

The Eureka Retail Velocity Index™

Dallas-Fort Worth Market | May 2026

5.4 / 10.0

▼ 1.7 MoM

* Normalization following April's surge

This Month: DFW retail leasing normalized in May following April's unusually strong activity, as transaction volume and average deal size moderated. Despite slower leasing velocity, market fundamentals improved with rising rents, lower vacancy, and faster lease-up timelines, signaling continued health across the DFW retail market.

Total Leased SF: 153,200 SF ▼
Average Leased SF: 2,890 SF ▼
Average Rent (NNN): \$25.35 PSF ▲

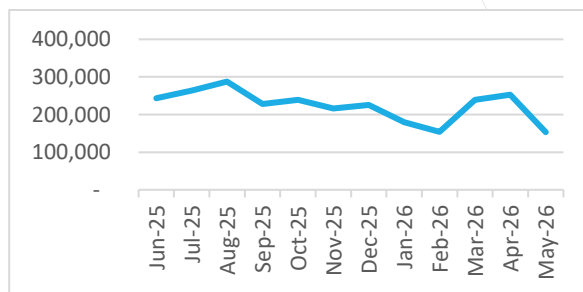
Lease Term Months: 61.60 ▼
Months to Lease: 11.2 ▼
Months Vacant: 11.1 ▼

Market Vacancy: 5.04% ▼
% of leases as NNN: 80.10% ▼

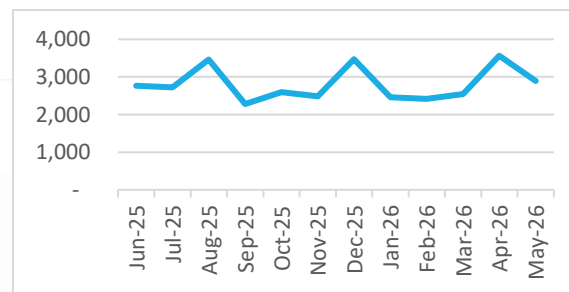
▲/▼ indicates month-over-month movement

Dallas – Fort Worth Market Trailing 12 Months:

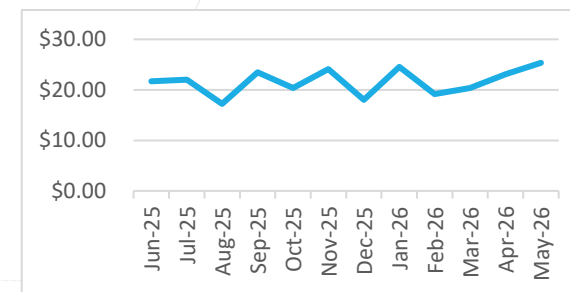
Total SF Leased T12



Average Leased SF T12



Average Price/SF T12



Landlord Insights

- Rising rents support continued pricing discipline
- Well-located vacancies are leasing more efficiently
- Focus on fundamentals, not short-term swings

Pricing Power Indicator™



* Leverage improved modestly as rents rose and vacancy tightened despite slower activity.

Tenant Insights

- Quality second-gen spaces remain in demand
- Older inventory may offer negotiating opportunities
- Rising rents favor proactive site selection decisions

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 **Eureka Retail Velocity Index™** is designed to provide actionable market intelligence for landlords, tenants, and investors operating in the middle-market retail segment. 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

May leasing activity was led by the 15,500 SF lease at Ridgeline Plaza in McKinney, reported at \$36.00 PSF NNN, the largest transaction in this month's dataset. The deal absorbed a substantial portion of a newly built suburban retail property and demonstrates that larger-format spaces can still achieve strong rents in high-growth trade areas when location and tenant demand align. A second notable transaction was Louisiana's Famous Fried Chicken's 12,328 SF lease in Red Oak, reported at \$35.00 PSF NNN, further reinforcing continued restaurant-driven demand in expanding suburban markets. Meanwhile, a 12,002 SF lease at 8901–8917 Tehama Ridge Parkway in Fort Worth at \$20.00 PSF NNN shows that larger spaces are also moving in established corridors when pricing is positioned realistically.

Together, these transactions reflect May's broader theme: while overall leasing velocity moderated from April's surge, well-positioned suburban assets and larger spaces **continued to attract meaningful tenant demand**, with rents remaining firm across select trade areas.

90-Day Outlook

DFW retail leasing is expected to remain healthy but selective over the next 90 days. May's slower velocity appears to reflect a normalization from April's large-deal surge rather than weakening fundamentals, as rents increased, vacancy improved, and several larger suburban leases still transacted. Demand should remain strongest for well-located centers, second-generation space, and high-growth suburban trade areas, while older centers and larger vacancies may still require realistic pricing or selective concessions to maintain momentum.

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