

# The Eureka Retail Velocity Index™

## Dallas – Fort Worth Market | February 2026

5.7 / 10.0

▼ 0.8 MoM

\* softening from prior month

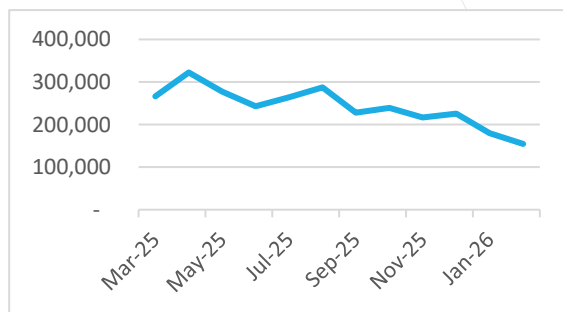
**This Month:** Leasing velocity slowed in February as tenants took longer to commit yet vacancy remains near historic lows at roughly 5%, underscoring the continued strength of DFW retail fundamentals.

<b>Total Leased SF:</b>	154,500 SF ▼	<b>Lease Term Months:</b>	55.30 ▼	<b>Market Vacancy:</b>	5.02% ▲
<b>Average Leased SF:</b>	2,415 SF ▼	<b>Months to Lease:</b>	14.4 ▲	<b>% of leases as NNN:</b>	91.53% ▼
<b>Average Rent (NNN):</b>	\$19.16 PSF ▼	<b>Months Vacant:</b>	15.3 ▲		

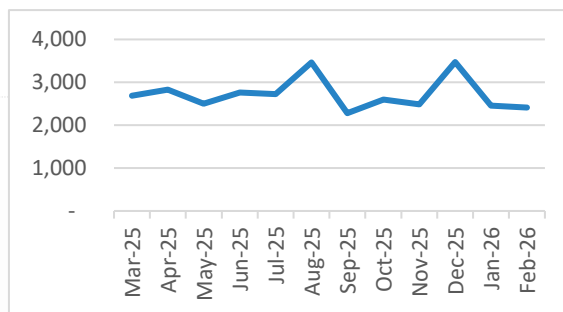
▲/▼ indicates month-over-month movement

### Dallas – Fort Worth Market Trailing 12 Months:

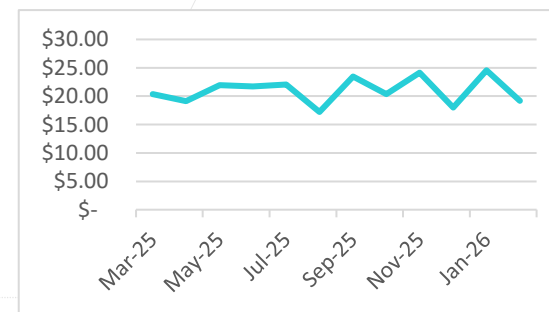
**Total SF Leased T12**



**Average Leased SF T12**



**Average Price/SF T12**



### Landlord Insights

- Expect longer lease-up timelines
- High-Quality, well-located, spaces still win
- Strategically offer concessions to lease faster

### Pricing Power Indicator™



### Tenant Insights

- Seize opportunity to secure quality spaces
- Larger vacancies mean more negotiating leverage
- Target second-gen spaces for faster occupancy

## Methodology

The **Eureka Retail Velocity Index™** is a proprietary monthly market intelligence product from **Eureka Business Group** tracking retail leasing activity, pricing momentum, vacancy compression, and negotiation leverage across the Dallas-Fort Worth market. The index benchmarks current performance against trailing 12-month market averages to assess directional momentum. The Velocity Score integrates leasing activity, pricing momentum, vacancy compression, and leasing efficiency. Scores range from 1.0-10.0.

Data is collected from EBG proprietary leasing data and other sources such as Costar and CRExi.

## Deal Spotlight

Notable transactions this month included a 7,098 SF lease to **K-Pop Korean BBQ & Hot Pot** in Richardson at **\$40.57 PSF NNN**, highlighting continued restaurant demand in established retail corridors. In McKinney, **Bigdash Pastries** signed a 1,200 SF lease at **\$48 PSF NNN**, demonstrating strong pricing power in high-growth submarkets.

Meanwhile, value-oriented deals such as the 5,468 SF lease at **Seagoville Shopping Center** leased for **\$8.50 PSF** after nearly **2 years** of vacancy illustrate how older centers are securing tenants after longer vacancy periods. In Irving, TAPS Liquor **renewed** at Crossroads at Valley Ranch at an effective rent above **\$53.48 PSF**, reinforcing demand for well-located neighborhood centers.

## 90-Day Outlook

DFW retail leasing activity is expected to remain steady but measured, as tenants continue to take longer to commit and deal sizes trend smaller. Demand for well-located neighborhood centers should remain strong, particularly from restaurant and service-oriented tenants, while older centers may experience longer lease-up timelines.

That said, well-located, high-quality spaces continue to command strong terms. If vacancy remains in the 5% range, leasing momentum could begin to improve heading into Q2 as tenants take advantage of stable rents and increased negotiating leverage.

## Contact Information



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