



# Industrial & Flex Active Listings

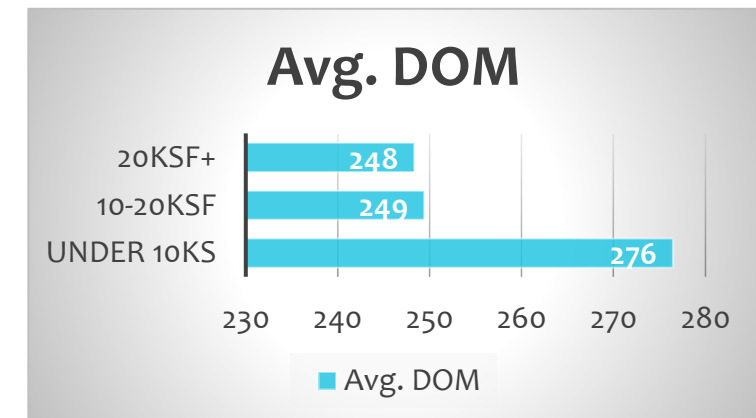
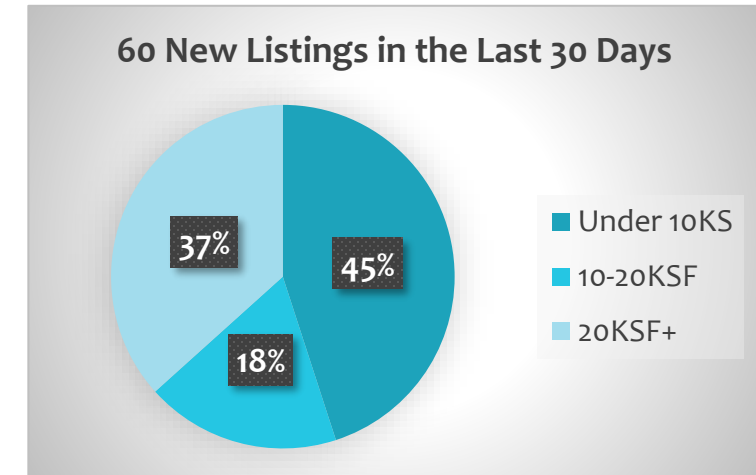
Market Insights September 2023



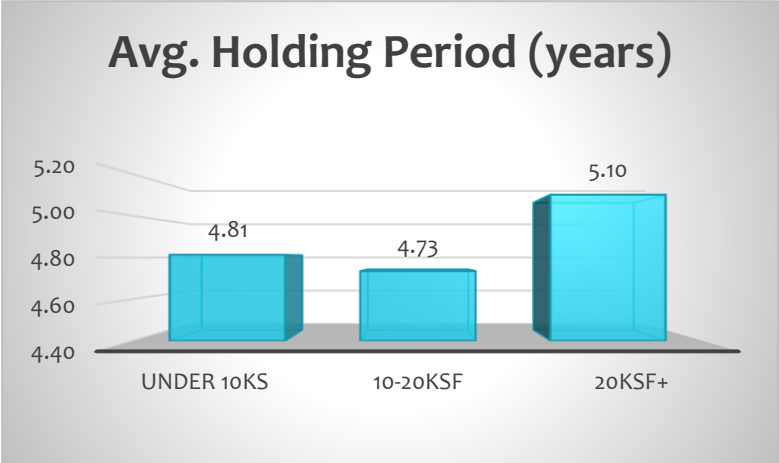
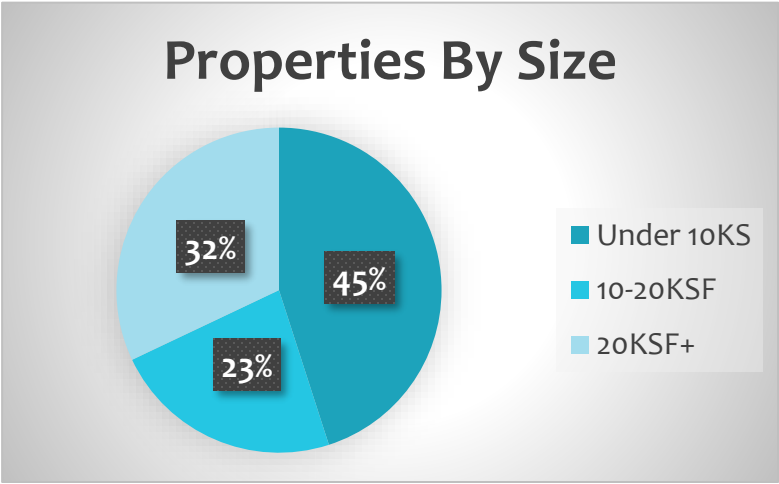
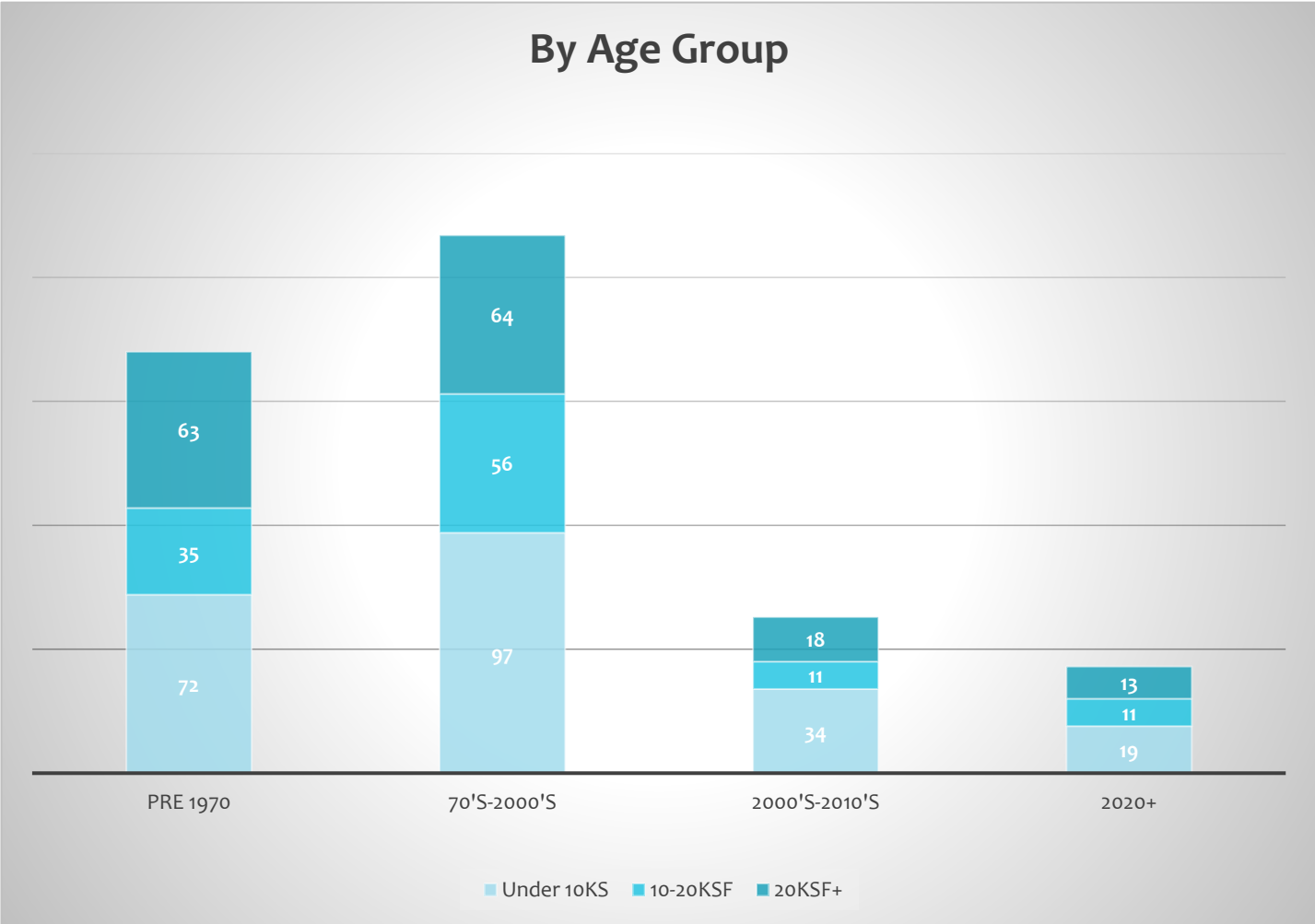
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# Active Industrial & Flex Listings in DFW as of September 2023

- There are 495 active properties on the market as of 9/21/2023. **That's almost 10% less than last month**
- 60 new listings added in the last 30 days!
- Avg. DOM still high at over 245 days regardless of size
- These are all industrial & Flex, A/B/C class assets.
- **Locations:**
  - Dallas & Fort Worth account for about 45% of all active listings
  - Arlington & Garland each account for about 5% and the rest of the properties are spread over the other 79 cities

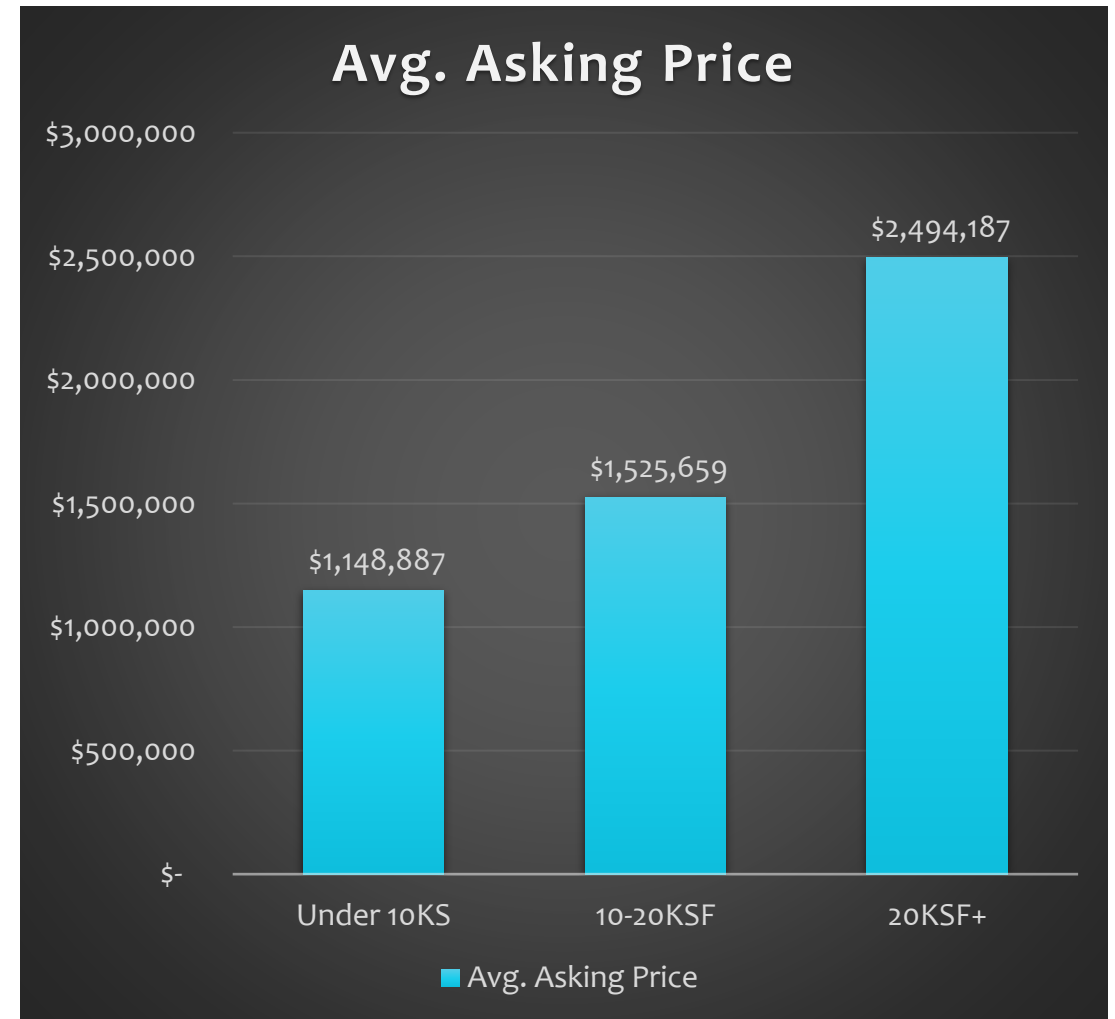
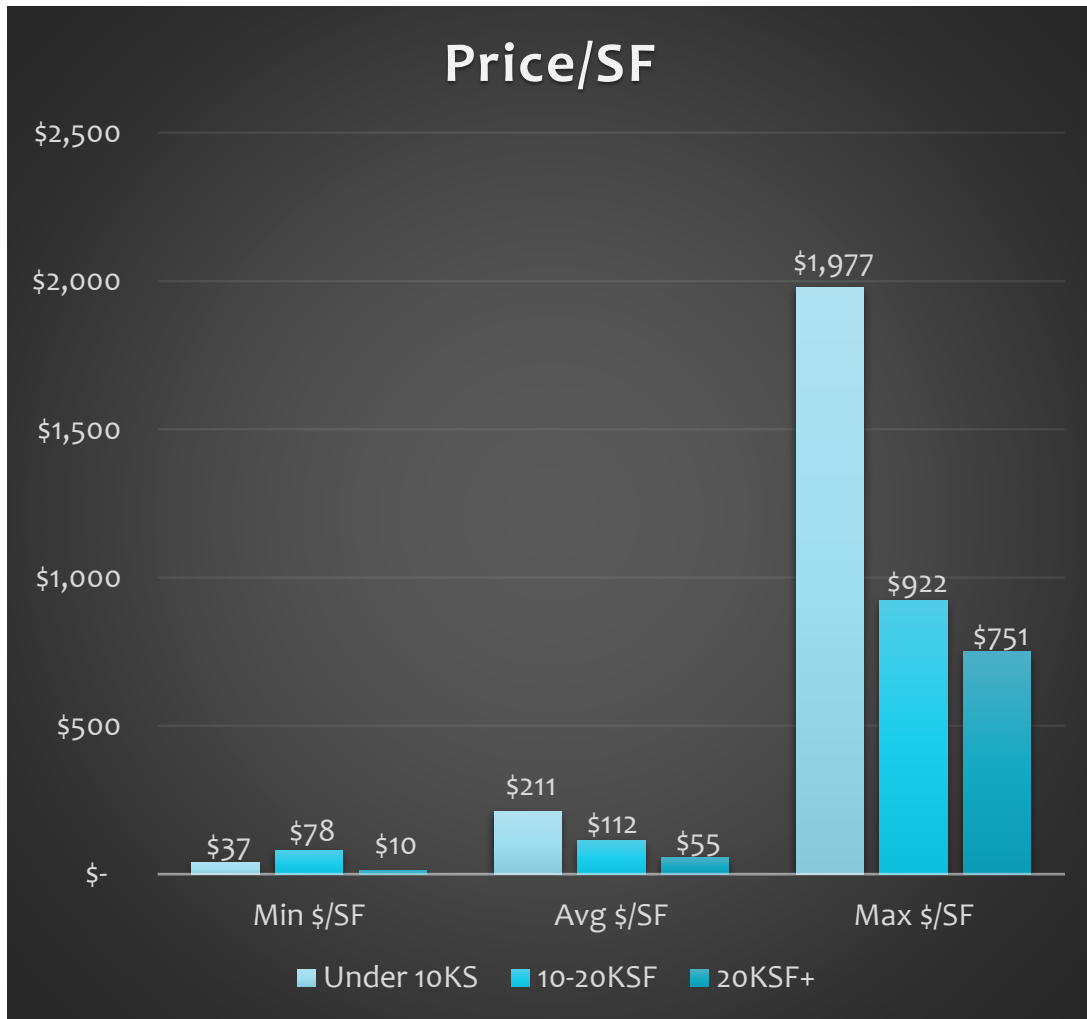


# 495 Active Industrial & Flex Listings in DFW as of September 2023



\* Data source: Costar

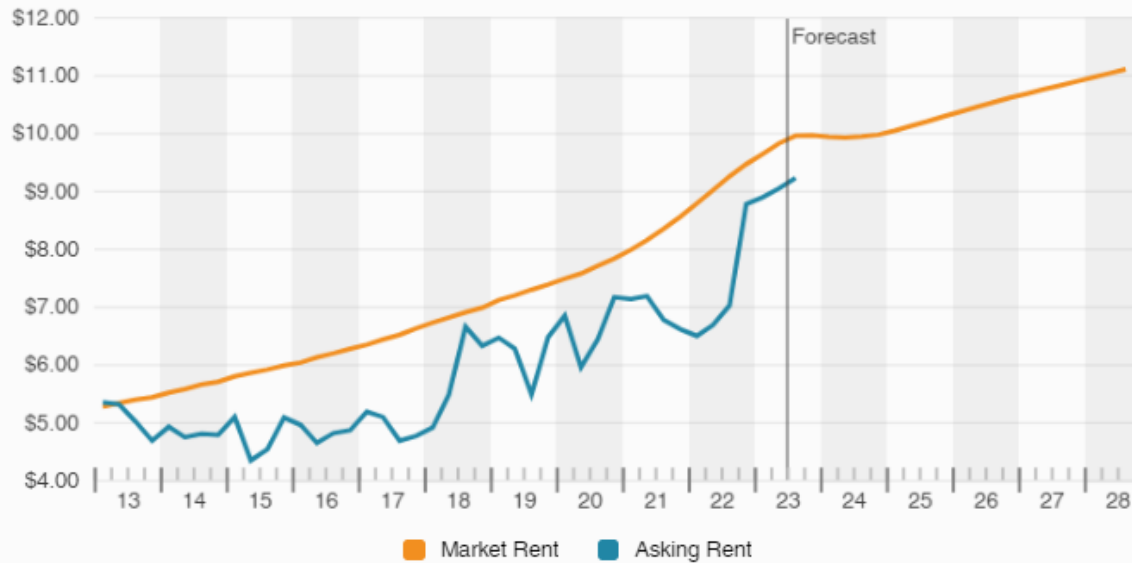
# 495 Active Industrial & Flex Listings in DFW as of September 2023



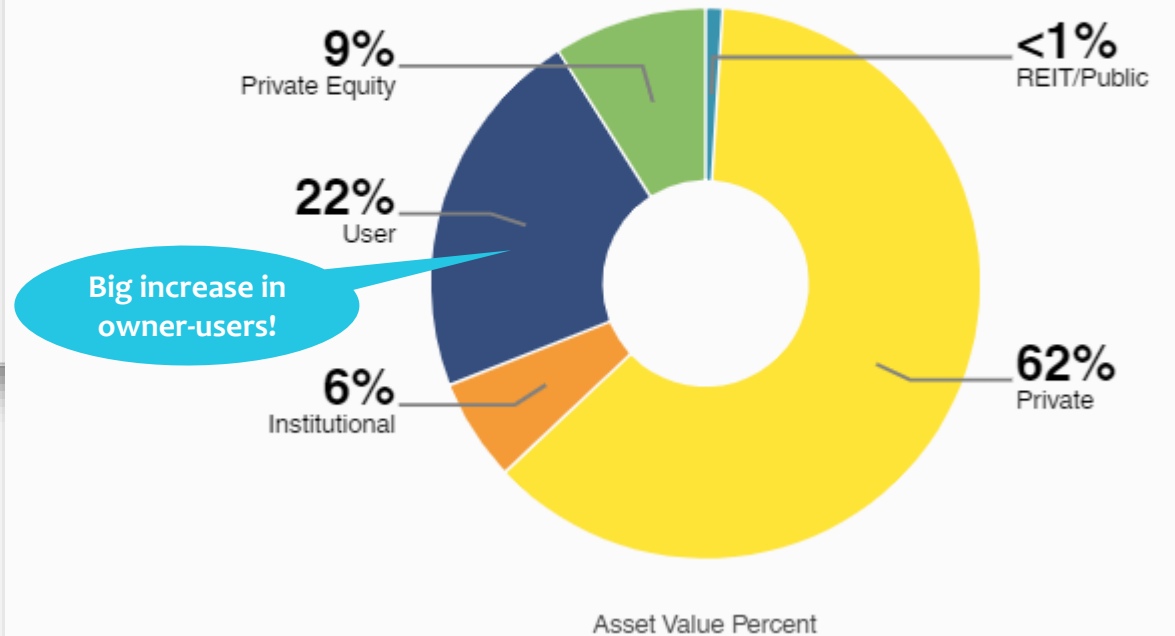
\* Data source: Costar

# DFW Industrial KPIs – September 2023

Market Rent & Asking Rent Per SF



Asset Value By Owner Type



Owner-users seem to be taking advantage of the market

\* Data source: Costar

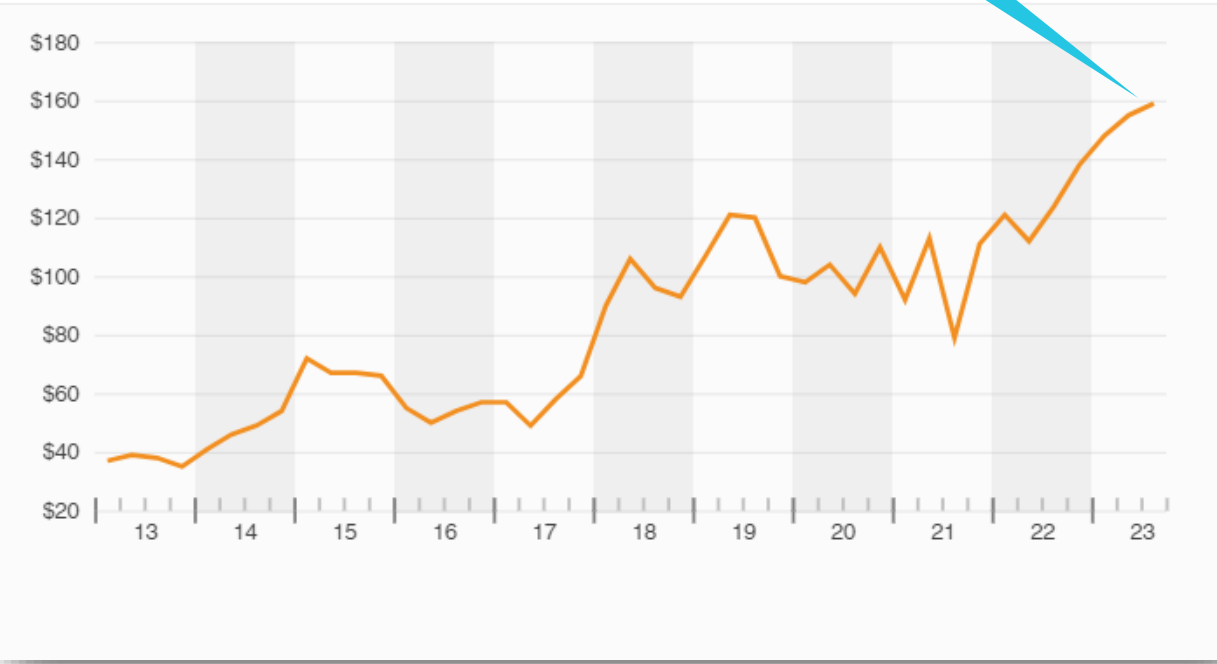
# DFW Industrial KPIs – September 2023

## Months On Market



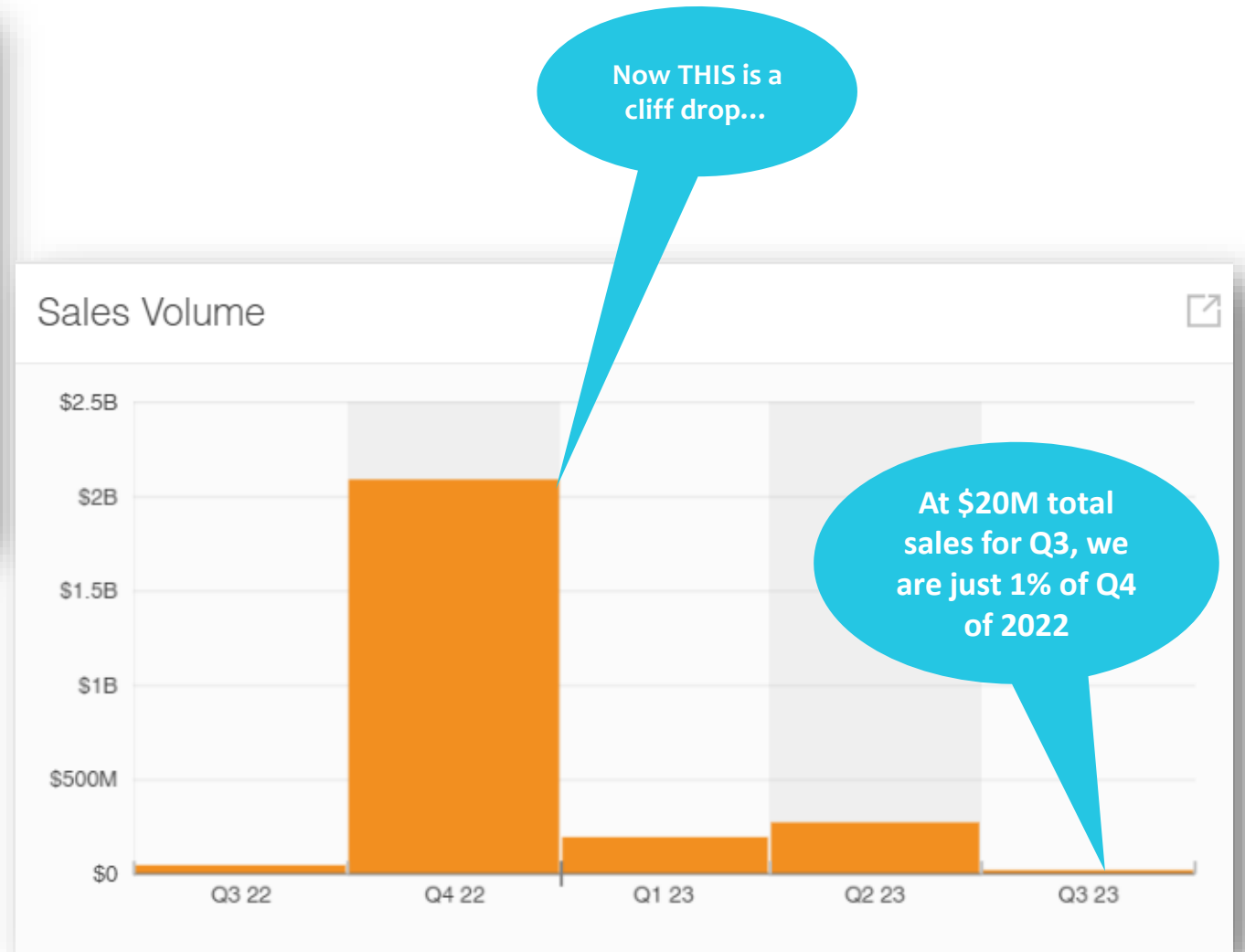
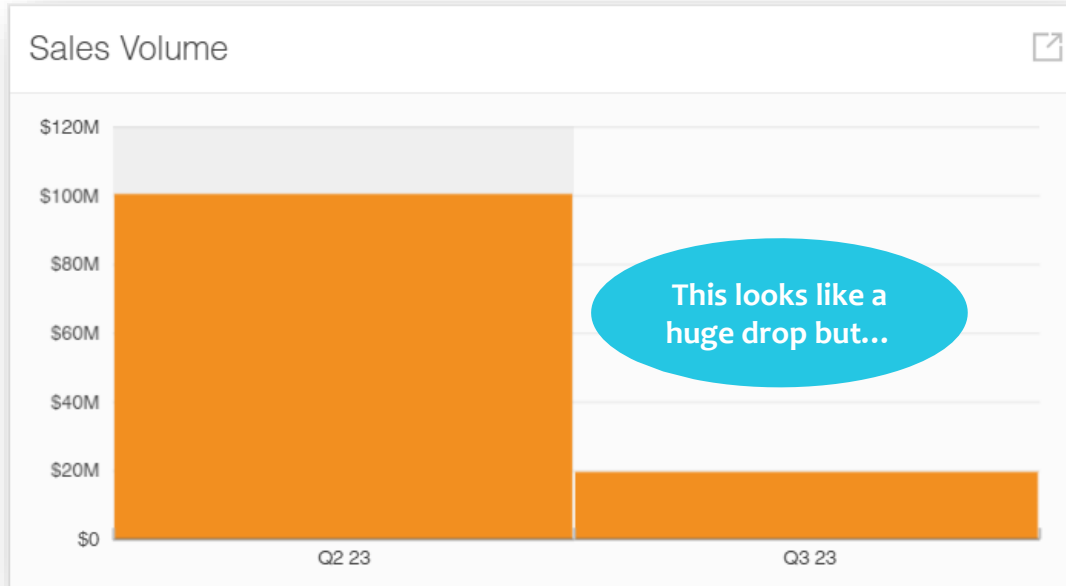
Asking \$/SF continue to rise despite lending environment

## For Sale Asking Price Per SF



\* Data source: Costar

# DFW Industrial KPIs – September 2023



\* Data source: Costar



# DFW Industrial KPIs – September 2023

## Last 30 days

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
6.5%	\$238	\$2.4M	\$7.1M	-2.7%	23.6K	8.8

## Last 3 months

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
6.9%	\$179	\$10.9M	\$120M	-2.6%	46.3K	7.6

## Last 6 months

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
6.7%	\$120	\$11M	\$362M	-3.5%	42.3K	8.0

## Last Year

CAP RATE	SALE PRICE/SF	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	AVERAGE SF	MONTHS TO SALE
6.9%	\$99	\$17.7M	\$2.6B	-9.4%	55.3K	7.5



## Want More Than Just Active Listing Data?

Don't miss the opportunity to join our exclusive circle by subscribing to our monthly digest, a **comprehensive guide to the pulsating Dallas-Fort Worth industrial property market**. Monthly insights to the active listings in the DFW market, the latest news, key events, and more! Our digest aims to equip you with knowledge to navigate the market's currents and winds. Subscribing today positions you as a well-informed investor, ready to seize lucrative opportunities in the dynamic DFW industrial real estate arena. Let us accompany you on this profitable journey.



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### Established in 2008:

Eureka Business Group is a full-service commercial real estate brokerage with a passion for providing creative solutions to complex real estate situations. With a proven track record of licensed brokers and **experienced commercial investors ourselves**, we specialize in the purchase, sale, management (over 500KSF under management), and repositioning of commercial real estate assets.

### A word from Joseph:

Many of my industrial clients like you haven't been around in the last downturn of 2008. We share with our clients the knowledge and tactics we picked up in the last recession so that they can make smart, recession-proof decisions based on proven strategies. We don't want you to just survive the downturn, we want you to THRIVE!



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# About Us

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