STATE of DOWNTOWN 2019

Downtown Fort Worth INC.

Foreword

Welcome to our fifteenth edition of the *State of Downtown* report. This publication is produced by Downtown Fort Worth, Inc. (DFWI) and Fort Worth Public Improvement Districts (PID), #1 and #14 to communicate the underlying economic trends shaping our center city.

Downtown Fort Worth continued its outstanding momentum in 2019. Office rental and occupancy rates compare favorably with other North Texas Submarkets while hospitality measures were among the strongest in the country. Retail remained strong and residential sales and leasing activity remained strong.

Arrie Mitchell
Director of Research
Arrie@dfwi.org

The *State of Downtown* is your window into the economic forces shaping our center city. The data presented in the *State of Downtown* is compiled throughout the year by DFWI's Director of Research. In addition, quarterly and monthly updates for certain market segments are available upon request and at *www.dfwi.org*.

Your thoughts on how to improve this publication are welcome, and we encourage you to share your insights with us.

On behalf of Downtown Fort Worth, Inc. and Fort Worth Improvement Districts #1 and #14, thank you for your interest in Downtown.

Eddie Broussard
Chairman of the Board
Downtown Fort Worth, Inc.

Larry Auth
Chairman
Fort Worth Public Improvement District #1 (PID)

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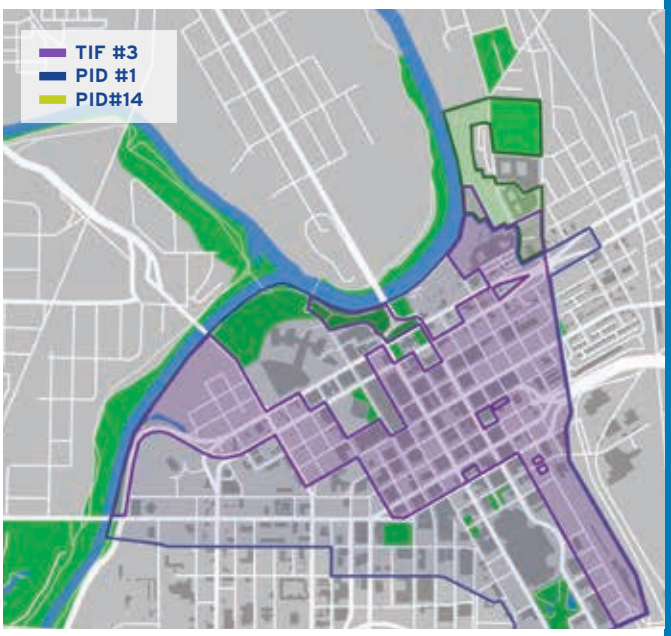
Cover Photo: AC Hotel Construction

ABOUT US

DFWI's Mission

The mission of Downtown Fort Worth, Inc. (DFWI), is to be the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy and conduct business through aggressive leadership of programs, projects and partnerships.



Who We Are

Formed in 1981, DFWI is Downtown Fort Worth's planning, advocacy, public space and project management organization. DFWI also builds Downtown Fort Worth's vitality by serving as a liaison, ombudsman and information source for property owners, residents, business owners, lenders, developers, community organizations and policy-makers.

What We Do

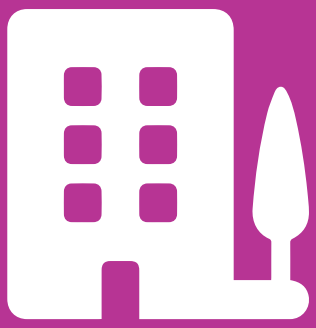
DFWI is a 501(c)(6) nonprofit membership organization. In addition to coordinating the Downtown planning process, advocacy, member services, communications and Downtown leadership, DFWI members founded the first Public Improvement District (PID) in the state of Texas in 1986. DFWI continues to manage PID #1 and also manages PID #14. These PIDs provide enhanced services to property owners including maintenance and landscaping, public space management, hospitality services, outreach, promotions and marketing, research, transportation, planning and security enhancements to 564 acres of Downtown.

DFWI also administers the Downtown Tax Increment Finance District (TIF) by contract with the City of Fort Worth. Eligible TIF projects include parking, infrastructure assistance to new developments, historic preservation, affordable housing, transportation and education.

DFWI staffs the Fort Worth Downtown Neighborhood Alliance (FWDNA), an organization of Downtown residents that promotes, preserves, encourages and enhances residential quality of life in Downtown Fort Worth.

Downtown Fort Worth Initiatives, Inc. (DFWII) is a 501(c)(3) nonprofit corporation that provides a pathway for foundation grants, philanthropic donations and other contributions to help fund charitable, educational and public-purpose Downtown projects. Each year DFWII helps to bring more than 500,000 people to Downtown by producing the MAIN ST. Fort Worth Arts Festival and the GM Financial Parade of Lights. DFWII also developed the JFK Tribute in Fort Worth, redeveloped Burnett Park and is currently administering the Heritage Park restoration design. DFWII is a partner with Fort Worth Housing Solutions in the 172-unit, mixed income Hillside Apartment community.

DOWNTOWN BY THE NUMBERS



2,752 acres

4.3 square miles

1,478
Downtown businesses

37,472
private employees

14 MILLION
square feet of office space

3,215
hotel rooms

10,278
Downtown residents

5,194
residential units

45,275
Downtown employees (all jobs)

$80,405
average private payroll per employee

$3 BILLION
private payroll in 2016

At **$3,009,328,000** Downtown generates a larger payroll than any other employment center in the county, contributing **18.7 times its geographic weight in private payroll**

$5.1 Billion
appraised value of property in Downtown Fort Worth in 2019

$99.7 Billion
appraised value of property in the City of Fort Worth in 2019

$252.6 Billion
appraised value of property in Tarrant County in 2019

$19.4 Million
in hotel taxes paid in Downtown 2019

$134 Million
in property taxes paid in Downtown in 2019

$2,641,000,000
in total taxes paid Downtown 1992-2019

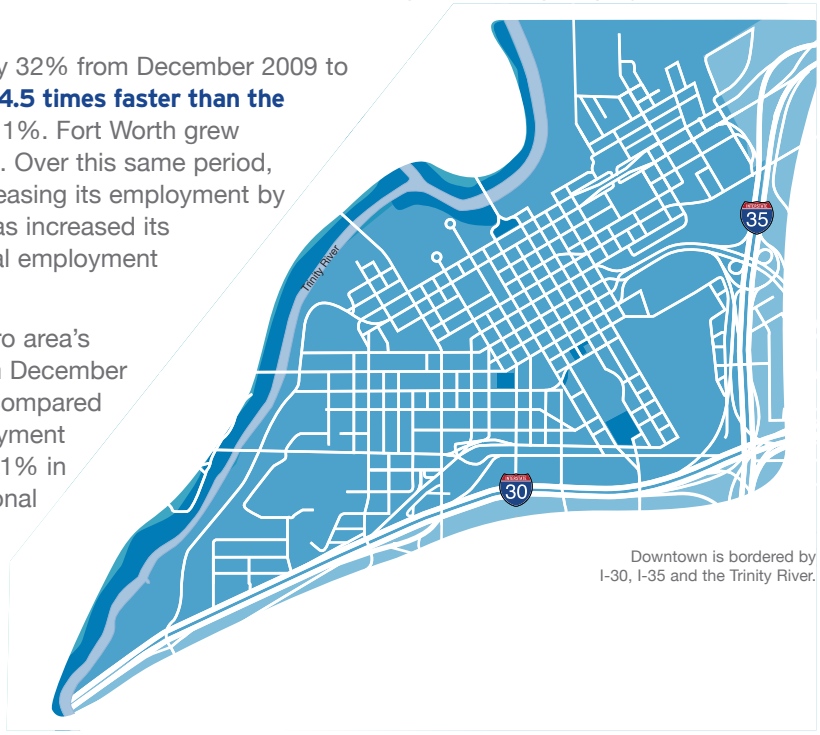
Sources: City of Fort Worth, Downtown Fort Worth, Inc., Tarrant County, U.S. Census Bureau, State of Texas

Big Picture: Downtown Fort Worth is a 4.3-square-mile, high-performing North Texas submarket. With over 45,000 employees, Downtown Fort Worth is the largest employment center in Tarrant County. **Private payroll generated in Downtown exceeds $3 billion per year,** the highest among employment centers in the county.

The labor force in Fort Worth grew by 32% from December 2009 to December 2019. This growth rate is **4.5 times faster than the national labor force,** which grew at 7.1%. Fort Worth grew 1.7 times faster than Texas at 18.9%. Over this same period, Fort Worth added 133,660 jobs, increasing its employment by 43.6%. During the same period, Texas increased its employment by 24.4%, while national employment increased by 15.1%.

The Dallas-Fort Worth-Arlington metro area's annual employment growth rate from December 2018 to December 2019 was 2.9% compared to 1.2% for the nation. The unemployment rate for the City of Fort Worth was 3.1% in December 2019, lower than the national rate of 3.5%.

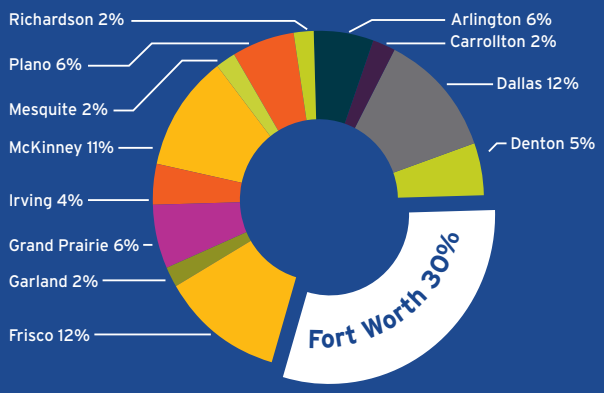
The Dallas-Fort Worth-Arlington metropolitan area's population grew from 5,161,544 in 2000 to 7,225,028 in 2018. **15.3% of this regional growth is attributed to Fort Worth.**



Downtown is bordered by I-30, I-35 and the Trinity River.

Population: Population: From 2000 to 2018, 29.8% of regional population growth (for cities with more than 100,000) occurred in Fort Worth. Dallas contributed 12.1%.
Source: U.S. Census Bureau

Contribution of Fort Worth to Regional Growth

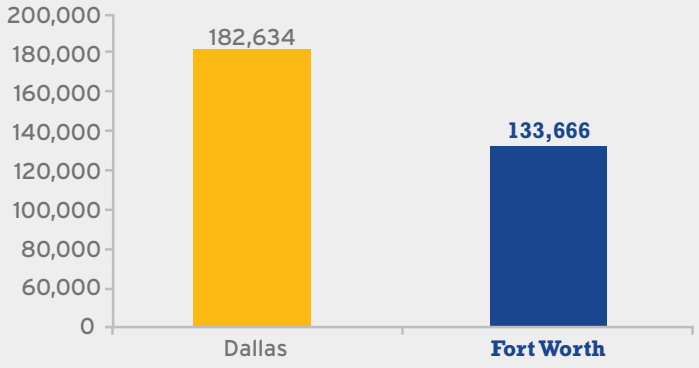


Source: U.S. Census Bureau 2018

Employment: Employment in Fort Worth grew by 43.6% from December 2009 to December 2018. In Dallas it grew by 33.8%.

Source: Texas Workforce Commission

Job Growth From December 2009 to December 2019



Office: Occupancy of Class A office space in Downtown Fort Worth in 4Q 2019 was 82.8%. In 2018, 259,000 sq/ft of Class A office space was added to the market in the 25-story Frost Tower.

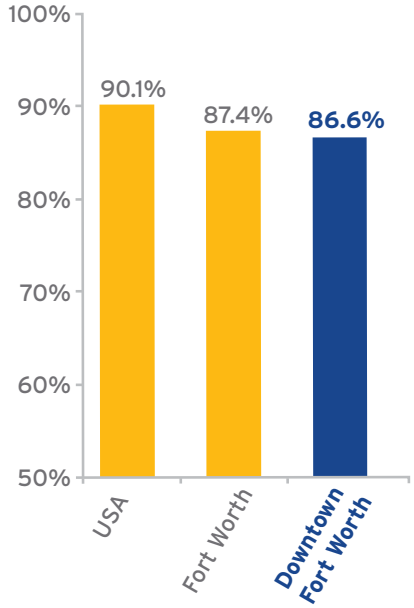
Absorption in 2019 was effectively flat and overall office performance in recent years indicates the need for a more robust Fort Worth push to promote itself as a competitive North Texas office choice. New city incentives and Fort Worth Chamber of Commerce and DFWI efforts are aligned to do this.

Leasing Activity, Share of Market

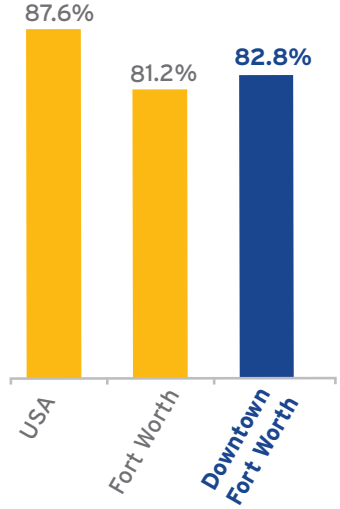
SPACE (SF)	2018	2019
<4,000	70%	55%
4,001–10,000	18%	10%
>10,001	12%	35%

Source: CoStar

All Office Space Occupancy
4Q 2019



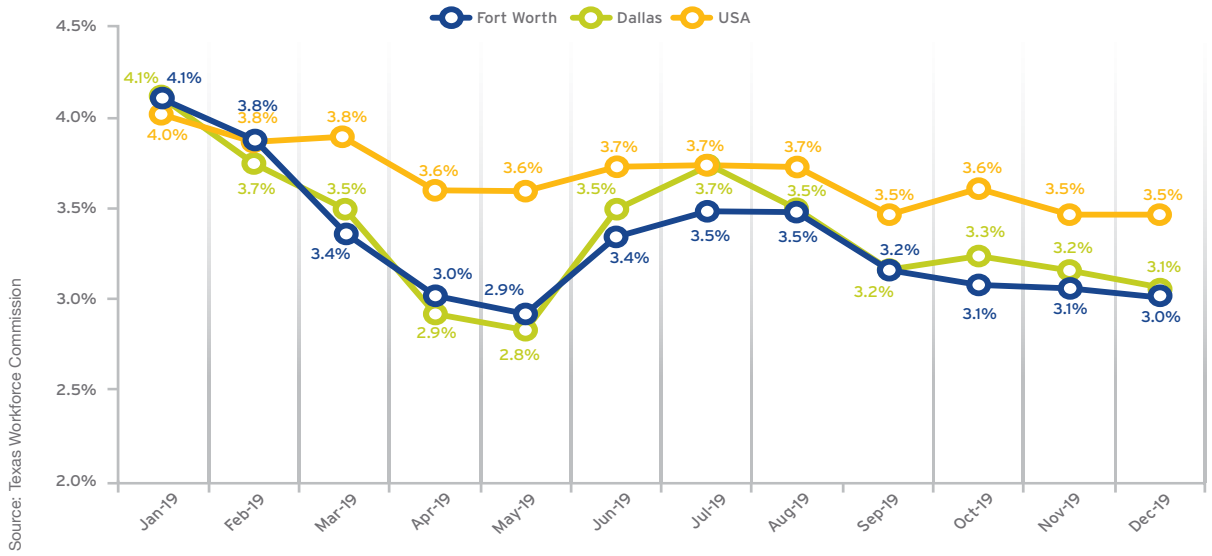
Class A Office Space Occupancy
4Q 2019

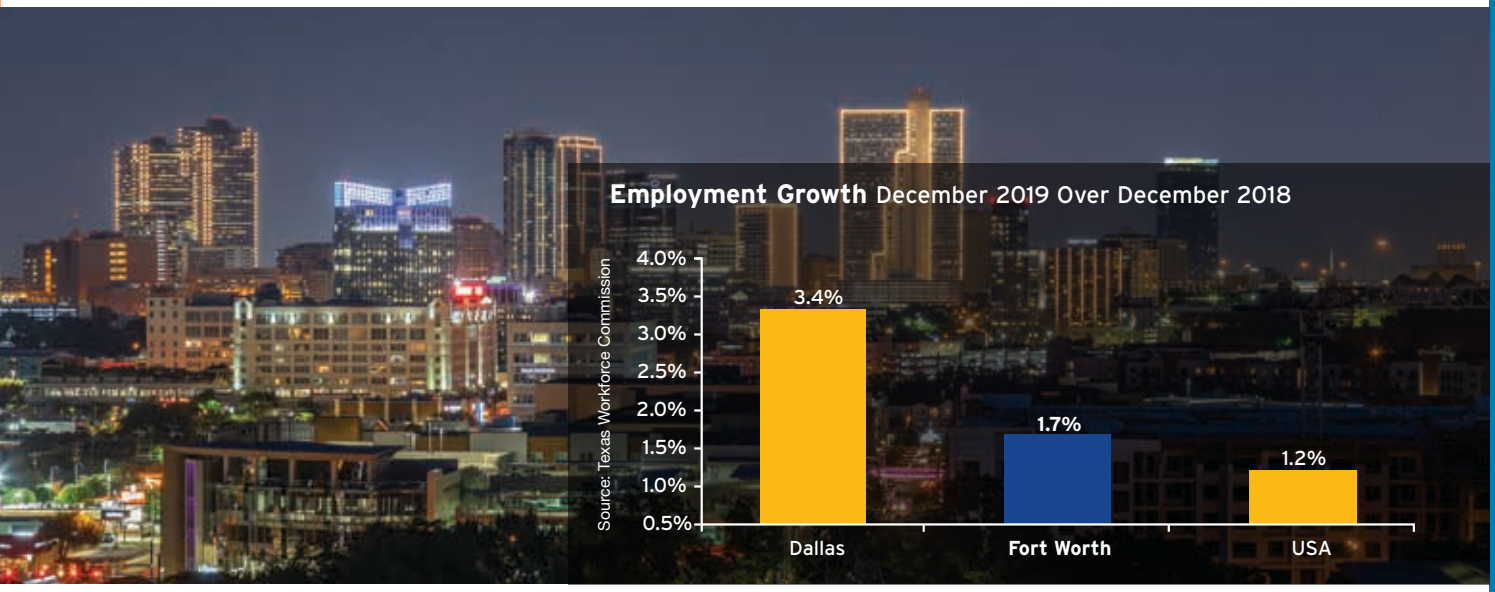


Retail Space Occupancy
4Q 2019

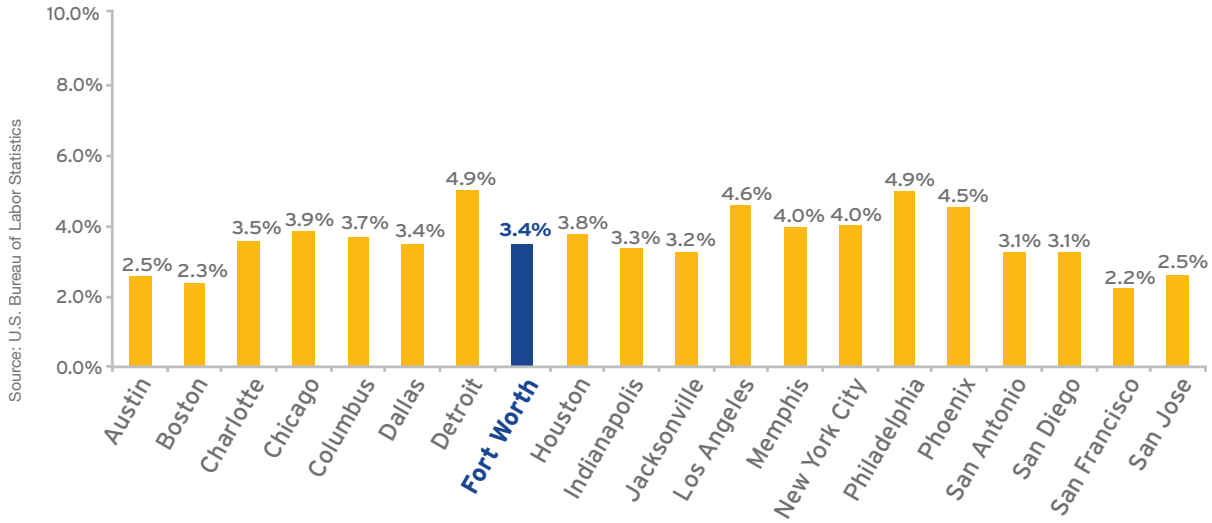
Source: CoStar

Unemployment Rate in 2019





Unemployment Rate Among 20 Largest U.S. Cities December 2019

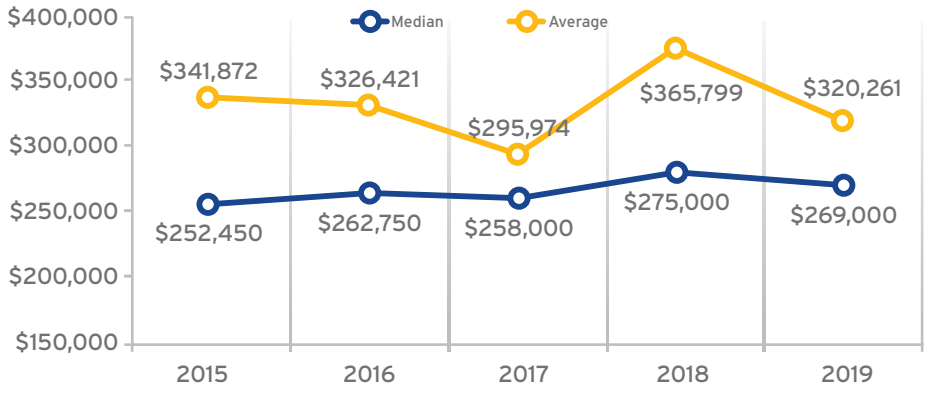


Residential: Development remained strong in Downtown with 330 units added and an additional 330 units under construction by December of 2019. The Rocklyn Apartments, a 274-unit complex on Samuels Avenue, and Cityscape Arts, a 56-unit complex at the east end of Downtown, were completed in 2019. Currently under construction is Burnett Lofts, a 330-unit apartment community on Lancaster Avenue which broke ground in 2019. Several new projects are expected to break ground in 2020; currently there are 1,983 units in nine projects at some stage of the planning process.

The multifamily average rent in Downtown has increased by 5% since 2016, to $1.63 per square foot. **Apartment occupancy in established communities averaged 90.4% in 2019.**

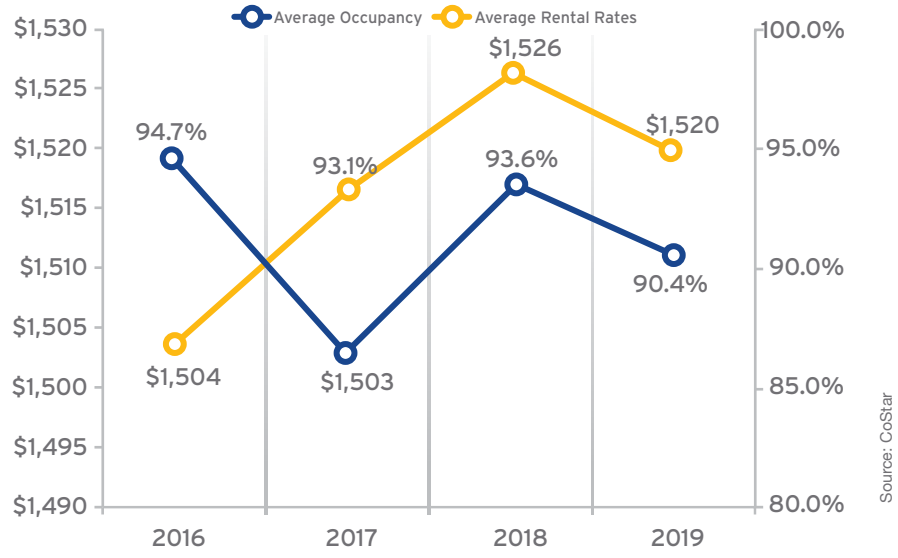
Demand for condominiums and townhomes remained stable in 2019. **79 owner-occupied units sold in 2019** through MLS, while prices remained in line within with the record highs seen in 2018's. Through the fourth quarter of 2019, the average price per square foot for a Downtown residential unit sold through the MLS system was **$262, a 32.3% increase since 2014.**

Price of Condos and Townhomes Sold by Year



Sources: National Association of Realtors and North Texas Real Estate Information System, Inc.

Average Apartment Rental Rates and Average Occupancy Rates



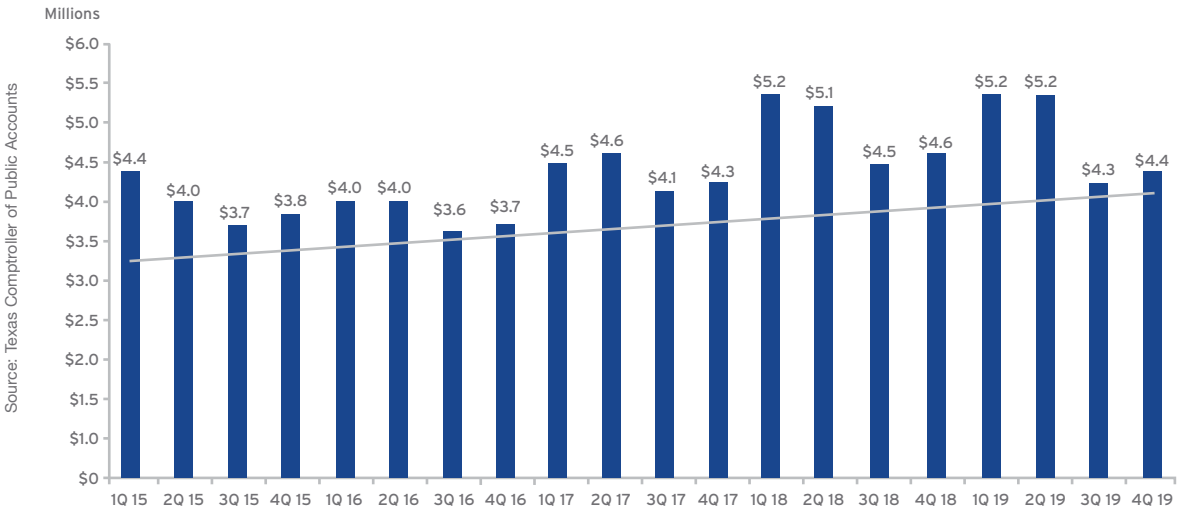
Source: CoStar

Hospitality: Downtown Fort Worth hotels have consistently outperformed the national market and other large markets in the Dallas-Fort Worth metropolitan area. As a result, a new wave of hotel development is occurring Downtown. In 2017, two projects added 359 rooms. In 2019, Aloft remodeled six floors of One City Place tower into a 180-room hotel, the Historic Sinclair Building was remodeled into a 164-room Marriott Autograph Collection hotel and the AC Hotel broke ground on a 16-story, 246-room hotel on Main St in. These projects combined, with three other hotel projects currently in the planning process, are poised to bring an additional 1,527 rooms to Downtown.

The occupancy rate in 2019 was **73.7%, higher than the national average of 66.1%.** Revenue per available room (RevPAR) was $120.08, significantly above the national average of $86.74.

Hotel occupancy taxes paid in Downtown averaged $4,778,063 per quarter in 2019.

Hotel Occupancy Taxes Paid Downtown Fort Worth by Quarter

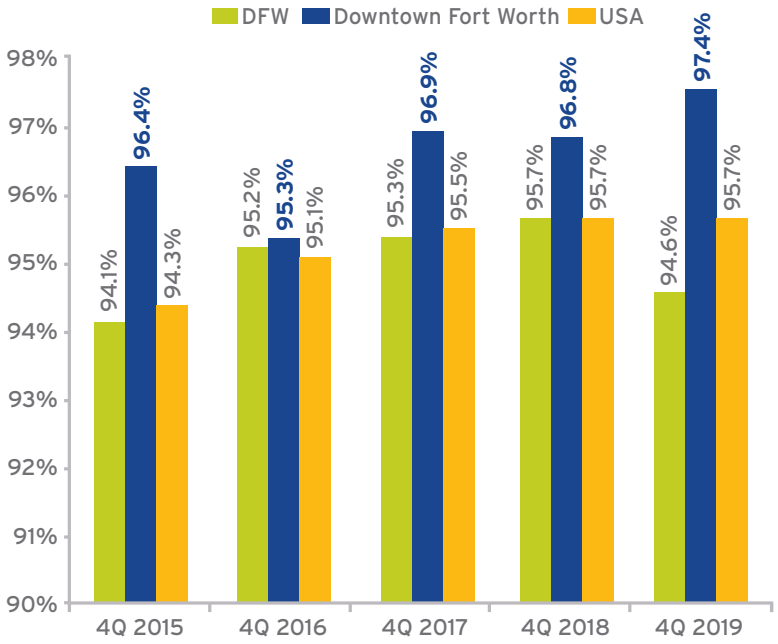


Source: Texas Comptroller of Public Accounts

Retail: The Downtown retail market continues to tighten. With strong year-over-year growth, Downtown continues to attract national and local retailers and restaurants.

Retail occupancy maintained a robust rate of 97.4% in existing space. The average rent per square foot for retail space in Downtown was $28.08.

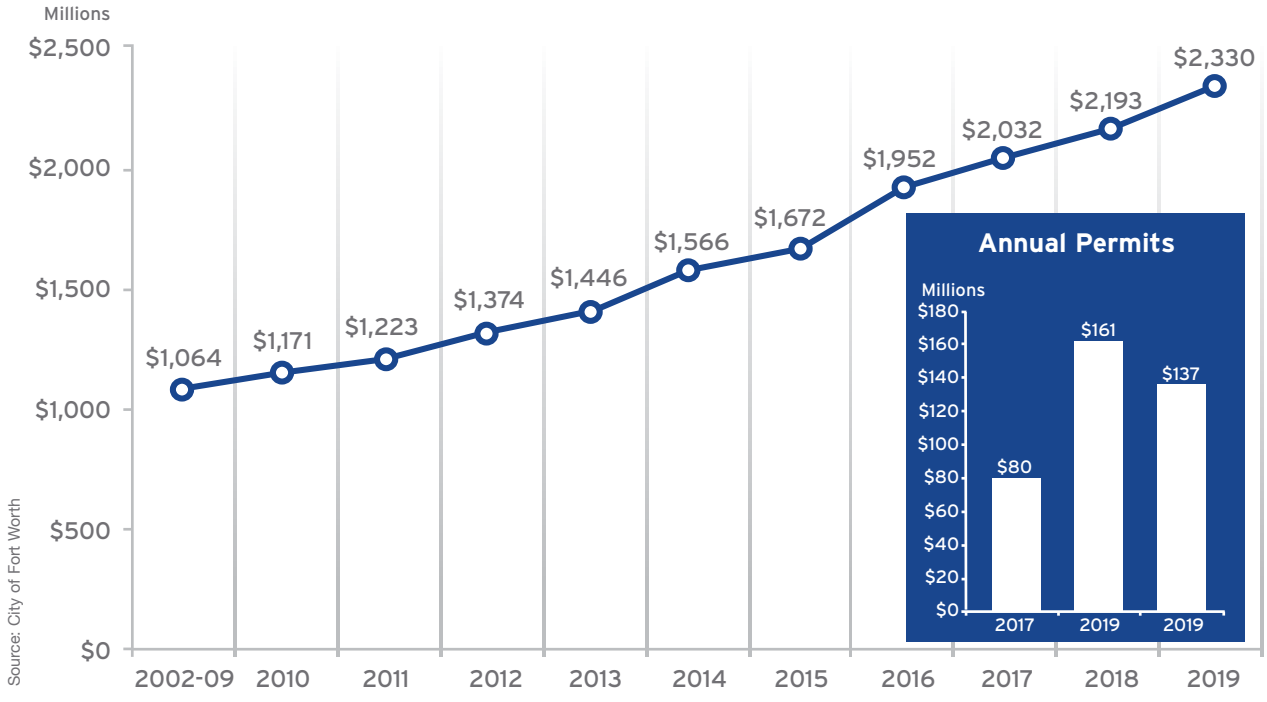
Retail Occupancy Rate



Source: CoStar

CVS Pharmacy 5th/Houston

Cumulative Value of Building Permits Downtown Fort Worth 2002-2019



Source: City of Fort Worth

$378 Million

in New Construction Permits from 2017-2019

AC Marriott Hotel

The Jameson Apartments

Sandman Hotel

The Sinclair, An Autograph Collection Hotel

The Sinclair, An Autograph Collection Hotel

CityScap Arts

COMPANIES GET MORE IN DOWNTOWN.

Bank of America, Chase, Frost Bank, Pier 1, Alcon, GM Financial, D&M Leasing, Morningstar, TPG Capital, Cash America – the list of companies with a presence in Downtown goes on and on. Companies get more than just their office space when they locate in Downtown. With easy access to a large workforce and a presence in one of America's fastest-growing cities, companies get a location that is a magnet for talent. From scores of restaurants and stores within easy walking distance to hotels, conference facilities and mass transit, Downtown is Fort Worth's leader in office-related amenities.

5-year growth in Class A office space inventory: 10.8%

Downtown has 50 square feet of retail space for every 1,000 square feet of office space.

*Source: CoStar

46,275 jobs in Downtown

1,478 private businesses

$3 BILLION in private payroll

3,215 hotel rooms

253,326 sq. ft. convention center

Downtown Coworking Spaces

City Central – 600 W 6th St.

CommonGrounds Workplace – 702 Houston St.

WeWork – 420 Commerce St.

WeWork – 505 Main St.

Man With A Briefcase

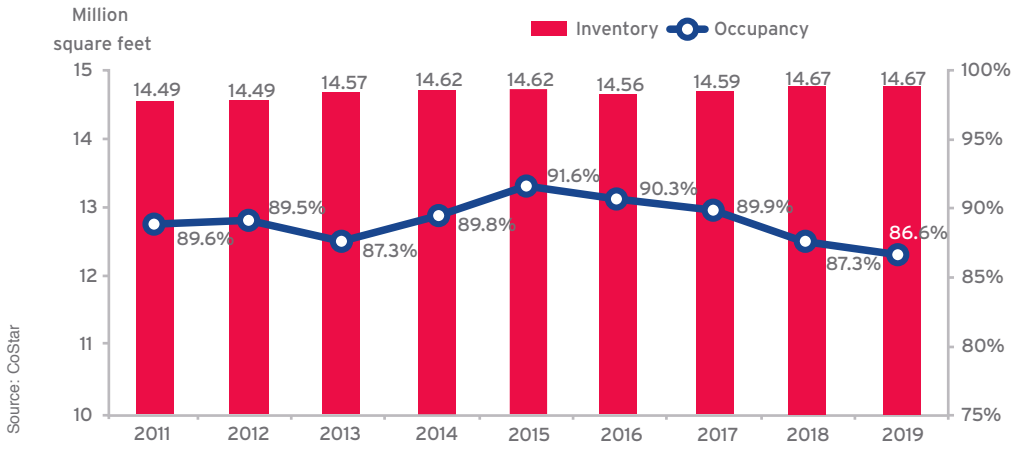
5,807,305 square feet

of Class A office space

Class A Office Buildings	
Burnett Plaza	1,024,627
777 Main	954,895
Bank of America Tower	820,509
Wells Fargo Tower	716,533
Pier 1 Imports Building	460,000
Two City Place	330,000
The Carnegie	280,000
Frost Tower Fort Worth	259,000
One City Place	231,365
Chase Bank Building	202,123
Cash America	135,293
Cantey Hanger	86,300
The Westbrook	80,607
The Cassidy	66,940
Commerce Building	66,000
100 Lexington Building	63,113
The Tower	30,000

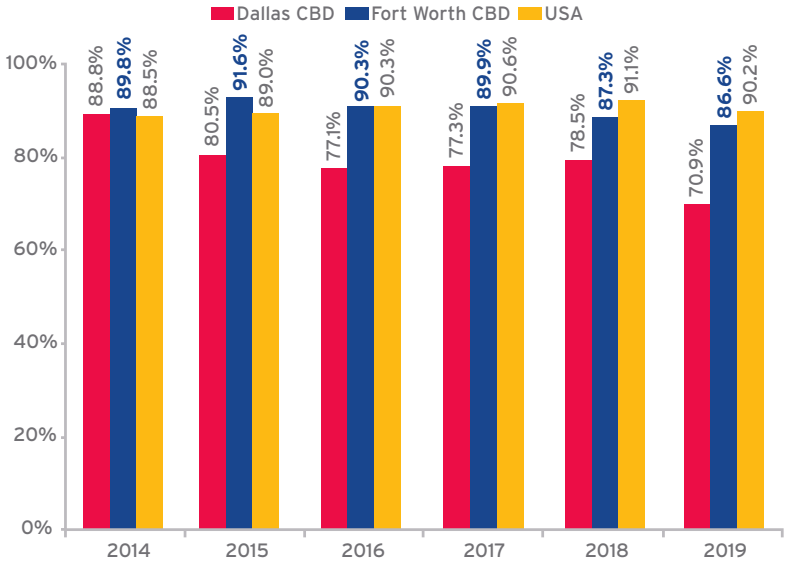
Source: CoStar

Office Inventory and Occupancy Rate
Downtown Fort Worth



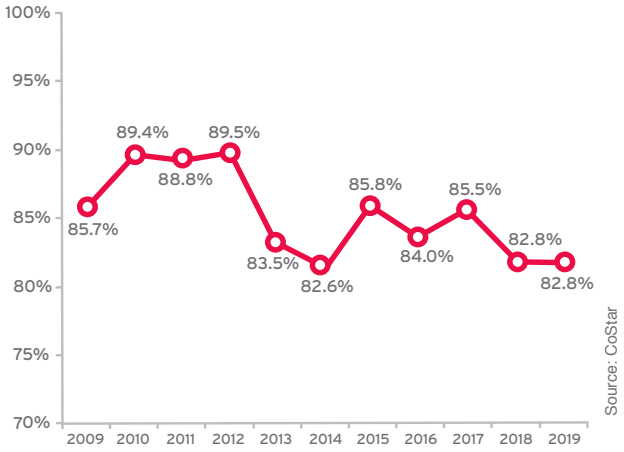
Source: CoStar

Office Occupancy Rate
Fourth Quarter 2019



Source: CoStar

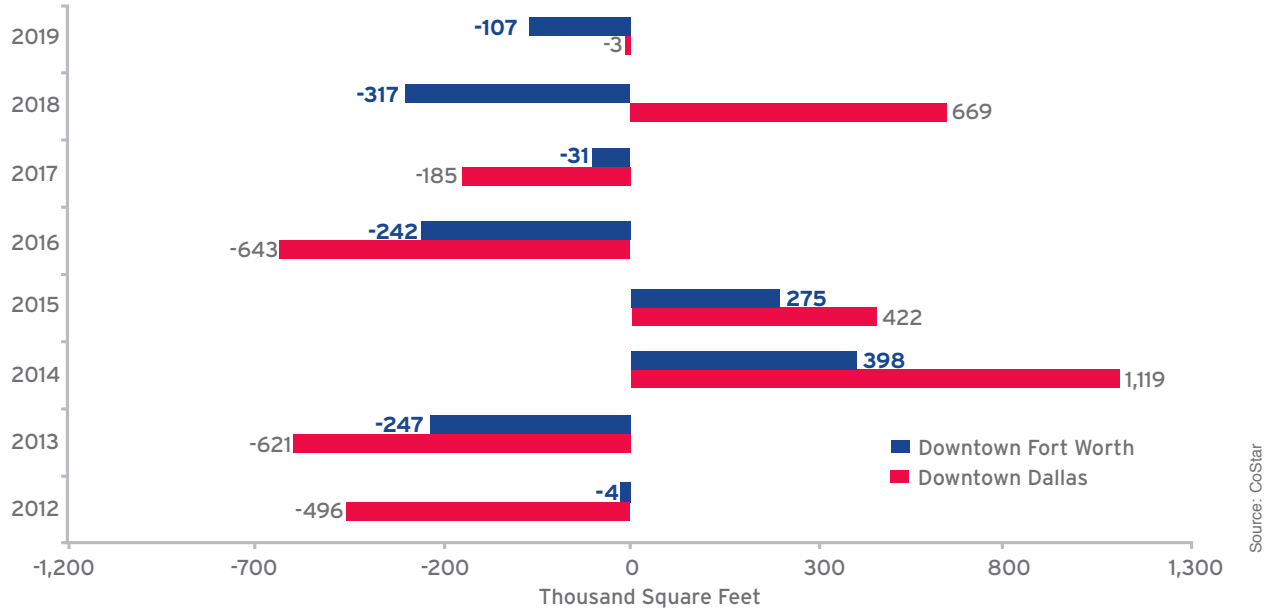
Class A Office Occupancy Rates
Downtown Fort Worth



Source: CoStar

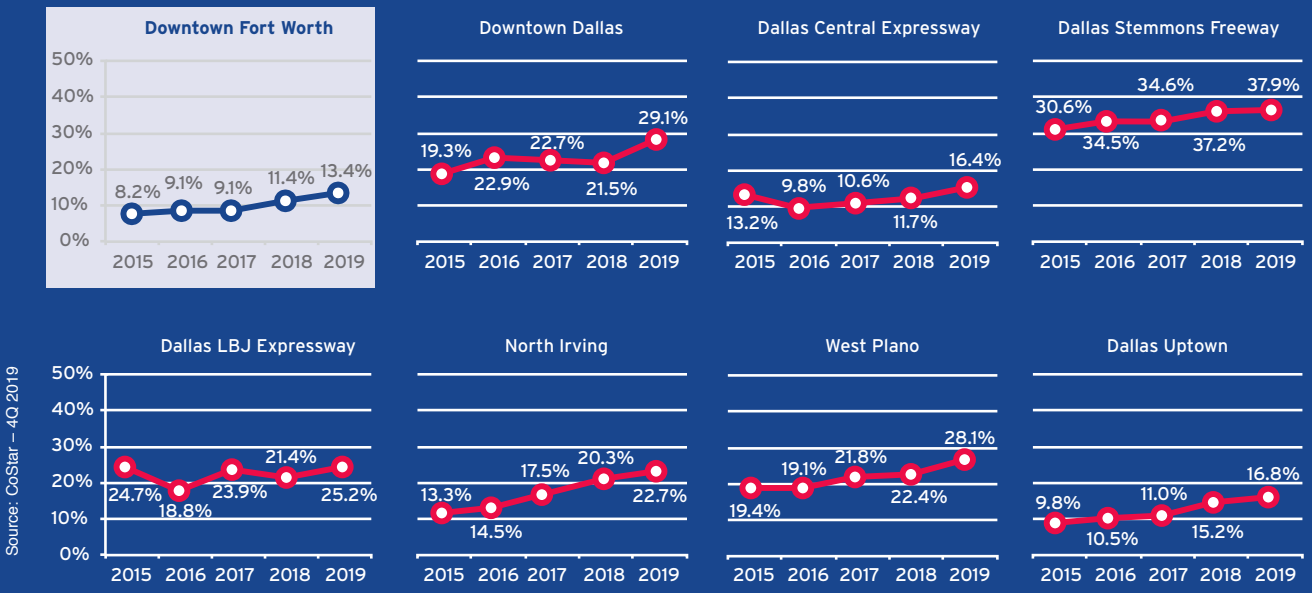
777 Main

Net Absorption of Office Space



Source: CoStar

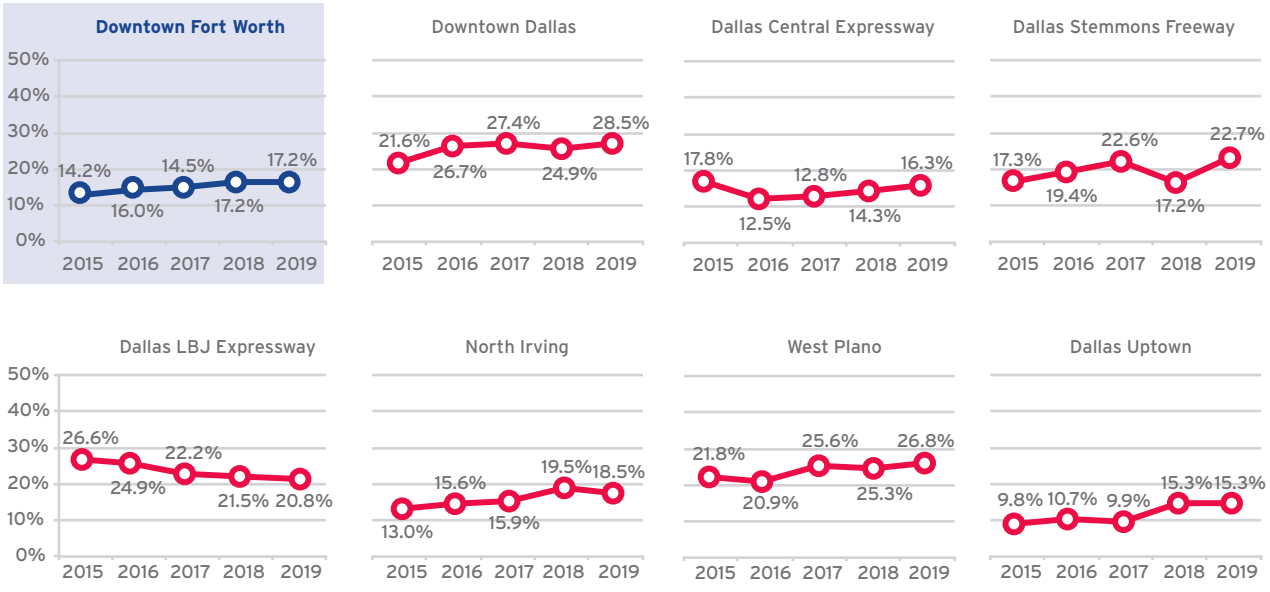
Metro Area Office Vacancy Rates



Source: CoStar – 4Q 2019

WeWork – 420 Commerce St.

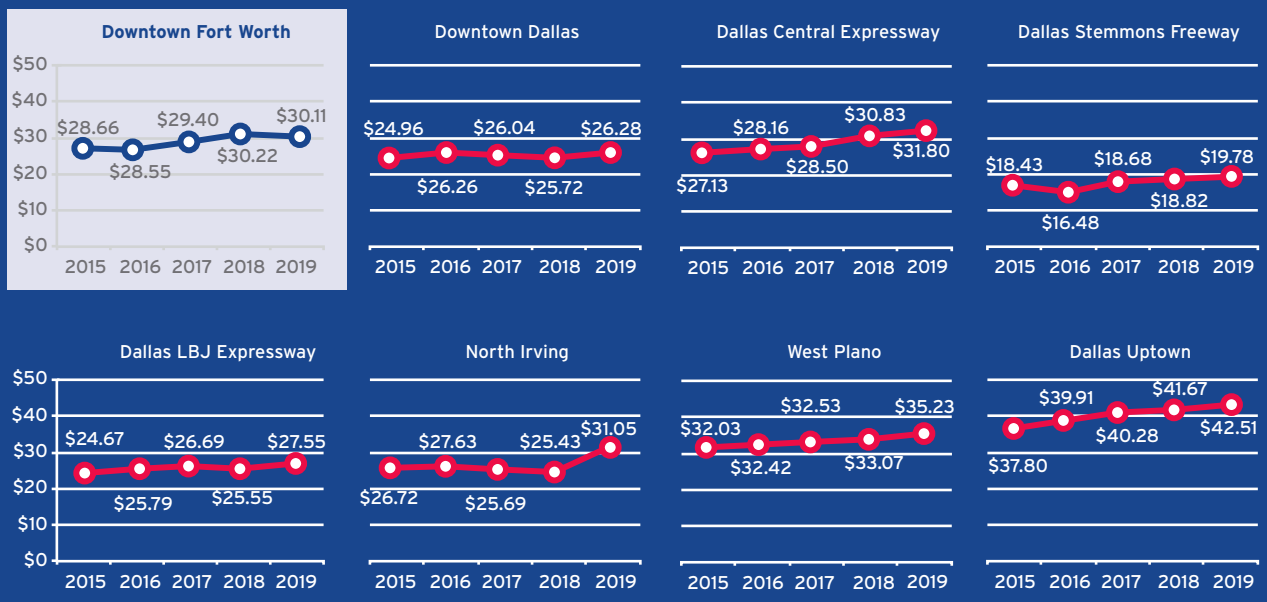
Metro Area Class A Office Vacancy Rates



Source: CoStar – 4Q 2019

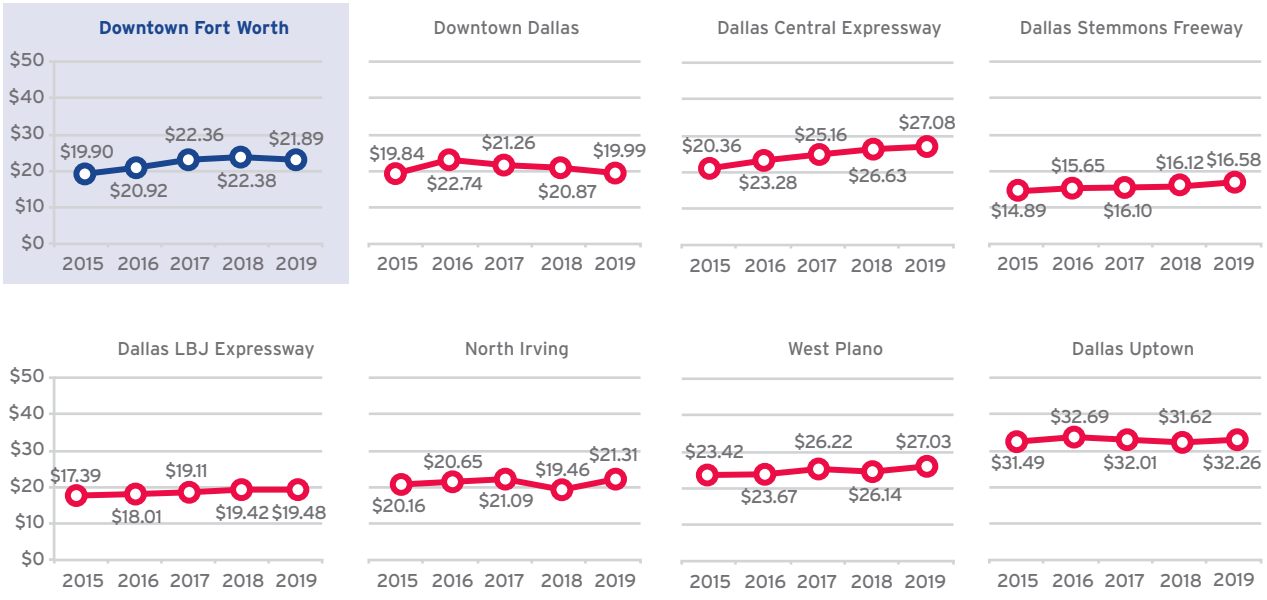
Commerce Building

Metro Area Class A Office Rental Rates ($/SF)



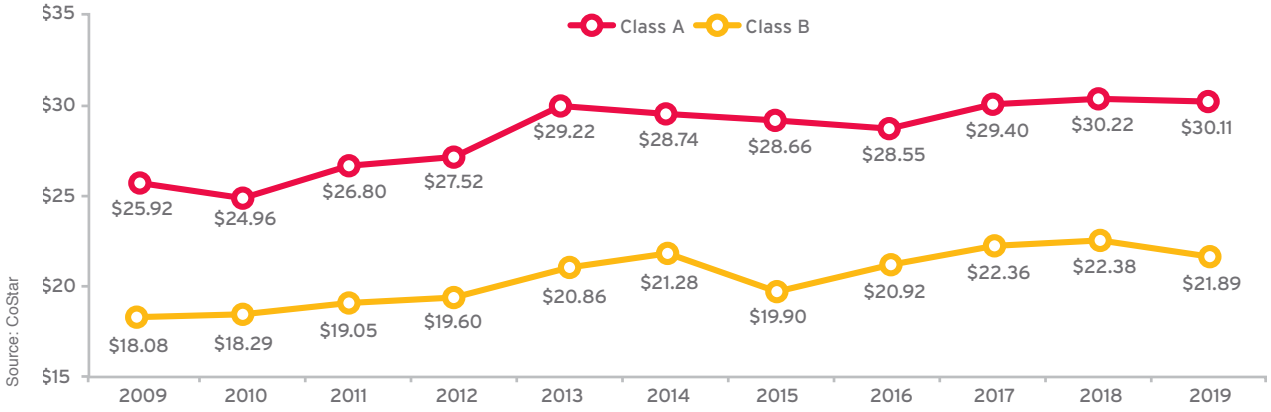
Source: CoStar – 4Q 2019

Metro Area Class B Office Rental Rates ($/SF)



Source: CoStar – 4Q 2019

Average Office Rental Rates
Downtown Fort Worth

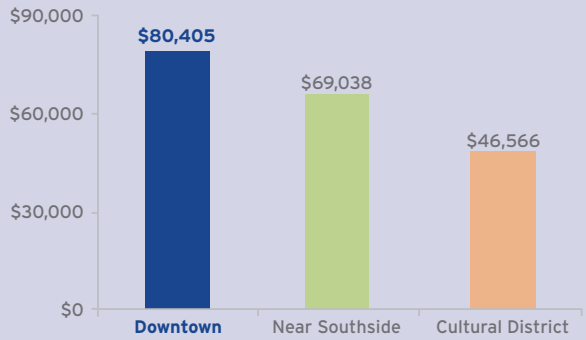


Source: CoStar

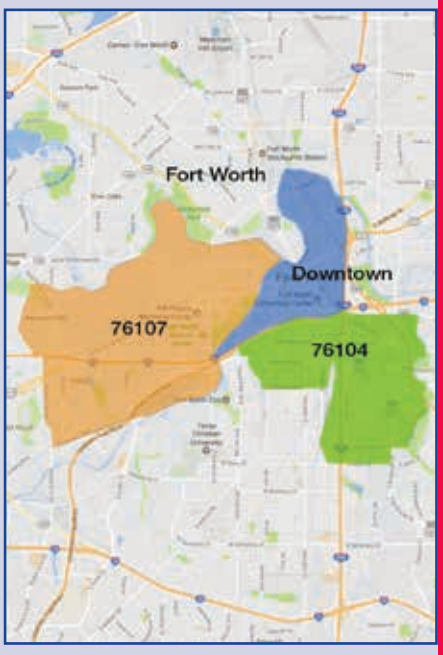
Downtown, the Near Southside and the West Side combined generate $6,413,278,000 in annual payroll. Downtown Fort Worth has the highest number of employees and generates the largest payroll among all the employment centers in the county.

Average Payroll Per Employee in Private Sector

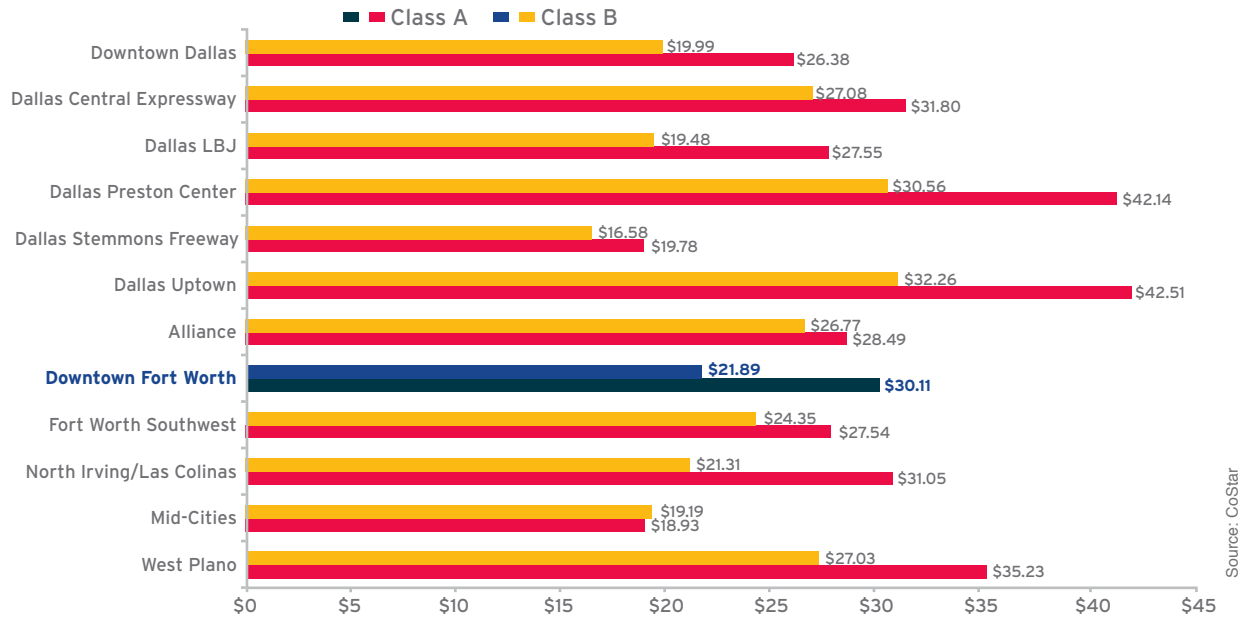
ZIP CODE (SUBMARKET)	PRIVATE-SECTOR EMPLOYEES	PAYROLL	PAYROLL PER EMPLOYEE
76102 (Downtown)	37,427	$3,009,328,000	$80,405
76104 (Near Southside)	31,245	$2,157,102,000	$69,038
76107 (West Side)	26,776	$1,246,848,000	$46,566



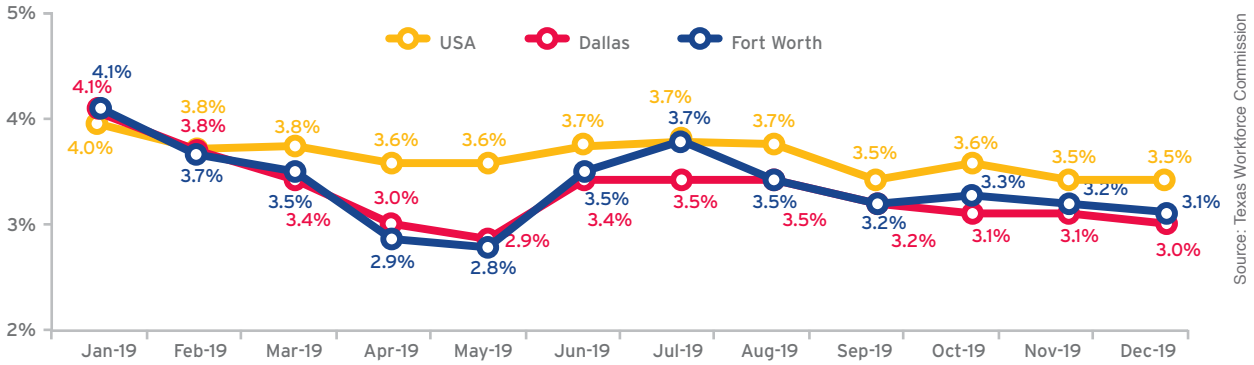
Source: U.S. Census Bureau 2017

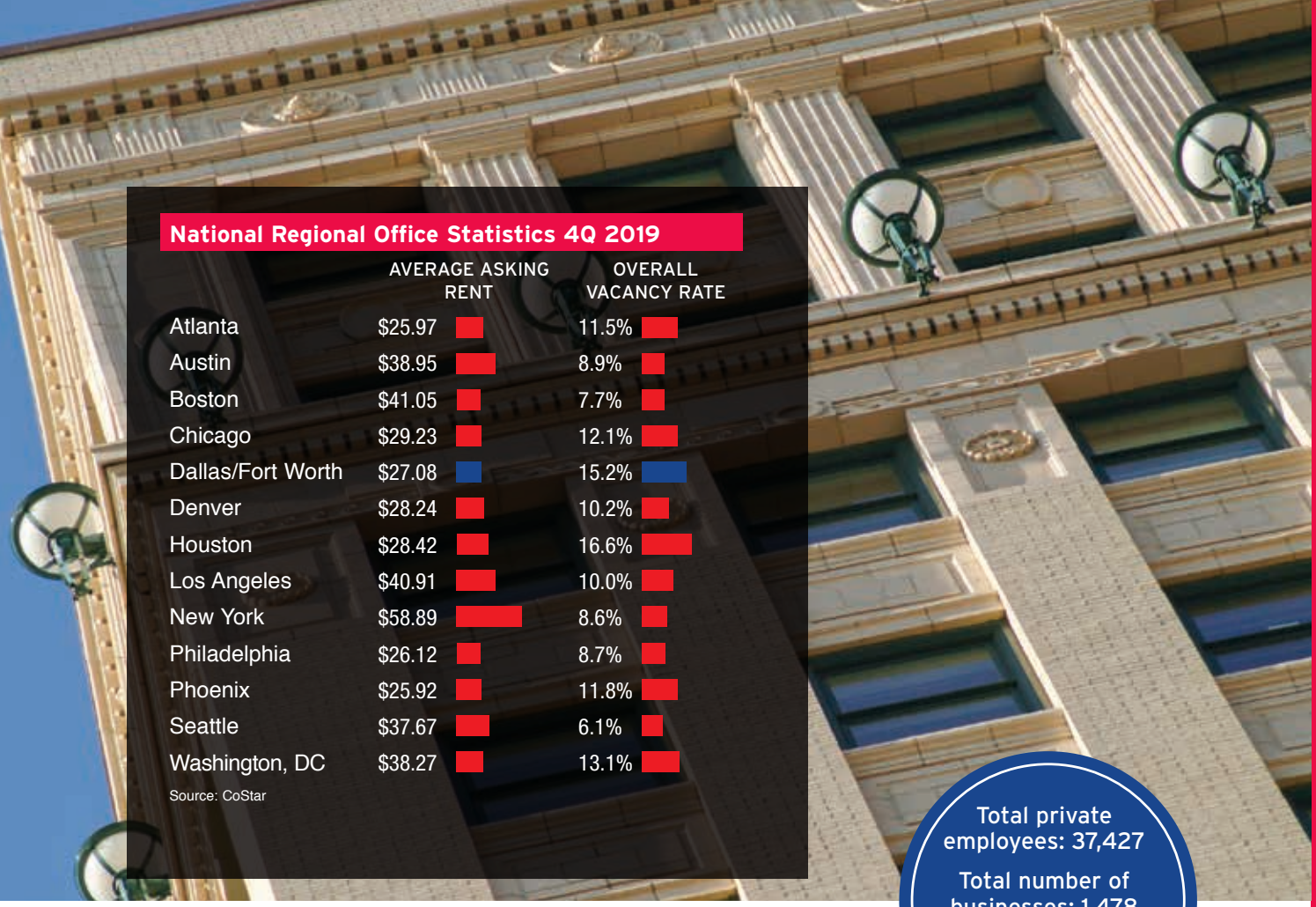


Average Class A and B Office Rent, 4Q 2019 Dallas/Fort Worth MSA ($/SF)



Unemployment Rates in 2019





National Regional Office Statistics 4Q 2019

	AVERAGE ASKING RENT	OVERALL VACANCY RATE
Atlanta	$25.97	11.5%
Austin	$38.95	8.9%
Boston	$41.05	7.7%
Chicago	$29.23	12.1%
Dallas/Fort Worth	$27.08	15.2%
Denver	$28.24	10.2%
Houston	$28.42	16.6%
Los Angeles	$40.91	10.0%
New York	$58.89	8.6%
Philadelphia	$26.12	8.7%
Phoenix	$25.92	11.8%
Seattle	$37.67	6.1%
Washington, DC	$38.27	13.1%

Source: CoStar

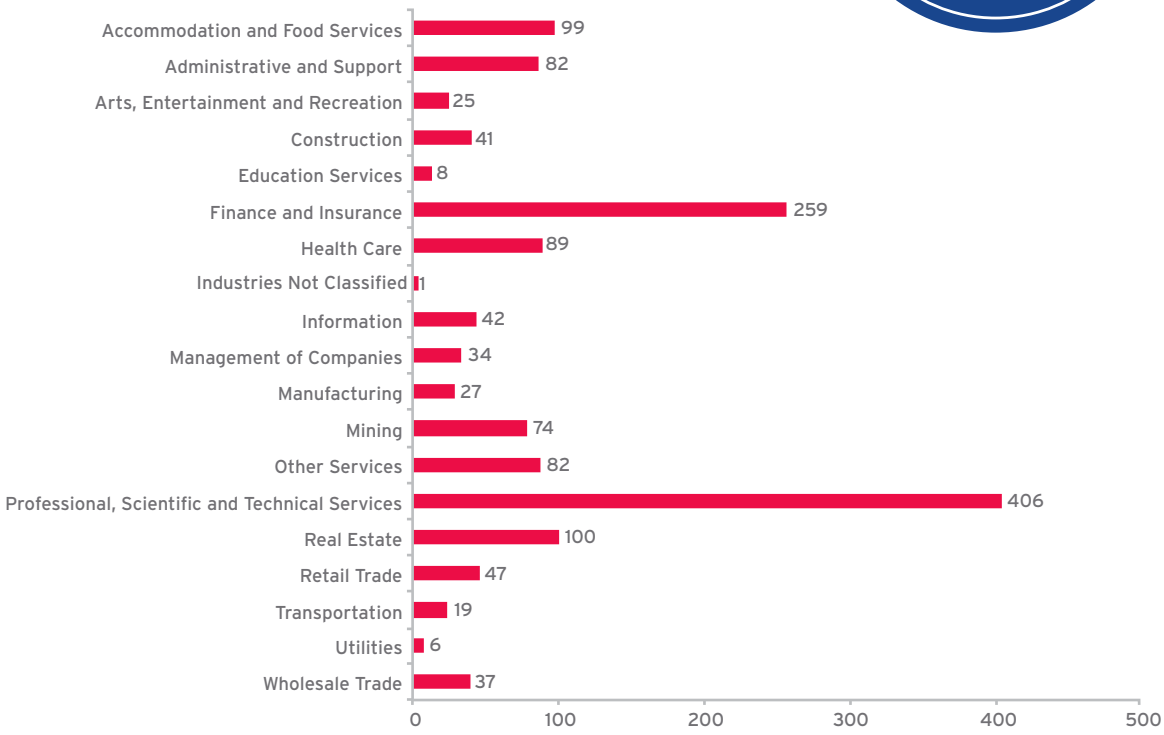
Total private employees: 37,427

Total number of businesses: 1,478

Annual payroll: $3,009,328,000

Business Profile – Number of Businesses Per Category

Downtown Fort Worth



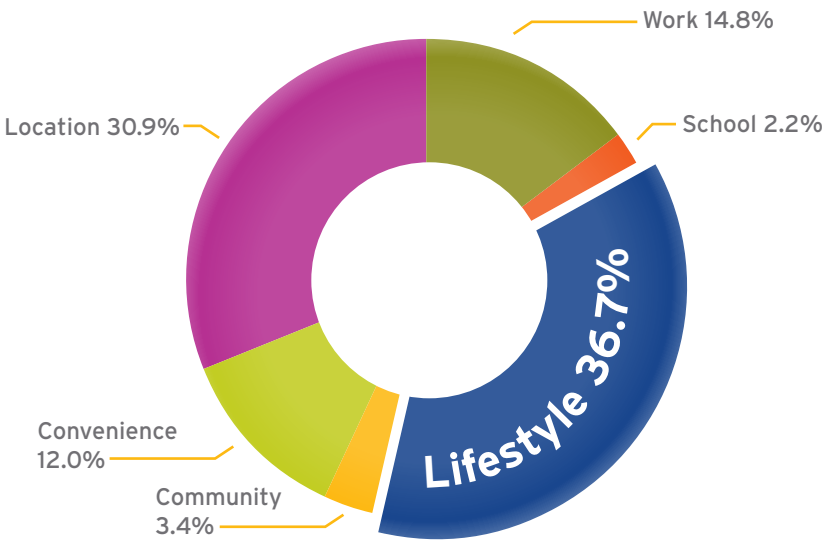
Source: U.S. Census Bureau 2017

LIVING THE DOWNTOWN LIFESTYLE.

Broadstone on 5th

The Downtown residential inventory is growing dramatically. In 2019, 330 new units were completed, with an additional 330 units under construction. This new product will **increase the number of Downtown units by 12.2%.** A testimony to the appeal of Downtown as a place to live, only 14.8% of Downtown residents list Downtown as their workplace. **36.7% of Downtown residents report that they live Downtown because of the lifestyle.**

Reason for Living Downtown



Lifestyle was selected as the primary reason for living Downtown by 44.9% of condo/ townhome owners and 28.6% of apartment renters.

Source: Downtown Fort Worth, Inc., Survey December 2017

Downtown has maintained a 93% average apartment occupancy since 2011, while increasing inventory by 106%

939 condo/townhome units

4,255 apartment units

10,278 people live in Downtown

Density of 3,211 residents per square mile in Downtown (1,784 housing units/sq mile)

City of Fort Worth density of 2,503 residents per square mile (942 housing units/sq mile)

$269,000 median sale price of Downtown condos/townhomes purchased in 2019

16.4% increase in average apartment rent since 2010 – $1,305/2010 to $1,520/2019

$1,780,000: top Downtown condo sale in 2019

14.5% of the 2019 condo sales in Fort Worth were located in Downtown

82.7% of Downtown condo owners have income greater than $100,000

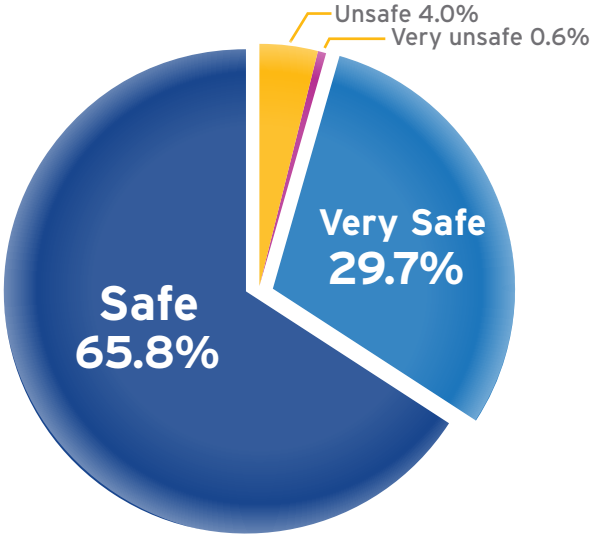
Downtown residents' median income is 53% greater than national median income

82% of Downtown residents have a bachelor's degree or higher

Downtown residents spend on average $58 million a year in Downtown restaurants, bars and retail

2,173 residential rental units planned or under construction will increase the Downtown apartment housing stock by 50.6%

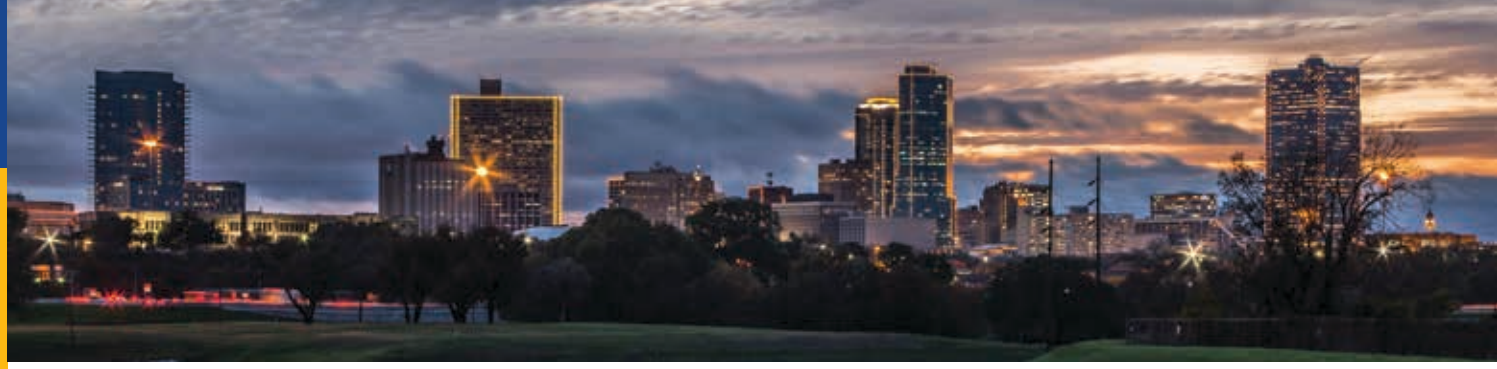
Neighborhood Safety
Downtown Fort Worth



Source: Downtown Fort Worth, Inc., Survey December 2017

Residents perceive Downtown as safe.

- **95.4%** of residents rated their neighborhood as safe or very safe.
- **98.8%** of residents feel safe or very safe walking in Downtown during the day.
- **86.2%** of residents feel safe or very safe walking in Downtown after dark.



Residential - For Sale

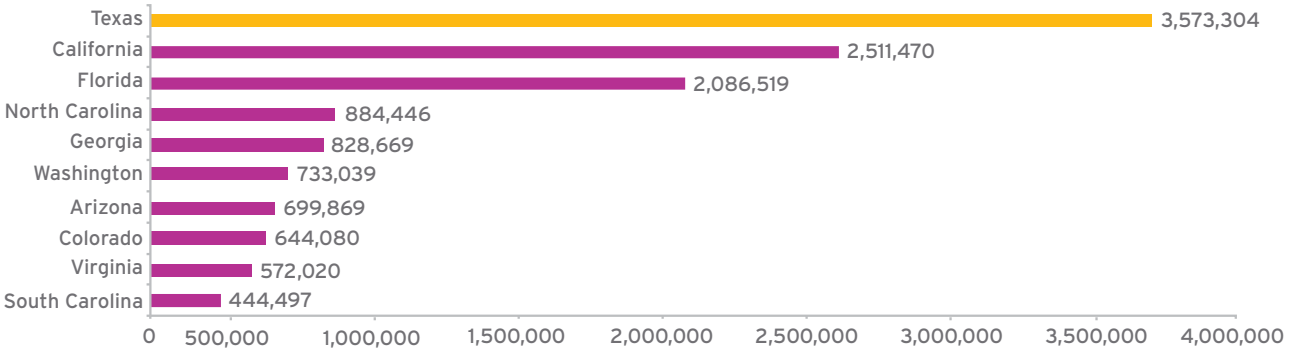
Housing affordability is one of Fort Worth's competitive advantages. In 2018, the median value of a home in Fort Worth was $169,400, compared to $332,700 in Austin and $190,600 in Dallas. The median home value in the U.S. was $217,000. (U.S. Census 2018)

Currently, there are **939 owner-occupied condominiums and townhomes Downtown.** The median sale price of a home in Downtown Fort Worth was $269,000 in 2019.

Residential - For Rent

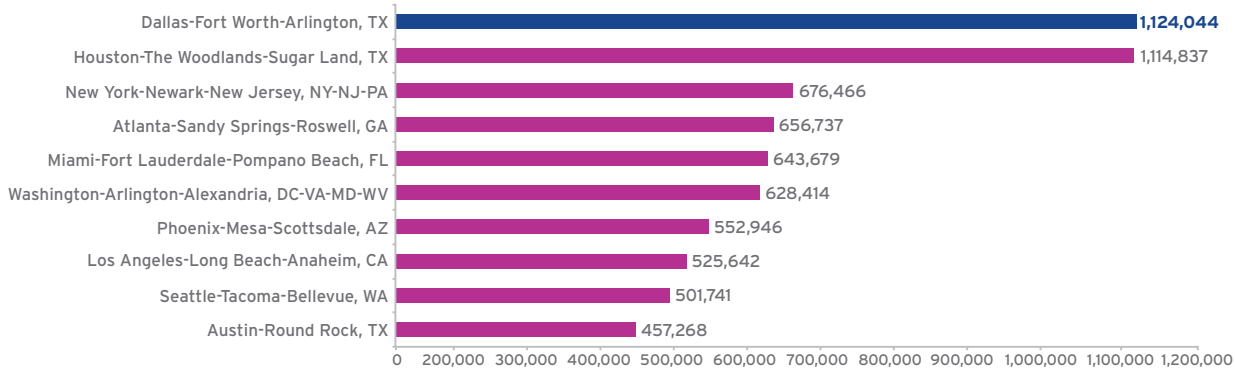
The rental market remained at historically high occupancy. Currently, there are **4,255 units** in Downtown with monthly rents ranging from **$1,120 to $7,800** (4Q 2019). The occupancy rate of rental units in Downtown has stayed above 93% since 2010. Although **1,408 units** became available in 2018 (a **57.6%** increase), occupancy in established apartment communities remained above **82%** and finished the year at **87%.**

Top 10 State Population Gain
April 1, 2010, through July 1, 2018



Source: U.S. Census Bureau

Fastest-Growing Metropolitan Areas
Population Added April 1, 2010, through July 1, 2018



Source: U.S. Census Bureau

901 Commerce

Regional City Population Change 2000-2018

	2000	2018	% CHANGE
Austin, TX	656,562	935,755	42.5%
Baton Rouge, LA	227,818	225,362	-1.1%
Dallas, TX	1,188,580	1,318,806	11.0%
El Paso, TX	563,662	680,354	20.7%
Fort Worth, TX	**534,694**	**855,786**	**60.1%**
Houston, TX	1,953,631	2,295,982	17.5%
Little Rock, AR	183,133	198,135	8.2%
Oklahoma City, OK	506,132	637,284	25.9%
San Antonio, TX	1,144,646	1,486,521	29.9%
Shreveport, LA	200,145	193,785	-3.2%
Tulsa, OK	393,049	402,223	2.3%

Source: U.S. Census Bureau

Regional City Change in Median Family Income 2000-2018

CITY	2000	2018	% CHANGE
Austin, TX	$54,091	$87,400	61.6%
Baton Rouge, LA	$40,266	$56,682	40.8%
Dallas, TX	$40,921	$54,518	33.2%
El Paso, TX	$35,432	$51,699	45.9%
Fort Worth, TX	**$42,939**	**$68,476**	**59.5%**
Houston, TX	$40,443	$57,084	41.1%
Little Rock, AR	$47,446	$68,523	44.4%
Oklahoma City, OK	$42,689	$66,644	56.1%
San Antonio, TX	$41,331	$59,935	45.0%
Shreveport, LA	$37,126	$50,580	36.2%
Tulsa, OK	$44,518	$57,868	23.0%
USA	$50,046	$73,965	47.8%

Source: U.S. Census Bureau

Demographics of Downtown Fort Worth Residential Population

Age

38.8% of Downtown residents are under 40 years old

62.1% of apartment renters are under 40 years old

Income

54.5% of Downtown residents have income greater than $100,000

Median household income in Downtown is

$113,000

Household Type

52.2% of Downtown residents are unmarried

94.5% of households have no children living in the household

Education

44% of residents have a bachelor's degree

25.2% a master's degree

12.9% a doctoral degree (including JDs)

Previous Residents'

Downtown residents' previous place of residence

18.5% within five miles of Downtown

44.5% within 10 miles of Downtown

55.8% within 20 miles of Downtown

67.3% within the Metroplex

Lifestyle

Lifestyle was cited as the primary reason for living Downtown by **44.9%** of condominium/ townhome owners and **28.6%** of apartment renters

Employment

Health Care	Education	Science & Engineering	Finance	Real Estate	Retail	Government	Law
19.7%	11.8%	11.8%	11.8%	7.4%	5.9%	6.7%	6.1%

Residential Survey

With the addition of more apartments, the Downtown Fort Worth residential population is becoming **wealthier and better educated** and has **grown at an annual rate of 7.4% since 2007**. Currently, 10,278 people live in Downtown. DFWI has conducted five surveys of residents since 2007 to monitor trends in the changing demographics of the Downtown population. Our latest survey was conducted in December 2017.

A one-sheet survey instrument was delivered to 3,128 households in Downtown using first-class postage. The response rate was 11.1%, providing a margin of error of +/-.5% at a 95% confidence level.

A summary of the survey and trends are presented here. The full report is available for download from DFWI's website at www.dfwi.org, or contact Arrie Mitchell at arrie@dfwi.org to receive a copy.

Houston Place Lofts

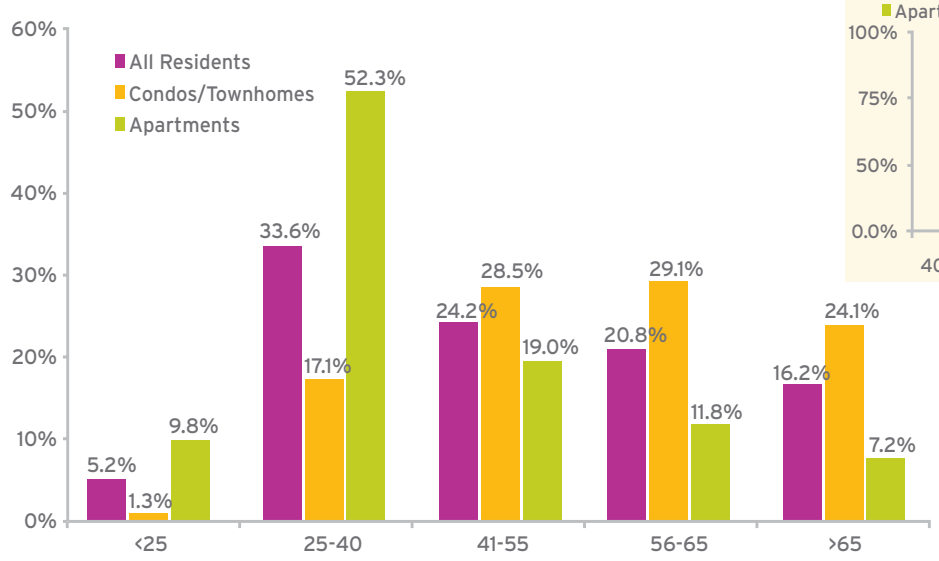
Downtown Population Study Area

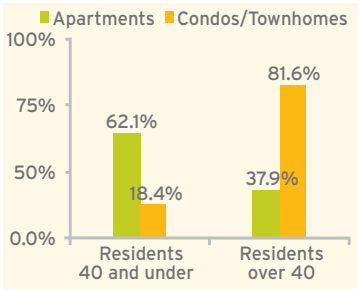
Affordable Housing

Of Downtown's 5,194 residential units, 13.8% qualify as workforce or "affordable" housing. DFWI and Fort Worth Housing Solutions (FWHS) are actively engaged in recruiting more affordable housing to Downtown. We are promoting the construction of these new units within mixed-income developments. Interested parties should contact Tyler Arbogast, FWHS, at tarbogast@fwhs.org.

Age Distribution

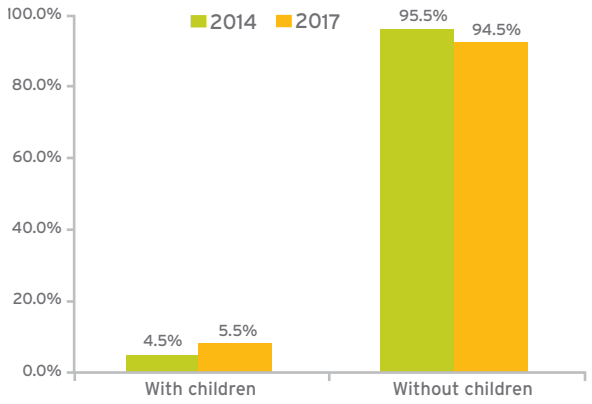
Downtown Fort Worth Residents





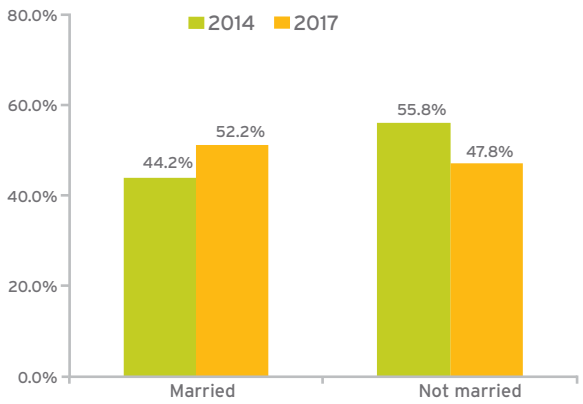
Source: Downtown Fort Worth, Inc., Survey December 2017

Children in the Household
Downtown Fort Worth



Source: Downtown Fort Worth, Inc., Survey December 2017

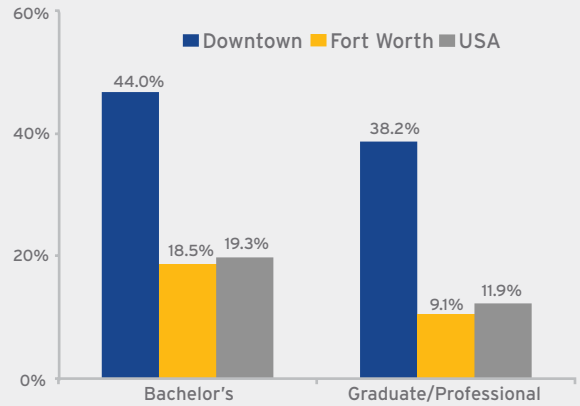
Marital Status
Downtown Fort Worth



Source: Downtown Fort Worth, Inc., Survey December 2017

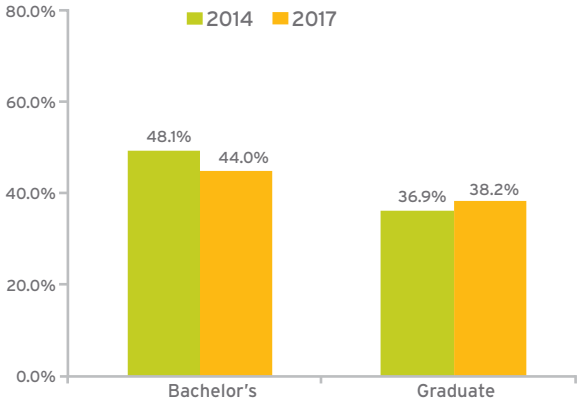
MAIN ST. Fort Worth Arts Festival

Highest Degree Completed



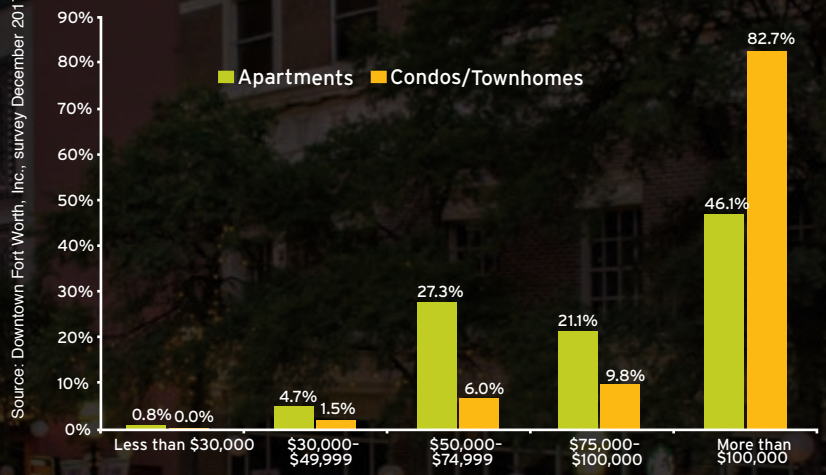
Sources: U.S. Census Bureau 2016 and Downtown Fort Worth, Inc., Survey December 2017

Highest Degree Completed
Downtown Fort Worth



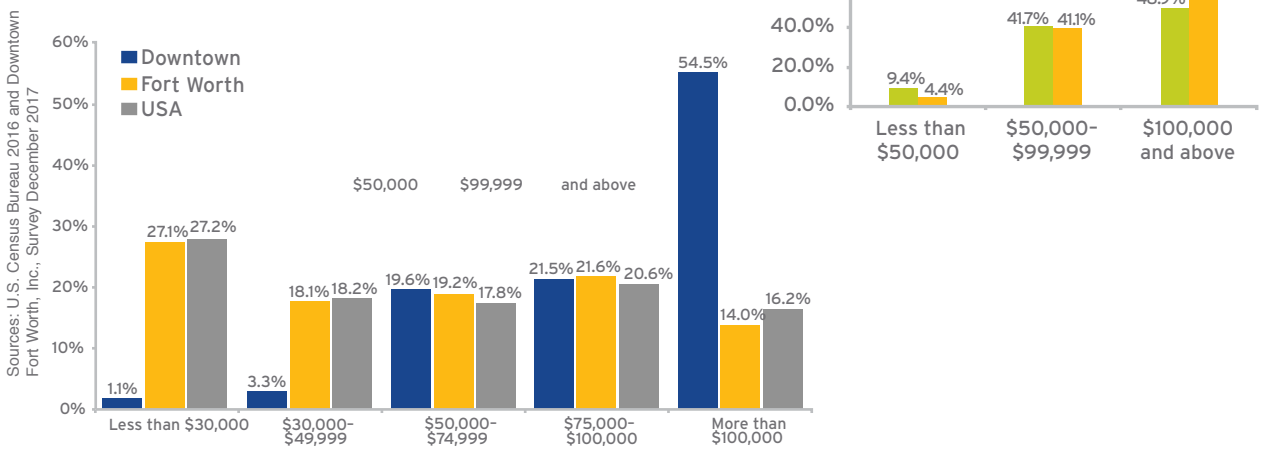
Source: Downtown Fort Worth, Inc., Survey December 2017

Median Household Income
Downtown Fort Worth



Main Table

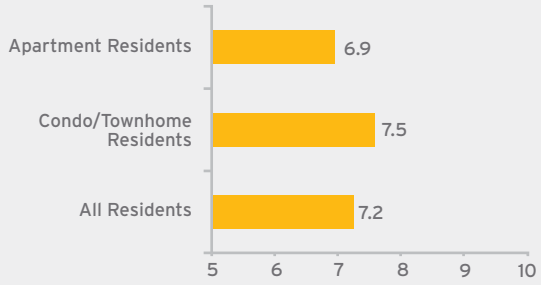
Household Income Trends
Downtown Fort Worth

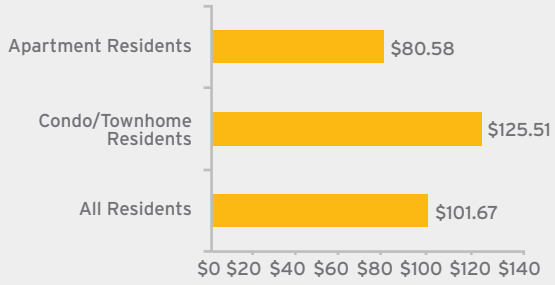


Downtown residents patronize Downtown businesses.

97.8% go to Downtown restaurants, 84.4% to bars, 71.8% to convenience/drug stores and 73.7% to retail stores. **Condominium and townhome owners eat at Downtown restaurants an average of 7.5 times per month and spend $125.51 per visit.** Apartment renters eat at Downtown restaurants an average of 6.9 times per month and spend $80.58 per visit.

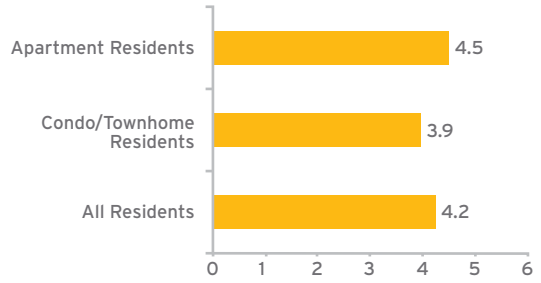
Average Monthly Visits to Downtown Restaurants by Downtown Residents and Spending Per Visit

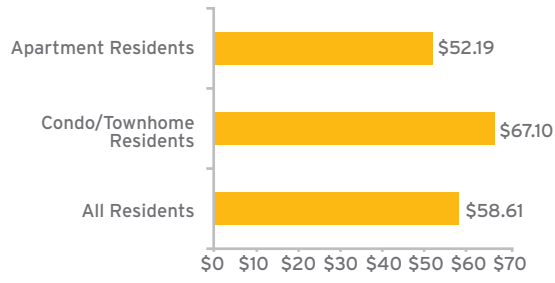




Source: Downtown Fort Worth, Inc., Survey December 2017

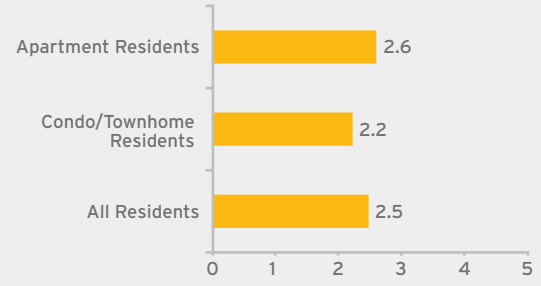
Average Monthly Visits to Downtown Bars by Downtown Residents and Spending Per Visit

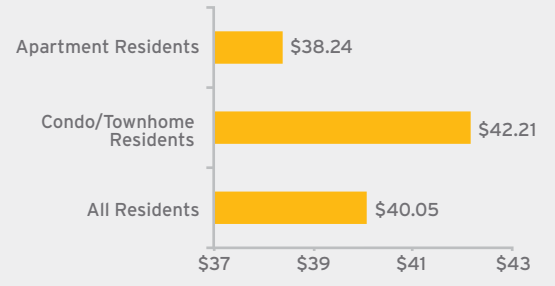




Source: Downtown Fort Worth, Inc., Survey December 2017

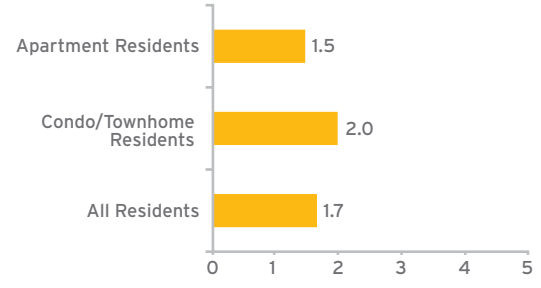
Average Monthly Visits to Downtown Convenience/Drug Stores by Downtown Residents and Spending Per Visit

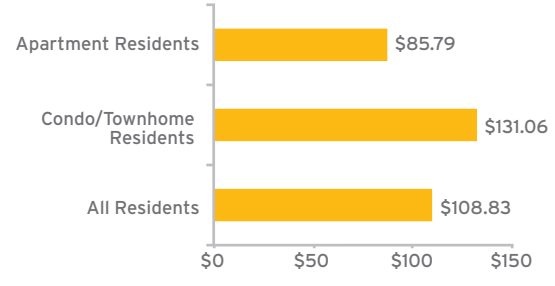




Source: Downtown Fort Worth, Inc., Survey December 2017

Average Monthly Visits to Downtown Clothing Stores by Downtown Residents and Spending Per Visit



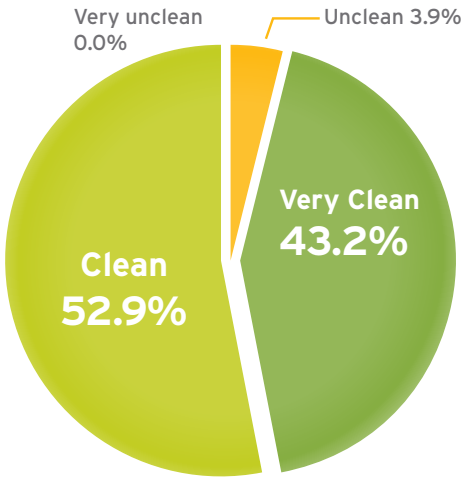


Source: Downtown Fort Worth, Inc., Survey December 2017

Clean Team Member

Street and Sidewalk Cleanliness

Downtown Fort Worth



Source: Downtown Fort Worth, Inc., Survey December 2017

Residents perceive Downtown as clean.

96.1% of residents rated the streets and sidewalks Downtown as clean or very clean.

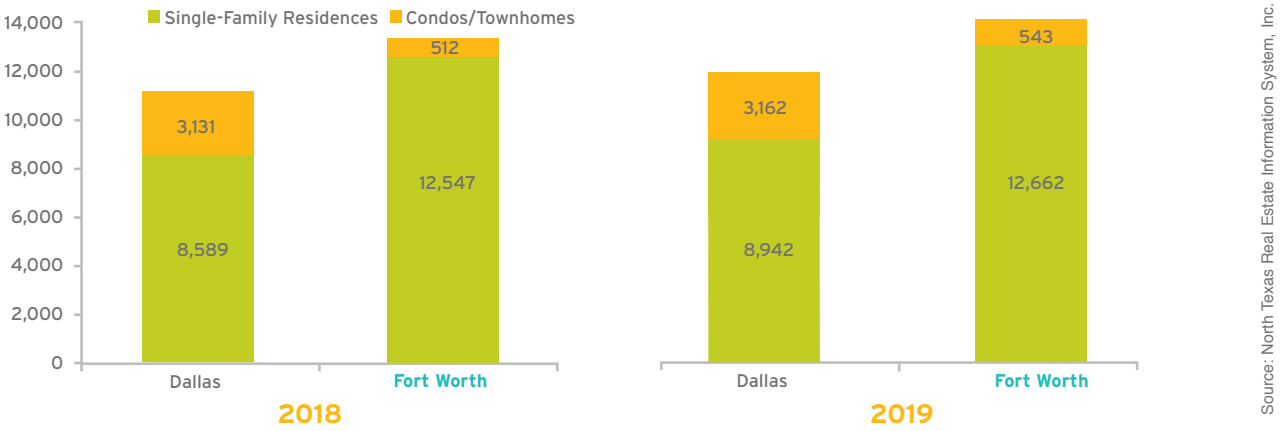
Sales Ratio of Condos and Townhomes to Single-Family Residences

YEAR	DALLAS	FORT WORTH
2014	26.9%	4.5%
2015	39.4%	4.2%
2016	37.6%	4.1%
2017	35.6%	4.6%
2018	36.5%	4.1%
2019	35.4%	4.3%

Source: North Texas Real Estate Information Systems, Inc.

Alexan Summit

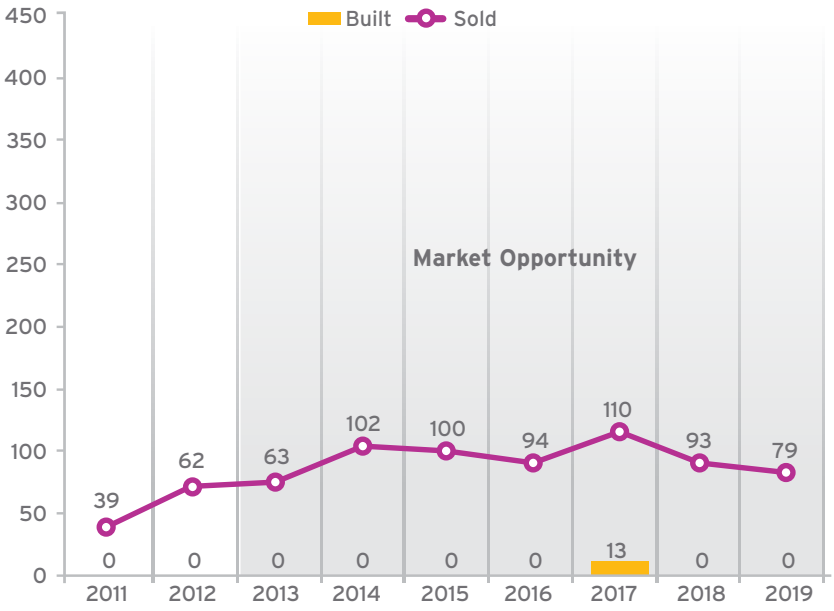
Number of Residential Units Sold



Source: North Texas Real Estate Information System, Inc.

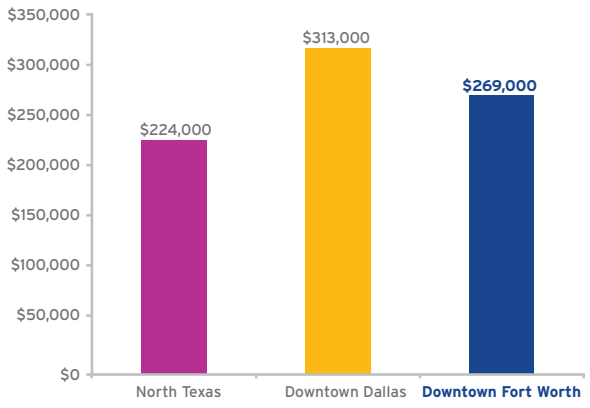
Condominiums and Townhomes Built and Sold

Downtown Fort Worth



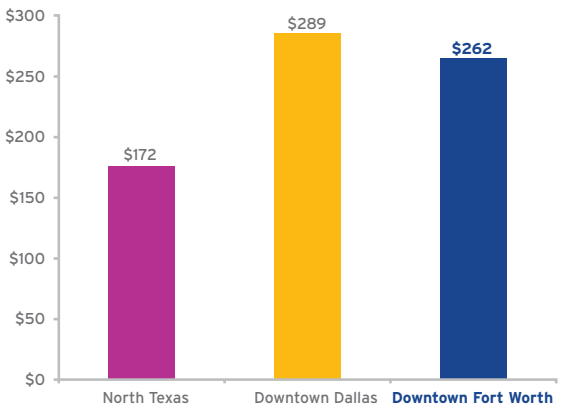
Source: North Texas Real Estate Information System, Inc.

Median Sales Price
Condominiums and Townhomes 2019



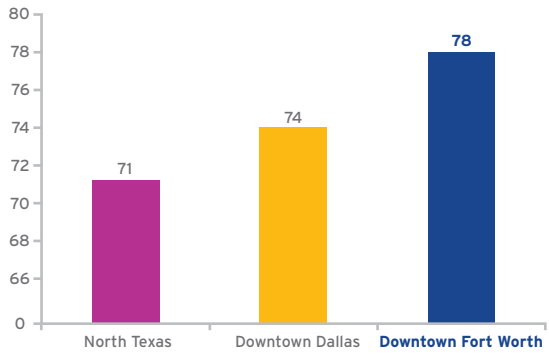
Source: North Texas Real Estate Information System, Inc.

Average Residential Sales Price Per Square Foot
Condominiums and Townhomes 2019



Source: North Texas Real Estate Information Systems, Inc.

Average Days on Market
Condominiums and Townhomes 2019



Source: North Texas Real Estate Information System, Inc.

Median sales price for Downtown condos and townhomes increased **37.2%** since 2010.

14.5% of all condominiums and townhomes sold in Fort Worth in 2019 were in Downtown.

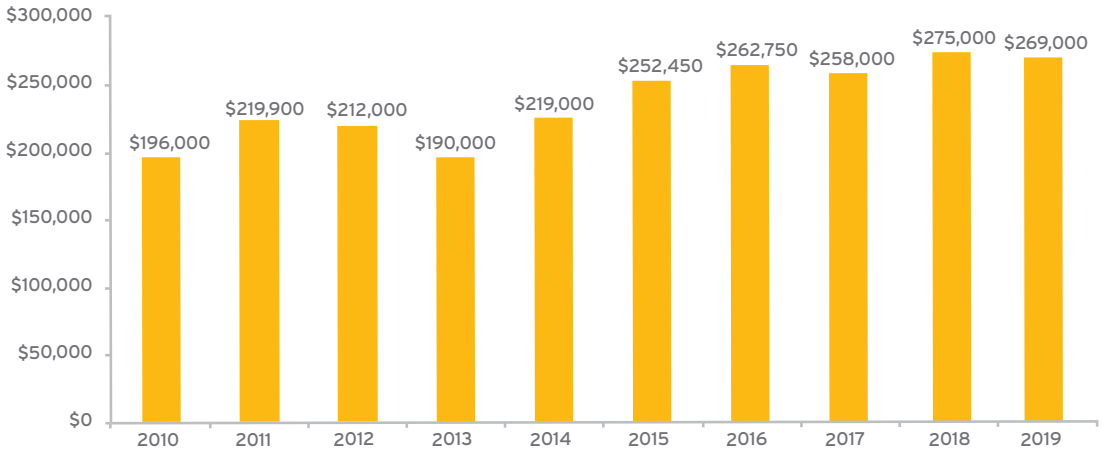
Downtown Condominium and Townhome Sales
As Percentage of City

YEAR	FORT WORTH	DOWNTOWN	
2011	216	39	18.1%
2012	315	62	19.7%
2013	395	63	15.9%
2014	495	102	20.6%
2015	483	100	20.7%
2016	479	63	19.6%
2017	568	110	19.4%
2018	512	93	18.2%
2019	543	79	14.5%

Source: North Texas Real Estate Information System, Inc.

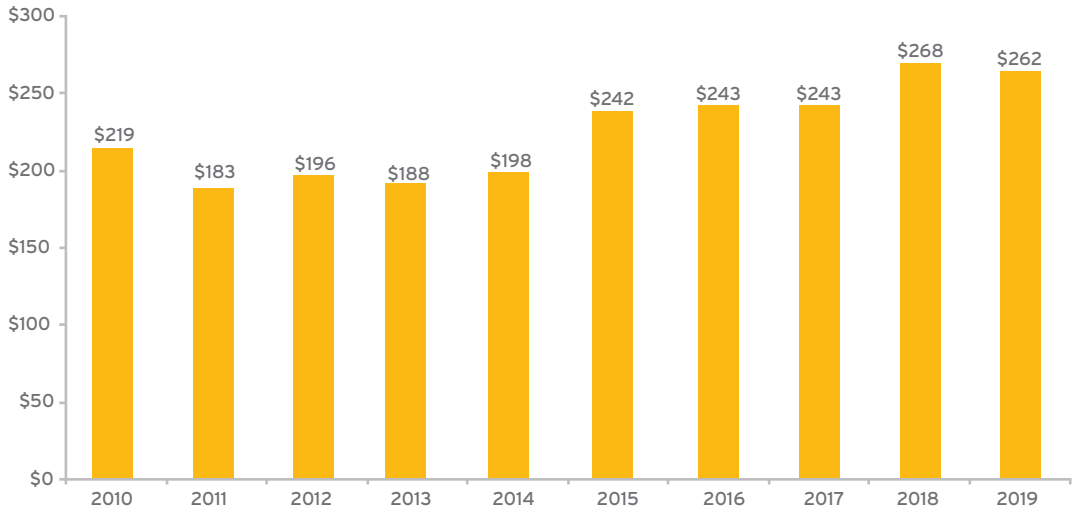
Burnett Park

Median Residential Sales Price
Downtown Fort Worth



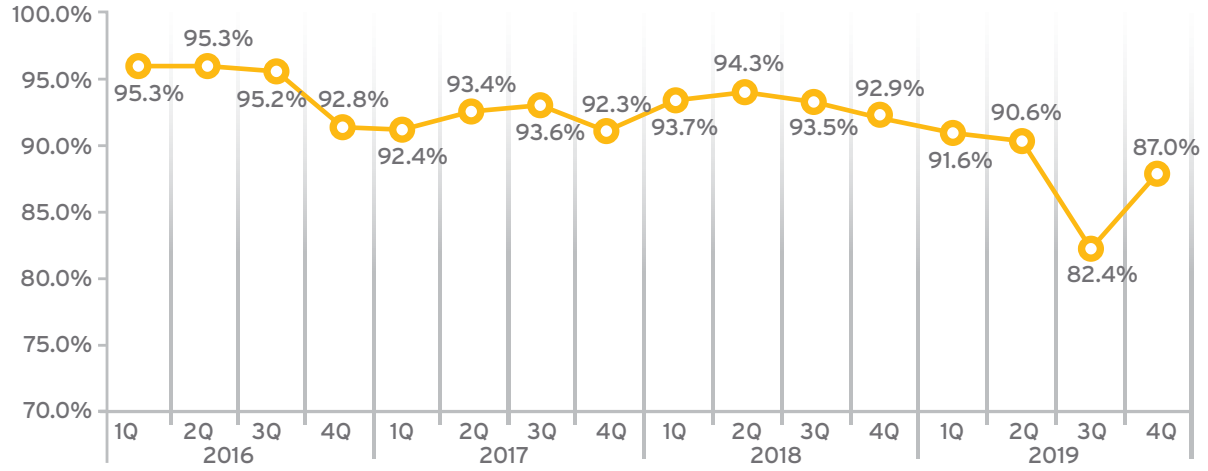
Source: North Texas Real Estate Information Systems, Inc.

Median Residential Sales Price Per Square Foot
Downtown Fort Worth



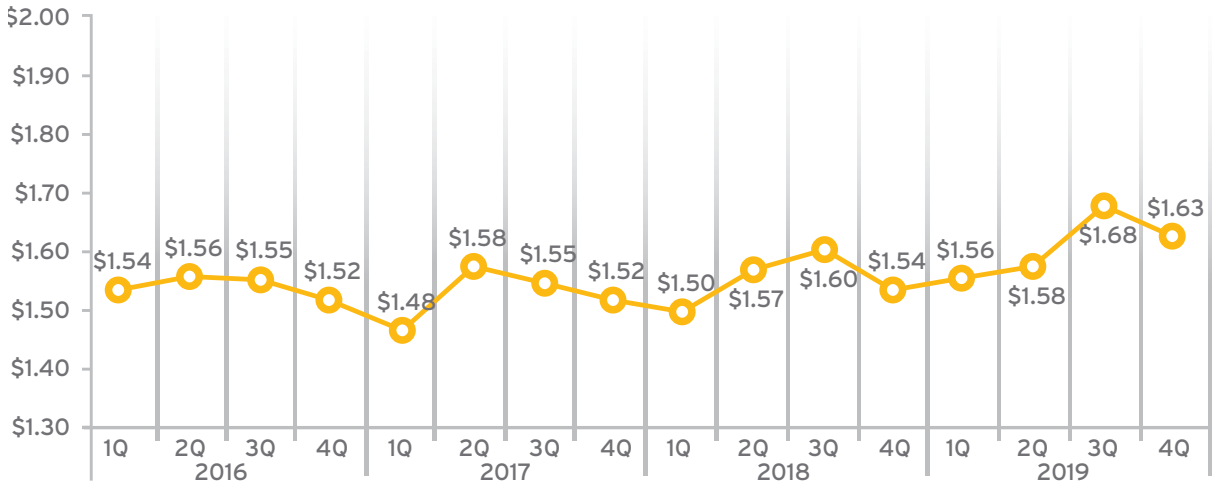
Source: North Texas Real Estate Information Systems, Inc.

Average Apartment Occupancy Rate
Downtown Fort Worth



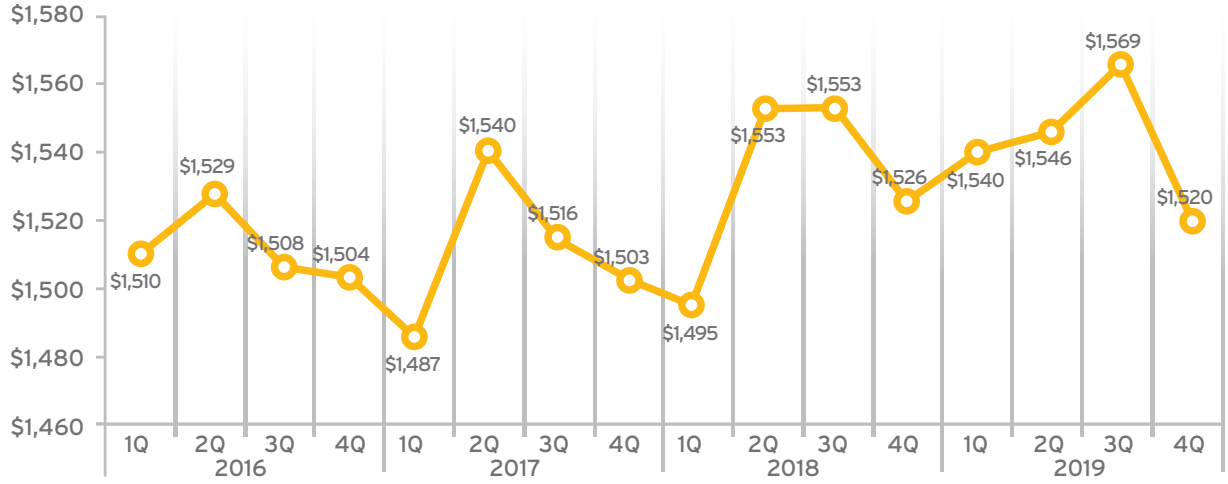
Source: CoStar

Average Apartment Rent Per Square Foot
Downtown Fort Worth



Source: CoStar

Average Apartment Rent
Downtown Fort Worth



Source: CoStar

2,173 units currently planned or under construction

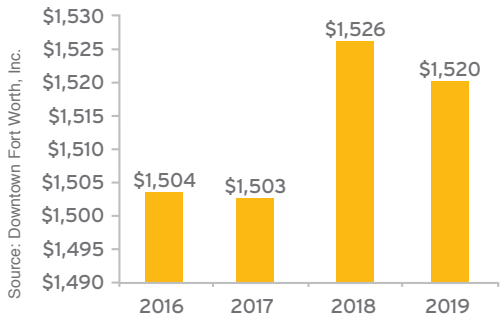
Residential Units Planned, Announced and/or Under Construction
Downtown Fort Worth

PROJECT	UNITS	YEAR
Kent Lofts	225	2022
Burnett Lofts	330	2022
Jameson	387	2022
901 Commerce	271	2021
1000 Weatherford	310	2022
Summit Avenue Senior Living	187	2022
Rock Island Flats	117	2022
The Huntley Apartments	295	2022
904 Collier	51	2022
Total	**2,173**	

Source: Downtown Fort Worth, Inc.

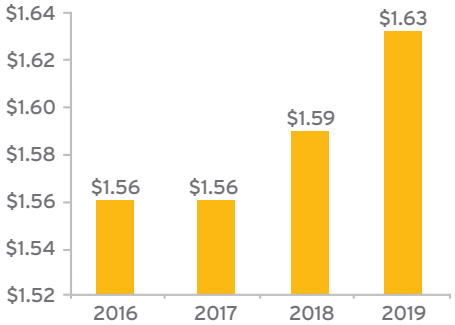
Rocklyn

Average Monthly Apartment Rent
Downtown Fort Worth



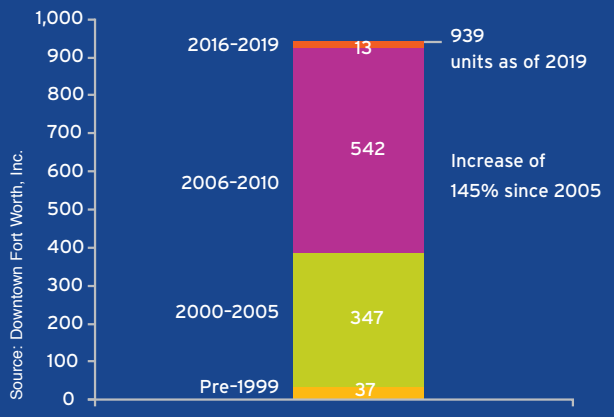
Source: Downtown Fort Worth, Inc.

Average Monthly Apartment Rent Per Square Foot
Downtown Fort Worth

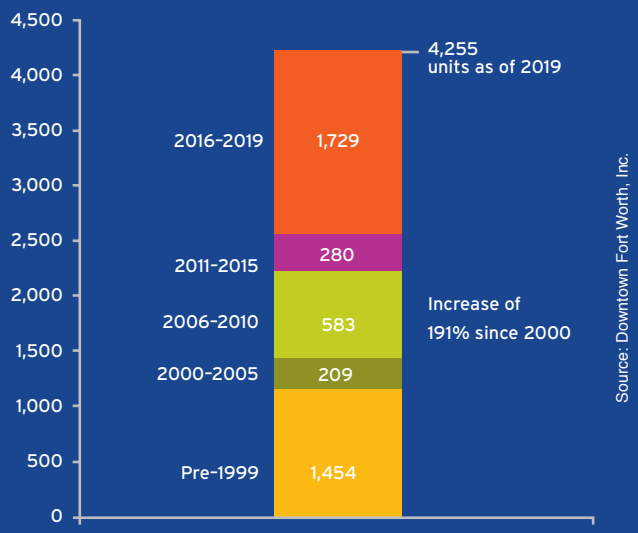


Source: CoStar

Housing Construction in Downtown Fort Worth
Owner-Occupied Condominiums and Townhomes



Housing Construction in Downtown Fort Worth
Renter-Occupied Units



Burnett Lofts Groundbreaking

Rate of Growth
Condominiums and Townhomes

PERIOD	FORT WORTH	DOWNTOWN
2006–2010	14%	141%
2000–2005	17%	937%

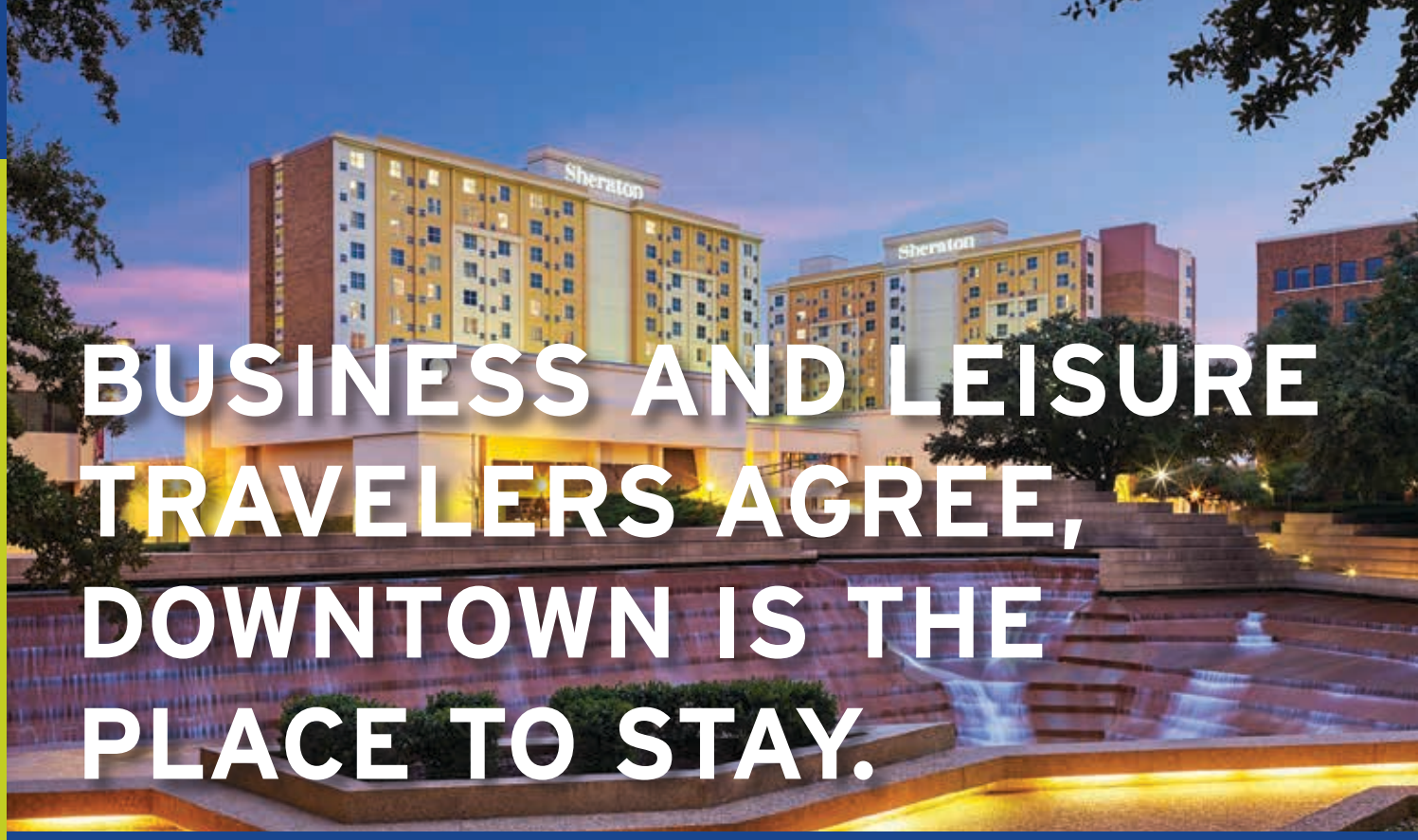
Sources: Downtown Fort Worth, Inc., and the City of Fort Worth

Rate of Growth of Renter-Occupied Units

PERIOD	FORT WORTH	DOWNTOWN
2016–2019	14.9%	67.7%
2011–2014	5.4%	12.4%
2006–2010	17.7%	35%
2000–2005	5.9%	14.3%

Sources: Downtown Fort Worth, Inc., and the City of Fort Worth

From 2005 to 2019 only 13 for-sale units have been delivered. This reflects a significant market gap that can be quickly filled by developers.



BUSINESS AND LEISURE TRAVELERS AGREE, DOWNTOWN IS THE PLACE TO STAY.

Downtown Fort Worth hoteliers roll out the welcome mat and more hotels are on the way. As the hub of Fort Worth's visitor attractions, Downtown is home to 3,215 hotel rooms, 17.9% of the city's inventory. In 2019, 344 new rooms were added to the market and construction started on two more properties that will add an additional 428 rooms. Plans are being drawn for three additional hotel totaling 496 rooms. The addition of the recently completed, planned and under construction rooms will increase the Downtown inventory by 46%.

With **780,000+ room nights sold in 2019,** the average hotel occupancy was 73.7% with **$120.08** revenue per available room (RevPAR).

Downtown paid 26%
of Fort Worth's hotel occupancy taxes in 2019

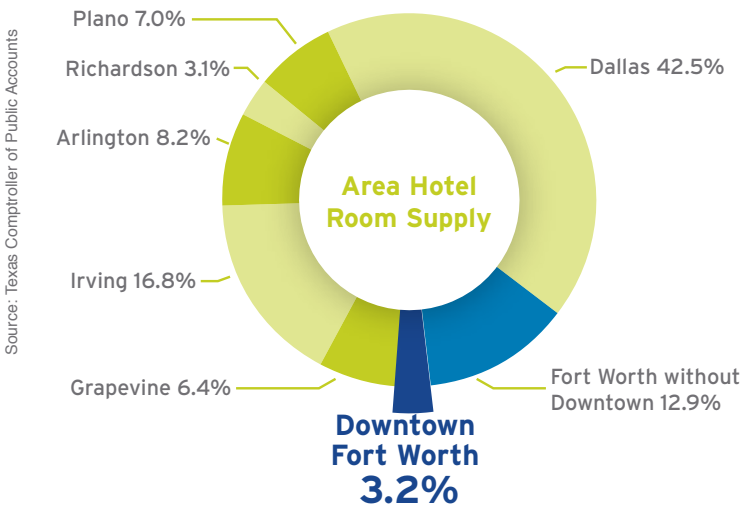
$127+ MILLION
in Downtown hotel revenue in 2019

Hotels Planned (P) or Under Construction (UC)

HOTEL	ROOMS
AC Hotel (UC)	246
Avid Hotel (P)	106
Hilton Garden Inn (P)	150
Kimpton Hotel (UC)	232
Sandman Signature (P)	240
Total	**974**

Source: Downtown Fort Worth, Inc.

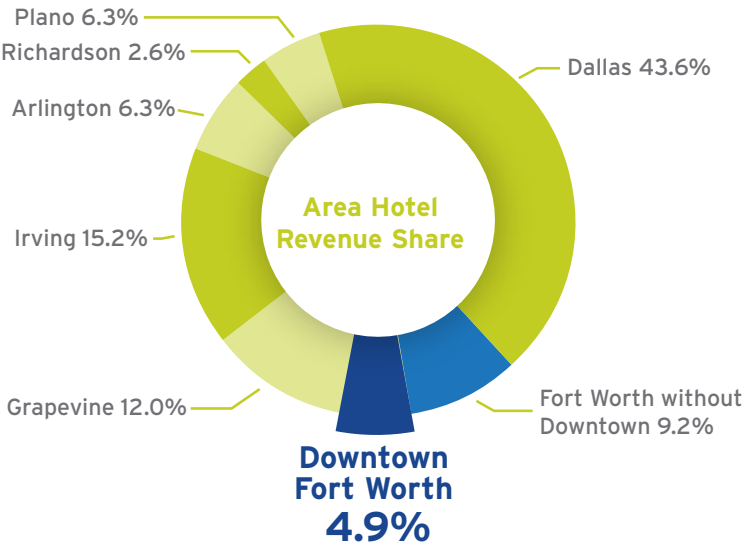
Omni Fort Worth Hotel



Source: Texas Comptroller of Public Accounts

Average 2019 Revenue Per Available Room	
Arlington	$21,287
Dallas	$28,612
Downtown Fort Worth	$42,630
Fort Worth without Downtown	$19,962
Grapevine	$52,458
Irving	$25,182
Plano	$25,390
Richardson	$23,017

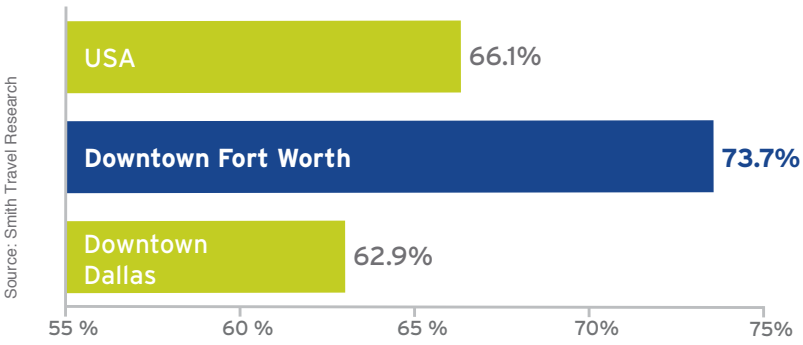
Source: Texas Comptroller of Public Accounts



Source: Texas Comptroller of Public Accounts

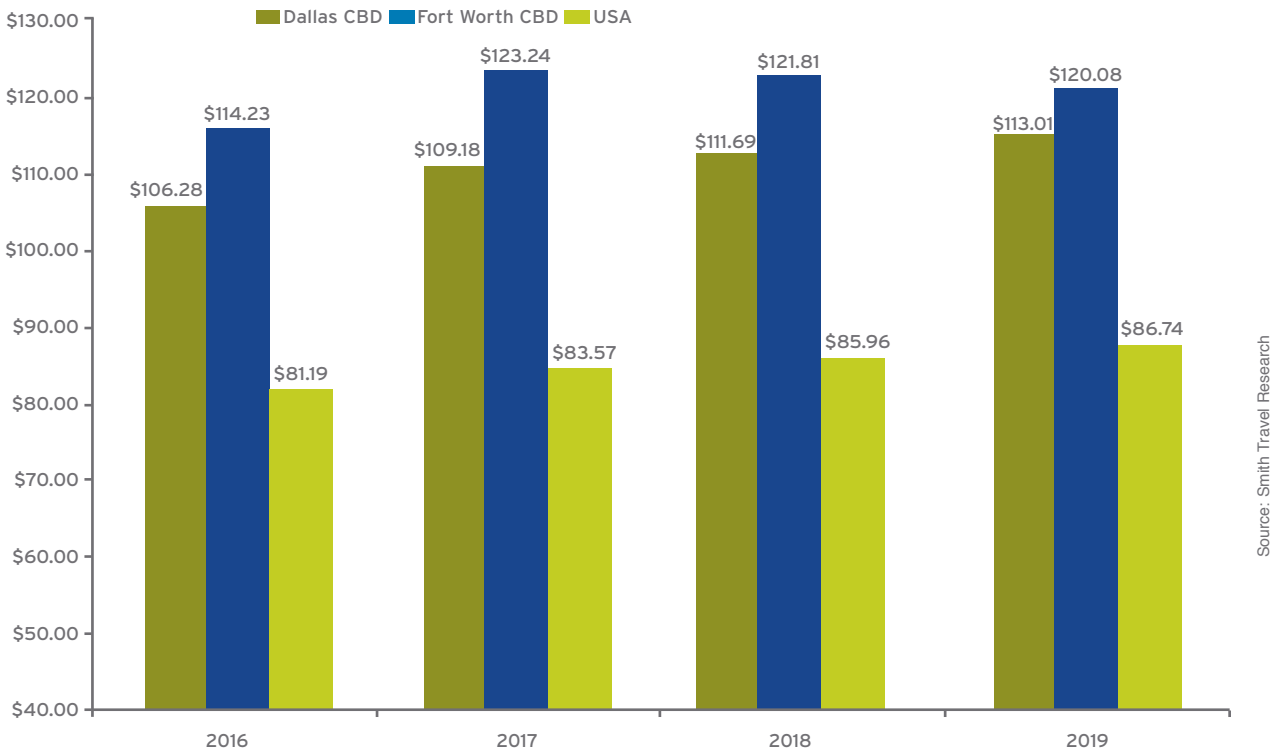
Toro Toro

Hotel Occupancy 2019



Source: Smith Travel Research

Hotel Revenue Per Available Room



Source: Smith Travel Research

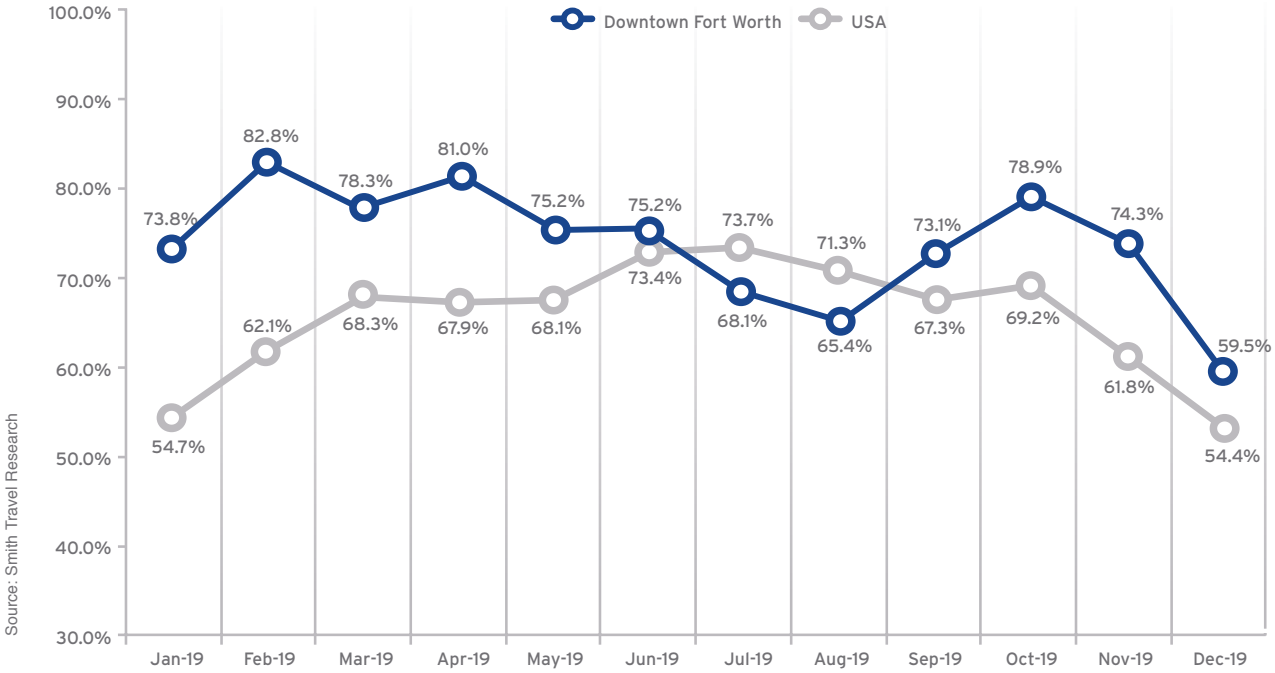
RevPAR in Downtown Fort Worth was **38.4%** higher than the national average.

JFK Tribute in Fort Worth

Current Hotel Room Inventory

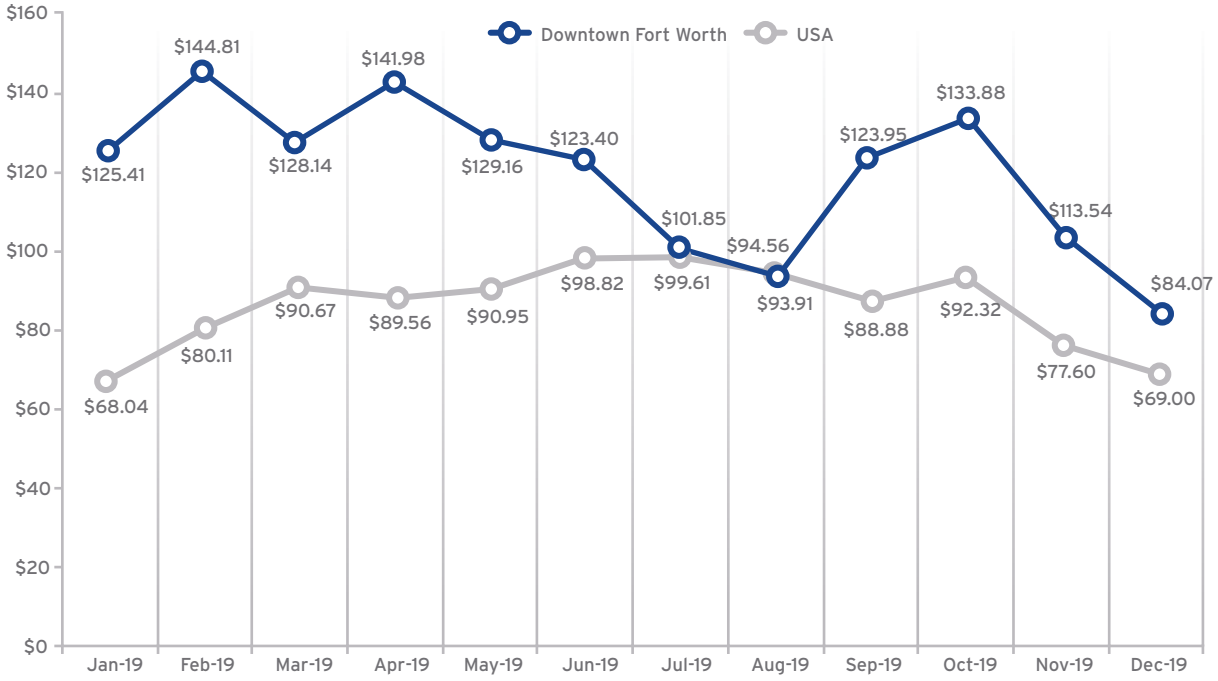
	HOTEL	ROOMS
1.	Omni Fort Worth Hotel	614
2.	Worthington Renaissance Hotel	504
3.	Sheraton Fort Worth Hotel	430
4.	Hilton Fort Worth Hotel	294
5.	Hampton Inn & Suites	245
6.	Downtown Fort Worth Courtyard – Blackstone Hotel	203
7.	Aloft Fort Worth Downtown	180
8.	Embassy Suites Fort Worth Hotel Downtown	156
9.	Marriott TownePlace Suites Fort Worth Downtown	140
10.	The Sinclair, an Autograph Collection Hotel	164
11.	Holiday Inn Express Hotel & Suites Downtown Fort Worth	132
12.	Fairfield Inn and Suites	114
13.	The Ashton	39
Total		**3,215**

Seasonal Hotel Occupancy Rates



Source: Smith Travel Research

Seasonal Revenue Per Available Room



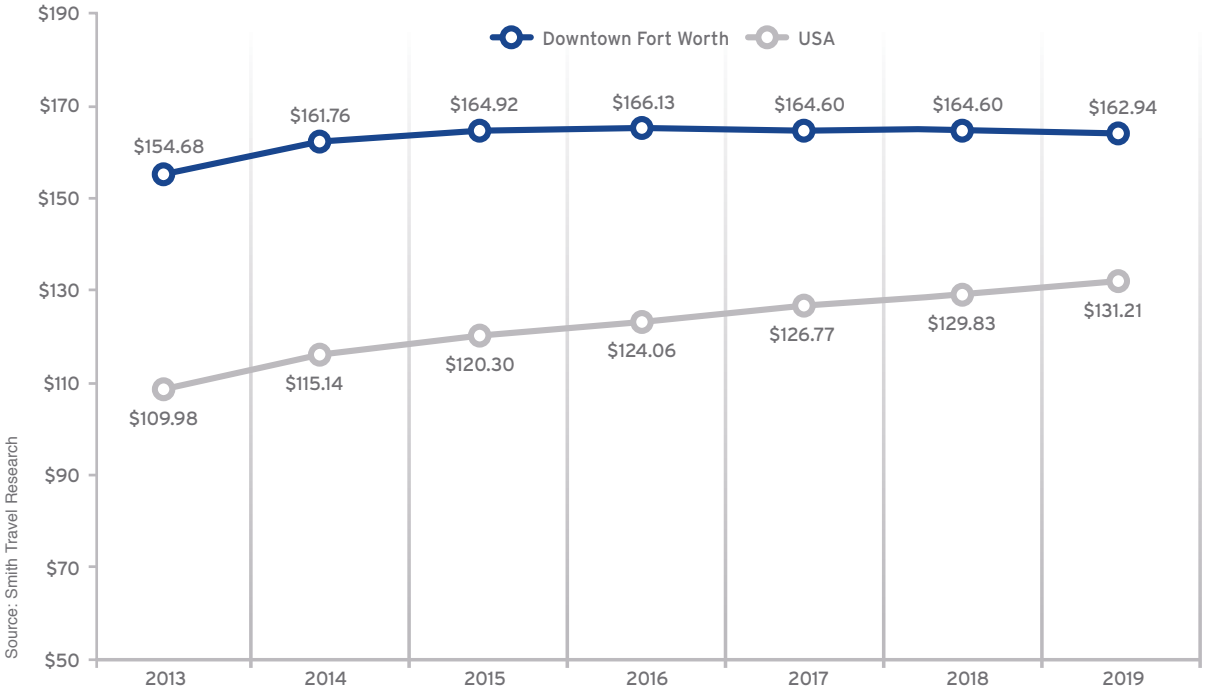
Source: Smith Travel Research

824 rooms planned or under construction

Top Left: Avid Hotel, Bottom Left: Hilton Garden Inn

AC Marriott

Average Daily Hotel Room Rate



Fort Worth Convention Center Facts

Total arena	70,960 SF
Permanent seats in the arena	10,418
Temporary seats in the arena	3,266
Total exhibit hall	182,266 SF
Total exhibit space	253,226 SF
Ballroom space	28,160 SF
Number of meeting rooms	41
Hotel rooms within a 15-minute walk	2,943

Source: Visit Fort Worth

Fort Worth is beginning the process of expanding the Fort Worth Convention Center to meet growing demand. While still in the planning phase, the expansion will include a new ballroom, meeting rooms, exhibit space, modern kitchen and improving the Convention Center's connectivity to surrounding amenities.

Largest Conventions 2019 by Hotel Room Nights Reserved
Downtown Fort Worth

NAME	ROOM NIGHTS RESERVED	SHOW ATTENDEES
Texas FFA Association 2019 Annual Convention and Trade Show	13,035	13,000
American Society for Quality 2019 World Conference on Quality and Improvement	5,727	2,400
National Tour Association 2019 Annual Convention and Trade Show	4,978	2,000
Texas Emergency Medical Services 2019 Annual Conference	4,661	2,500
Lean Construction Institute 2019 Lean Congress	4,386	1,500
National Wood Flooring Association 2019 Wood Flooring Expo	3,930	3,000
Texas Technology Student Association 2019 Texas Technology Student Association	3,677	3,300
Association of Water Board Directors Texas 2019 Annual Conference	3,670	1,800
Nations Best Sports 2019 Spring Semi-Annual Market	2,914	1,800
Nations Best Sports 2019 Fall Semi-Annual Market	2,732	1,200

Source: Visit Fort Worth

Aloft W XYZ Bar

DOWNTOWN HAS IT ALL - DINING, DRINKS, DANCING, SHOPPING, THEATRE AND MORE.

Downtown is Fort Worth's premier dining and entertainment destination. More than **70 restaurants** can be found in the center city while live theatre, shopping, movies and comedy add to the mix. These diverse offerings and the vibrant street life they foster make Downtown more attractive to office users, Fort Worth locals, regional day trippers, out-of-town visitors and Downtown residents.

Downtown has a **97.4% retail occupancy rate** and soft goods retail is making stong gains. Several new retailers and restaurants have opened in Downtown in 2019, including Buffalo Bros, Century Hall, Freshii, High Tower Café, Melt Ice Creams, Metroplex Medical Centre, Neighbors House Grocery, Steinway Piano Gallary and Toro Toro Pan Latin Steakhouse.

Spending by Downtown residents in Downtown

$58 MILLION+
annual spending by residents in Downtown

4.2+ monthly visits to Downtown retailers and convenience stores

$109 average spent per retail visit

11.4 average monthly visits to Downtown restaurants and bars

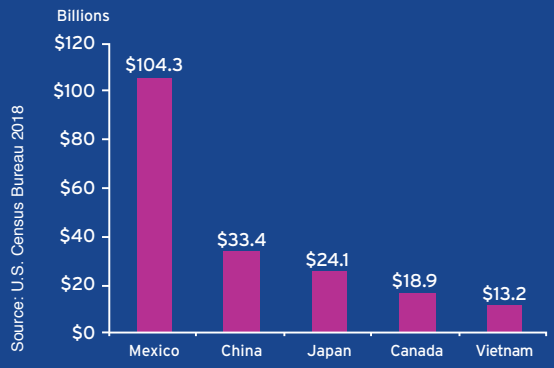
$101 average spending per restaurant visit

State Exports

State Exports: As the 11th-largest economy in the world with a GDP of $1.8 trillion, the Texas economy performs better than those of many other states. For the 15th straight year, Texas is ranked as the top exporting state, according to the U.S. Department of Commerce. The value of state exports in 2018 totaled more than **$315 billion.**

Texas' top exporting industries in 2018 were petroleum and coal products, chemicals, computer and electronic products, nonelectrical machinery and transportation equipment.

Top Import Partners for Texas Goods



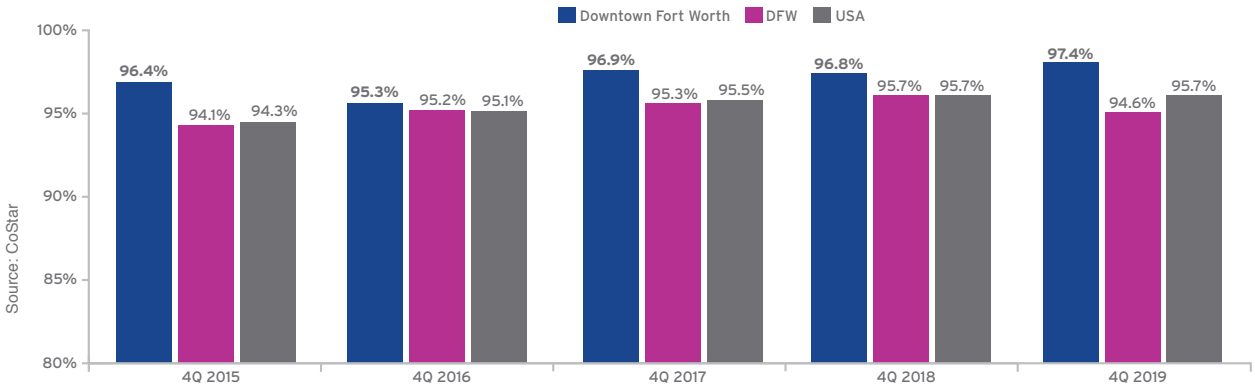
Texas Exports to Our Top Partners	
Mexico	$108.5 billion
Canada	$28.3 billion
South Korea	$16.8 billion
Brazil	$13.4 billion
Netherlands	$11.6 billion

Source: U.S. Census Bureau 2018

Downtown Fort Worth Private-Sector Employees, Businesses and Payroll	
Total Downtown private-sector employees	37,472
Annual payroll	$3,009,328,000
Average payroll per employee	$80,309
Number of business establishments	1,478

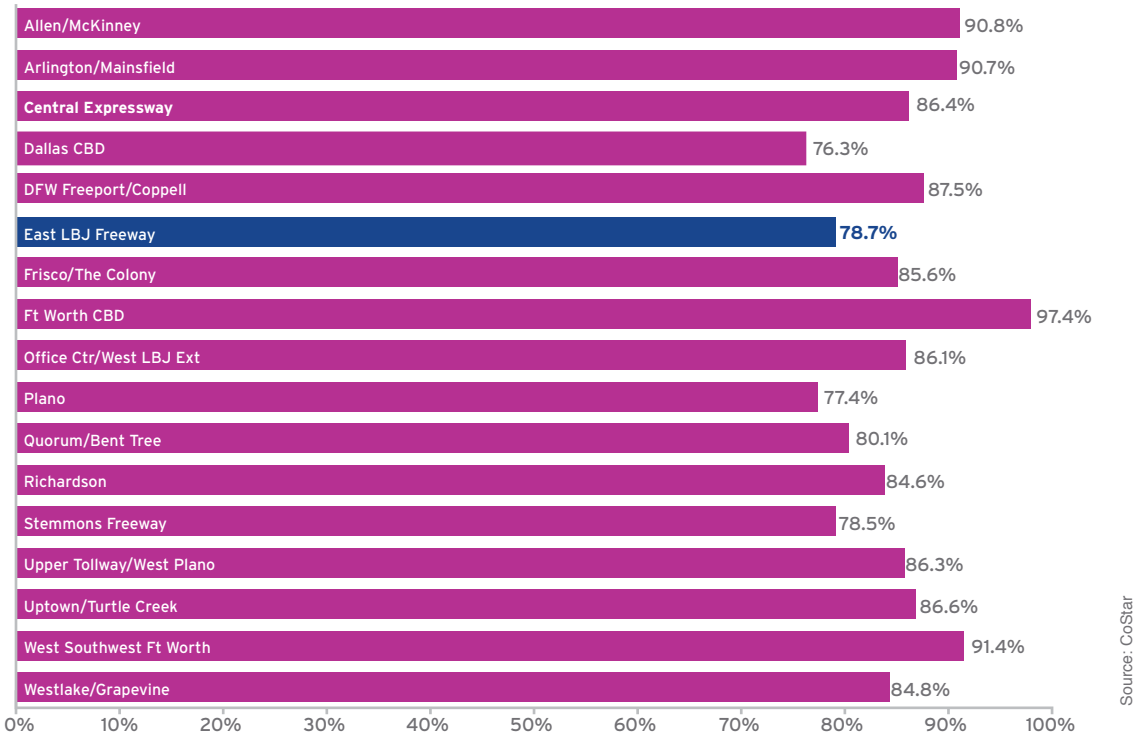
Source: U.S. Census Bureau 2017

Downtown Retail Occupancy Rate



Retail Occupancy Rates for Top 17 Submarkets by Assets in the Dallas-Fort Worth Metropolitan Area

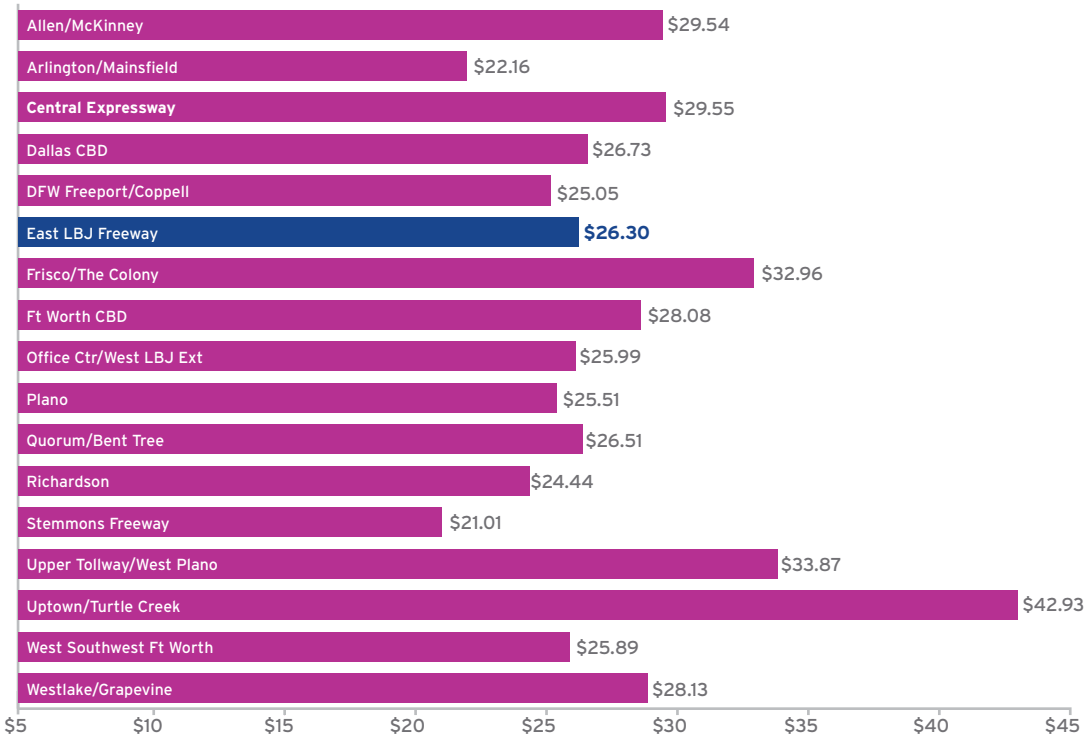
Fourth Quarter 2019



Source: CoStar

Retail Rental Rates ($/SF) for Top 17 Submarkets by Assets in the Dallas-Fort Worth Metropolitan Area

Fourth Quarter 2019



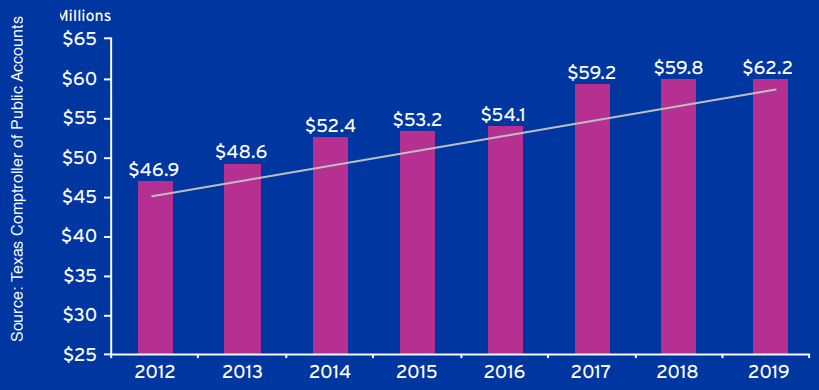
Source: CoStar

Buffalo Bros

Melt Ice Creams

Neighbor's House Grocery

Downtown Adult Beverage Sales



Source: Texas Comptroller of Public Accounts

Branch & Bird

Corner Bakery

Household Income Downtown Fort Worth Trade Areas

HOUSEHOLD BY INCOME	10 MINUTES DRIVE TIME		20 MINUTES DRIVE TIME	
	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS	NUMBER OF HOUSEHOLDS	PERCENTAGE OF HOUSEHOLDS
<$15,000	7,814	19.98%	44,425	12.86%
$15,000 – $24,999	5,897	15.08%	39,961	11.57%
$25,000 – $34,999	5,197	13.29%	40,632	11.76%
$35,000 – $49,999	5,688	14.54%	50,604	14.65%
$50,000 – $74,999	6,128	15.67%	64,675	18.72%
$75,000 – $99,999	3,278	8.38%	41,508	12.02%
$100,000 – $149,999	2,767	7.07%	38,521	11.15%
$150,000 – $199,999	1,064	2.72%	12,801	3.71%
$200,000+	1,284	3.28%	12,336	3.57%

Source: ESRI

Average Consumer Spending Downtown Fort Worth Trade Areas

CATEGORIES	10 MINUTES DRIVE TIME		20 MINUTES DRIVE TIME	
	AVERAGE/HHS	TOTAL SPENT	AVERAGE/HHS	TOTAL SPENT
Annual Budget Expenditures	$49,071	$1,919,496,186	$58,121	$20,078,776,463
Apparel and Services	$1,540	$60,237,590	$1,799	$621,600,532
Retail Goods	$15,580	$609,439,439	$18,468	$6,379,874,096
Entertainment and Recreation	$2,112	$82,633,618	$2,526	$872,521,784
Food at Home	$3,851	$150,626,245	$4,470	$1,544,101,004
Food Away From Home	$2,375	$92,912,788	$2,782	$961,174,401
Medical Services	$725	$28,344,079	$880	$304,075,969
Vehicle Purchases	$2,659	$104,030,795	$2,926	$1,010,700,419
Travel	$1,256	$49,136,421	$18,468	$6,379,874,096
Owner-Dwelling Mortgage Payments	$12,051	$222,993,834	$13,217.71	$2,448,764,986
Renter-Dwelling Rent	$8,341	$171,914,809	$9,920.66	$1,589,299,546

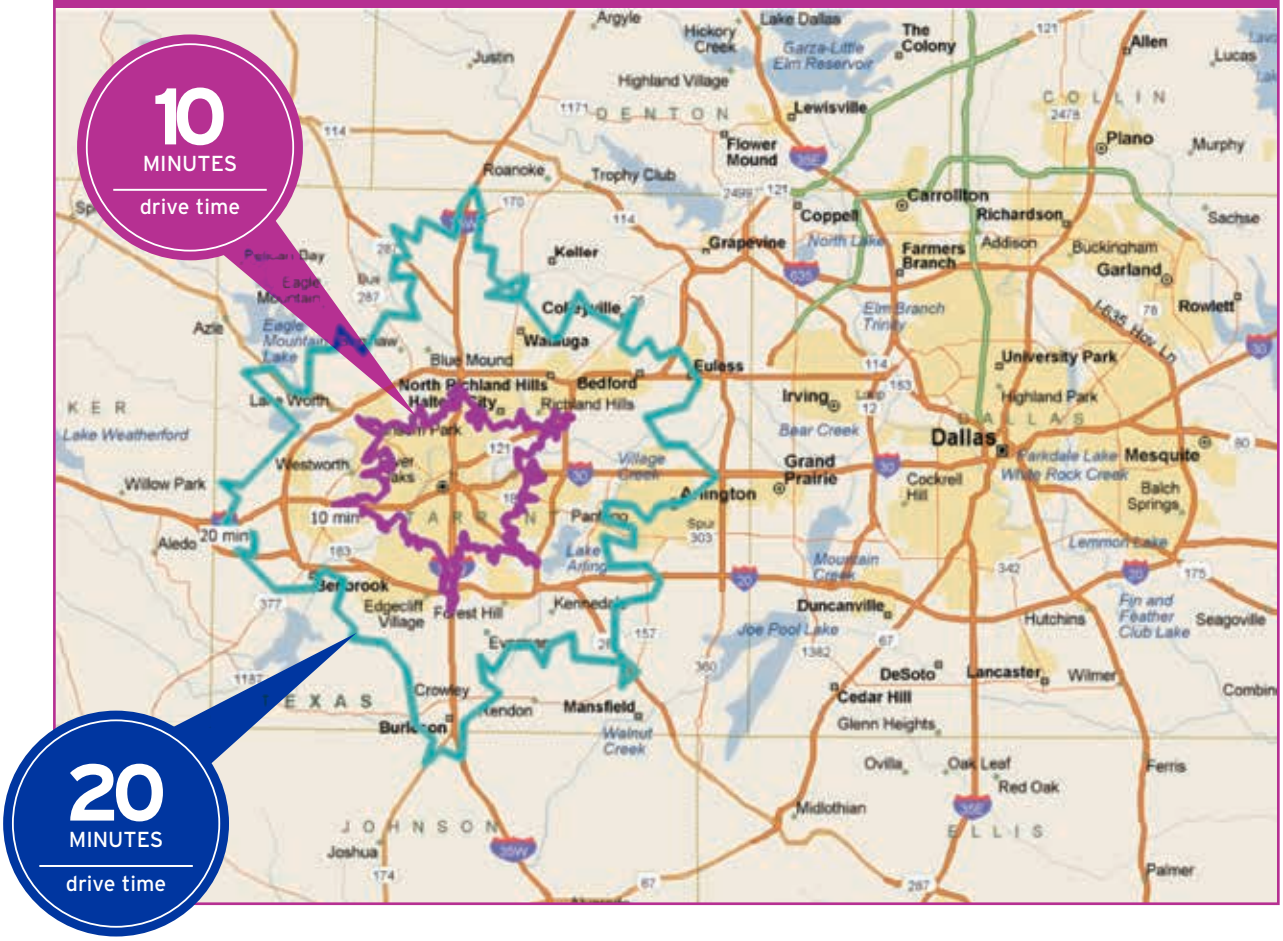
Consumer spending is the amount spent on a variety of goods and services by households that reside in the market area. HHS: Households
Source: ESRI

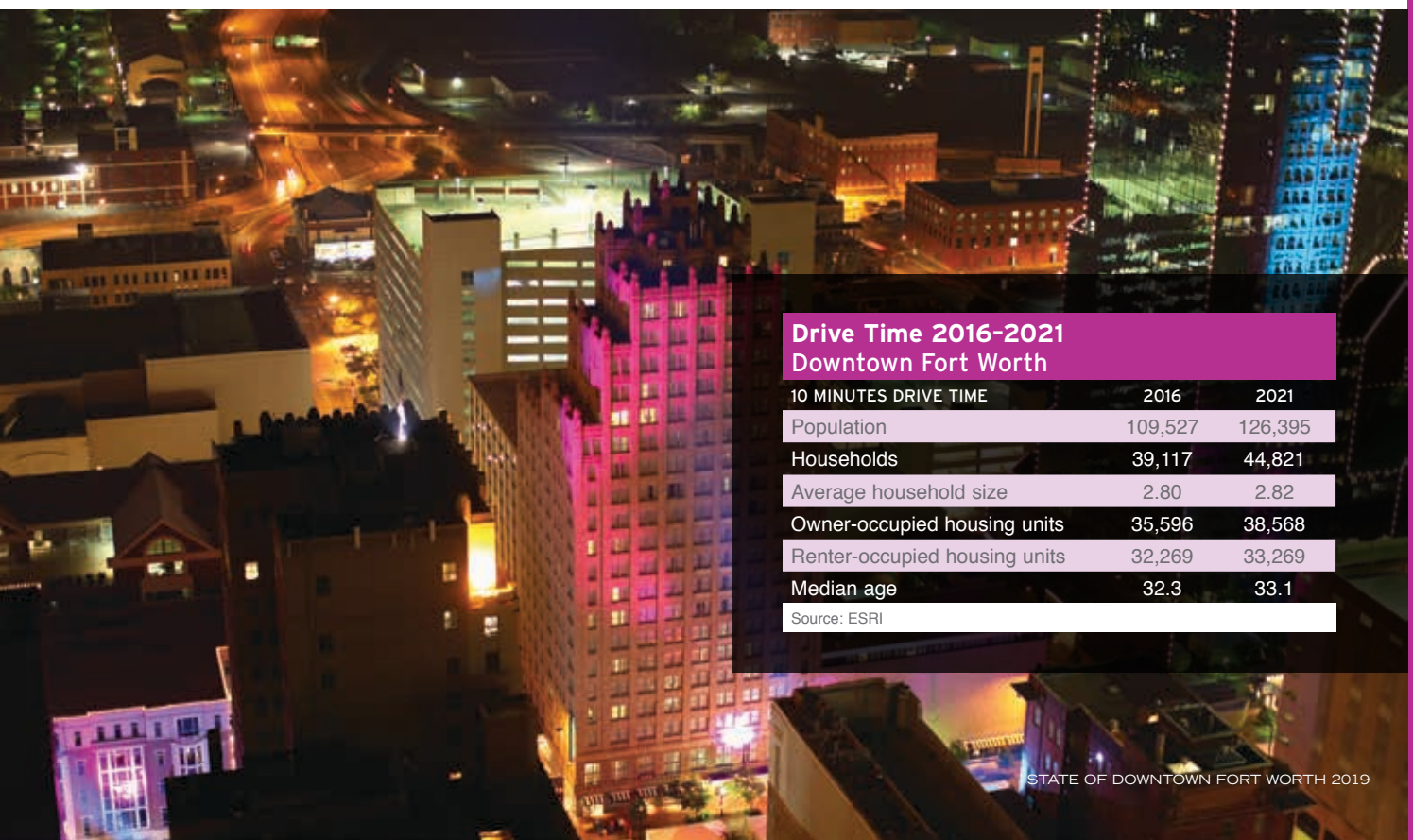
Retail Sales Downtown Fort Worth Trade Areas

INDUSTRY GROUP	NAICS	10 MINUTES DRIVE TIME	20 MINUTES DRIVE TIME
Food and Beverage Stores	445	$462,080,000	$3,212,541,000
Clothing and Clothing Accessories Stores	448	$195,252,000	$952,950,000
General Merchandise Stores	452	$276,892,000	$2,823,470,000
Non-Store Retailers	454	$82,951,000	$407,783,000
Food Services and Drinking Places	722	$475,134,000	$2,066,703,000
Accommodation Sales	721	$173,849,000	$432,912,000
Arts/Entertainment Recreation Sales	71	$168,221,000	$561,540,000
Real Estate/Rent/Leasing Sales	53	$845,286,000	$3,016,898,000

NAICS: The North American Industry Classification System (NAICS) is the standard used by federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing and publishing statistical data related to the U.S. business economy.
Source: ESRI

Drive Time
Downtown Fort Worth





Drive Time 2016-2021
Downtown Fort Worth

10 MINUTES DRIVE TIME	2016	2021
Population	109,527	126,395
Households	39,117	44,821
Average household size	2.80	2.82
Owner-occupied housing units	35,596	38,568
Renter-occupied housing units	32,269	33,269
Median age	32.3	33.1

Source: ESRI

DOWNTOWN FORT WORTH IS KNOWN FOR ITS OUTSTANDING QUALITY OF LIFE.

Downtown is known as a safe, clean and exciting place to live, work, shop and play. By providing a wide range of amenities, services and activities, our city center offers something for everyone. From cosmopolitan cultural experiences, relaxing parks and special events to fun entertainment options and action-packed outdoor opportunities, Downtown has something for everyone.

Bass Hall

Entertainment

Home to the MAIN ST. Fort Worth Arts Festival and GM Financial Parade of Lights

500,000+
arts venue attendance

Parks/Recreation

385 acres
of parkland servicing Downtown

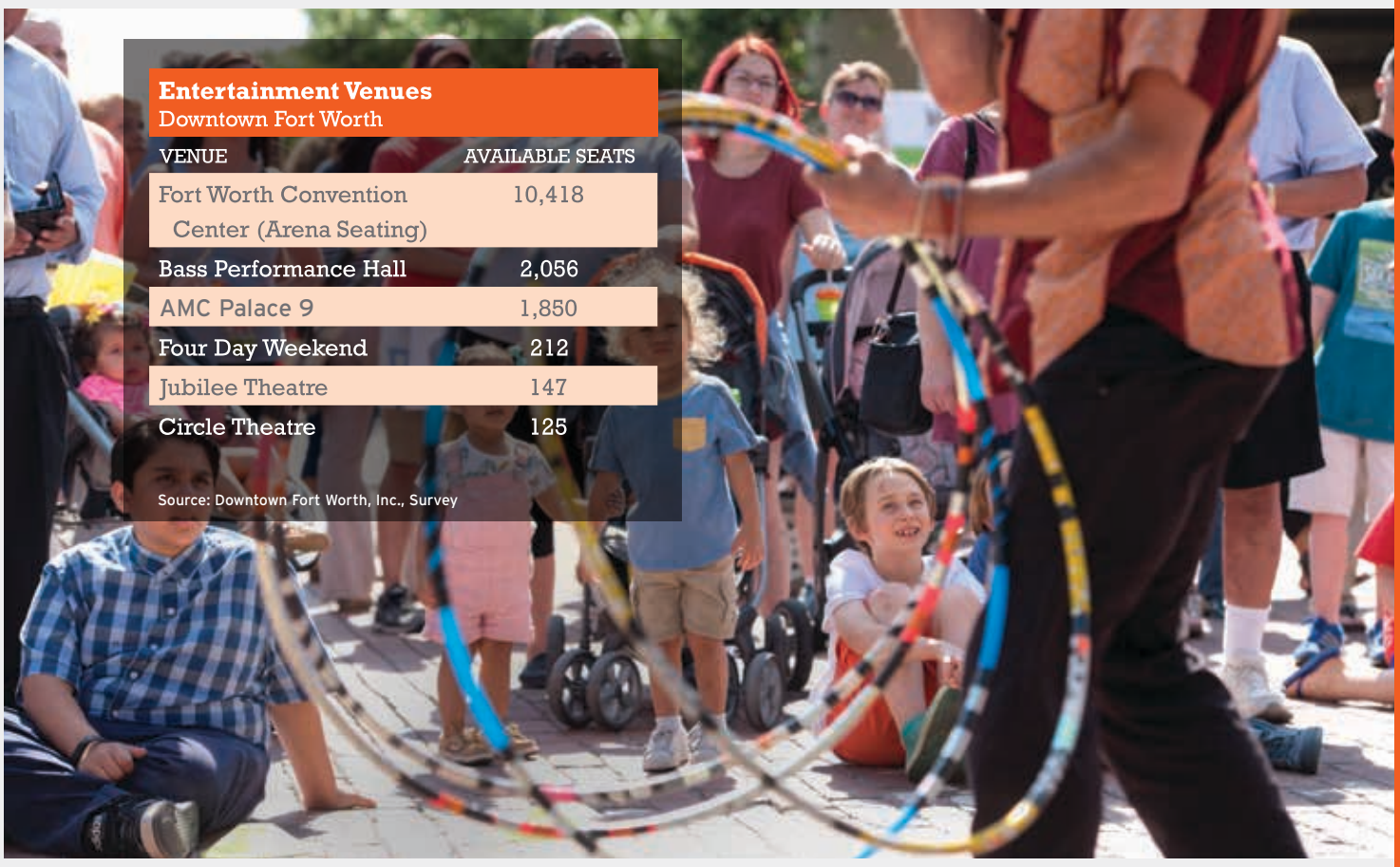
Access to 70 miles of riverfront trails for running, walking, cycling and horseback riding

Downtown's Trinity Waterfront offers seasonal canoeing, kayaking, paddle boarding and fishing

3,311 free
night and weekend parking spaces

412,000+
items in circulation at the Central Library

6 childcare centers

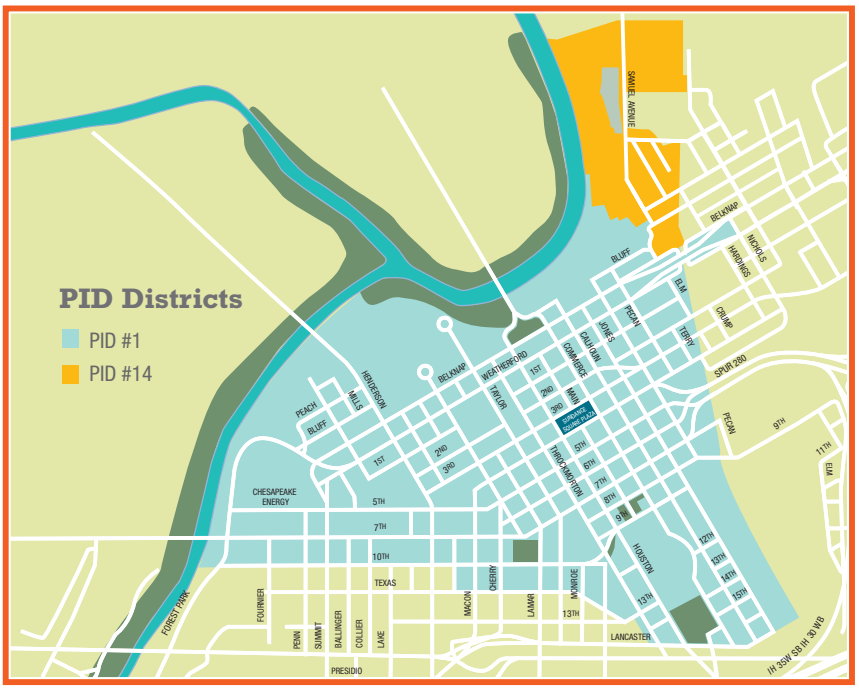


Entertainment Venues
Downtown Fort Worth

VENUE	AVAILABLE SEATS
Fort Worth Convention Center (Arena Seating)	10,418
Bass Performance Hall	2,056
AMC Palace 9	1,850
Four Day Weekend	212
Jubilee Theatre	147
Circle Theatre	125

Source: Downtown Fort Worth, Inc., Survey

PID #1 & #14



Created in 1986, Downtown Fort Worth Public Improvement District (PID) #1, administered by DFWI, offers a comprehensive program of services including research, marketing, Downtown planning assistance, sidewalk cleaning, street sweeping, security enhancement, litter removal, and bird abatement. In October 2019 DFWI added a new Outreach Coordinator position within the Ambassador Program that works to connect those in need with proper social services using strategic case-level management. From 1986 to 2009, the PID services were renewed by petition every five years by an overwhelming majority of property owners. Because of the PID's ongoing success, it was reestablished in 2009 for a 20-year period by the Fort Worth City Council, following the submission of petitions from property owners representing 83% of the property value and 80% of the land area in the District. Downtown PID #14 was established in June 2009, and District contractors provide services along Samuels Avenue daily.

PID DOWNTOWN FORT WORTH

$3,182,574 in services annually

7,488 miles of curb and gutters cleaned annually/144 miles weekly

15,660 linear miles of sidewalks cleaned

1,984 cubic yards (53,568 cubic feet) of dirt/debris removed from streets, curbs and gutters annually

1,249 trees serviced within PIDs

218 Downtown trees lighted

27 dump trucks of recyclable material collected each year

17 full-time Clean Team members

13 Ambassadors

1 Outreach Coordinator

13,500 square feet of planters in bloom seasonally

75,000 plants planted annually

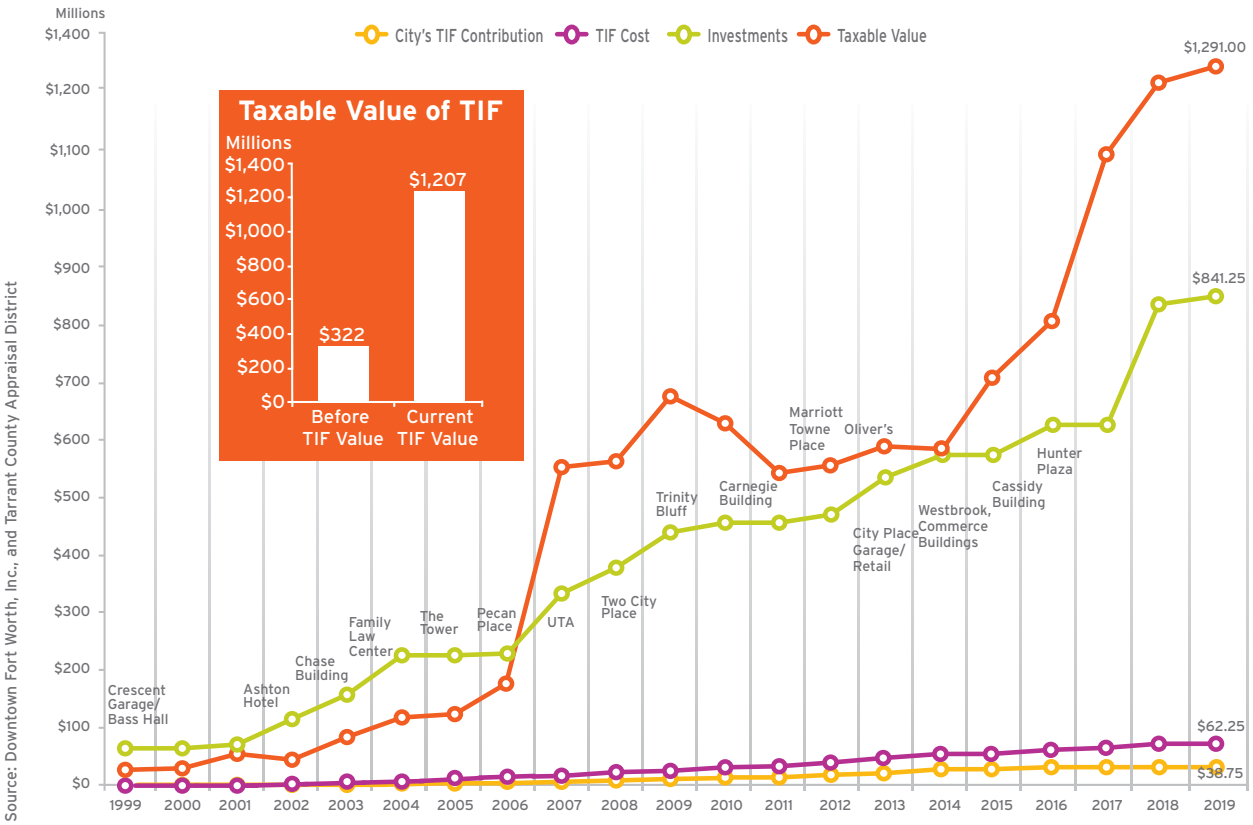
Tax Increment Finance District #3

A significant partnership that adds to the success of Downtown is the Downtown Tax Increment Finance District (TIF) and the other Downtown-oriented TIFs. The Downtown TIF makes strategic investments in parking, infrastructure, historic preservation and residential development. The TIF is a collaboration of the City of Fort Worth, Tarrant County, Tarrant County Hospital District, Tarrant County College District and Tarrant Regional Water District.

To date, the TIF has obligated roughly $97 million, leveraging **$911 MILLION in private development** and facilitating $55.05 million in public investment. In Tax Year 2019 the TIF generated $13.8 million of tax increment to the taxing district partners. The TIF revenue is capped at $5 million per year; the remainder of the tax increment, $8.8 million, was returned to the taxing jurisdictions.

DFWI manages the Downtown TIF through a contract with the TIF Board of Directors.

Downtown TIF Costs, Investments and Tax Increment



Source: Downtown Fort Worth, Inc., and Tarrant County Appraisal District

EDUCATION IS A KEY TO DOWNTOWN'S SUCCESS.

Top: Tarrant County College Trinity River Campus,
Bottom Left: Texas A&M University School of Law, Bottom Right: Nash Elementary School Mural

Education is a key to Downtown's success. University of Texas Arlington, Texas A&M School of Law, Tarrant County College, Strayer University and Tarleton State University have a growing presence in Downtown and create workforce development. Our elementary and high school offerings are top performers. Fort Worth ISD's new flagship Science Technology Engineering and Math (STEM) and Visual Performing Arts (VPA) programs opened their downtown campus in 2018.

9,992 higher education students Downtown in 2019

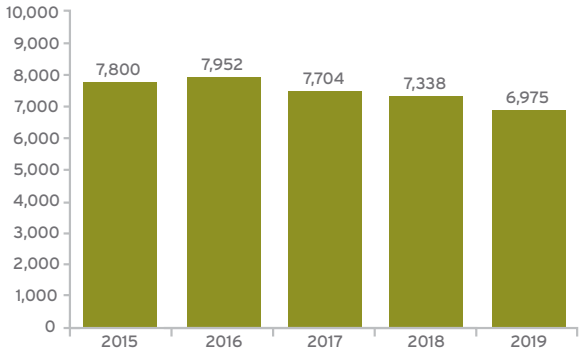
- **Potential customers**
- **Future workforce**
- **Potential residents**

Downtown higher education **enrollment has grown by 1,338%** in 15 years

1,609 K-12 students Downtown in 2019

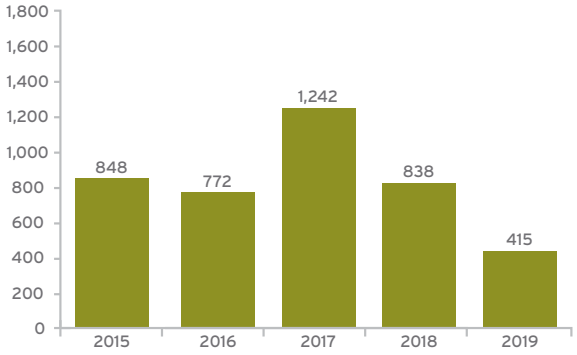
Higher Education Fall Semester Enrollment
Downtown Fort Worth

Tarrant County College



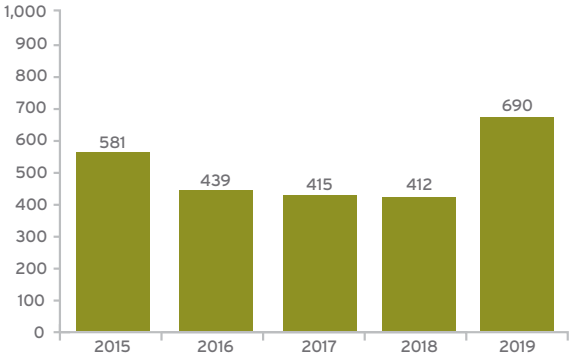
Source: Tarrant County College

UTA Fort Worth



Source: University of Texas at Arlington

Texas A&M School of Law



Source: Texas A&M School of Law

Number of Students Enrolled in Higher Education Campuses in Downtown

Source: Downtown Fort Worth, Inc., Survey of Downtown Education Institutions

Educational Institutions Downtown Fort Worth

	FALL 2019 ENROLLMENT
Ella McFadden Early Childhood Learning Center – Downtown YMCA	83
Bright Horizons Montessori at Sundance Square	110
Center for Transforming Lives	392
St. Paul Lutheran School	206
Nash Elementary School	250
Young Women's Leadership Academy	461
I.M. Terrell Academy for STEM and Visual Performing Arts	295
Texas Academy of Biomedical Sciences	397
Strayer University	NA
Texas A&M University School of Law	412
University of Texas at Arlington, Fort Worth Center	415
Tarleton State University	1,912
Tarrant County College, Trinity River Campus	6,975

Source: Downtown Fort Worth, Inc., Survey of Downtown Education Institutions

Texas A&M School of Law ranked in **Top 100** on *U.S. News & World Report's* list of the nation's top law schools

DOWNTOWN IS FORT WORTH'S TRANSIT HUB.

TEXRail

Downtown Fort Worth offers excellent access to various transportation options throughout the community and the Dallas-Fort Worth area.

Fort Worth Central Station is the gathering point for Trinity Metro, Trinity Railway Express (TRE), TEXRail – Amtrak, Greyhound Bus Line, ride-share and the Molly the Trolley shuttle service. Currently, 28 bus routes connect all parts of Fort Worth to Downtown. The TRE commuter train offers eight-stop service between Downtown Fort Worth and Dallas and TexRail offers seven-stop service to DFW International Airport. Both lines represent excellent commute options for Downtown employees.

Downtown is also home to 18 Bike Share stations. In 2019, there were over 58,300 trips on the Bike Share system.

Downtown visitors enjoy **3,311 free parking spaces** available after 6 p.m. on weekdays and all day on weekends, courtesy of the Downtown Tax Increment Finance District. There are more than 41,000 Downtown parking spaces.

To inform the public about the many parking options Downtown, **fortworthparking.com** allows users to quickly find parking options nearest to their destination.

Hemphill-Lamar Connector

384,363

Downtown riders on
Trinity Railway Express (2019)

1,039,546 Molly the Trolley riders since inception (May 2009)

46 Bike Share stations
18 in Downtown in 2019

20,000 bikes checked out of Downtown stations in 2019

Highways serving Downtown:

- I-35
- I-30
- Hwy 121
- Hwy 287
- Chisholm Trail Parkway

605,000+

Average daily traffic count on Downtown highways

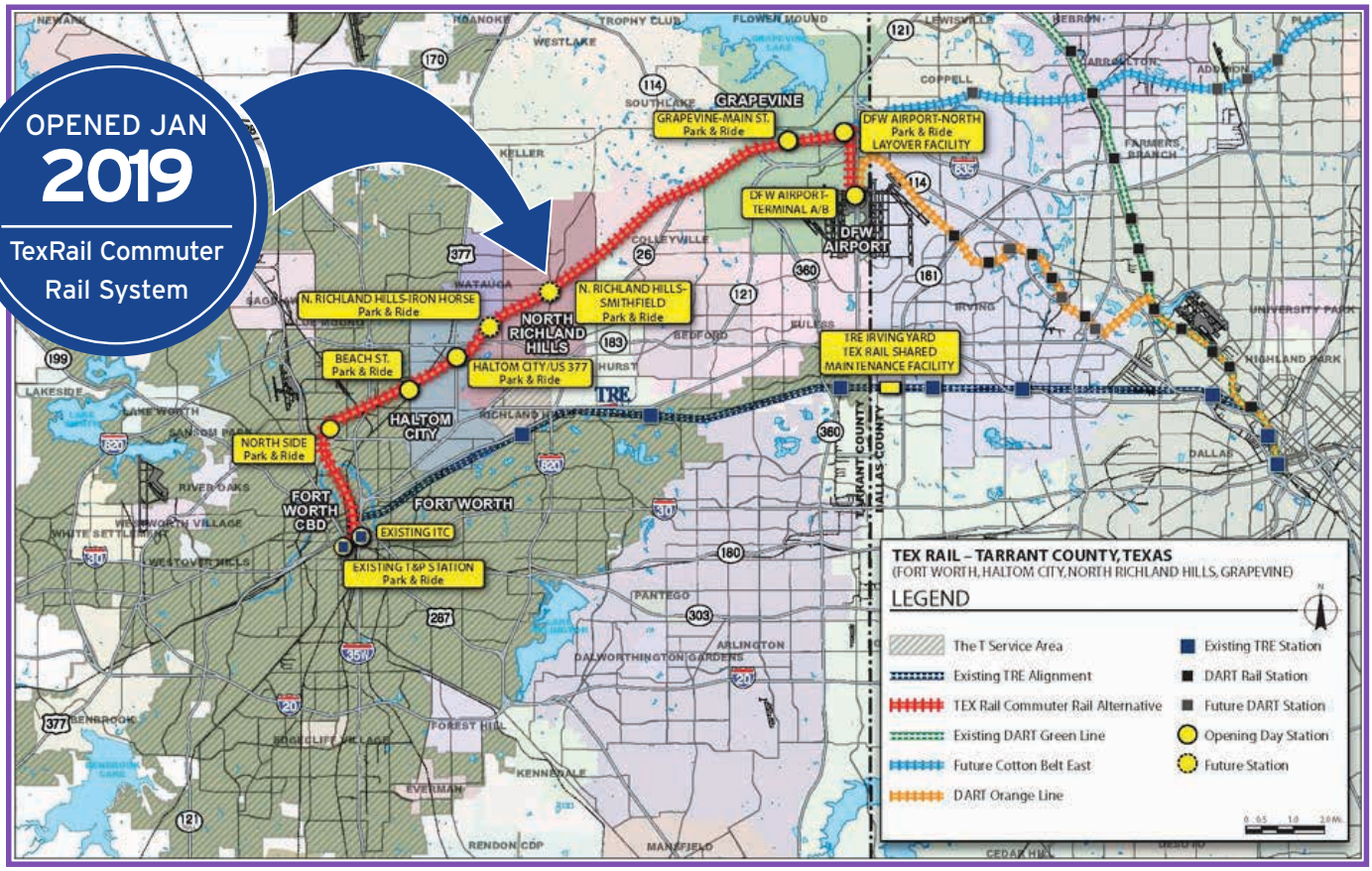
Dallas-Fort Worth International Airport

- 17 miles from Downtown
- 75+ MILLION passengers in 2019
- 260 destinations
- 23 carriers

Every major city in the continental United States can be accessed within four hours

Approximately 205,000+ passengers daily

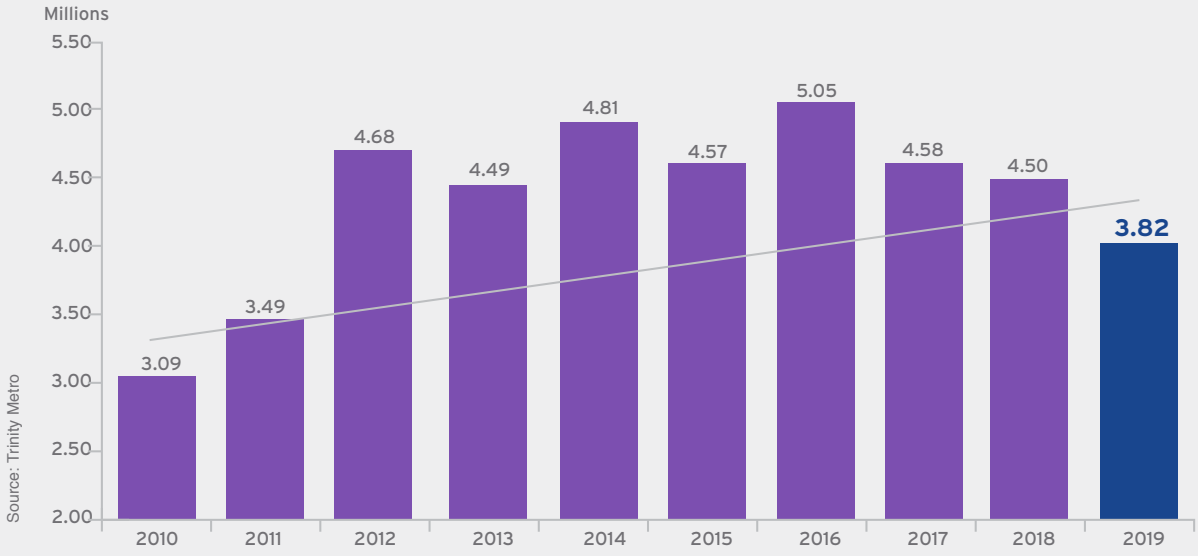
Meacham International Airport, Texas' premier general aviation facility, is located just 5 miles from Downtown



Service on the new 27-mile commuter rail connecting Downtown Fort Worth to DFW International Airport began in January 2019. During opening weekend, more than 11,000 passengers rode TEXRail, ridership increased to 8,000 daily riders by the end of 2019. Trinity Metro has received funding for an expansion of the rail by 2.1 miles south into the Near Southside.

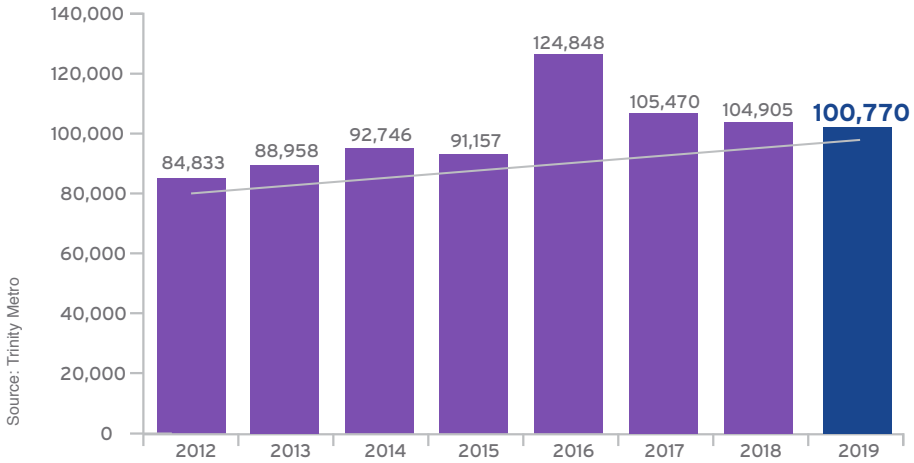
TEXRail

Annual Ridership for Bus Routes Serving Downtown Fort Worth 2010-2019



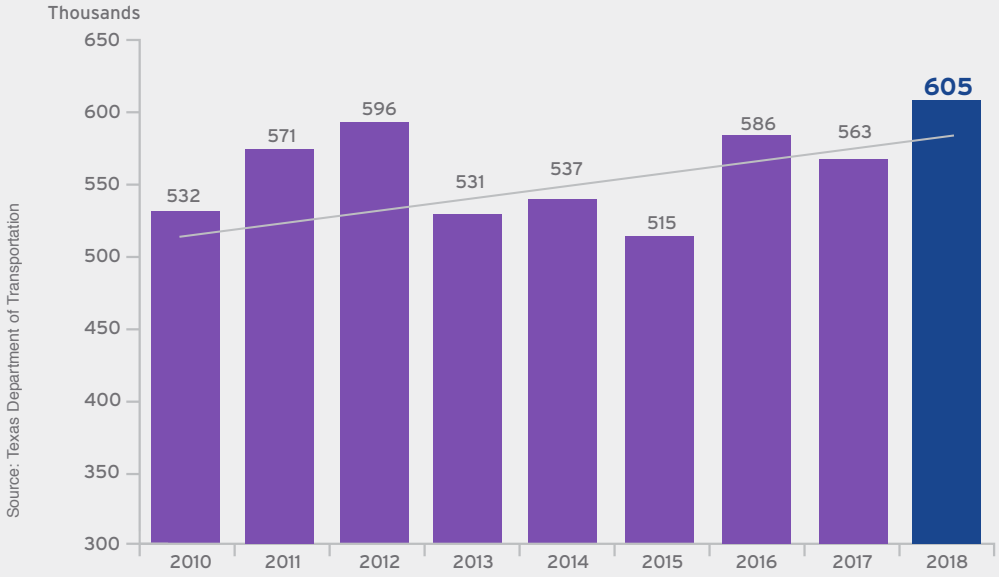
Source: Trinity Metro

Annual Ridership for Molly the Trolley Serving Downtown Fort Worth 2012-2019



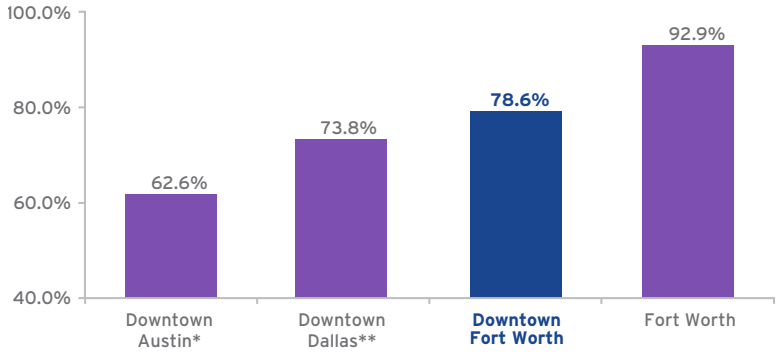
Source: Trinity Metro

Average Daily Traffic Count on Selected State and National Highways Serving Downtown Fort Worth



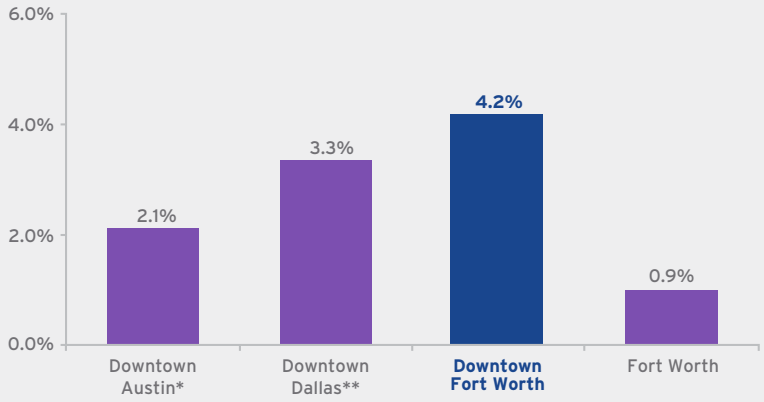
Source: Texas Department of Transportation

Means of Transportation to Work: Car, Truck or Van



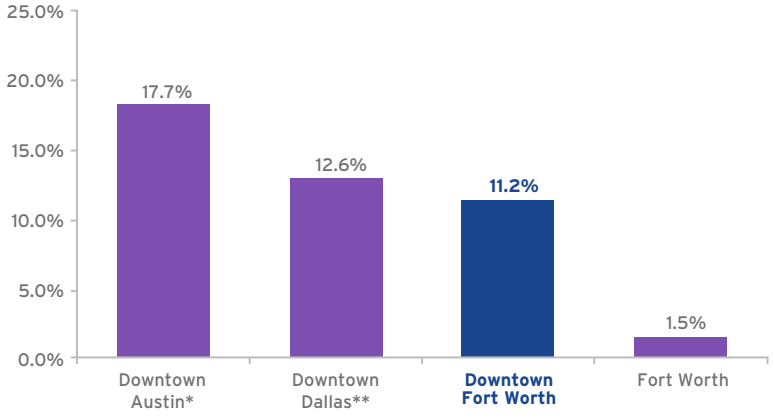
*ZIP code 78701 is used for downtown Austin.
Source: U.S. Census Bureau 2016.
**ZIP codes 75201 and 75202 are used for downtown Dallas.

Means of Transportation to Work: Public Transportation



*ZIP code 78701 is used for downtown Austin.
Source: U.S. Census Bureau 2016.
**ZIP codes 75201 and 75202 are used for downtown Dallas.

Means of Transportation to Work: Walk or Bike



*ZIP code 78701 is used for downtown Austin.
Source: U.S. Census Bureau 2016.
**ZIP codes 75201 and 75202 are used for downtown Dallas.

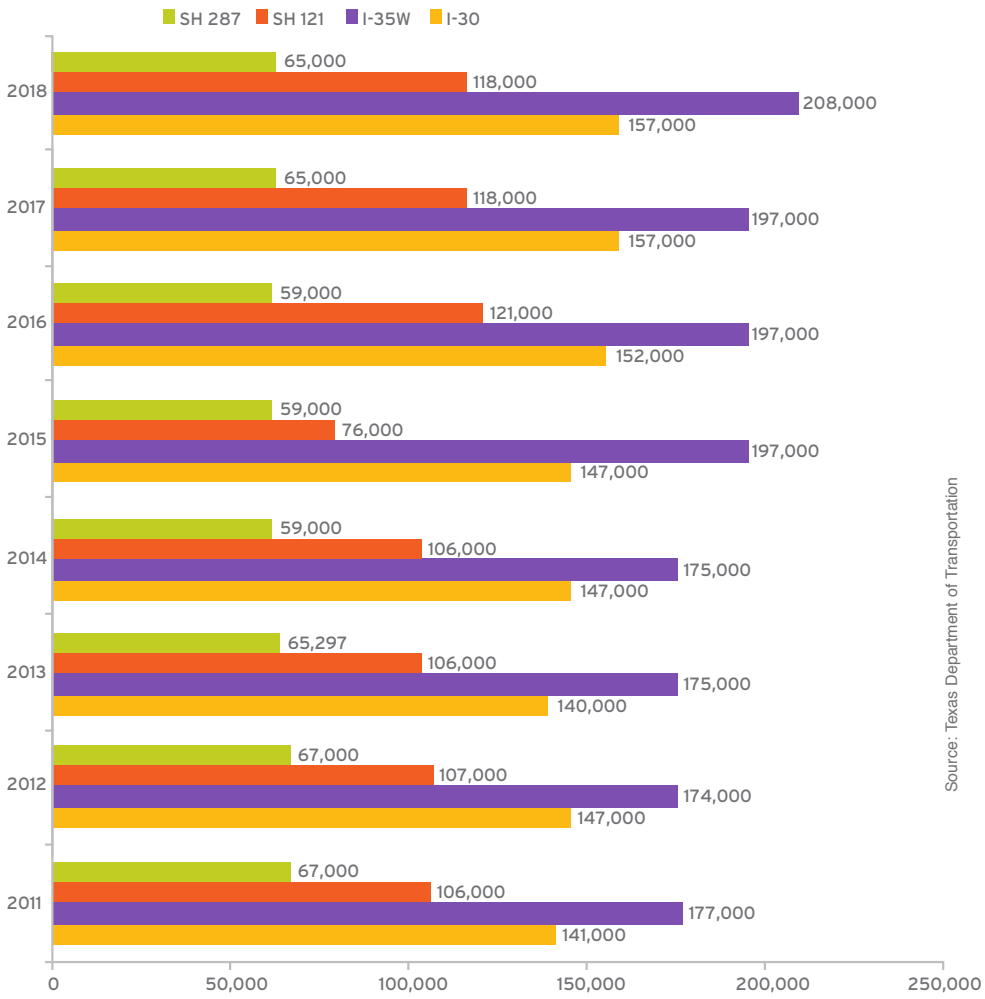
Additional categories of Means of Transportation are tracked by the U.S. Census Bureau but are not graphed in this publication.

In 2018, construction was completed on a $1.6 billion project to rebuild 10 miles of I-35W north of I-30 to North Tarrant Parkway. This increased capacity by adding four toll lanes, auxiliary lanes and additional frontage road segments.

Average Daily Traffic Count

Selected State and Federal Highways Serving Downtown Fort Worth

All counts were taken within a radius of 2 miles from the intersection of I-30 and I-35W, SH 121 and SH 287 in Downtown Fort Worth.



Source: Texas Department of Transportation

Downtown Parking Availability	
Parking spaces	41,866
Total metered spaces	1,967
Free evening and weekend parking spaces	3,311
Free daytime 1-hour parking spaces	300
Free daytime 2 1/2-hour spaces with validation	164

Source: Downtown Fort Worth, Inc.

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Sheraton Hotel Fort Worth

PID Downtown Ambassadors

Credits

Downtown Fort Worth, Inc., is grateful to the following organizations and individuals for their assistance in producing the *State of Downtown* publication:

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Real Estate Broker
Mary Margaret Davis
Real Estate Team

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City of Fort Worth

Andrea Timbes
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Visit Fort Worth

Phil Dupler
Director of Planning
Trinity Metro

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Downtown Fort Worth, Inc. Publications

- *Annual Report*
- *In View*
- *Residential Survey Report*
- *State of Downtown*

Information Sources

City of Fort Worth
CoStar
Downtown Fort Worth, Inc.
ESRI
Federal Housing Finance Agency
Nash Elementary School
National Association of Realtors
North Texas Real Estate Information System, Inc.
Office of Governor, Economic Development and Tourism
Smith Travel Research
St. Paul's Lutheran School
Tarrant County Appraisal District
Tarrant County Clerk
Tarrant County College
Texas A&M Real Estate Center
Texas A&M School of Law
Texas Comptroller of Public Accounts
Texas Department of Transportation
Texas Workforce Commission
The North Central Texas Council of Governments
Trinity Metro
U.S. Bureau of Economic Analysis
U.S. Bureau of Labor Statistics
U.S. Census Bureau
U.S. Department of Commerce
University of Texas at Arlington
Visit Fort Worth
Young Women's Leadership Academy

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TRINITY RIVER WEST FORK

TRINITY RIVER CLEAR FORK

DOWNTOWN FORT WORTH

RECENT, PLANNED and UNDER CONSTRUCTION

1. KELLEY at SAMUELS AVE
   353 Units R
2. ROCKLYN APARTMENTS
   274 Units R
3. JAMESON APARTMENTS
   387 Units UC
4. PANTHER ISLAND
   Flood Control Project UC

5. HERITAGE PARK P
   Restoration/Master Plan
6. 904 COLLIER
   51 Units P
7. FROST TOWER FW
   278,000 SF OFFICE R
8. SANDMAN SIGNATURE
   240 Rooms UC
9. KIMPTON HOTEL
   232 Rooms UC
10. FIRST ON 7th UC
    Retail/Office Renovations
11. BURNETT LOFTS
    330 Units UC

12. HEMPHILL/LAMAR
    Vehicle/Ped Tunnel UC
13. TEXRail
    27 Mile Commuter Rail R
14. 901 COMMERCE
    271 Units P

15. TEXPRESS I-35W R
    MANAGED EXPRESS LANES
16. AVID HOTEL
    106 Rooms P
17. THE SINCLAIR HOTEL
    164 Rooms R
18. THE DASH
    E-Bus Circulator R
19. AC HOTEL by MARRIOT
    246 Rooms UC

20. THE HUNTLEY
    295 Units P
21. ROCK ISLAND FLATS
    117 Units P
22. 3rd STREET UNDERPASS
    Mural Project P
23. HILTON GARDEN INN
    150 Rooms P

24. TEXAS A&M LAW
    Future Expansion P
25. BUTLER PLACE
    Redevelopment P
26. I.M. TERRELL ACADEMY
    for STEM/VPA R

27. ALEXAN SUMMIT
    380 Units R
28. QUIKTRIP UC
    7,000 sf Convenience Store

29. SUMMIT AVE SR. LIVING
    187 Units P
30. CONVENTION CENTER
    Arena Demo/CC Expansion
    Commerce St. Realignment P
31. T&P STATION P
    Pedestrian Improvements
32. 1000 WEATHERFORD
    310 Units P
33. KENT LOFTS
    225 Units P

RESIDENTIAL
MASTER REDEVELOPMENT
PARK RESTORATION
COMMERCIAL
TRANSPORTATION/ PUBLIC REALM
HOTEL
ACADEMIC INSTITUTIONS

R - Recent P - Planned UC - Under Construction

Map data © 2018 DFWI

Downtown Fort Worth INC.

PID DOWNTOWN FORT WORTH

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