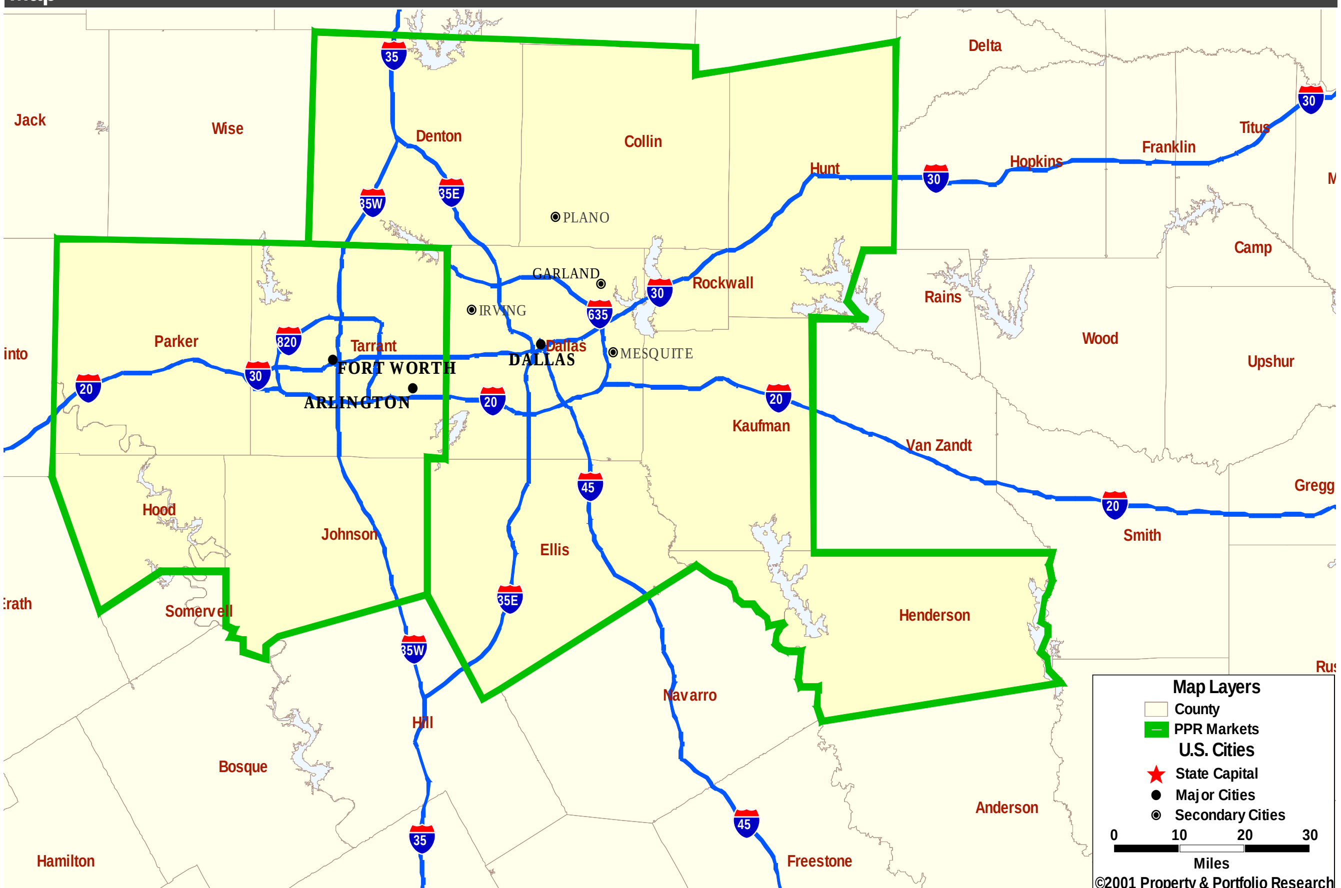
DALLAS - FORT WORTH

Overview

Map



Summary of Last Twelve Months vs. Historical Minimum, Maximum, and Average

	Current Vacancy*			Net New Supply (000SF)**			Net Absorption (000SF)**		
	Current	Min	Max	Current	Min	Max	Current	Min	Max
Apartment	⇔ 7.8%	5.7% 98:3	16.4% 86:4	⇩ 16,926	-1,480 90:3	52,755 84:4	⇩ 15,962	-178 88:4	44,530 84:3
Office	⇧ 18.9%	10.5% 82:1	28.2% 87:1	⇔ 8,634	-1,147 94:1	22,064 86:1	⇩ 1,264	-810 92:4	17,689 84:4
Retail	⇧ 12.2%	9.5% 00:2	22.4% 91:2	⇩ 8,794	851 90:3	12,432 86:4	⇩ 2,386	-378 90:4	15,028 00:1
Warehouse	⇧ 8.9%	6.9% 85:2	10.9% 91:2	⇔ 9,495	370 93:3	13,406 86:1	⇩ 5,341	-1,335 93:4	14,966 85:2
Hotel	⇔ 60.5%	69.6% 96:1	54.4% 88:1	⇩ 1,385	-157 93:2	8,562 99:4	⇩ -1,815	-1,815 01:3	6,647 00:4

*Occupancy for Hotels

**Apartment and Hotel data are in units.

DALLAS - FORT WORTH

Analysis/Economy

Notable Economic and Real Estate Market Events

- **ECON** –**An already slowing Dallas has been stymied further by the faltering national economy.** The metro's largest employer, American Airlines, has announced 20,000 layoffs company-wide as it curtails its flight schedule. Additionally, as the economy has taken a turn for the worse in the wake of the attacks, the prospects for a rapid turnaround in the metro's struggling telecom industry are dim. On the upside, however, the prospects for the metro's defense industry are markedly bright, as Lockheed Martin has been awarded the largest defense contract in history — $200 billion to build 3,000 Joint Strike Fighters. Production will likely get underway in Fort Worth in 2007, solidifying the plant's future.
- **APT** – While the construction cycle is trending downward in Dallas, the faltering economy has led to a sharper decline in demand, sending vacancies higher. Local research firms (which often exclude new complexes during lease-up phases) have pegged the vacancy as low as 5% in recent quarters, though PPR's more comprehensive estimates put it somewhat higher, at just under 8%. Vacancies should continue to rise over the coming year as demand remains soft. A **constantly shifting locus of construction** is typical of the Dallas apartment market, and the **heaviest construction now underway is in Northeast Tarrant County,** with more than 3,300 units in process. Several projects broke ground there this spring, including Greystar Management's 228-unit Creekside at Northlake and Hudgins's 244-unit first phase of its Lost Spurs Ranch project. Construction is also active in the close-in neighborhoods of the central core.
- **OFF** – **The vacancy rate is rising rapidly as Dallas firms struggle in the faltering economy.** Several of the area's high tech firms have re-assessed their aggressive expansion plans and turned excess space back to the market. According to local estimates, the sublease inventory as of the third quarter exceeded eight million SF, one of the largest inventories of sublease space nationwide. The majority of sublease space is available in the Las Colinas and Richardson submarkets, the centers of high tech activity. Underscoring the market's abrupt turn, several major projects remain halted in mid-construction, including Cisco's Richardson campus, as well as the speculative Colinas Crossing project from developer Means-Knaus. Several other projects have been abandoned or deferred. The most significant project currently underway in the metro is Wilcox Development's 750,000 SF J.P. Morgan International Plaza II & III, which is about six months away from completion.
- **RET** – The economic vacancy rate has jumped more than one percentage point over the past year as retail sales growth has contracted. Nonetheless, construction continues virtually unabated as grocery and big-box stores continue to expand in the market. Two major malls have opened in the past year, including Taubman's 1.5 million SF **Shops at Willow Bend** in Plano, and GGP's 1.6 million SF Stonebriar Centre in nearby Frisco. As a result, older **malls are compelled to reposition themselves** in order to compete with these centers. Grocery competition remains fierce, as San Antonio-based H-E-B is entering the market with four of its upscale Central Market, stores and discount department stores Wal-Mart and Target expand their formats to include a full grocery line. **Costco is also entering the market** with a string of new stores.
- **WHS** – The troubled U.S. economy is slashing demand and causing vacancies to balloon in Dallas — one of the country's favored locations for national and regional distribution due to its location along I-35, the Nafta corridor. Even though construction activity has peaked and completions are declining steadily, demand has all but evaporated in the market, sending vacancies to nearly 9%. Vacancies will head higher over the coming year as the economy remains soft. Development has been active near D/FW airport, with Duke Realty's 560,000 SF Freeport Business Center IX, breaking ground this summer in Coppell.
- **HOT** – **Hotel construction is down significantly,** following a wave of new inventory over the past three years. **Occupancies have fallen as demand has plummeted in the wake of September's attack.** The biggest project now underway is the 1,500-room Gaylord Opryland Texas due in 2003 in Grapevine.

Demographic Trends

	2001*		Annual Growth Rates					
			1981-1990		1991-2000		2001-2006	
Category	Market	U.S.	Market	U.S.	Market	U.S.	Market	U.S.
Population	5,375	285,253	2.8%	1.0%	2.5%	1.2%	1.7%	0.9%
Households	1,967	107,134	3.0%	1.3%	2.4%	1.4%	1.8%	1.0%
Median Household Income	$56,508	$45,084	5.5%	5.1%	4.6%	3.9%	3.7%	3.5%
Apartment-Renting Households	741	34,848	3.4%	1.7%	1.0%	0.4%	1.8%	0.9%
Real Retail Sales Per Capita	$6,280	$5,967	-0.6%	0.8%	0.7%	1.9%	0.6%	0.7%

Employment Trends

	2001*		Annual Growth Rates					
		Location	1981-1990		1991-2000		2001-2006	
SIC Category	Employment	Quotient	Market	U.S.	Market	U.S.	Market	U.S.
Total Services	871	1.0	6.9%	4.4%	5.0%	3.8%	3.2%	2.2%
Business Services	301	1.5	10.1%	7.0%	7.8%	6.9%	3.5%	1.9%
Other Services	570	0.8	5.9%	4.0%	3.8%	3.0%	3.1%	2.3%
Retail Trade	506	1.0	3.5%	2.7%	3.1%	1.8%	1.8%	1.4%
Government	331	0.7	2.9%	1.3%	2.7%	1.2%	1.8%	0.9%
Manufacturing	356	0.9	0.4%	-0.7%	0.3%	-0.2%	0.4%	-0.7%
F.I.R.E.	200	1.2	4.4%	2.5%	2.1%	1.2%	2.4%	0.8%
Wholesale Trade	205	1.3	1.8%	1.4%	2.7%	1.4%	1.7%	0.9%
Trans., Comm., Util.	224	1.5	4.8%	1.2%	4.4%	2.1%	2.1%	0.9%
Construction	163	1.1	-2.1%	1.5%	8.4%	3.2%	0.5%	0.8%
Mining	13	1.0	-1.9%	-4.5%	-5.8%	-2.5%	-0.9%	-0.1%
Total Employment	2,870	1.0	3.2%	1.9%	3.3%	1.9%	2.1%	1.2%
Office-Using Employment	766	1.2	5.5%	3.1%	4.4%	2.9%	2.9%	1.5%
Trucking/Warehouse Employment	258	1.4	2.1%	1.6%	3.3%	1.7%	2.0%	0.4%

*All units (except for dollar denominated figures) in thousands.

Current Economic Indicators

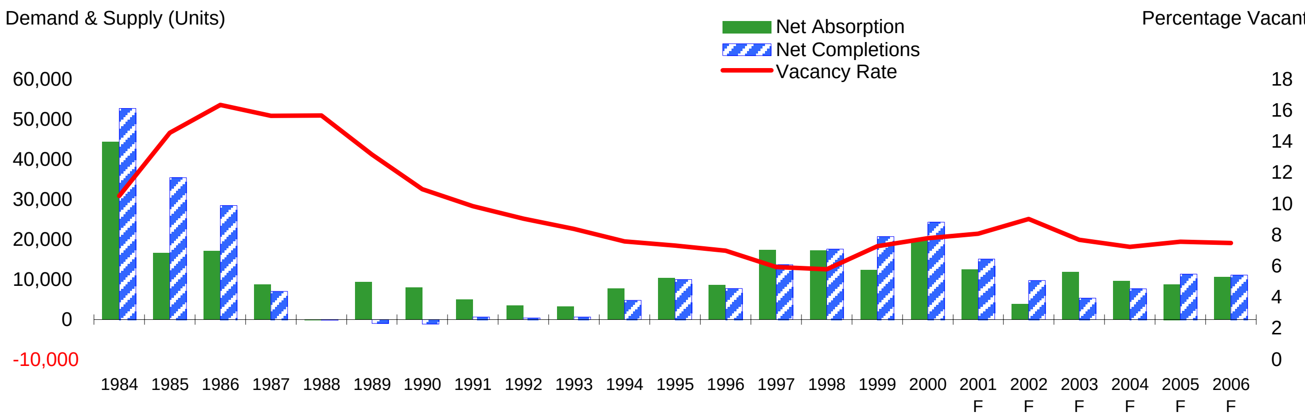
Employment Growth 8/01	Labor Force Growth 8/01	Unemployment Rate 8/01	Employment Volatility Ratio	Net Migration (000) 2000	Cost Indices (U.S. = 100) Business	Cost Indices (U.S. = 100) Living
3.1%	4.7%	4.8%	1.0	66.5	93	102

*Sources: **PPR; Economy.com***

DALLAS - FORT WORTH

Apartment

Supply, Demand, and Vacancy

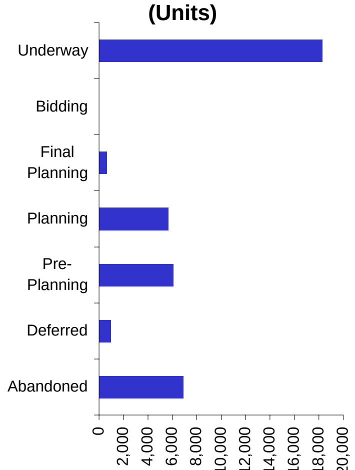


Apartment Market Statistics (Units)

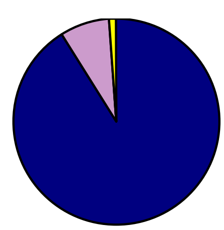
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Apt. Vacancy	7.0%	6.0%	5.8%	7.3%	7.8%	8.1%	9.0%	7.7%	7.3%	7.6%	7.5%
Apt. Net Absorption	8,685	17,363	17,337	12,335	20,073	12,475	3,921	11,979	9,587	8,835	10,677
% Growth	2.2%	4.3%	4.2%	2.8%	4.5%	2.7%	0.8%	2.5%	1.9%	1.8%	2.1%
Multifamily Starts	14,925	15,812	25,644	16,896	11,706	7,875	7,949	6,711	11,998	13,427	12,270
% Change	37.0%	5.9%	62.2%	-34.1%	-30.7%	-32.7%	1.0%	-15.6%	78.8%	11.9%	-8.6%
Net Apt. Completions	7,790	13,741	17,643	20,762	24,382	15,143	9,768	5,349	7,719	11,402	11,122
Apt. Inventory	429,402	443,143	460,786	481,548	505,931	521,074	530,842	536,191	543,910	555,312	566,434
% Growth	1.8%	3.2%	4.0%	4.5%	5.1%	3.0%	1.9%	1.0%	1.4%	2.1%	2.0%
Apt. Rent Index	100	106	109	111	113	113	109	108	110	112	113
% Change	4.8%	5.9%	2.8%	2.4%	1.5%	-0.4%	-2.9%	-1.1%	2.2%	1.6%	1.1%

PPR/Dodge Pipeline Summary

Current Activity (Units)

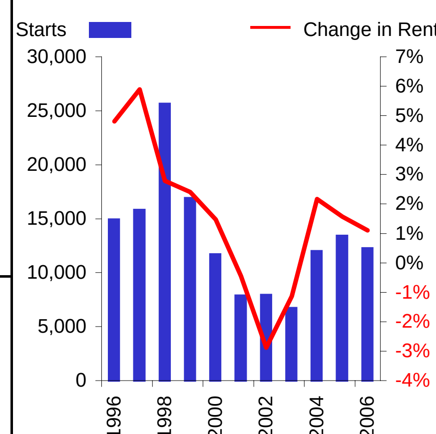


Multifamily Underway by Subclass



	Underway (Units)	%
Apartments	16,621	91%
Townhouse/Condo	1,441	8%
Low Income	-	0%
Unclassified	202	1%

Change in Rent vs. Starts

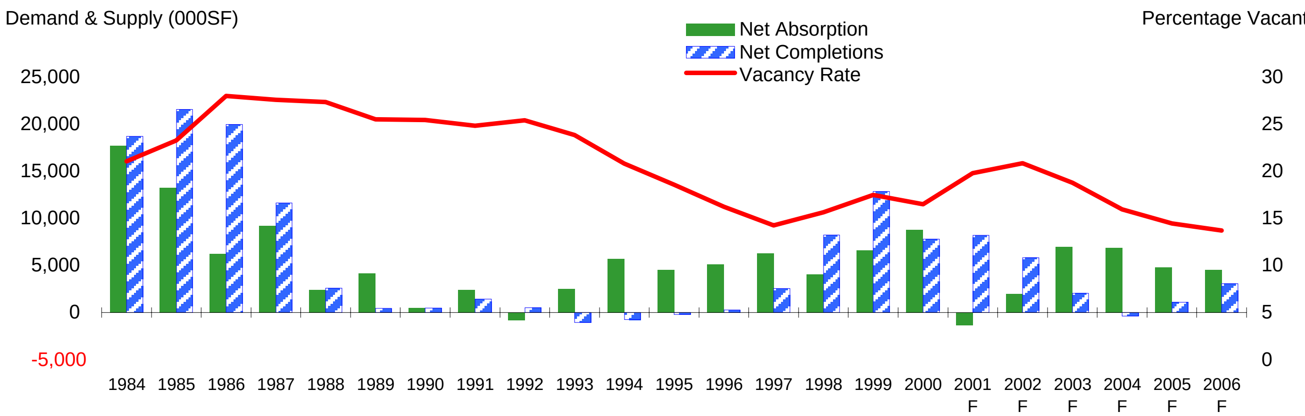


Sources: **PPR; *F.W. Dodge*** • *McGraw-Hill Construction Information Group • A Division of **The McGraw-Hill** Companies* ; **National Real Estate Index**

DALLAS - FORT WORTH

Office

Supply, Demand, and Vacancy

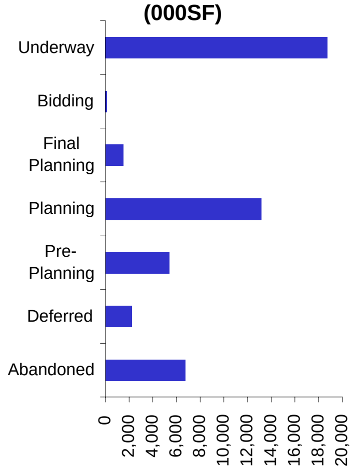


Office Market Statistics (000SF)

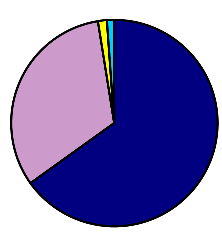
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Vacancy	16.2%	14.3%	15.6%	17.5%	16.5%	19.8%	20.9%	18.8%	16.0%	14.5%	13.7%
Net Absorption	5,108	6,245	4,033	6,602	8,762	-1,317	1,987	6,935	6,866	4,780	4,525
% Growth	3.0%	3.6%	2.2%	3.6%	4.6%	-0.7%	1.0%	3.5%	3.3%	2.2%	2.1%
Starts	4,749	12,076	20,424	9,198	10,347	5,736	1,645	0	1,515	3,900	5,283
% Change	61.5%	154.3%	69.1%	-55.0%	12.5%	-44.6%	-71.3%	-100.0%	NA	157.5%	35.4%
Net Completions	255	2,560	8,230	12,862	7,776	8,187	5,817	2,056	-370	1,096	3,053
Inventory	207,471	210,031	218,261	231,123	238,899	247,086	252,904	254,959	254,589	255,685	258,738
% Growth	0.1%	1.2%	3.9%	5.9%	3.4%	3.4%	2.4%	0.8%	-0.1%	0.4%	1.2%
Rent Index	100	114	117	112	117	115	112	111	114	118	123
% Change	10.7%	13.9%	2.5%	-4.1%	4.2%	-1.2%	-3.2%	-0.5%	2.4%	3.5%	4.2%

PPR/Dodge Pipeline Summary

Current Activity (000SF)

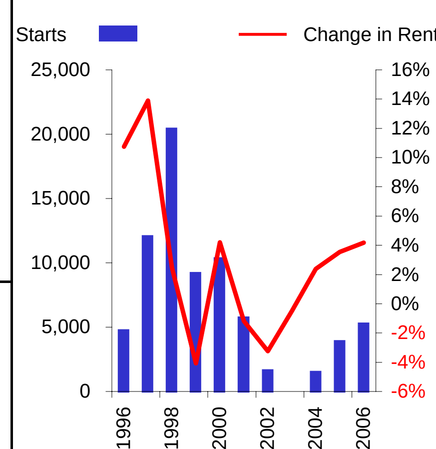


Office Underway by Subclass



	Underway (000SF)	%
Low Rise	12,199	65%
Mid Rise	6,053	32%
High Rise	-	0%
Office R&D	246	1%
Unclassified	233	1%

Change in Rent vs. Starts

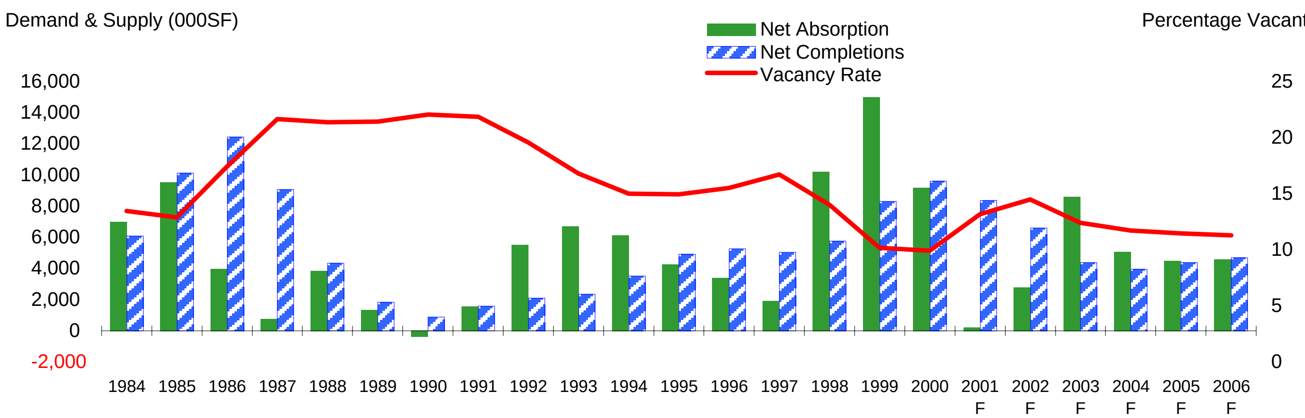


Sources: PPR; *F.W. Dodge* • *McGraw-Hill Construction Information Group* • *A Division of* ***The McGraw-Hill*** *Companies* ; **National Real Estate Index**

DALLAS - FORT WORTH

Retail

Supply, Demand, and Vacancy

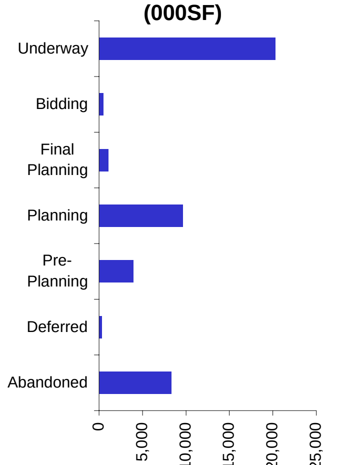


Retail Market Statistics (000SF)

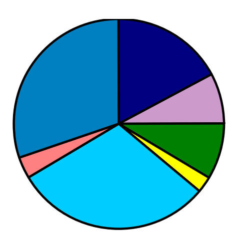
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Vacancy	15.5%	16.7%	14.0%	10.2%	9.9%	13.2%	14.5%	12.4%	11.7%	11.5%	11.3%
Net Absorption	3,415	1,912	10,192	15,003	9,197	203	2,765	8,619	5,063	4,494	4,582
% Growth	2.2%	1.2%	6.4%	8.8%	5.0%	0.1%	1.4%	4.4%	2.5%	2.1%	2.1%
Starts	7,094	6,680	9,790	17,010	13,359	8,785	5,615	5,060	5,389	5,786	6,051
% Change	-1.3%	-5.8%	46.6%	73.8%	-21.5%	-34.2%	-36.1%	-9.9%	6.5%	7.4%	4.6%
Net Completions	5,254	5,032	5,753	8,303	9,611	8,365	6,604	4,378	3,944	4,380	4,679
Inventory	186,512	191,543	197,297	205,600	215,211	223,577	230,181	234,559	238,503	242,883	247,561
% Growth	2.9%	2.7%	3.0%	4.2%	4.7%	3.9%	3.0%	1.9%	1.7%	1.8%	1.9%
Rent Index	100	106	112	111	113	112	109	109	111	113	114
% Change	7.9%	5.9%	5.7%	-1.1%	1.9%	-0.9%	-2.5%	-0.0%	2.1%	1.3%	1.1%

PPR/Dodge Pipeline Summary

Current Activity (000SF)

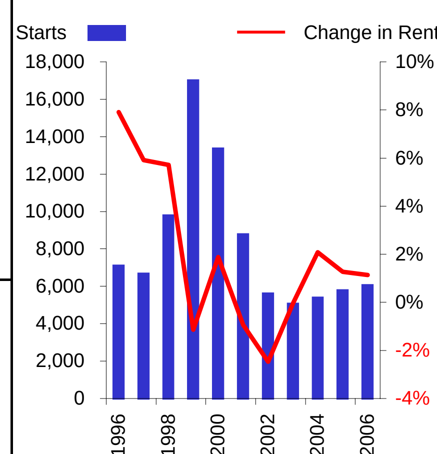


Retail Underway by Subclass



	Underway (000SF)	
Freestanding Stores	3,513	17%
Neighborhood Center	1,533	8%
Community Center	1,775	9%
Regional	480	2%
Super Regional	6,154	30%
Outlet	685	3%
Unclassified	6,129	30%

Change in Rent vs. Starts



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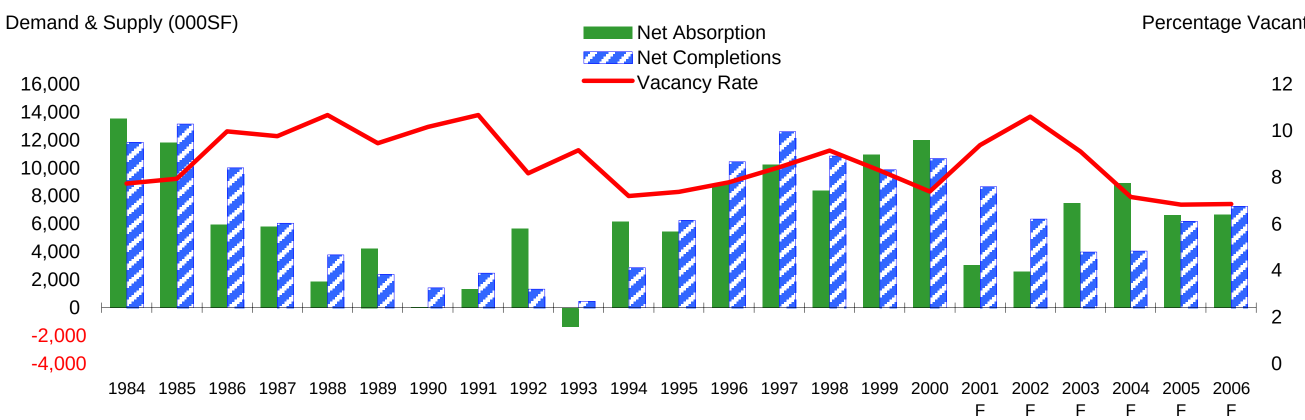
DALLAS - FORT WORTH

Warehouse

Supply, Demand, and Vacancy

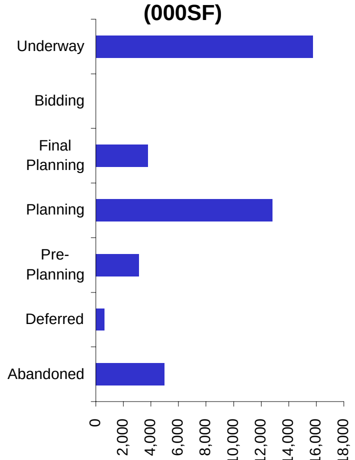


Warehouse Market Statistics (000SF)

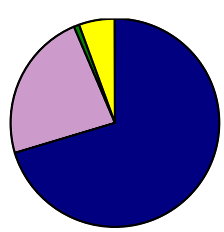
	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Vacancy	7.8%	8.4%	9.2%	8.3%	7.4%	9.4%	10.6%	9.1%	7.2%	6.8%	6.9%
Net Absorption	8,872	10,248	8,365	10,968	11,980	3,029	2,573	7,507	8,915	6,636	6,684
% Growth	5.1%	5.6%	4.3%	5.4%	5.6%	1.3%	1.1%	3.3%	3.7%	2.7%	2.6%
Starts	14,780	11,274	12,298	10,484	14,804	12,019	6,028	3,741	4,968	7,133	7,869
% Change	100.1%	-23.7%	9.1%	-14.7%	41.2%	-18.8%	-49.8%	-37.9%	32.8%	43.6%	10.3%
Net Completions	10,462	12,604	10,865	9,886	10,678	8,664	6,353	3,996	4,070	6,202	7,264
Inventory	199,115	211,719	222,584	232,470	243,148	251,812	258,165	262,162	266,232	272,434	279,697
% Growth	5.5%	6.3%	5.1%	4.4%	4.6%	3.6%	2.5%	1.5%	1.6%	2.3%	2.7%
Rent Index	100	98	100	106	108	104	101	98	99	101	104
% Change	7.9%	-1.7%	1.7%	5.8%	2.0%	-3.8%	-3.1%	-2.9%	1.0%	2.6%	2.5%

PPR/Dodge Pipeline Summary

Current Activity (000SF)

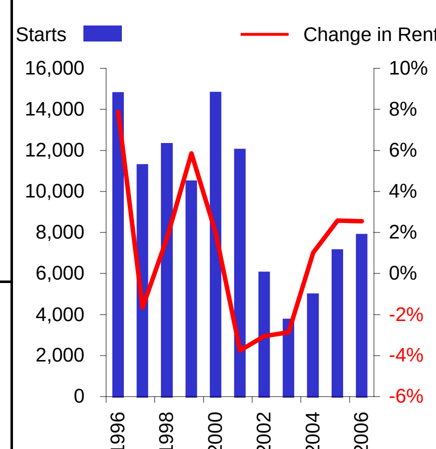


Warehouse Underway by Subclass



	Underway (000SF)	%
Distribution	11,057	70%
Warehouse/Flex	3,682	23%
Light Industrial	129	1%
Unclassified	862	5%

Change in Rent vs. Starts

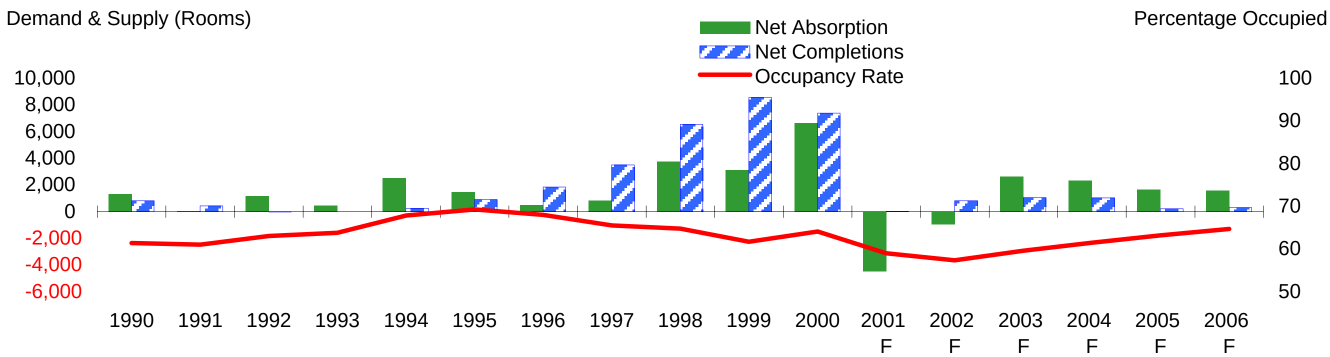


Sources: PPR; *F.W. Dodge • McGraw-Hill Construction Information Group • A Division of The McGraw-Hill Companies*; National Real Estate Index

DALLAS - FORT WORTH

Hotel

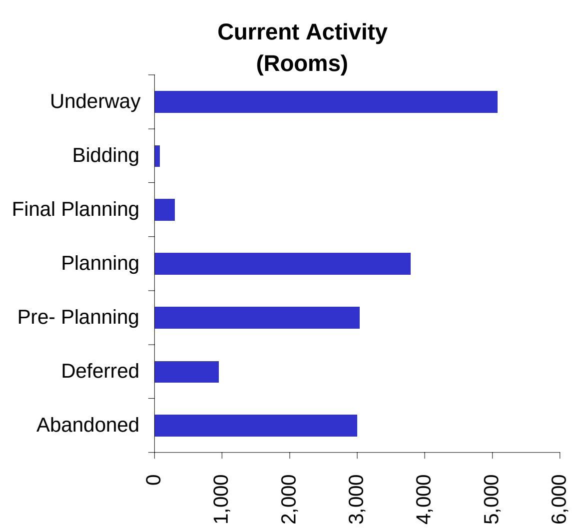
Supply, Demand, and Occupancy

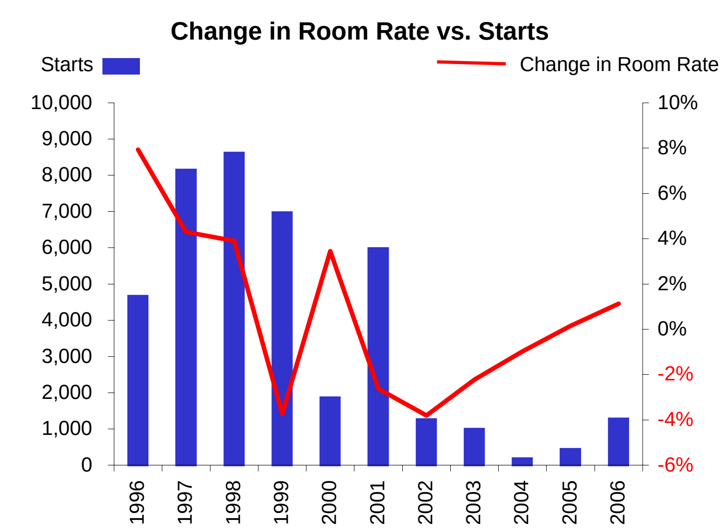


Hotel Market Statistics (Rooms)

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Occupancy	68.0%	65.5%	64.8%	61.7%	64.1%	59.0%	57.3%	59.6%	61.5%	63.2%	64.7%
Net Absorption	467	819	3,748	3,114	6,647	-4,453	-948	2,617	2,300	1,652	1,555
% Growth	1.1%	2.0%	8.9%	6.8%	13.6%	-8.0%	-1.9%	5.2%	4.3%	3.0%	2.7%
Starts	4,668	8,151	8,621	6,976	1,862	5,987	1,268	996	188	441	1,283
% Change	91.0%	74.6%	5.8%	-19.1%	-73.3%	221.5%	-78.8%	-21.4%	-81.1%	134.1%	191.0%
Net Completions	1,843	3,498	6,554	8,562	7,391	25	819	1,050	1,038	202	313
Inventory	60,802	64,300	70,854	79,416	86,807	86,832	87,652	88,701	89,739	89,941	90,254
% Growth	3.1%	5.8%	10.2%	12.1%	9.3%	0.0%	0.9%	1.2%	1.2%	0.2%	0.3%
Room Rate Index	100	104	108	104	108	105	101	99	98	98	99
% Change	7.9%	4.3%	3.9%	-3.7%	3.5%	-2.6%	-3.8%	-2.2%	-1.0%	0.1%	1.1%
RevPar Index	100	101	101	94	101	88	85	87	89	92	94
% Change	6.5%	0.7%	0.7%	-7.3%	7.2%	-12.5%	-3.5%	2.5%	1.8%	3.1%	3.0%

PPR/Dodge Pipeline Summary



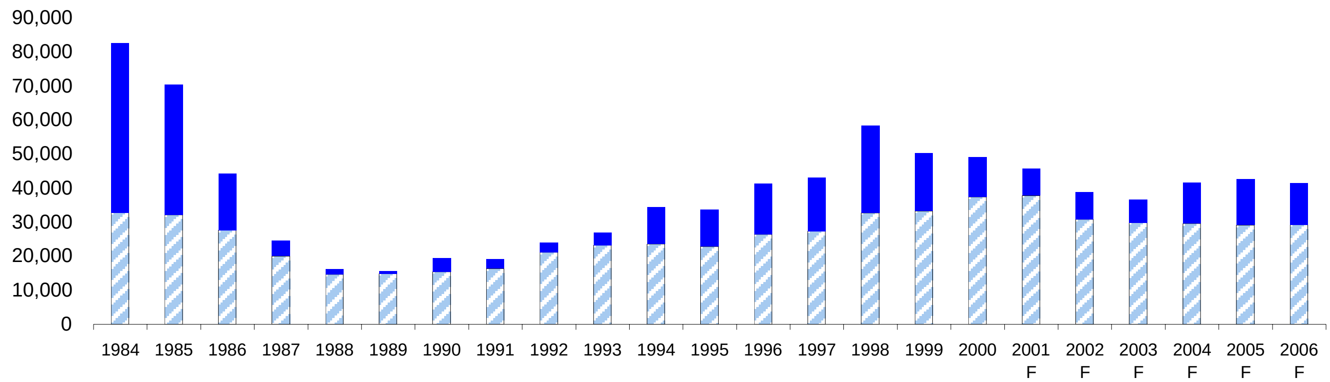


Sources: **PPR; *F.W. Dodge*** • *McGraw-Hill Construction Information Group • A Division of **The McGraw-Hill** Companies* ; **National Real Estate Index**

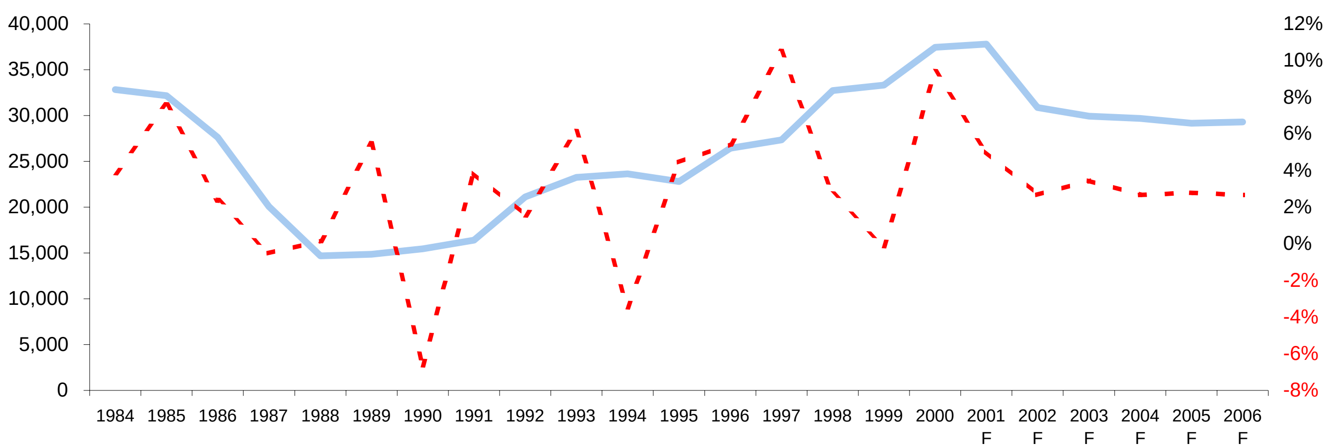
DALLAS - FORT WORTH

Single Family

Housing Starts



Single Family Market



Sources: PPR; Economy.com

Single Family Market Statistics

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Starts	26,432	27,345	32,721	33,310	37,457	37,811	30,891	29,934	29,670	29,172	29,288
% Change	15.9%	3.5%	19.7%	1.8%	12.4%	0.9%	-18.3%	-3.1%	-0.9%	-1.7%	0.4%
Completions	25,989	26,017	31,292	33,823	34,650	39,008	33,351	29,674	30,078	29,153	29,304

Apartment Market Statistics

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Multifamily Starts	14,925	15,812	25,644	16,896	11,706	7,875	7,949	6,711	11,998	13,427	12,270
% Change	37.0%	5.9%	62.2%	-34.1%	-30.7%	-32.7%	1.0%	-15.6%	78.8%	11.9%	-8.6%
Apartment Completions	7,790	13,741	17,643	20,762	24,382	15,143	9,768	5,349	7,719	11,402	11,122

Sources: **PPR; *F.W. Dodge*** *McGraw-Hill Construction Information Group A Division of The* ***McGraw-Hill*** *Companies*

DALLAS - FORT WORTH

Apartment Projects

Projects

Title	Address	Value ($mil)	Units	Stage	Target Start	Target Completion
Greystone Communities Apartment Building	8523 Thackeray St Dallas Tx	54.0	256	Start	4/00	8/01
Loft Apartement Complex	Ross Avenue Lamar Street Dallas Tx	50.0	1,430	Pre-Planning		
Blue Star McKinney Development - 300-acres	N Ctrl Expressway & SH 121 Mc Kinney	50.0	1,430	Pre-Planning		
Grand Treviso High Rise Apts -	330 Las Colinas Blvd E Irving	45.0	247	Start	12/00	4/02
The Lakes of Austin Ranch Apartments & Pool	Dallas Parkway & Midway Rd 1500 acres in S E Denton Colony/Carrollton	37.5		Planning		
Villiages West Development - MASTER REPORT	5W & Keller Hicks Road Fort Worth	37.5		Pre-Planning		
Villages of Wakefield Apts, Houses & Retail	South of FM 731 Burleson	37.5	600	Pre-Planning		
Luxury Apartment Complex -	5230 E Mockingbird Ln former Mrs. Baird's Bakery Dallas	30.0	400	Pre-Planning		
West Village Retail / Apt Complex / Parking Garage - Phase	McKinney Ave and Cole Street (Lemmon Ave/Blackburn St) Dallas	30.0	452	Planning		
Stoneleigh at Riverchase Apartments	1315 Riverchase Drive Coppell	29.5	680	Start	11/97	1/99

DALLAS - FORT WORTH

Office Projects

Projects

Title	Address	Value ($mil)	SF (000)	Stage	Target Start	Target Completion
Biotechnology Research Center	at campus Dallas	240.0		Pre-Planning		
Victory Office Tower & Parking Garage	I-35 Dallas	120.0	775	Planning		
Fujitsu Network - Synchronous Optical Network	Telecom Pkwy - across street from current campus Richardson	80.0	830	Pre-Planning		
Fidelity Corporate Office Bldg & Parking Garage - Phase I	2275 Precinct Line Rd Westlake	76.0	1,400	Start	10/99	3/01
Sabre Corporate Office Buildings & Parking Garage	Hwy 114 Solana Business Park Southlake	75.0	1,120	Start	1/00	6/01
International Plaza Office Bldgs 2 & 3 / Garage	International Parkway North Dallas Tollway Dallas	70.0	1,750	Start	10/00	4/02
Cisco Systems Office Buildings #7 & 9 Phase II	2200 East George Bush Turnpike Richardson	56.0	500	Start	1/01	2/02
Cisco Systems Office Buildings # 8 & 10 Phases III	2200 East George Bush Turnpike Richardson	56.0	500	Planning		
Cisco Systems Office Buildings #5 & 6 Phase 1	2200 East George Bush Turnpike Richardson	56.0	500	Start	8/00	9/01
Nokia Office Building III	6011 Connection Dr Irving	55.8	804	Start	1/00	4/01

DALLAS - FORT WORTH

Retail Projects

Projects

Title	Address	Value ($mil)	SF (000)	Stage	Target Start	Target Completion
Johnson Creek Revitalization Plan - Development	11-mile creek Arlington	130.0		Abandoned		
Stonebriar Centre -	NWC of Preston Road & State Highway 121 - 125 Acre site Frisco	120.0	1,595	Start	4/99	7/00
Willow Bend Mall / Parking Garage	6121 W Park Blvd Plano	120.0	2,359	Start	10/99	3/01
Dallas Main Center Mall &	Griffin n of Dallas Convention Ctr from Jackson-San Jacinto Dallas	112.5		Abandoned		
MacArthur Marketplace Retail Ctr - MASTER REPORT	635 & MacArthur Blvd Las Colinas	100.0	640	Abandoned		
Circle T Centre Shopping Mall - NEGOTIATED	Circle T Ranch at IH 114 & 170 Westlake	100.0	1,600	Planning		
Willow Bend Mall w/Parking Garage - MASTER REPORT	Dallas North Tollway near Park Blvd. Plano	90.0	1,600	Planning	1/00	4/01
Long John Silver's Seafood Restaurants	various location throughout state of Texas	80.0	1,935	Abandoned		
Frisco Centre at Preston Ridge Shopping Center	SH 289 north of SH 121 129 acre site Frisco	75.0	900	Abandoned		
The Parks Mall Expansion - MASTER REPORT	3811 S Cooper Arlington	60.0	1,451	Planning		12/02

DALLAS - FORT WORTH

Warehouse Projects

Projects

Title	Address	Value ($mil)	SF (000)	Stage	Target Start	Target Completion
Sanmina Corporation - Manufacturing Facility	Firewheel 190 Technology Park Garland	90.0	1,000	Planning		
General Motors Assembly Plant -	2525 E Abram St Arlington	65.0	773	Start	8/99	4/00
Alliance Advanced Technology Center	off I-35 near Eagle Parkway Fort Worth	50.0		Abandoned		
Office / Warehouse - Master Plan Development	southeast corner of I-20 New York Ave Arlington	50.0	1,274	Abandoned		
Prologis Industrial Warehouse Space	89 acres on IH 35 Lewisville	50.0		Planning		
Wal-Mart Distribution Center WMD55	12600 N Stemmons Expy Sanger	40.0	800	Start	8/00	5/01
Walgreens Regional Distribution Center	NE corner of US 287 & FM 664 Waxahachie	40.0	672	Start	10/00	6/01
Riverpark 100 Distribution Center	adjacent to Roy Orr Blvd - north of the Trinity River Grand Prairie	40.0	546	Start	8/01	12/01
Sysco Corporation - Distribution Warehouse	Austin Ranch Development - Plano Pkwy & SH 121 Lewisville	40.0	557	Final Planning	10/01	5/02
Speculative Industrial Development - MASTER REPORT	F.M. 2499 & Old Gerault Road Lakeside Business Development Flower Mound	37.5	1,460	Planning		

DALLAS - FORT WORTH

Projects

Title	Address	Value ($mil)	Rooms	Stage	Target Start	Target Completion
Opryland Hotel and Convention Ctr	1501 Gaylord Dr Grapevine	310.0	1,508	Start	7/01	8/03
Convention Center Hotel	Site to be determined Fort Worth	75.0		Planning		
Convention Center Hdqtrs. Hotel & Parking Garage	Houston Street between 11th & 14th street Fort Worth	73.0		Pre-Planning		1/04
Dallas International Hotel & Conference Center	between Josey Lane & Old Denton Rd, south of FM544 Lewisville	62.5	1,525	Planning		
Dallas Convention Center Hotel -	site undetermined Dallas	50.0	1,200	Pre-Planning		
Dallas Hotel Sofitel	2728 Cedar Springs Rd Dallas Tx	50.0	350	Deferred		
Estes Park Resort Development	Joe Pool Lake Arlington	50.0		Pre-Planning		
Hotel and Golf Resort/Complex	Estes Park Peninsula at Joe Pool Lake-1000 acres Grand Prairie	31.0	756	Abandoned		
Westin Beechwood - Hotel/Convention Center	3600 Championship Pkwy Fort Worth	30.0	284	Start	4/00	4/01
Renaissance Hotel by Marriott	900 W Lookout Dr Richardson	30.0	347	Start	2/00	4/01