



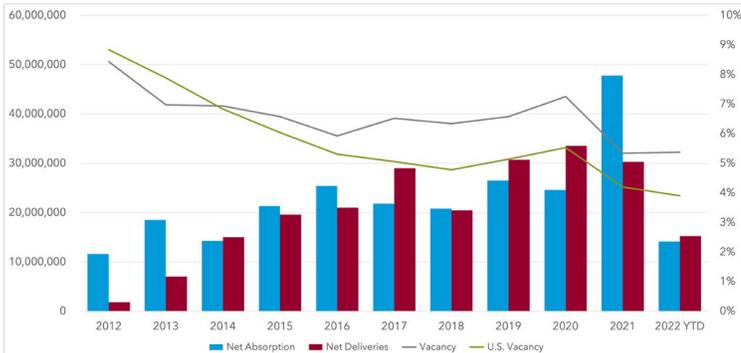
### INDUSTRIAL MARKET OVERVIEW

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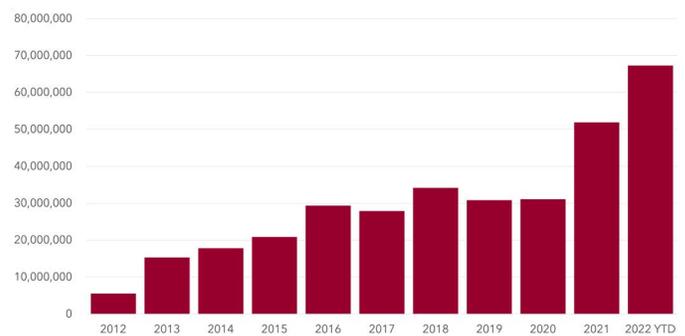
The Dallas Fort Worth industrial market continues to grow at a rapid pace and leads in industrial inventory and construction growth. Over 28 million square feet of industrial inventory have entered the market in the last 12 months while, vacancy rate remained at 5.6 percent as 33.8 million square feet were absorbed during that same time. The Metroplex continues to be an ideal landing spot for a diverse set of demand drivers including e-commerce (Amazon occupies over 16 million SF), manufacturing, and third-party logistics firms - all looking to increase their existing footprint or enter the market.

MARKET INDICATORS	Q2 2022	Q1 2022	Q4 2021	Q3 2021	Q2 2021
▼ 12 Mo. Net Absorption SF	33,895,452	38,153,315	47,784,965	41,391,487	33,977,293
▼ Vacancy Rate	5.6%	5.8%	5.3%	5.6%	6.3%
▲ Avg NNN Asking Rate PSF	\$8.27	\$7.96	\$7.68	\$7.46	\$7.25
▲ SF Under Construction	65,516,315	57,605,267	51,906,703	47,390,940	36,356,473
▲ Inventory SF	1,046,320,162	1,039,480,827	1,032,104,770	1,023,191,940	1,017,336,360

#### NET ABSORPTION, NET DELIVERIES, & VACANCY



#### UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	BUILDING CLASS
Alliance Center North 1, 14901 N Beach Street, Fort Worth, TX	1,111,500 SF	Undisclosed	Mirarmar Capital Advisors Hillwood Development	Class A
Texport Logistics Center, Sunridge Boulevard, Wilmer, TX	826,620 SF	Undisclosed	Exeter Texport Charles Meyer	Class A
Southpoint 20/35, 2821 Danieldale Road, Lancaster, TX	660,400 SF	Undisclosed	Barings Barings	Class A

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
13750 N Freeway Fort Worth, TX	1,240,584 SF	AllianceTexas	Target	Retailer
S Highway 67 Cedar Hill, TX	1,108,080 SF	Hillwood	Pratt Industries	Manufacturing
400 Dividend Drive Coppell, TX	815,850 SF	Duke	Samsung	Information

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