



INDUSTRIAL MARKET OVERVIEW

 TREY FRICKE, SIOR, *Managing Principal*

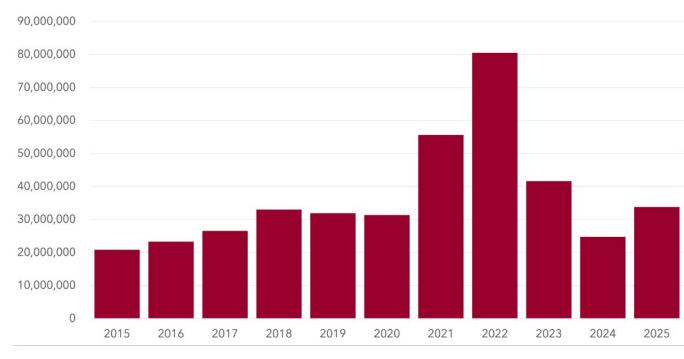
The Dallas-Fort Worth industrial market, excluding flex product, closed Q4 2025 with stable and improving fundamentals. Vacancy declined to 9.4%, continuing a gradual downward trend from prior quarters as tenant demand remained steady. Twelve-month net absorption strengthened to 27.2 million SF, signaling renewed leasing momentum across the region. Average NNN asking rents increased to \$9.25 PSF, reflecting sustained pricing power, while sale pricing rose to \$142 PSF, underscoring continued investor confidence. Development activity remained elevated, supporting the region's long-term growth outlook. Overall, the market continues to exhibit resilience, supported by healthy absorption, rent growth, rising valuations, and a balanced supply pipeline.

| MARKET INDICATORS | Q4 2025 | Q3 2025 | Q2 2025 | Q1 2025 | Q4 2024 |
|---------------------------|---------------|---------------|---------------|---------------|---------------|
| ▲ 12 Mo. Absorption Units | 27,182,494 | 22,741,171 | 24,302,262 | 26,939,642 | 20,857,810 |
| ▼ Vacancy Rate | 9.40% | 9.50% | 9.60% | 9.60% | 10.10% |
| ▲ Avg NNN Asking Rent PSF | \$9.25 | \$8.95 | \$8.91 | \$8.51 | \$8.71 |
| ▲ Sale Price PSF | \$142.00 | \$140.00 | \$137.00 | \$135.00 | \$128.00 |
| ▼ Cap Rate | 6.00% | 6.50% | 5.23% | 6.58% | 7.17% |
| ▲ Under Construction | 33,772,915 | 32,029,819 | 29,962,339 | 29,342,791 | 24,710,016 |
| ▲ Inventory | 1,086,231,877 | 1,079,554,484 | 1,075,177,791 | 1,067,416,186 | 1,064,929,918 |

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



| TOP SALE TRANSACTIONS BY SF | SIZE | SALE PRICE | BUYER / SELLER | BUILDING CLASS |
|--|--------------|-------------|---------------------------------------|----------------|
| 710 Bellevue Street Dallas, TX | 1,982,900 SF | Undisclosed | Matthews LBA Logistics | Class C |
| 2601 Petty Place Justin, TX | 795,626 SF | Undisclosed | Sterling Investors EQT Real Estate | Class A |
| 1401-1501 E. Pleasant Run Road Wilmer, TX | 616,068 SF | Undisclosed | LBA Logistics Greenfield Partners | Class A |

| TOP LEASE TRANSACTIONS BY SF | SIZE | LANDLORD | TENANT | TENANT INDUSTRY |
|--|--------------|---|---------------|-----------------------------------|
| 2970 Old Fort Worth Road Midlothian, TX | 1,320,960 SF | Hillwood | Medline | Manufacturing |
| 3486 Cedardale Road Dallas, TX | 1,084,460 SF | Trammell Crow Company | Google | Technology |
| 1220 Sage Hill Parkway Forney, TX | 1,024,549 SF | Holt Lunsford Commercial Investments | Hayes Company | Transportation and Warehousing |



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