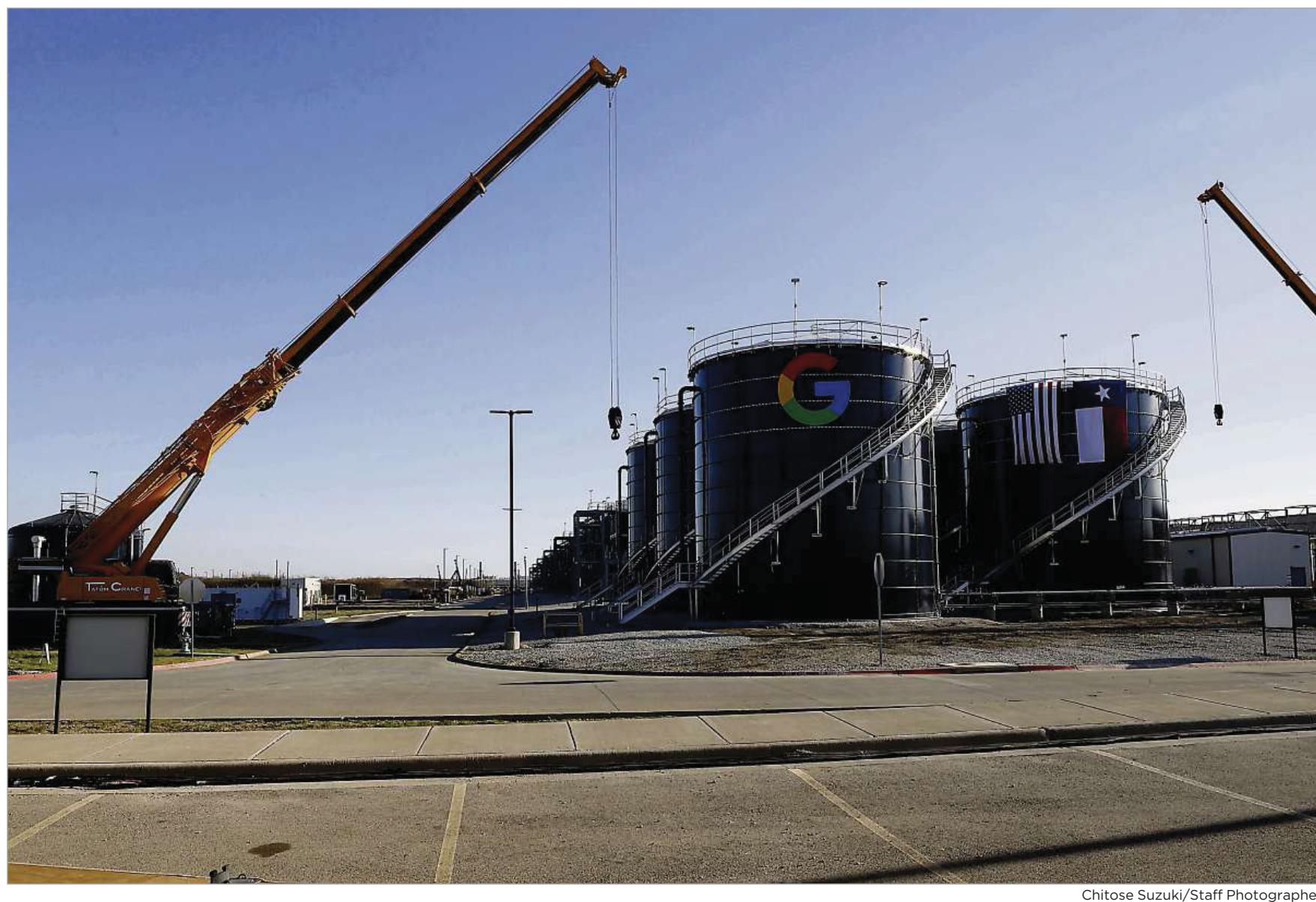


REAL ESTATE



Chitose Suzuki/Staff Photographer

Google plans to invest \$40 billion in Texas through 2027, including development at existing sites in Midlothian and Red Oak.

GOOGLE GROWING DATA CENTER

Google plans to spend nearly \$1 billion to add on to its existing data center campus in Midlothian.

The multinational technology corporation outlined its plans in a filing with the Texas Department of Licensing and Regulation on Monday.

Google will spend an estimated \$880 million in construction costs to build a new one-story data center that includes "the core, shell and interior finish-out with site improvements" at the firm's existing data center cam-

Company to spend almost \$1B in Midlothian

pus along Railport Parkway.

Construction is expected to begin in January and be finished by February 2027. Details in these state filings are preliminary and subject to change.

Attempts to contact Google were not returned before publication.

"Google has continued to grow their presence in Midlothian and has been a great partner," said Midlothian Mayor Justin

Coffman. "They have exceeded our expectations in regards to water conservation and growth rate. They have proven to be an economic stimulant and are providing primary job opportunities. They continue to set the bar as far as development in the Midlothian Railport Industrial Park."

The project is referred to as Sharka Data Center — Building 5 in state filings.

Google built its first data center in Midlothian in 2019 through its Alamo Mission LLC shell company under the project name Sharka.

After initially purchasing

375 acres in Ellis County, Google acquired another 165 acres for future development, according to data center research firm Baxtel.

Google announced in 2023 there would be a second data center on 165 acres in Red Oak.

The tech giant has announced serious investments in its D-FW data centers and recently revealed plans to expand its Texas operations.

Google said it would invest \$1 billion in its two North Texas data centers in 2024.

Google plans to invest \$40 billion in Texas through 2027, including development at ex-

isting sites in Midlothian and Red Oak. The firm also plans to build three data centers in West Texas and the Panhandle, Google told *The Dallas Morning News*.

Artificial intelligence and data centers have boosted industrial demand in D-FW.

In 2025, data center and related manufacturers, builders and suppliers have accounted for 21% of all new demand in warehouse/distribution properties, according to a report from Cushman & Wakefield.

CBRE predicts Dallas-Fort Worth's data center inventory will more than double by the end of 2026 with at least 605 megawatts worth of projects under construction.

Fields West project starts building up

Rising structures include shopping, entertainment, dining as well as offices

By NICK WOOTEN
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Fields West, an \$800 million development in Frisco that has been under construction since last year, recently went vertical, developer Fehmi Karahan told *The Dallas Morning News*.

Structures rising include 360,000 square feet of shopping, dining and entertainment, as well as 350,000 square feet of Class A office space.

Columbus Realty Partners is developing 1,150 apartments above the restaurant and retail space.

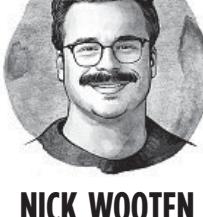
"We are all very excited to see structures coming off the ground at Fields West. It's an incredible milestone in this massive one-of-a-kind development," Karahan said in a statement.

The news comes after 10 tenants signed leases at Fields West. They are Crate & Barrel, Culinary Dropout, Design Within Reach, Face Foundrie, Gorjana, Landry Kate, North Italia, Maman, TravisMathew and U Med Spa.

Fields West is 70% pre-leased. SHOP Companies is leading the leasing efforts.

Earlier this year, Fields West closed on a \$425 million construction loan. Planned openings are scheduled for 2027 and 2028.

Fields West is being developed by Karahan Cos. and Hunt Realty. The district is part of the larger \$10 billion,



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2,500-acre Fields development in North Frisco off the Dallas North Tollway.

Plano's Haggard Farm progresses

Dallas developer Stillwater Capital, the Haggard Family and hospitality operator WoodHouse are progressing with their Haggard Farms project.

The group held a public groundbreaking ceremony Thursday evening.

Phase one of the project will include 100,000 square feet of retail, 350 apartments, 188 townhome units, trails and acres of park improvements. Foundational work is expected to finish in late spring 2026.

The Haggard family was one of Collin County's earliest major landowners, buying properties starting in mid-1800s. They used the land for farming and ranching. At one time, the Haggards owned thousands of acres between U.S. Highway 75 and the current tollway corridor, according to previous *Dallas Morning News* reporting.

The mixed-use project received initial approvals from the city in 2021.

"Since 1865, our family has stewarded this farmland," Rutledge Haggard of the Haggard Family said in a statement. "Now, we're honoring our family's legacy by building something meaningful that will connect people, nature and community for generations to come."

The Quad secures \$228 million refi loan

The Quad, a relatively new Uptown Dallas office building, secured a \$228



Fields West has been under construction since last year. The \$800 million development in Frisco recently began adding structures for its offices, shopping, dining and entertainment options.

million refinancing loan, according to county records.

JLL Capital Markets represented Stream Realty Partners. JLL placed the five-year, senior loan with accounts managed by global investment firm KKR.

JLL Capital Markets' Debt Advisory team representing Stream Realty Partners was led by senior managing director Colby Mueck and managing director Greg Napper.

The Quad is at 2699 and 2681 Howell St. and 2828 Routh St. Tenants include Revantage, Chicago Title, M Financial and Berkshire Residential. Retail and restaurant tenants include Mamani, which recently earned Dal-

las' second Michelin star.

Law firm lands at Harwood No. 4

Global law firm K&L Gates LLP has new office digs in the Harwood District.

The firm is occupying an entire floor — nearly 23,000 square feet — at Harwood No. 4 at 2828 N. Harwood St. The firm will consolidate its Fort Worth office into the new Dallas location. K&L Gates has had a presence in Texas for more than 50 years.

The firm is moving from downtown Dallas after spending roughly four decades at Comerica Bank Tower. Plans for the move were announced

last year.

"Our move to new office space in Dallas marks an exciting chapter for K&L Gates in Texas," Beth Petronio, managing partner of the Dallas office, said in a statement. "This relocation reflects our deep commitment to serving clients across the region and to growth in the Texas market as a strategic priority for the firm."

Harwood No. 4 was previously owned by Dallas developer Harwood International. The building was sold to Spear Street Capital in April after the Dallas developer defaulted. The San Francisco-based firm has plans for multimillion-dollar upgrades at the property.