	976,118,333	965,963,757

### NET ABSORPTION, NET DELIVERIES, & VACANCY



### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
3800 Cedardale Road Dallas, TX	776,630 SF	Undisclosed	Arcapita Inc. Trammell Crow	Class A
111 Customer Way Irving, TX	491,308 SF	\$35,250,000 \$71.75 PSF	Provident Realty Advisors Neiman Marcus	Class B
4211 Irving Blvd Dallas, TX	350,000 S	Undisclosed	CanTex Capital Trinity Industries	Class C

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
14700 Blue Mound Road Fort Worth, TX	1,002,536 SF	Hillwood Development Corporation	Undisclosed	Undisclosed
4775 Tinsley Road Dallas, TX	608,939 SF	Clarion Partners	Petco	Pet Supply Stores
2821 Daniieldale Road Lancaster, TX	524,800 SF	Barings	Undisclosed	Undisclosed

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