

Downtown Fort Worth Commercial Market Report



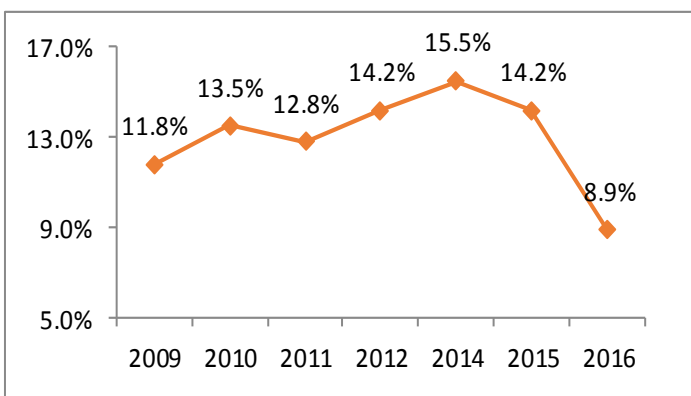
4th Quarter 2016

777 Taylor Street, Suite 100, Fort Worth, TX 76102 ★ (817) 870-1692 ★ www.dfwi.org

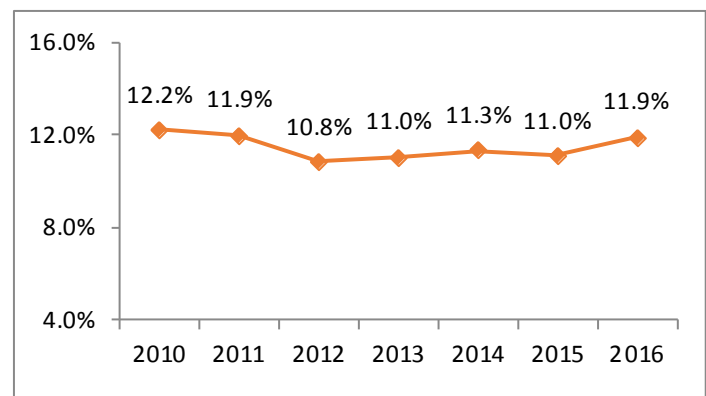
Gross Sales, Downtown Fort Worth

Industry	NAICS	2Q 2015	2Q 2016	Number of Outlets 2015/2016	Change
Construction	23	\$62,138,427	\$38,101,945	45/48	-38.7%
Manufacturing	31	\$48,419,481	\$36,731,103	49/51	-24.1%
Retail Trade	44	\$71,560,078	\$25,924,800	129/126	-63.8%
Food and Beverage Stores	445	\$2,065,213	\$1,827,784	14/16	-11.5%
Clothing and Clothing Accessories Stores	448	\$3,258,994	\$4,160,134	23/22	27.7%
Grocery Stores	4451	\$1,684,606	\$1,287,511	8/9	-23.6%
Gasoline Stations with Convenience Stores	447110	\$2,446,784	\$3,235,656	6/7	32.2%
Finance and Insurance	52	\$3,712,527	\$3,669,852	38/37	-1.1%
Real Estate and Rental and Leasing	53	\$10,349,781	\$11,169,347	41/43	7.9%
Professional, Scientific, and Technical	54	\$41,031,671	\$52,719,463	77/77	28.5%
Administrative Support	56	\$4,443,153	\$4,993,490	34/31	12.4%
Health Care and Social Assistance	62	\$5,415,129	\$5,902,778	7/6	9.0%
Arts, Entertainment and Recreation	71	\$2,255,176	\$4,788,935	53/38	112.4%
Accommodation and Food Services	72	\$47,043,994	\$48,192,940	148/156	2.4%
Food Services and Drinking Places	722	\$35,662,647	\$37,248,068	136/145	4.4%
Limited Service Eating Places	7222	\$4,309,069	\$4,238,003	30/33	-1.6%
Special Food Services	7223	\$697,210	\$726,973	9/14	4.3%
Drinking Places	7224	\$2,805,830	\$2,871,063	23/22	2.3%
Full Service Restaurants	722110	\$26,839,989	\$28,104,669	66/67	4.7%
Other Services	81	\$18,431,895	\$19,275,778	41/40	4.6%

Sales Taxes Paid by All Industries
Downtown's Share as % of City



Accommodation and Food Services Gross Sales
Downtown's Share as % of City



Sales Amount Subject to Tax, Downtown Fort Worth

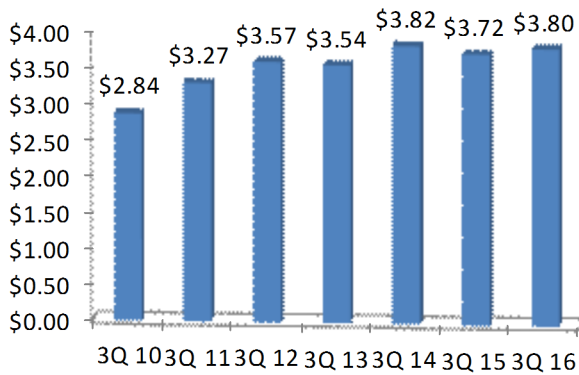
Industry	NAICS	Sales Amount Subject to State Tax		Number of Outlets 2015/2016	Change
		2Q 2015	2Q 2016		
Mining	21	\$110,843,319	\$34,913,608	30/30	-68.5%
Wholesale Trade	42	\$33,786,843	\$27,740,093	35/33	-17.9%

Retail Trade Ranked by Capita Sales (NAICS:44-45) 2Q 2016

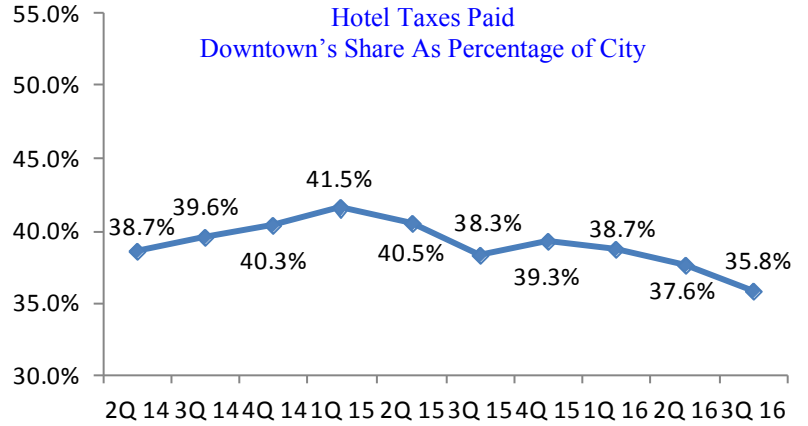
City	Population	Median Income	Gross Sales	Outlets	Per Capita Sales	Sales Per Outlets	Outlets Per 1000 Residents
Plano	277,910	\$102,569	\$1,896,008,906	2,838	\$6,822	\$668,079	10.2
Carrollton	128,342	\$77,456	\$599,688,072	1,181	\$4,673	\$507,780	9.2
Irving	232,413	\$49,995	\$1,065,287,349	1,725	\$4,584	\$617,558	7.4
McKinney	156,753	\$92,173	\$717,776,952	1,297	\$4,579	\$553,413	8.3
Denton	128,200	\$69,014	\$577,992,524	1,102	\$4,509	\$524,494	8.6
Dallas	1,281,031	\$46,880	\$5,647,145,587	11,353	\$4,408	\$497,414	8.9
Arlington	383,202	\$63,767	\$1,486,512,793	2,775	\$3,879	\$535,680	7.2
Fort Worth	812,533	\$61,433	\$2,911,058,591	5,611	\$3,583	\$518,813	6.9
Grand Prairie	185,415	\$64,814	\$662,899,871	1,432	\$3,575	\$462,919	7.7
Mesquite	144,289	\$58,079	\$437,169,819	1,001	\$3,030	\$436,733	6.9
Garland	235,597	\$56,172	\$639,969,404	1,592	\$2,716	\$401,991	6.8

Millions

Hotel Taxes Paid
Downtown Fort Worth



Hotel Taxes Paid
Downtown's Share As Percentage of City



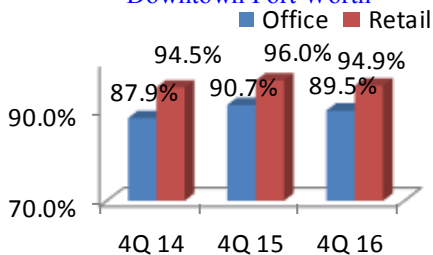
Accommodation and Food Services Ranked by Per Capita Sales (NAICS:720)

City	Gross Sales	Outlets	Per Capita Sales	Sales Per Outlets	Outlets Per 1000 Residents
Plano	\$219,902,379	1,152	\$791	\$190,887	4.1
Dallas	\$983,336,486	4,842	\$768	\$203,085	3.8
Irving	\$164,108,618	840	\$706	\$195,367	3.6
Denton	\$83,182,473	476	\$649	\$174,753	3.7
Arlington	\$243,184,962	1,071	\$635	\$227,063	2.8
Fort Worth	\$452,667,092	2,458	\$557	\$184,161	3.0
Mesquite	\$75,550,750	305	\$524	\$247,707	2.1
McKinney	\$75,302,177	367	\$480	\$205,183	2.3
Carrollton	\$60,502,951	425	\$471	\$142,360	3.3
Garland	\$89,114,063	534	\$378	\$166,880	2.3
Grand Prairie	N.A	N.A	N.A	N.A	N.A

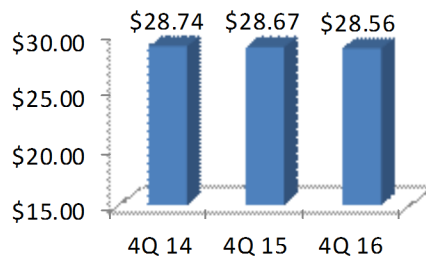
Data presented in this report are derived from the following sources: Sales and sales tax data are from the Texas Comptroller of Public Accounts, office and retail occupancy rates from the Costar Group. For more information contact Arrie Mitchell at 817-484-3633 or arrie@dfwi.org

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Office/Retail Occupancy Rates
Downtown Fort Worth



Class A Office Rent
Downtown Fort Worth



Office Rental Rate
Downtown Fort Worth

Type	4Q 14	4Q 15	4Q 16
Class A	\$28.74	\$28.67	\$28.59
Class B	\$20.59	\$19.20	\$19.75
Class C	\$18.27	\$18.20	\$20.03

Full service rent (\$/SF/YR)