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**Fults Commercial Real Estate  
is pleased to present  
*Dallas Market Update - 6.29.12***

**Job Growth**

Connexions, a subsidiary of UnitedHealth Group, Inc.'s Optum health services business announced they would bring 1,500 new jobs to Texas, including 800 jobs in Irving. Connexions leased 76,400 square feet at 5150 Regent Boulevard. The call center will open in July.

Lewisville-based Nationstar Mortgage Holdings Inc. will relocate its call center to 4000 Horizon Way in Irving. This move will also create 800 new jobs. The residential mortgage servicing firm has plans to add another 1,200 new jobs and 290,000 square feet of real estate over the next five years. With this move, Nationstar is backfilling call center space that was vacated by MetLife Mortgage in the spring of 2012.

TrailBlazer Health announced plans to layoff 390 people at its Dallas headquarters which is located at 8330 LBJ Freeway. TrailBlazer provides administrative services for Medicare. The firm will also layoff another 460 people at its Denison location, which is about one hour north of Dallas. Layoffs will begin in October and continue into November unless the company secures another contract with Medicare.

The General Motors Assembly Plant in Arlington, Texas will add a third shift and 800 new jobs early in 2013. This is the only GM plant that produces full-size SUVs. The 2,500 workers on two shifts have worked overtime since late 2009 to meet demand for full-size SUVs.

**Local Economy**

According to the Federal Reserve of Dallas, Texas factory and manufacturing activity surged in June. The June production index was 15.5 percent, up from 5.5 in May. It was



the strongest index in 15 months. In the same report, the index of future business activity declined from 4.3 to 1.3, which means that manufacturers' expectation of future business conditions and demand declined.

Dallas was ranked eighth on *Forbes'* 14th annual list of Best Places for Business and Careers. Rankings were based on job trends, business costs, quality of life, income growth, and the educational level of the labor force. *Forbes* cited that Dallas' metropolitan product increased 6.2 percent in 2010 to \$254 billion, which was second best in the U.S. Other Texas cities that made the list include: Austin at ninth, San Antonio 13th, Fort Worth 15th, and Houston 20th.

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