

Reshaping the Future of Retail

Significant economic, technological, and cultural shifts have converged to accelerate retail's evolution over just a few short years. However, these changes are not confined to the retail sector alone. In this infographic, we briefly explore how three crucial trends are reshaping retail and how the future of retail is increasingly intertwined with other asset classes.



Technology & Supply Chain

The dramatic reorganization of the global supply chain has increased retailer demand for distribution space. Meanwhile, technological advances have enabled more significant cost-savings and efficiency through automation. These trends have brought the fully automated distribution center to the forefront as a critical component of the modern retail supply chain.



Mixed-Use

A desire for greater convenience and more walkable neighborhoods has spurred the rise of mixed-use developments. Executing these projects creates unique challenges, heightening the value of a general contracting partner like MYCON with retail and multifamily capabilities.



Changing Consumer Habits

The pandemic profoundly affected many basic consumer habits, causing significant shifts in the real estate market and the economy. These shifts led to the rapid rise of retail categories like self-storage.

Retail From Coast to Coast

Customer needs and desires are changing and evolving faster than ever, and retailers must think outside the box to keep up. For over 35 years, MYCON has helped retailers execute challenging projects that move business objectives forward and create extraordinary customer experiences.

About MYCON

MYCON General Contractors, Inc. (MYCON) is an award-winning, industry-leading commercial contractor based in Dallas, Texas, with annual revenues exceeding \$565M. Since 1987, MYCON's portfolio has spanned many construction categories, including retail, industrial, automation, multifamily, office, and more. To learn more about our general contracting capabilities or to inquire about partnering with MYCON, [please contact us via our website.](#)





A Rich History in Retail Construction

Founded in 1987, MYCON has grown from a small family operation into one of the most trusted names in general contracting.



Where it All Started

MYCON's roots as a general contractor are firmly planted in the retail construction space. It's where we got our start back in 1987, working for local small businesses in Dallas. It's also where we have done our largest scale work with notable partners like Walmart, IKEA, Tom Thumb, and Tanger (all detailed below in the Featured Projects section).

Our success in retail was the catalyst for our entry into other industries, including distribution and automation, multifamily, self-storage, and many others. Likewise, retail was the springboard that allowed us to expand from a regional player in the Dallas-Fort Worth area to a national operation with offices in Nashville and Phoenix (so far).

With our long history in retail, we offer a wealth of knowledge and experience about how to predictably and efficiently achieve successful outcomes in retail construction. We carry that knowledge and experience into every project to the benefit of our retail partners, their customers, and the communities in which we work.





Retail Milestones



1987

First project, an interior finish-out for a small jewelry store on Inwood Road in Dallas, TX



1989

MYCON lands first Best Buy contracts MYCON lands contract with Blockbuster Entertainment to build stores in Dallas and Orlando, FL



2000

MYCON begins building larger retail projects, including the Centre at Preston Ridge in Frisco, TX (500,000 SF)



2009

MYCON establishes its relationship with the world's largest retailer, Walmart, and secures contracts to build and renovate Walmart and Sam's Club stores.



2016

MYCON establishes Special Projects team in College Station, TX, to spearhead MYCON's programmatic retail work focus



2017

MYCON completes IKEA - Grand Prairie, the second IKEA store in Dallas-Fort Worth. MYCON completes the new Tanger Outlet Center in Fort Worth.



2024

MYCON completes Tom Thumb-anchored Lexington Village.

To date, MYCON has completed
**975 retail projects, totaling over
76 million SF.**



FEATURED PROJECT

Lexington Village / Tom Thumb

Location: Frisco, Texas

Client: Centergy Development Services

Size: 89,145 SF | 15 acre site

Number of buildings: 3

58,000 SF grocery shell and finish out

Two freestanding retail shell buildings (~15,000 SF each)

This Tom Thumb-anchored retail center is part of the Lexington Village development in Frisco, Texas, and showcases MYCON's expertise in transforming 15 acres into a thriving retail space.

The project encompassed a wide range of construction elements, including grading, utilities, traffic enhancements, freestanding retail shell buildings, and a substantial focus on outdoor recreational areas. The retail shell buildings comprise framed structures with full masonry veneer and Prodema panels, creating an attractive facade and providing flexibility for future tenants.

The Lexington Village development not only caters to the community's retail needs but also provides an attractive and functional space for outdoor recreation.

FEATURED PROJECT

IKEA

Location: Grand Prairie, Texas

Client: IKEA Property Inc.

Size: 289,928 SF | 30 acre site

Number of buildings: 1

The size and complexity of IKEA's Grand Prairie store made it an ideal fit for MYCON's retail expertise. Among the store's unique features are a full-service kitchen, 450-seat bistro, showrooms that mimic living spaces within the store, baby care rooms, play areas, and a receiving and stocking warehouse.

This iconic store contributes to the Dallas-Fort Worth area's economic growth and sets a standard for innovative retail design and customer experience.





FEATURED PROJECT

Walmart Supercenters & Neighborhood Markets

Location: 354 Locations Nationwide

Client: Walmart, Inc.

Size: 55,000 — 190,000 SF

Number of buildings: 1

MYCON's long-standing partnership with Walmart has included the new construction and renovation of 354 Supercenters and Neighborhood Market stores to date.

MYCON's ability to creatively solve complex problems while operating quickly and efficiently has been a major part of this successful partnership. Each project has unique demands, opportunities, and challenges, and MYCON's depth of expertise in retail construction allows us to find solutions that serve the needs of Walmart and create exceptional shopping experiences for its millions of customers.

Throughout this partnership, MYCON has also built and renovated 20 Walmart-owned Sam's Club stores and renovated and implemented state-of-the-art automation technology at 40 of the client's distribution centers nationwide.

FEATURED PROJECT

Tanger Outlets

Location: Fort Worth, Texas

Client: Tanger Factory Outlet Center

Size: 386,285 SF

Number of buildings: 10

The Tanger Outlet Mall project involved the construction of a multi-building retail complex designed to accommodate a diverse range of retail tenants. The primary challenges revolved around the project's scale (encompassing ten distinct buildings), blending aesthetic elements with practicality, and coordinating multiple construction teams.

The Tanger Factory Outlet Center emerged as a vibrant retail hub, offering a diverse shopping experience to residents and visitors alike. The project exemplifies MYCON's ability to undertake and execute large-scale commercial projects with finesse.



Interested in Partnering on Your Next Retail Project?

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