

GLOBAL SPOTLIGHT

Dallas, Texas



Dallas is growing as an economic and transportation hub in the southwestern U.S.

- Job growth in North Texas is still among the highest in the nation. With its mid-continent location, convenient access to both coasts and Mexico, multi-modal transportation infrastructure, educated workforce and abundant affordable housing, Dallas continues to be a bright spot in the national economy.
- Texas has taken its place as the top destination state for residential relocations for the fourth year in a row, according to Allied Van Lines' 41st Annual Magnet States Report. As the population grows, Dallas/Fort Worth will be provided with a workforce that is expected to exceed 7 million in the next 15 years. In 2009 alone, DFW is expected to gain 50,000-60,000 jobs.
- Dallas continues to be a business friendly city. AT&T relocated its global corporate headquarters from San Antonio to Dallas, citing the critical need to be near leading air transportation facilities as the airline industry continues to consolidate and reduce hubs and flights. Research in Motion, Ltd., the Ontario-based maker of the BlackBerry wireless email device, also chose Dallas (Irving) for the site of its new U.S. headquarters. DFW is the home to more than 20 Fortune 500 company headquarters.
- Most sectors are forecast to rebound in late 2009. The industrial market experienced increased leasing activity in Q1 2009 compared to the previous quarter. There is positive net absorption in the retail market and the office market. The Dallas Morning News reports that Dallas was the only major US central business district that had an increase in office building leasing during the first quarter of 2009.
- Going green is the latest trend, and according to the EPA Dallas is one of the top markets for energy-efficient buildings, ranking 5th in the nation. New designs and minimum standards for the green building program have been established and implemented.

Dallas At a Glance

Population	6.2 million
Location	North-central Texas
Unemployment	6.9%
Economic Drivers	Trade, transport, utilities, mining, financial services, healthcare, education, technology and real estate.

Property	Rent/SF/Year Low	High	Vacancy Rate
Metro Class A Office	\$18.88	\$31.95	16.7%
Retail Multi-Tenant	\$9.40	\$21.77	5.6%
Industrial Bulk/Warehouse	\$3.46	\$4.35	10.9%

NAI Robert Lynn offers local market expertise in the greater Dallas-Fort Worth metropolitan region in Texas.

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At A Glance

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55	Countries
5,000	Professionals
\$45 billion	Annual Transaction Volume
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