

DFW Construction Pipeline for Electrical Contractors (2026)

Single-family authorizations fell in 2025. Q1 2026 research identified three northern areas with concentrated expected deliveries; verify current property status before pursuing an account. Data-center projects require different qualifications and buyer relationships.

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UPDATED SEPTEMBER 24, 2026 11 MIN READ 3 · DIFFERENT BUSINESS-DEVELOPMENT DECISIONS 13 SOURCES

THE 2026 PLANNING QUESTION

Where should a DFW electrical contractor focus business development in 2026?

- DFW single-unit housing authorizations fell 14.3% in 2025, so contractors exposed to production homebuilding should review builder concentration, cancellations, backlog age, and current local starts before adding capacity. Northmarq reported about 7,500 multifamily deliveries in Q1 2026 and a pipeline 43% below its 2023 peak. Its expected-delivery concentration in Allen–McKinney, Frisco, and The Colony–Far North Carrollton is a starting point for research: first verify which properties are currently under construction, entering closeout, or leasing and who buys their electrical work. Data-center developments in Red Oak, Fort Worth, and Mansfield warrant separate research into current status, bid paths, safety requirements, bonding, supervision, and partner access.

September 2026 project update

The project announcements below are historical context. Newer first-party statements describe additional Red Oak financing and CyrusOne's expanded DFW7 campus plan. They do not establish an open electrical bid.

Read the dated project and qualification guide →

2026 BUSINESS DEVELOPMENT

Single-family, multifamily, and data centers require different account plans.

Single-family authorizations fell. Multifamily construction is working through a large delivery wave as the pipeline contracts. Data-center projects involve specialized buyers, packages, safety requirements, and labor qualifications.

Review downside exposure in production homebuilding. Use the Q1 delivery research to find candidate apartment properties, then verify current status and buyers before building an account list. Research data-center bid paths and qualification gaps before committing recruiting or equipment.

3 different business-development decisions

Single-family, multifamily operations, and data-center projects

ACCOUNT PLANS

Actions for single-family, multifamily, and data centers

WHAT SHOULD A DFW ELECTRICAL CONTRACTOR DO ABOUT EACH PART OF THE MARKET?

Three account plans for 2026

The evidence supports separate actions for single-family, multifamily, and data centers.

01	REVIEW EXPOSURE	02	BUILD ACCOUNT LIST	03	VERIFY QUALIFICATIONS
Single-family Authorizations -14.3% Check builder concentration, cancellations, backlog age and local starts. RECONSIDER IF Local starts, awards and shop wins reverse the decline.		Multifamily Pipeline -43% from peak; 7,500 units delivered Target properties in delivery, closeout, lease-up and operations. RECONSIDER IF Named properties show no reachable scope or economics.		Data centers Three named announced projects Map current status, bid path, safety, bonding and supervision. RECONSIDER IF Status, package access or qualification mapping fails.	

EXACT VALUES

Review downside exposure in single-family, target apartment properties now delivering or leasing, and verify data-center bid paths and qualification requirements.

MARKET	ACTION	CURRENT EVIDENCE	WHAT TO VERIFY	WHAT WOULD REVERSE IT
Single-family	Review exposure	Authorizations -14.3%	Concentration, cancellations, backlog age, starts	Local starts, awards and wins reverse the decline
Multifamily	Build account list	Pipeline -43%; 7,500 units delivered	Properties, buyers, scopes and economics	No reachable scope or economics
Data centers	Verify qualifications	Three named announced projects	Status, bid path, safety, bonding, supervision	Status, access or qualification mapping fails

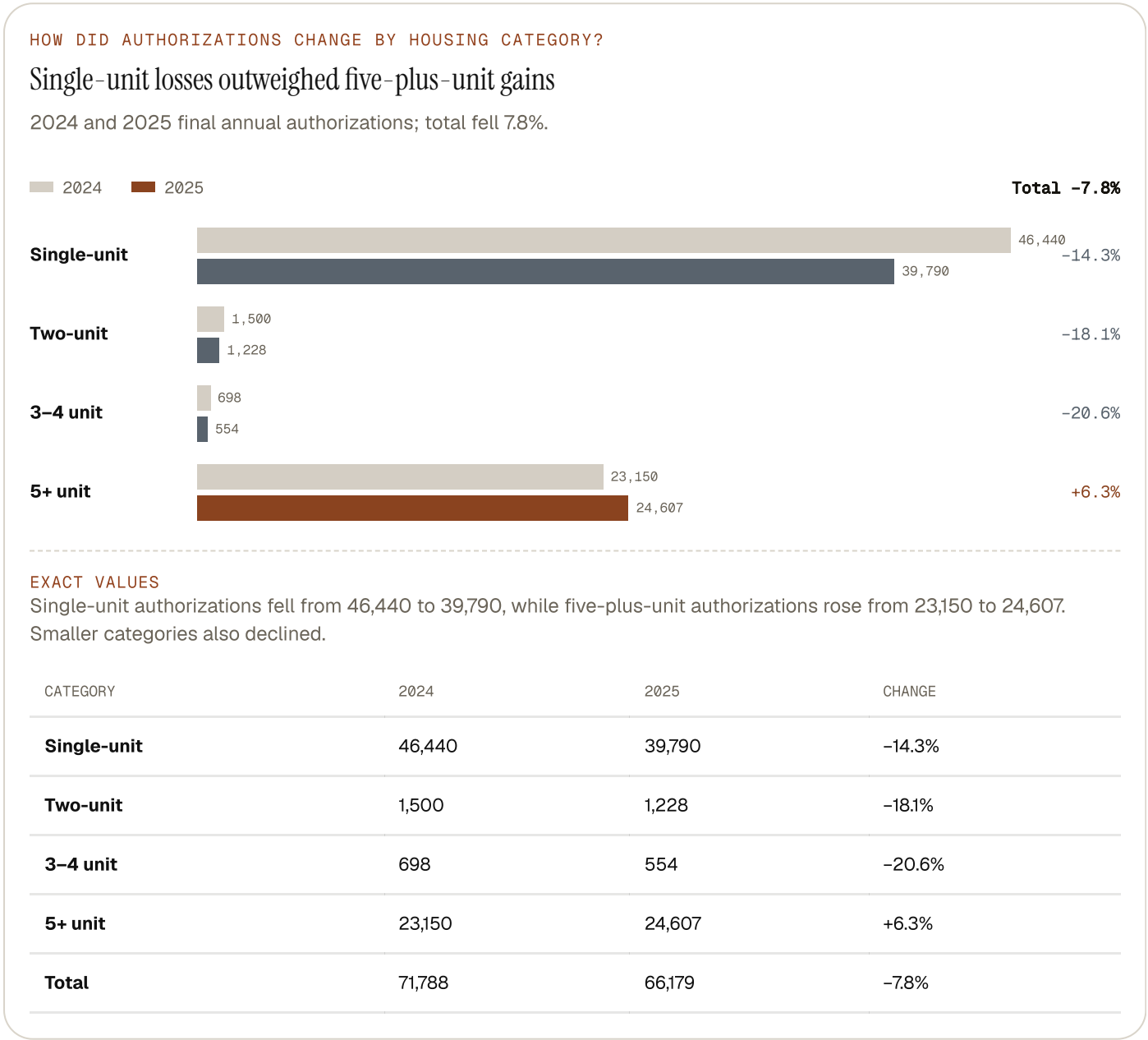
DFW authorized more five-plus-unit buildings with fewer units per building in 2025.

Final Census files show total DFW housing authorizations down 7.8% in 2025. Single-unit authorizations fell 14.3%, while five-plus-unit authorizations rose 6.3%.

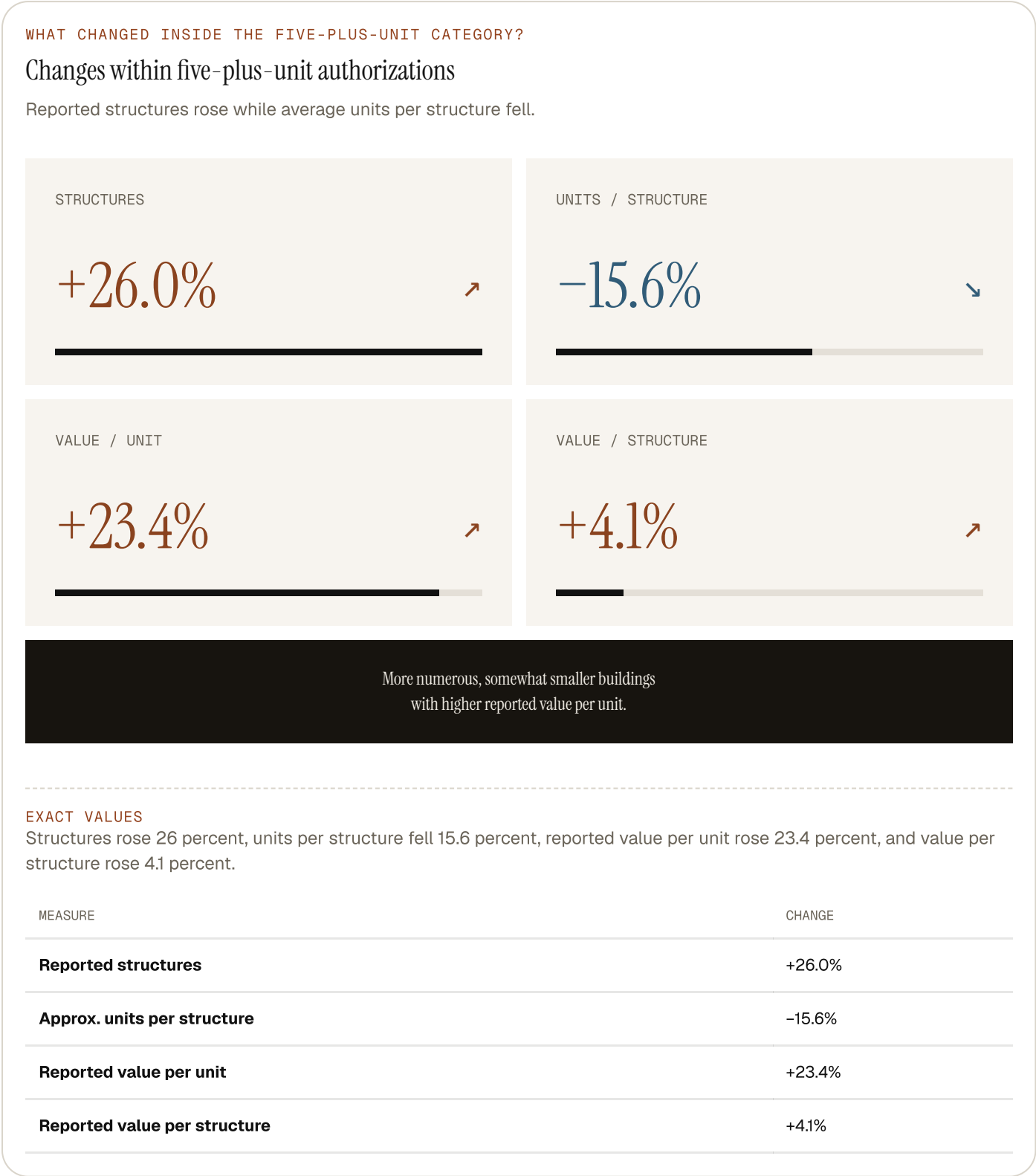
Within the five-plus-unit category, reported structures rose 26.0% and average units per structure fell 15.6%. Reported value per unit rose 23.4%, while value per structure rose 4.1%. These administrative figures describe the authorization mix. They do not measure electrical scope, contract value, or project quality.

THE CATEGORY SPLIT

Single-unit losses outweighed five-plus-unit gains.



Five-plus-unit structures rose 26.0% while units per structure fell 15.6%.



DFW delivered about 7,500 apartment units in Q1 2026 as the construction pipeline contracted.

Northmarq reported that DFW delivered about 7,500 units in Q1 2026 and that the construction pipeline was about 43% below its 2023 peak. Roughly one-third of expected 2026 deliveries were in Allen–McKinney, Frisco, and The Colony–Far North Carrollton.

The Dallas Fed reported continuing apartment oversupply in Texas, widespread concessions, declining rents in Dallas, and longer lease-up periods. Using those dated findings as a starting point, contractors should verify current property status and buyer access in the three northern areas before testing demand for turnover, controls, lighting, EV, backup-power, and ongoing property work.

GEOGRAPHIC CONCENTRATION

Three northern areas account for roughly one-third of expected 2026 deliveries.

Northmarq identified Allen–McKinney, Frisco, and The Colony–Far North Carrollton as roughly one-third of expected 2026 apartment deliveries. Use that Q1 expectation to find candidates; verify current property status, buyer access, and the shop’s ability to serve the scope before treating them as prospects.

HOW DID THE MULTIFAMILY PIPELINE AND DELIVERY SCHEDULE CHANGE BY Q1 2026?

Apartment construction slowed while deliveries remained high

About 7,500 units were delivered in Q1 as the construction pipeline stood 43% below its 2023 peak.

01

2025 AUTHORIZATION FILE

+6.3%

Five-plus-unit authorizations

Historical authorization measure

02

Q1 2026 CONSTRUCTION

–43%

Pipeline versus 2023 peak

Construction pipeline contracting

03

Q1 2026 DELIVERY

~7,500

Apartment units delivered

Properties entering delivery and lease-up

04

2026 CONCENTRATION

~1/3

Expected deliveries in three northern areas

Start the account list here

EXACT VALUES

Five-plus authorizations rose in 2025. By Q1 2026 the construction pipeline was 43 percent below its 2023 peak while about 7,500 units were delivered.

PERIOD	METRIC	EVIDENCE	OPERATIONAL IMPLICATION
2025 authorization file	+6.3%	Five-plus-unit authorizations	Historical authorization measure
Q1 2026 construction	–43%	Pipeline vs. 2023 peak	Construction pipeline contracting
Q1 2026 delivery	~7,500	Units delivered	Properties entering delivery and lease-up
2026 concentration	~1/3	Expected deliveries in three northern areas	Start the account list here

WHERE ARE EXPECTED 2026 APARTMENT DELIVERIES CONCENTRATED?

Three northern areas account for roughly one-third of expected 2026 deliveries

Markers show city centers for Allen–McKinney, Frisco, and The Colony–Far North Carrollton.



EXACT VALUES

City reference points orient Allen–McKinney, Frisco, and The Colony–Far North Carrollton, the three northern groups identified in the delivery source.

CITY REFERENCE POINT	LATITUDE	LONGITUDE	NAMED DELIVERY GROUP
Allen	33.1032	–96.6706	Allen–McKinney
McKinney	33.1976	–96.6154	Allen–McKinney
Frisco	33.1506	–96.8238	Frisco
The Colony	33.0890	–96.8864	The Colony–Far North Carrollton
Carrollton	32.9515	–96.9034	The Colony–Far North Carrollton

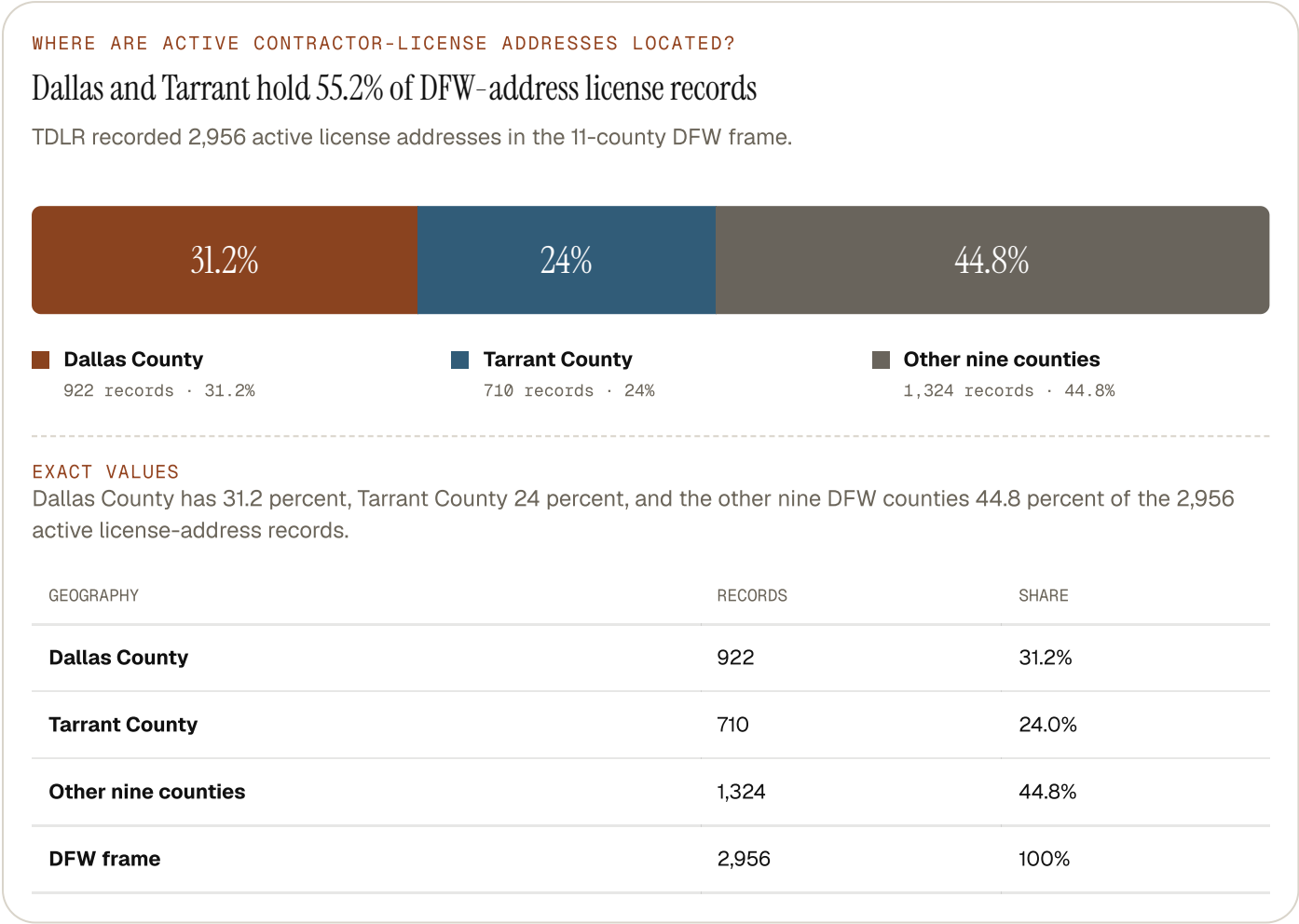
CONTRACTOR ADDRESSES

Dallas and Tarrant counties contain 55.2% of active DFW contractor–license address records.

TDLR’s August 11, 2026 file contained 2,956 active Electrical Contractor license–address records in the 11-county frame; 55.2% were in Dallas and Tarrant counties.

The records do not show market share, available crews, or service territory. Use current customer locations and drive times to decide whether Allen, McKinney, Frisco, or Far North Carrollton is practical for the shop.

More than half of DFW-address license records sit in Dallas and Tarrant counties.



DATA-CENTER PROJECTS

Data-center work requires current project research and a qualification review.

Operator announcements identify substantial developments in Red Oak, Fort Worth, and Mansfield: DataBank announced a campus plan up to 480 MW, CyrusOne broke ground on a roughly 70 MW initial phase, and Aligned announced a high-density campus.

Before spending on recruiting or equipment, verify each project’s current status, owner and contractor structure, electrical packages, bid schedule, safety requirements, bonding, supervision, and partner access. Multi-year electrician progression makes rapid entry difficult for shops without the required people and relationships.

PROJECT VERIFICATION QUEUE

Three announced developments identify where deeper project research may pay off.

For each announced project, verify current status, owner and buyer, electrical package, prime or subcontract path, schedule, qualification threshold, and evidence of award.

Published MW and project scale do not establish electrical revenue or accessible work.

WHICH ANNOUNCED PROJECTS WARRANT CURRENT RESEARCH?

Data-center projects to verify in Red Oak, Fort Worth, and Mansfield

Verify status, contractors, bid paths, schedules, and electrical packages.

RED OAK

ANNOUNCED 2024

DataBank

Up to 480 MW campus plan

VERIFY NEXT

Current status, utility path and electrical packages

FORT WORTH

GROUND BREAKING ANNOUNCED APR. 2025

CyrusOne DFW7

~70 MW initial phase

VERIFY NEXT

Contractors, bid path and schedule

MANSFIELD

ANNOUNCED FEB. 2025

Aligned DFW-03

High-density campus; no comparable MW figure used

VERIFY NEXT

Delivery status, active scope and awards

EXACT VALUES

DataBank in Red Oak announced up to 480 megawatts, CyrusOne in Fort Worth announced an initial phase around 70 megawatts, and Aligned announced a high-density campus in Mansfield.

LOCATION	OPERATOR	ANNOUNCED SIGNAL	PUBLISHED STATE	NEXT VERIFICATION
Red Oak	DataBank	Up to 480 MW	Announced 2024	Status, utility path, packages
Fort Worth	CyrusOne DFW7	~70 MW initial phase	Groundbreaking announced Apr. 2025	Contractors, bid path, schedule
Mansfield	Aligned DFW-03	High-density campus	Announced Feb. 2025	Delivery status, scope, awards

RECOMMENDED ACTIONS

Set separate 90-day actions for each part of the market.

The public evidence narrows where to look. Current account, bid, labor, margin, and collection records should determine how much time and capacity the shop commits.

- 01Single-family · Review builder and customer concentration, cancellations, backlog age, and current jurisdiction-level starts before adding production capacity.
- 02Multifamily · Use the Q1 research to identify candidate properties in Allen–McKinney, Frisco, and The Colony–Far North Carrollton. Verify current status and buyers before adding a property to the 90-day account list. Ask buyers about closeout, turnover, controls, lighting, EV, backup-power, and recurring property work.

- 03 Data centers · Verify current status, owner, GC, electrical package path, schedule, safety requirements, bonding, and supervision needs in Red Oak, Fort Worth, and Mansfield. Then decide whether to bid directly, partner, or pass.
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- 04 Service · Protect response capacity until a new account group produces reachable buyers and repeatable economics.
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[Return to the market map →](#)

Put the findings to work

Use the crew-planning worksheet, after-hours response checklist, or estimate follow-up workflow to test the next step in your shop.

[Get help connecting intake, estimates, and operating reports →](#)

DECISION BOUNDARY

Review single-family downside exposure, use the Q1 multifamily research to find candidates and verify their current status and buyers, and research data-center bid paths and qualification gaps before committing capacity.

SOURCES

What supports this report

2025 Annual Permits by CBSA · U.S. Census Bureau, Building Permits Survey · Final 2025 data released May 14, 2026

New privately owned housing units authorized; administrative permit data, not starts, completions, electrical scope, awards, or revenue.

Source ➤ (https://www.census.gov/construction/bps/xls/cbsaannual_202599.xls)

2024 Annual Permits by CBSA · U.S. Census Bureau, Building Permits Survey · Final 2024 data

Used for like-for-like annual comparison at CBSA level.

Source ➤ (https://www.census.gov/construction/bps/xls/cbsaannual_202499.xls)

Texas multifamily housing yet to stabilize · Federal Reserve Bank of Dallas · March 23, 2026

Texas and major-metro cycle evidence; not electrical scope, contractor demand, or a property-level forecast.

Source ➤ (<https://www.dallasfed.org/research/swe/2026/swe2605>)

DFW multifamily rents and occupancy, Q1 2026 · Northmarq · June 25, 2026

Commercial market research on apartment deliveries, absorption, pipeline, and submarkets; not a census, project award ledger, or electrical-work forecast.

Source ➤ (<https://www.northmarq.com/insights/insights/dallas-fort-worth-multifamily-rents-and-occupancy-climb-open-q1-2026>)

Active Electrical Contractor license file · Texas Department of Licensing and Regulation · Snapshot dated August 11, 2026

Active license and business-address records; not unique operating companies, service areas, capacity, or market share.

Source ➤ (<https://www.tdlr.texas.gov/dbproduction2/Lteecele.csv>)

DFW May 2025 OEWS, SOC 47-2111 · U.S. Bureau of Labor Statistics · May 2025 estimates; files updated May 15, 2026

Employee occupation estimate; excludes self-employed workers and does not measure current availability, shortage, or loaded labor cost.

Source ↗ (https://www.bls.gov/oes/current/oes_19100.htm)

Texas electrician licensing requirements · Texas Department of Licensing and Regulation · Retrieved August 12, 2026

Regulatory progression and contractor requirements, not a DFW labor-supply forecast.

Source ↗ (<https://www.tdlr.texas.gov/electricians/elec.htm>)

IEC Dallas apprenticeship program · Independent Electrical Contractors Dallas · Retrieved August 12, 2026

Provider-published program design; no current enrollment, completion, placement, or graduate-wage figures.

Source ↗ (<https://www.iecdallas.com/becoming-an-electrician>)

South Dallas Red Oak campus announcement · DataBank · September 10, 2024

Company-announced scale and target timing; current status, electrician staffing, and awards require independent verification.

Source ↗ (<https://www.databank.com/resources/press-releases/databank-announces-development-of-480mw-data-center-campus-in-south-dallas/>)

Fort Worth DFW7 groundbreaking announcement · CyrusOne · April 4, 2025

Groundbreaking and initial capacity context; no electrician count, award, or current delivery evidence.

Source ↗ (<https://www.cyrusone.com/resources/press-releases/cyrusone-breaks-ground-on-new-fort-worth-data-center-campus>)

Mansfield DFW-03 announcement · Aligned Data Centers · February 19, 2025

Company-announced project and anticipated timing; current status and accessible electrical scope require verification.

Source ↗ (<https://aligneddc.com/press-release/aligned-data-centers-expands-dfw-footprint-with-new-data-center-in-mansfield-tx/>)

DFW municipal permit, code, registration, and fee matrix · Workahead Research · Compiled August 12, 2026

Official access paths and documentary requirements across 12 jurisdictions; not a measured permit-turnaround or active-project cohort.

City-center coordinate reference points · OpenStreetMap Nominatim · Retrieved August 13, 2026

Rounded city-center reference coordinates for orientation only; not corridor boundaries, project locations, delivery magnitudes, or accessible scope.

Source ↗ (<https://nominatim.openstreetmap.org/>)