

Even Big D Agrees: Houston Rocks



Even in Dallas—where the economy is almost as good as Houston—all fingers are pointing to H-town as the hot spot in the state. At *Bisnow's* fourth annual **Dallas State of the Market** event last week, Granite Properties prez/CEO **Michael Dardick** said in investors' minds, **Houston is a coastal market** (though the surfing leaves something to be desired) that is way out front, vying only with San Francisco for development. There's **9.5M SF of projects under construction** (and **70% of that is pre-leased**), which is phenomenal, he says. Almost all of it is oil and gas companies.



The Dallas crowd of 400 at its downtown Fairmont. Granite's development team is delivering **300k SF of office space** in Houston **this summer**, and it hasn't been leased yet. But, it doesn't appear Michael is worried. The firm has **three prospective tenants** looking at the entire space with prices quoted. Two of those deals look to be viable, he says. Perhaps he's not too nervous because he says **only three buildings** across Houston can accommodate a **300k SF tenant**. In the last 12 months, there have been more than a dozen **100k SF deals** in Houston, making it a spectacular place to be. (Now if only we had a decent baseball team.)