

STATE of DOWNTOWN 2018



Foreword

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

Downtown Fort Worth continued its outstanding momentum in 2018. 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 reached new highs.



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.












Rick Baumeister
Chairman of the Board
Downtown Fort Worth, Inc.



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

Table of Contents

 Year in Review.....	2	 Quality of Life.....	46
 Office and Employment.....	10	 Education.....	50
 Population and Housing.....	18	 Transportation.....	52
 Hospitality.....	34	 PID Advisory Board.....	58
 Retail.....	40		



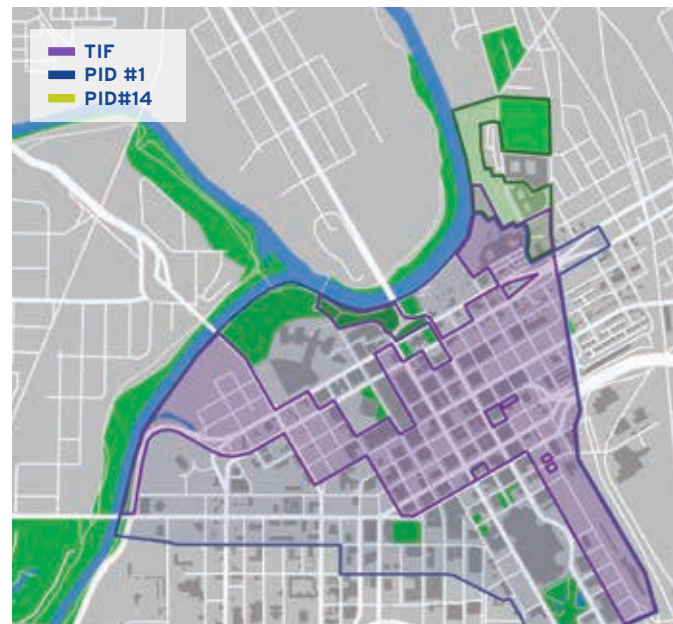
ABOUT US

DFWI's Mission

The mission of Downtown Fort Worth, Inc., 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, promotions and marketing, research, transportation, planning and security enhancements to 564 acres of Downtown.

DFWI also administers the Downtown Tax Incremental 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 Downtown Neighborhood Alliance, 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

1,571

Downtown businesses

36,397

private employees

13.8 MILLION

square feet of office space

3,051

hotel rooms

7,783

Downtown residents

4,323

residential units



45,245

Downtown employees (all jobs)

\$82,635

average private payroll
per employee

\$3 BILLION

private payroll in 2016

At **\$3,007,652,000**
Downtown generates a larger
payroll than any other
employment center in the
county, contributing

18.7 times
its geographic
weight in
private payroll



\$3.8 Billion

appraised value of property in Downtown Fort Worth in 2018

\$88.5 Billion

appraised value of property in the City of Fort Worth in 2018

\$228.1 Billion

appraised value of property in Tarrant County in 2018



\$19.4 Million

in hotel taxes paid in Downtown 2018

\$63 Million

in property taxes paid in Downtown in 2018

\$2,407,000,000

in total taxes paid Downtown 1992-2018



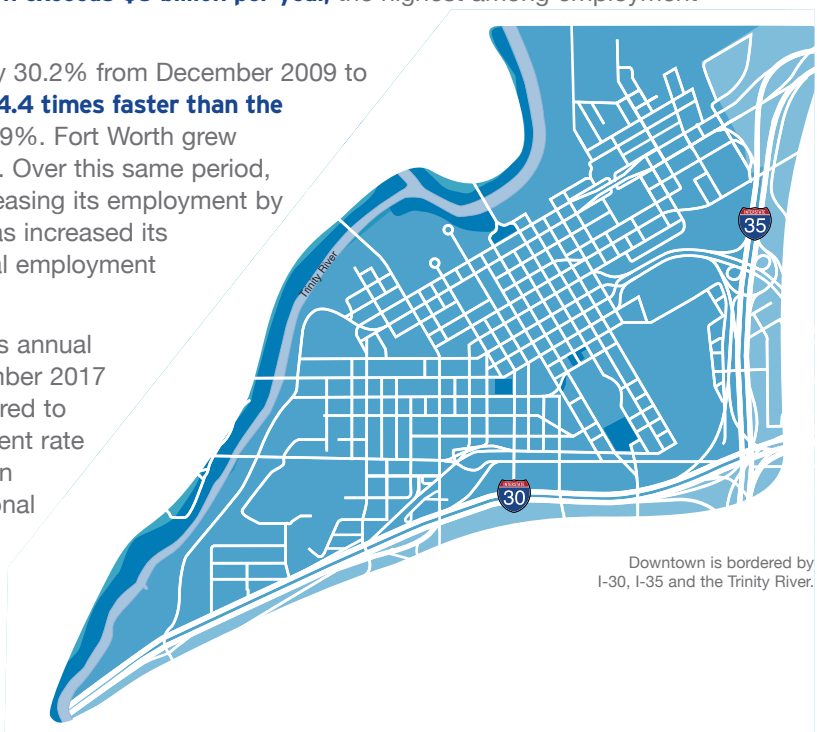
Sources: City of Fort Worth, Downtown Fort Worth, Inc., Tarrant County, U.S. Census Bureau, State of Texas

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 30.2% from December 2009 to December 2018. This growth rate is **4.4 times faster than the national labor force**, which grew at 6.9%. Fort Worth grew 1.9 times faster than Texas at 15.8%. Over this same period, Fort Worth added 112,863 jobs, increasing its employment by 36.8%. During the same period, Texas increased its employment by 21.5%, while national employment increased by 13.7%.

The Fort Worth-Arlington metro area's annual employment growth rate from December 2017 to December 2018 was 3.3% compared to 1.9% for the nation. The unemployment rate for the City of Fort Worth was 3.4% in December 2018, lower than the national rate of 3.9%.

The Dallas-Fort Worth-Arlington metropolitan area's population grew from 5,161,544 in 2000 to 7,104,415 in 2016. **15.5% of this regional growth is attributed to Fort Worth.**

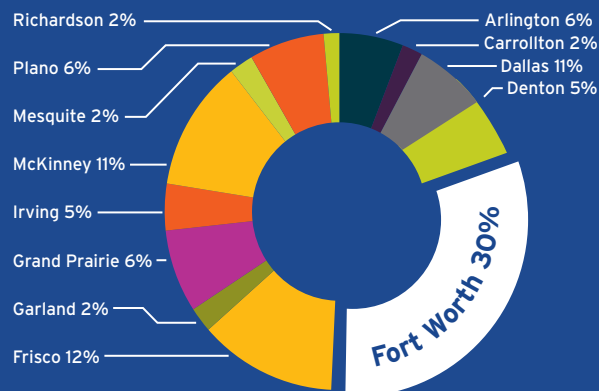


Population: From 2000 to 2016, 30.2% of regional population growth (for cities with more than 100,000) occurred in Fort Worth. Dallas contributed 11.2%.

Source: U.S. Census Bureau



Contribution of Fort Worth to Regional Growth

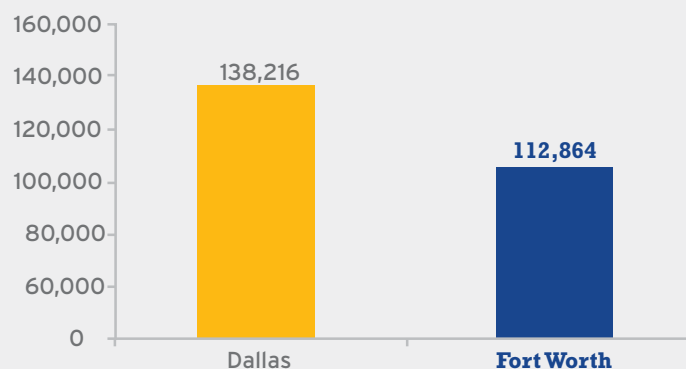


Source: U.S. Census Bureau 2016

Employment: Employment in Fort Worth grew by 36.8% from December 2009 to December 2018. In Dallas it grew by 25.6%.

Source: Texas Workforce Commission

Job Growth From December 2009 to December 2018





Office: Occupancy of Class A office space in Downtown Fort Worth in 4Q 2018 was 81.4%.

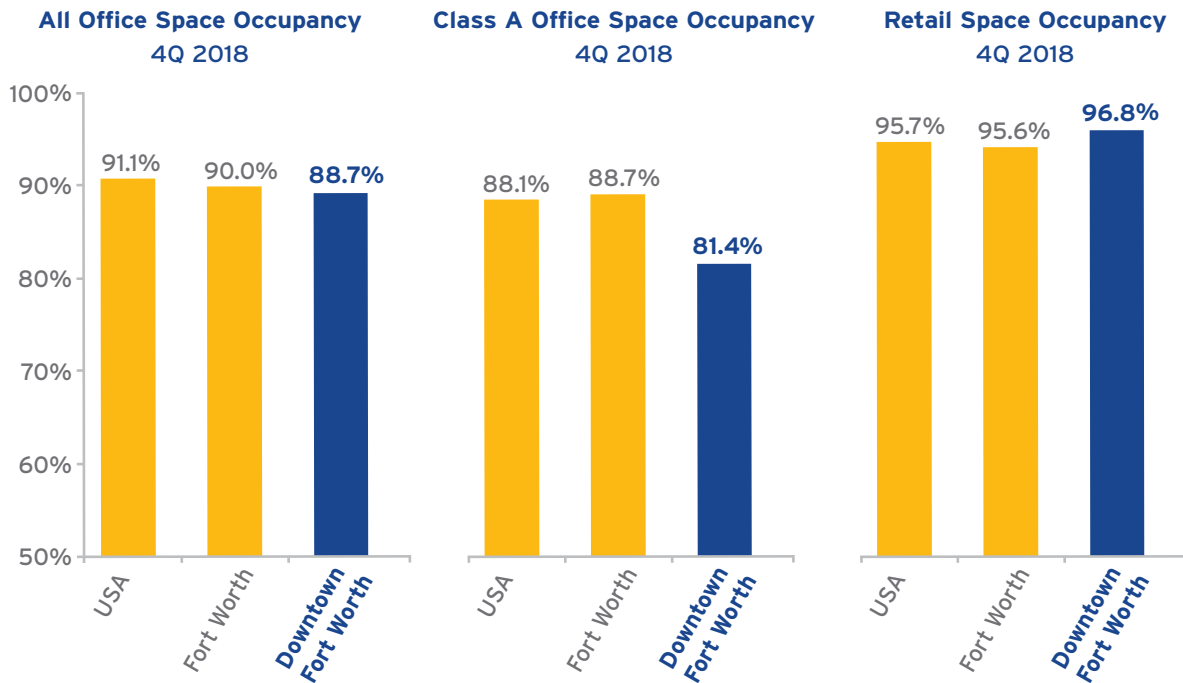
In 2018, 259,000 sq/ft of Class A office space was added to the market in the 25-story Frost Tower.

While negative absorption in 2018 includes the new Frost Tower, 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, Chamber and DFWI efforts are aligned to do this.

Leasing Activity, Share of Market

SPACE (SF)	2017	2018
<4,000	68%	70%
4,001–10,000	22%	18%
>10,001	10%	12%

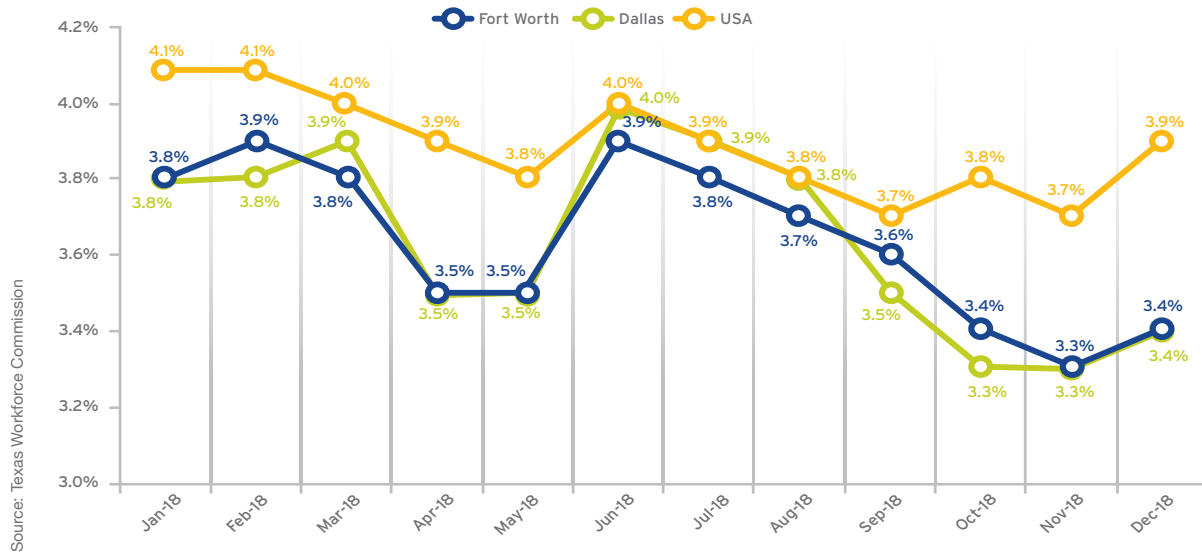
Source: CoStar



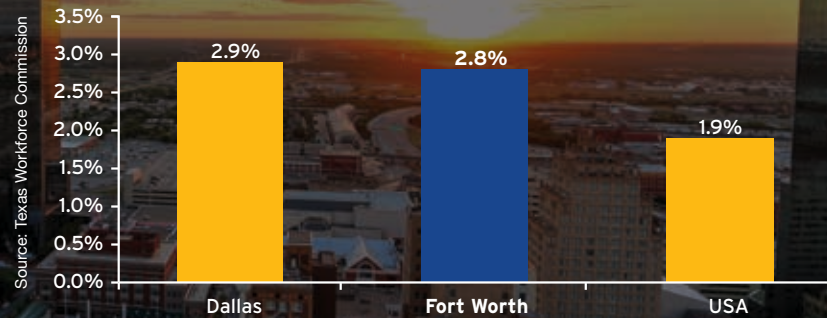
Source: CoStar



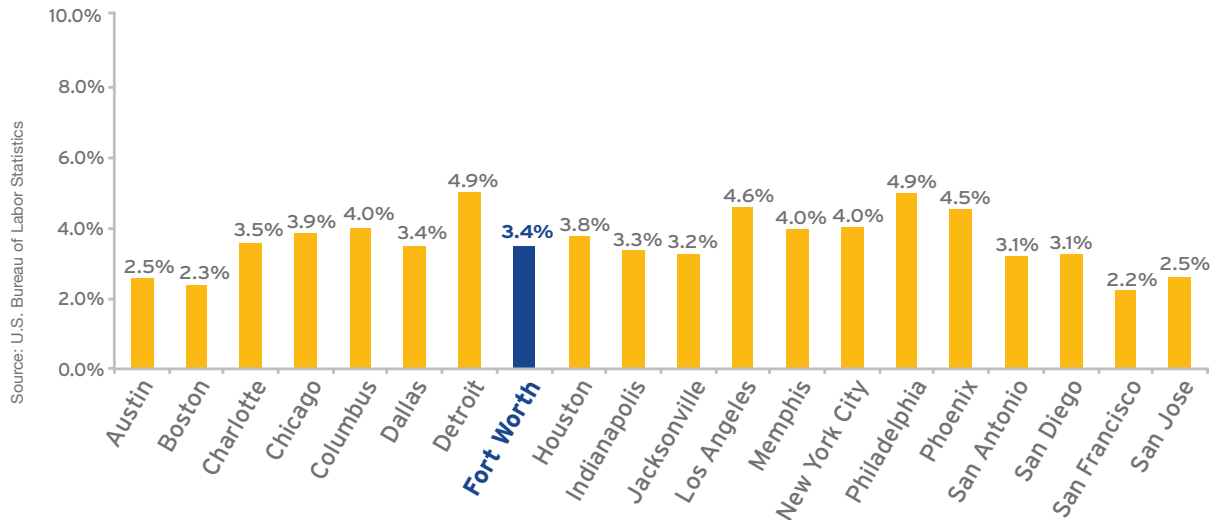
Unemployment Rate in 2018



Employment Growth December 2018 Over December 2017



Unemployment Rate Among 20 Largest U.S. Cities December 2018





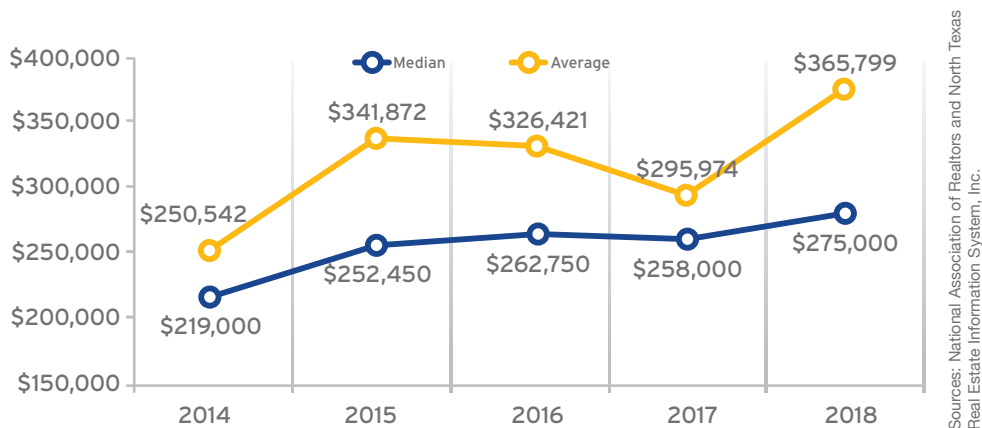
Residential: Development remained strong in Downtown with 1,061 units added and an additional 329 units under construction by December of 2018. Alexan Summit, a 373-unit apartment community; Broadstone 5th and Summit, a 345-unit apartment community adjacent to the Pier One Building; and The Kelley at Samuels Avenue, a 380-unit apartment community, all completed construction in 2018. Currently under construction is 311 Nichols, a 55-unit apartment community nearing completion, and Rocklyn, a 274-unit apartment community on Samuels Avenue which broke ground in 2018. Several new projects are expected to break ground in 2019; at time of publication, there are 1,689 units in seven projects at some stage of the planning process.

The multifamily average rent in Downtown has increased by 17.1% since 2015, to \$1.85 per square foot.

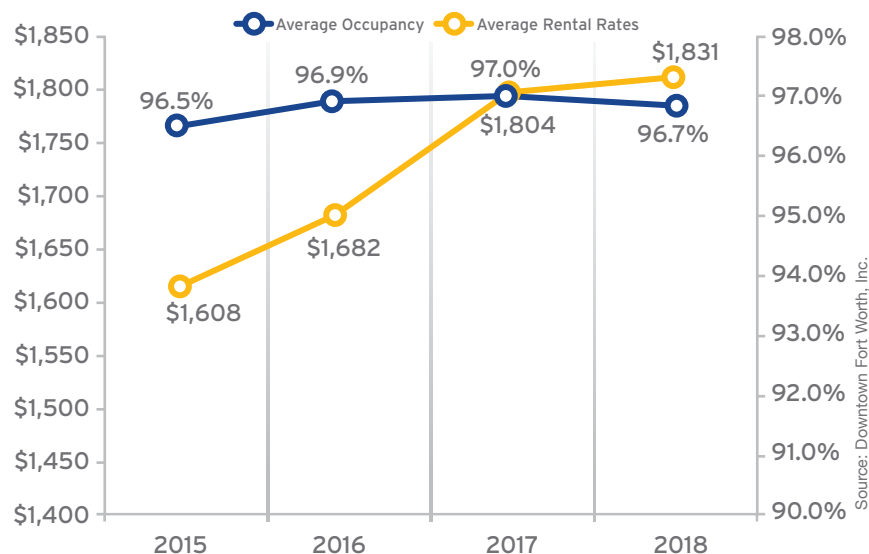
Apartment occupancy averaged 96.7% in 2018.

Demand for condominiums and townhomes remained high in 2018. **93 owner-occupied units sold in 2018** through MLS, while prices continued to increase. Through the fourth quarter of 2018, the average price per square foot for a Downtown residential unit sold through the MLS system was **\$268, a 35.4% increase since 2014.**

Price of Condos and Townhomes Sold by Year



Average Apartment Rental Rates and Average Occupancy Rates



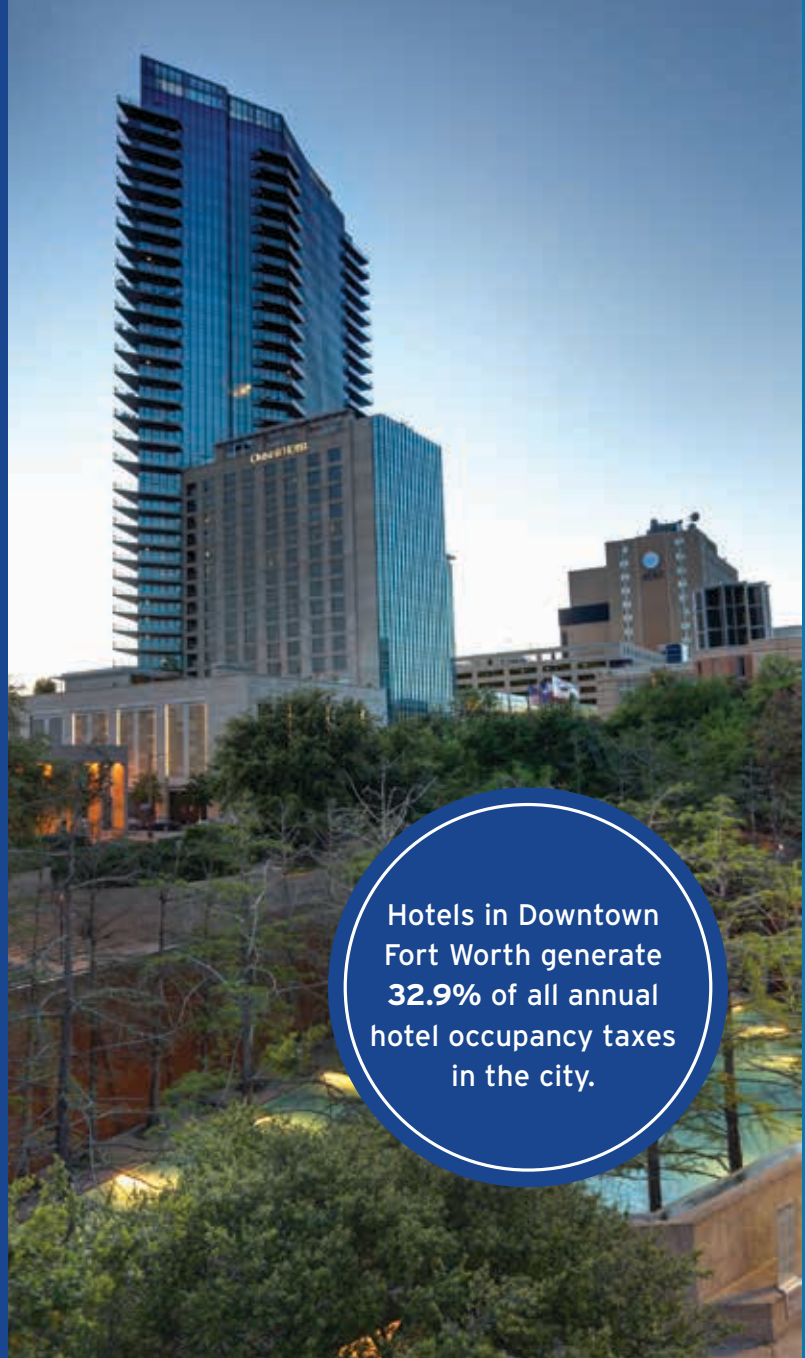
Hospitality: Downtown Fort Worth hotels have consistently outperformed the national market and other large markets in the Dallas-Fort Worth metropolitan area. As a result, a new wave of hotel development is occurring in Downtown. In 2017, two projects added 359 rooms. In 2018, Aloft Downtown Fort Worth remodeled six floors of One City Place tower into a 180 - room hotel. The Marriott Autograph is remodeling the Sinclair Building into a 164-room hotel and the AC Hotel broke ground on a 16-story, 246-room hotel on Main Street. These projects, combined with three other hotel projects currently in the planning process; are poised to bring an additional 1,308 rooms to Downtown.

The occupancy rate in 2018 was **73.8%**, higher than the national average of **66.2%**. Revenue per available room (RevPAR) was \$121.81, significantly above the national average of \$85.96.

Hotel occupancy taxes paid in Downtown averaged \$4,846,784 per quarter in 2018.

While 20% of all Fort Worth hotel rooms are located Downtown, 32.9% of all Fort Worth hotel occupancy taxes were paid in Downtown.

Hotels in Downtown Fort Worth generate **32.9%** of all annual hotel occupancy taxes in the city.



Omni Fort Worth Hotel

Hotel Occupancy Taxes Paid Downtown Fort Worth by Quarter

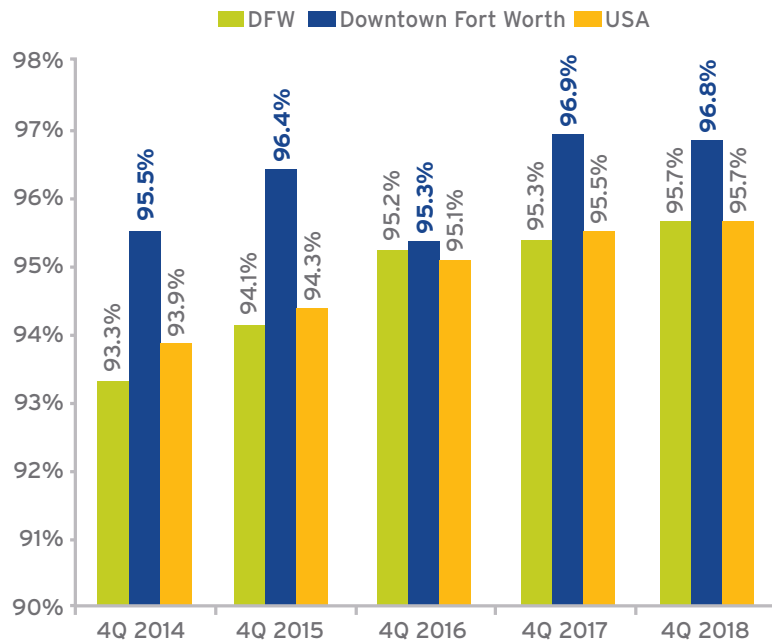




Retail: The Downtown retail market continues to tighten. With strong year-over-year growth, Downtown continues to attract national and local retailers and restaurants.

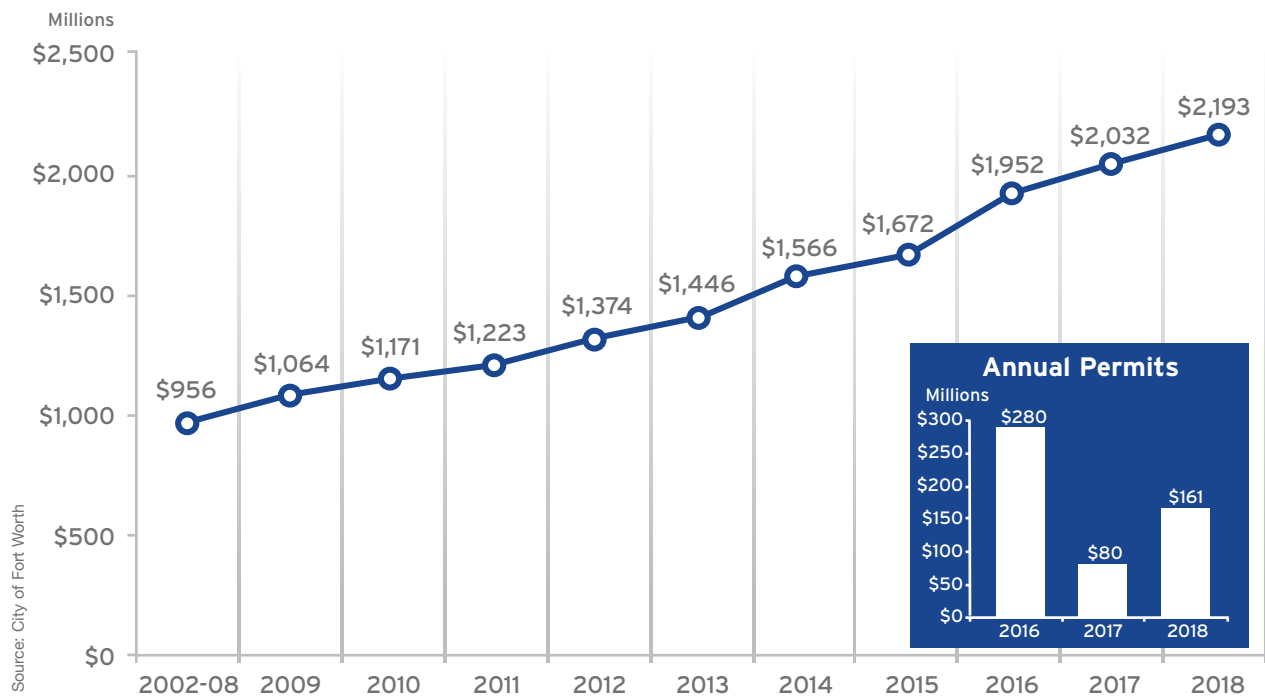
Retail occupancies maintained a robust rate of 96.8% in existing space. The average rent per square foot for retail space in Downtown was \$22.68.

Retail Occupancy Rate



Sundance Square Retail

Cumulative Value of Building Permits Downtown Fort Worth 2002 - 2018





**\$521
Million**

in New Construction
Permits from
2016-2018





COMPANIES GET MORE IN DOWNTOWN.

Bank of America, Chase, Frost Bank, Pier 1, Alcon, GM Financial, 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 the Metroplex-West's leader in office-related amenities.

777 Main

**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



45,245 jobs in Downtown



1,571 private businesses



\$3 BILLION
in private payroll



3,051 hotel rooms



253,326 sq. ft.
convention center

5,807,305 square feet

of Class A office space

Class A Office Buildings

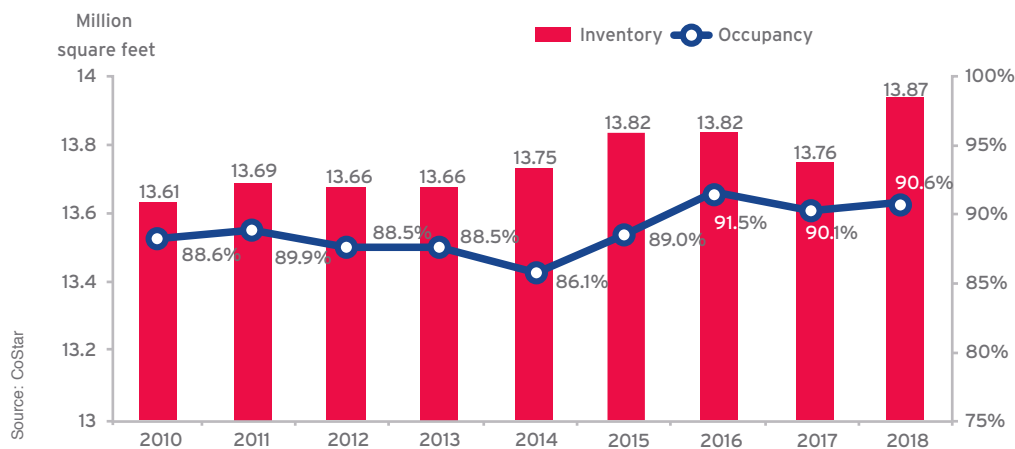
Burnett Plaza	1,024,627
777 Main	954,895
Bank of America Tower	820,509
Wells Fargo Tower	716,533
Pier One Imports Building	460,000
Two City Place	330,000
The Carnegie	280,000
Frost Tower Fort Worth	259,000
One City Place	231,365
Chase Bank Building	202,123
Cash America	135,293
Cantey Hanger	86,300
The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

Source: CoStar



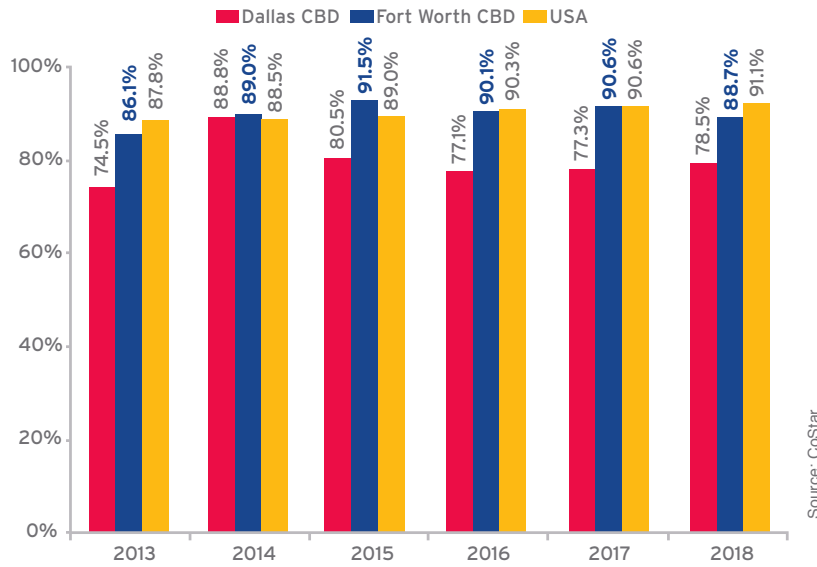
Chase Bank Building

Office Inventory and Occupancy Rate Downtown Fort Worth

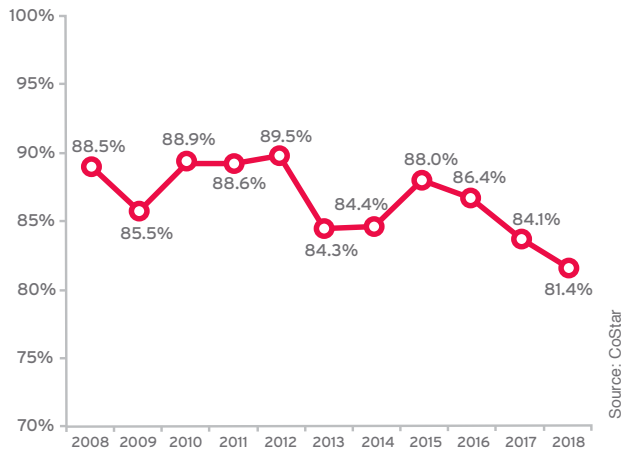




Office Occupancy Rate Fourth Quarter 2018

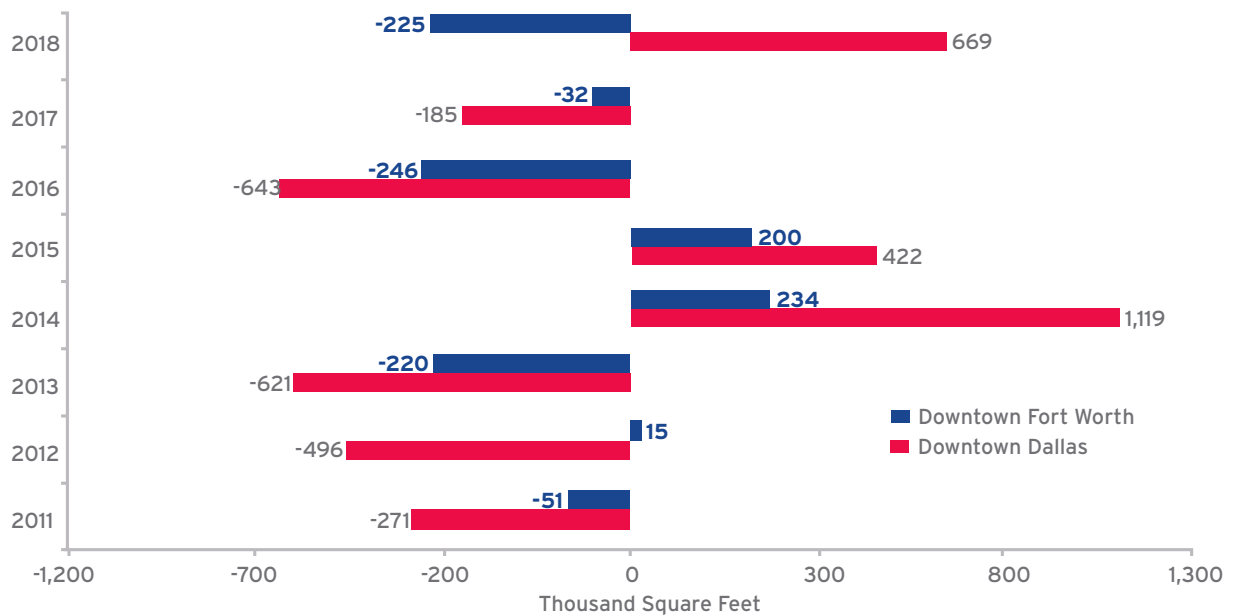


Class A Office Occupancy Rates Downtown Fort Worth



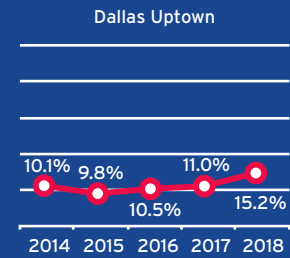
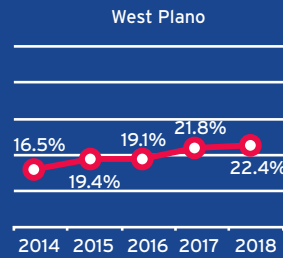
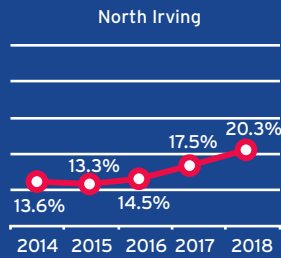
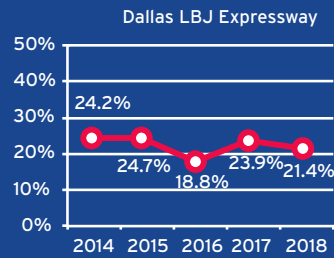
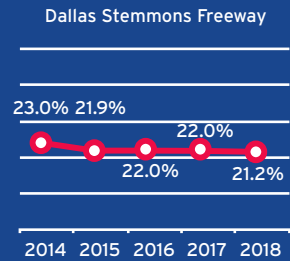
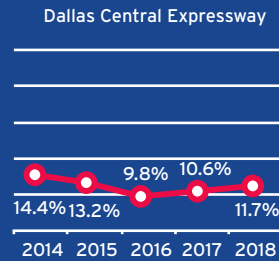
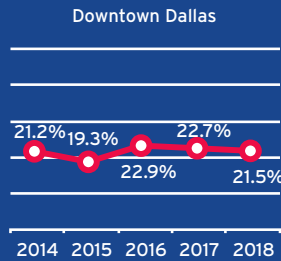
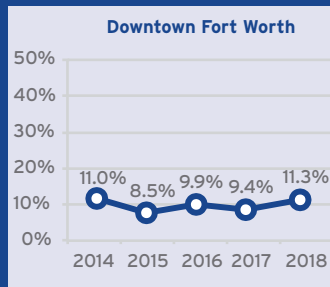
Frost Tower

Net Absorption of Office Space



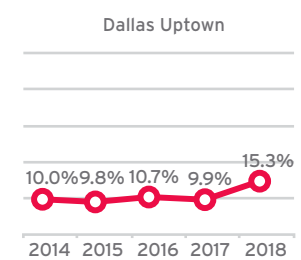
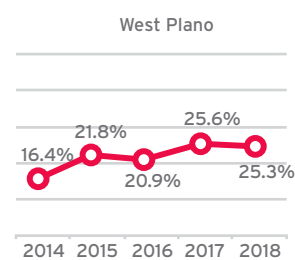
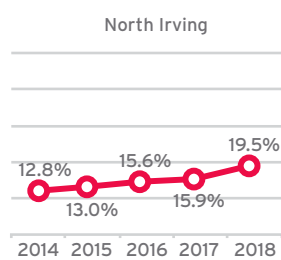
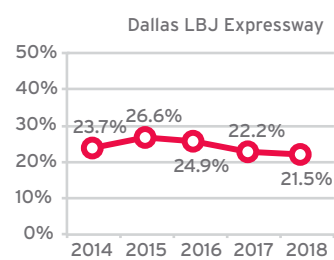
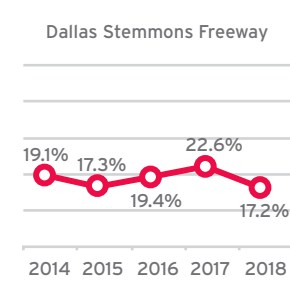
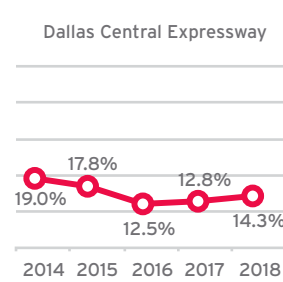
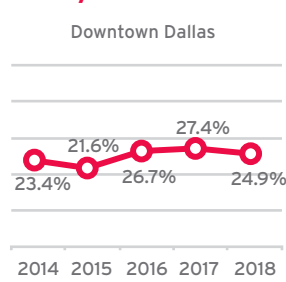
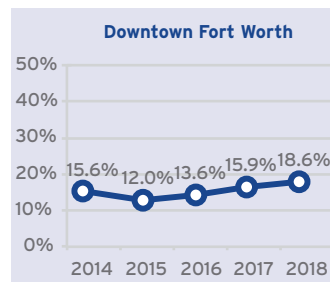
Metro Area Office Vacancy Rates

Source: CoStar – Fourth quarter 2018



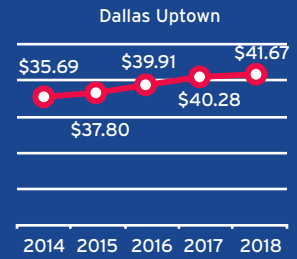
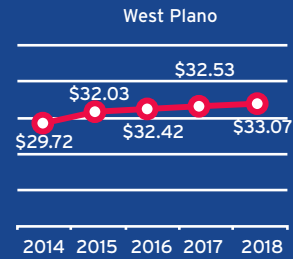
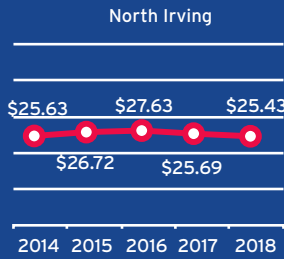
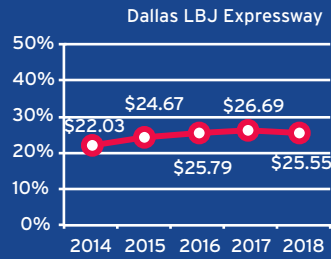
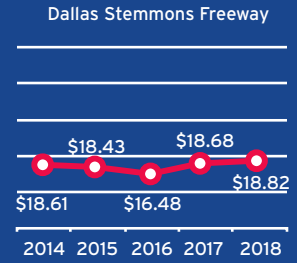
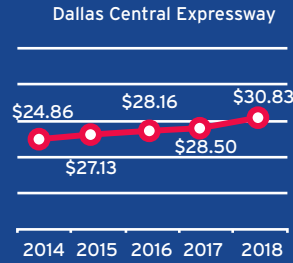
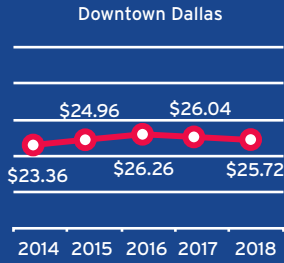
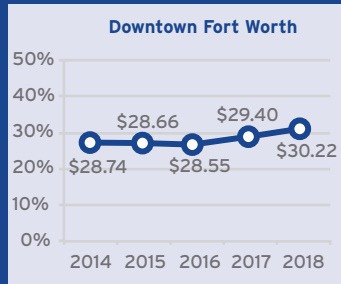
Metro Area Class A Office Vacancy Rates

Source: CoStar – Fourth quarter 2018

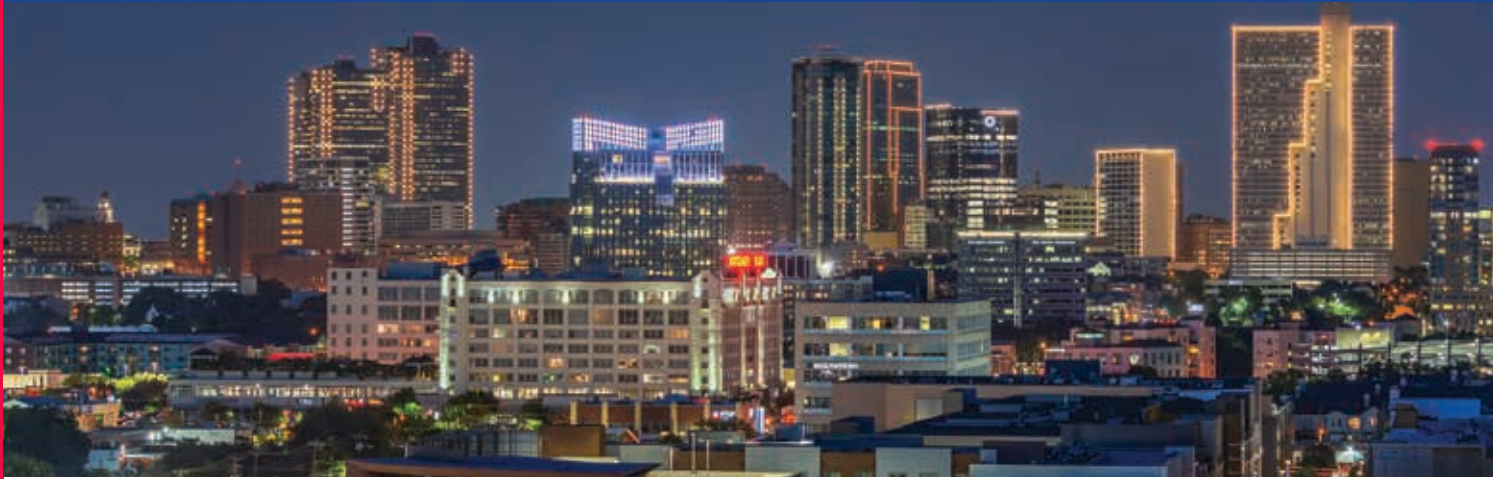




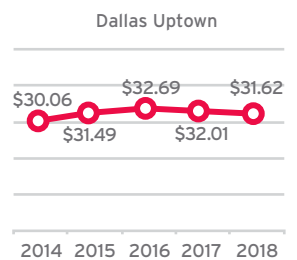
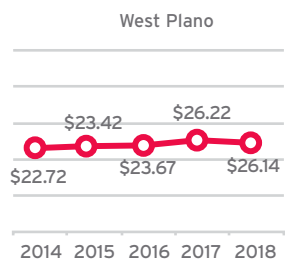
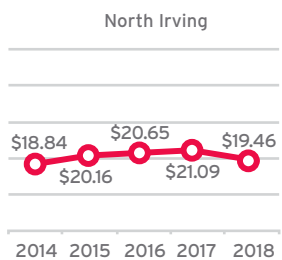
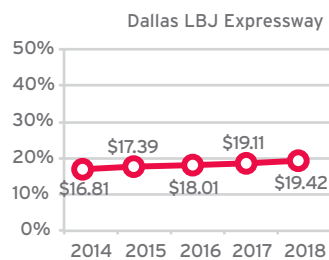
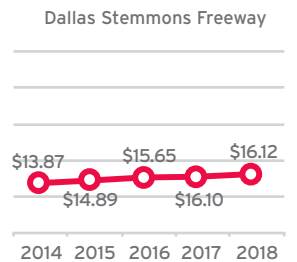
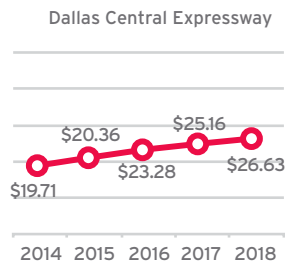
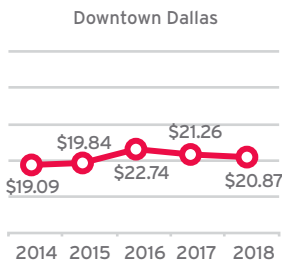
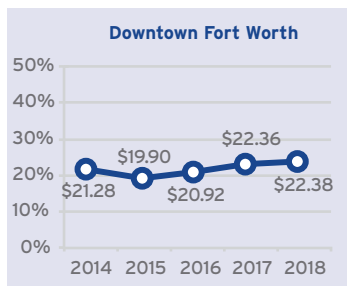
Metro Area Class A Office Rental Rates (\$/SF)



Source: CoStar - Fourth quarter 2018



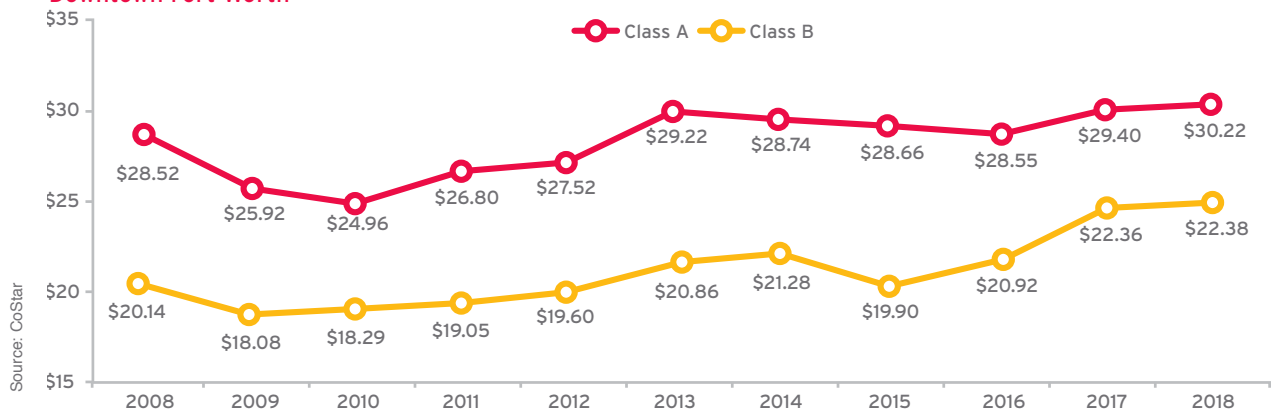
Metro Area Class B Office Rental Rates (\$/SF)



Source: CoStar - Fourth quarter 2018



Average Office Rental Rates Downtown Fort Worth

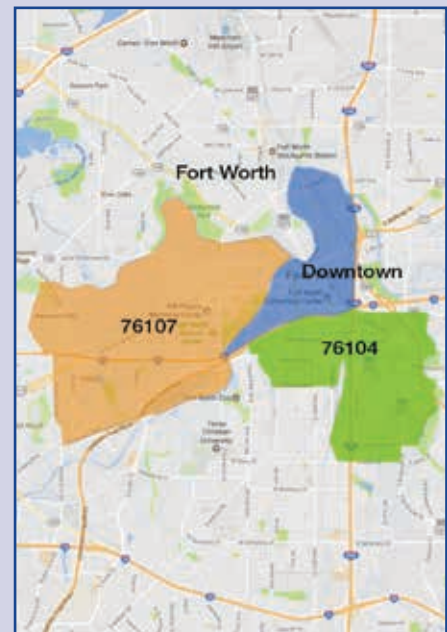
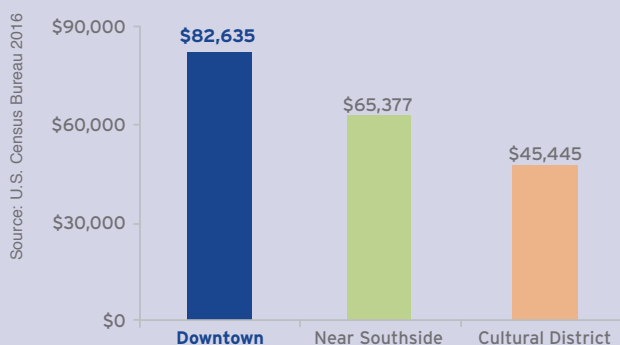


Downtown, the Near Southside and the West Side combined generate \$6,168,767,000

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.

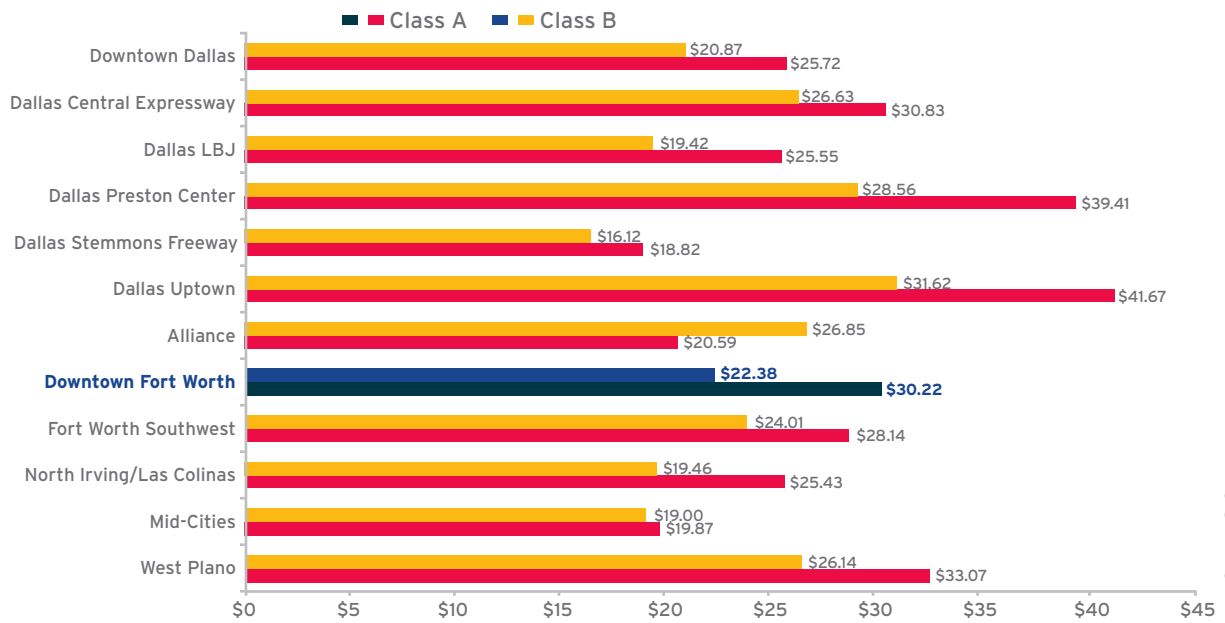
Average Payroll Per Employee in Private Sector

ZIP CODE (SUBMARKET)	PRIVATE-SECTOR EMPLOYEES	PAYROLL	PAYROLL PER EMPLOYEE
76102 (Downtown)	36,397	\$3,007,652,000	\$82,635
76104 (Near Southside)	29,822	\$1,949,685,000	\$65,377
76107 (West Side)	26,657	\$1,211,430,000	\$45,445

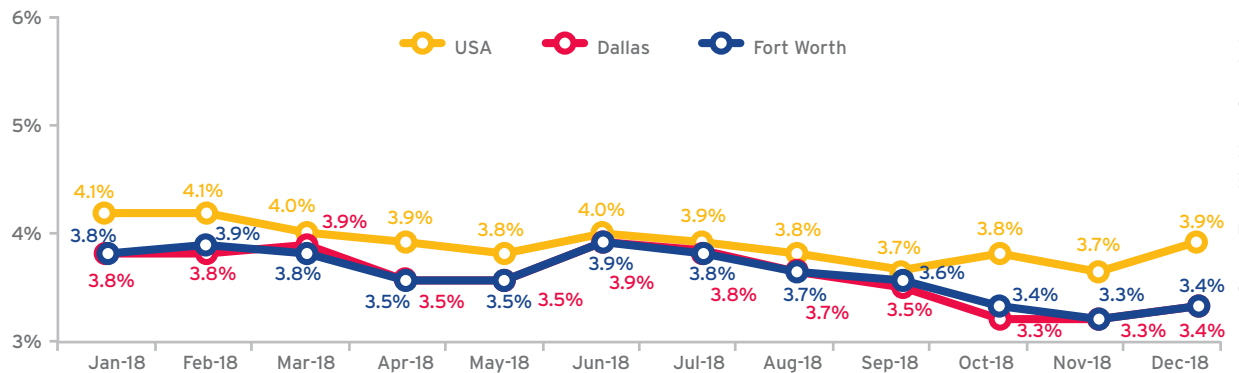




Average Class A and B Office Rent, 4Q 2018 Dallas/Fort Worth MSA (\$/SF)



Unemployment Rates in 2018



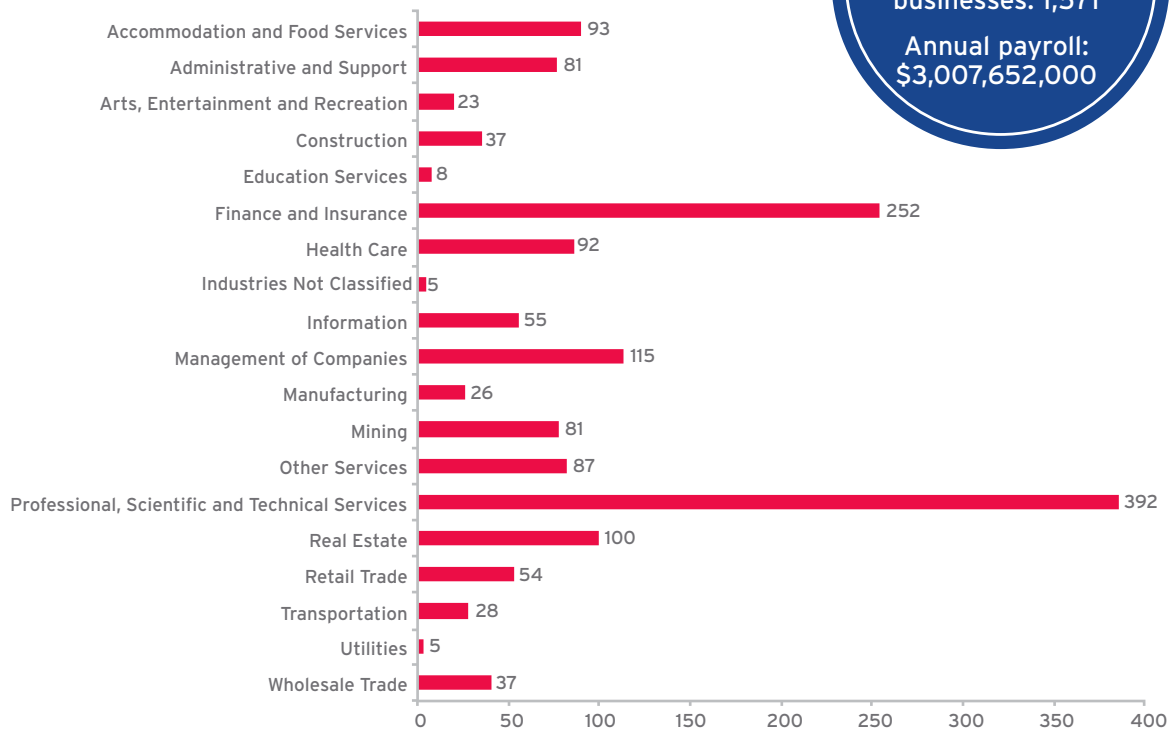


National Regional Office Statistics 4Q 2018

	AVERAGE ASKING RENT	OVERALL VACANCY RATE
Atlanta	\$24.94	11.3%
Austin	\$34.45	7.7%
Boston	\$23.28	7.6%
Chicago	\$24.79	11.9%
Dallas/Fort Worth	\$25.61	14.6%
Denver	\$26.95	9.4%
Houston	\$28.56	16.5%
Los Angeles	\$36.74	9.9%
New York	\$62.00	7.9%
Philadelphia	\$23.10	7.8%
Phoenix	\$25.61	12.6%
Seattle	\$32.63	6.1%
Washington, DC	\$25.90	12.8%

Source: CoStar

Business Profile - Number of Businesses Per Category Downtown Fort Worth



Source: U.S. Census Bureau
2016

Total private employees: 36,397

Total number of businesses: 1,571

Annual payroll: \$3,007,652,000

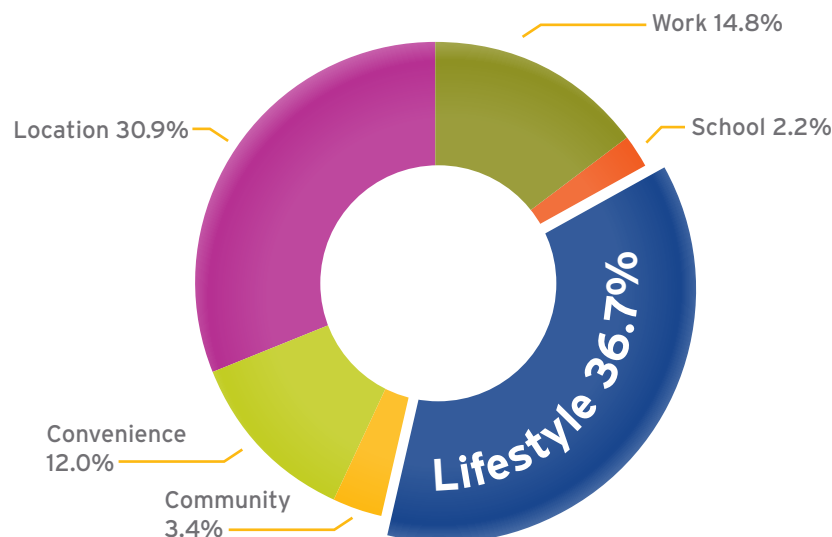


LIVING THE DOWNTOWN LIFESTYLE.

Loop in Burnett Park

The Downtown residential inventory is growing dramatically. In 2018, 1,078 new units were completed, with an additional 329 units under construction. This new product will result in a **16.3% increase in the number of Downtown units**. 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 95.8% average apartment occupancy since 2011, while increasing inventory by 77.4%



939

condo/townhomes units



3,984

apartment units



9,684 people live in Downtown

Density of 3,026 residents per square mile in Downtown (1,538 housing units/sq mile)

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

\$275,000 median sale price of Downtown condos/townhomes purchased in 2018

19.6% increase in average apartment rent since 2010 - \$1,531/2010 to \$1,831/2018



\$2 Million: top Downtown condo sale in 2018

18.2% of the 2018 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

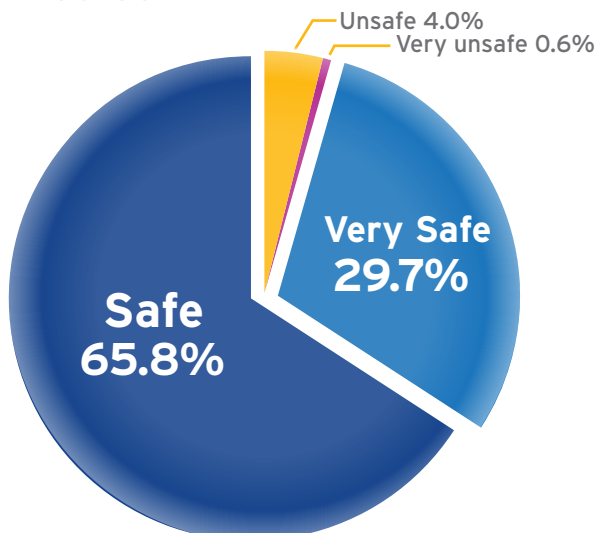
Downtown added 1,078 residential units in three projects in 2018



2,018 residential rental units planned or under construction will increase the Downtown housing stock by 41%

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 2017, 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 2017)

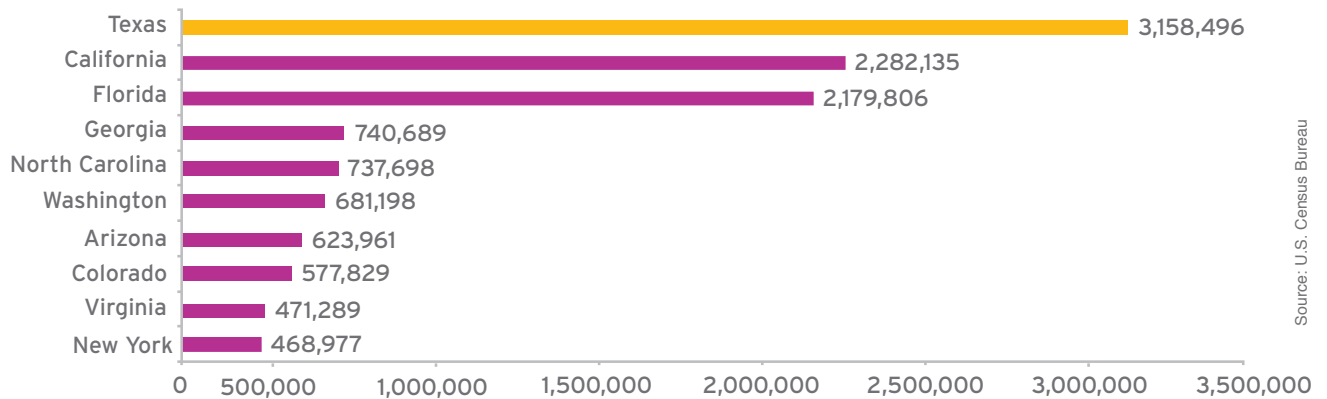
Currently, there are **939 owner-occupied condominiums and townhomes Downtown**. The median sale price of a home in Downtown Fort Worth was \$275,000 in 2018.

Residential - For Rent

The rental market remained at historically high occupancy. Currently, there are **3,984 units** in Downtown with monthly rents ranging from **\$1,120 to \$7,800** (4Q 2018). The occupancy rate of rental units in Downtown has stayed above 94% since 2010. Although **1,078 units** became available in 2018 (a **37.1%** increase), occupancy in established apartment communities remained above **96%** and finished the year at **96.7%**. During the national recession that lasted from December 2007 through June 2009, apartment occupancy in Downtown did not decline below **92%** in any quarter, despite hefty additions to the inventory.

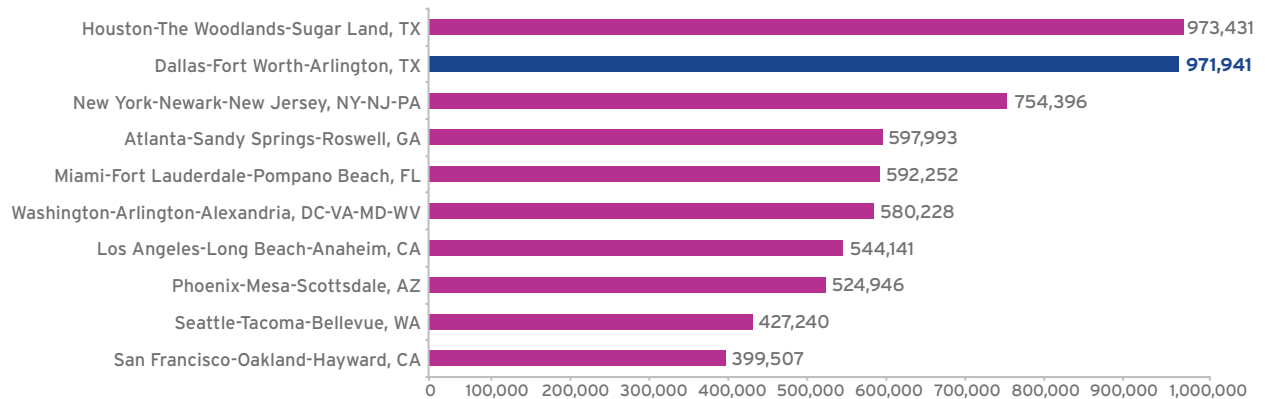
Top 10 State Population Gain

April 1, 2010, through July 1, 2017



Fastest-Growing Metropolitan Areas

Population Added April 1, 2010, through July 1, 2017



Regional City Population Change 2000 - 2017

	2000	2017	% CHANGE
Austin, TX	656,562	950,714	44.8%
Baton Rouge, LA	227,818	225,370	-1.1%
Dallas, TX	1,188,580	1,341,103	12.8%
El Paso, TX	563,662	683,583	21.3%
Fort Worth, TX	534,694	876,060	63.8%
Houston, TX	1,953,631	2,313,230	18.4%
Little Rock, AR	183,133	198,594	8.4%
Oklahoma City, OK	506,132	643,574	27.2%
San Antonio, TX	1,144,646	1,511,913	32.1%
Shreveport, LA	200,145	191,715	-4.2%
Tulsa, OK	393,049	402,227	2.3%

Source: U.S. Census Bureau



The Dallas-Fort Worth metropolitan area population grew by 973,431 from 2010-2017.



Sundance Square Plaza

Regional City Change in Median Family Income 2000 - 2017

CITY	2000	2017	% CHANGE
Austin, TX	\$54,091	\$87,200	61.2%
Baton Rouge, LA	\$40,266	\$58,785	46.0%
Dallas, TX	\$40,921	\$55,540	35.7%
El Paso, TX	\$35,432	\$50,933	43.7%
Fort Worth, TX	\$42,939	\$69,973	63.0%
Houston, TX	\$40,443	\$56,751	40.3%
Little Rock, AR	\$47,446	\$74,390	56.8%
Oklahoma City, OK	\$42,689	\$67,201	57.4%
San Antonio, TX	\$41,331	\$59,810	44.7%
Shreveport, LA	\$37,126	\$45,579	22.8%
Tulsa, OK	\$44,518	\$56,706	27.4%
USA	\$50,046	\$73,891	47.6%

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 Resident's

Downtown resident's 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



19.7%

Education



11.8%

Science &
Engineering



11.8%

Finance



11.8%

Real Estate



7.4%

Retail



5.9%

Government



6.7%

Law



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 7.1% since 2007**. Currently, 9,684 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.

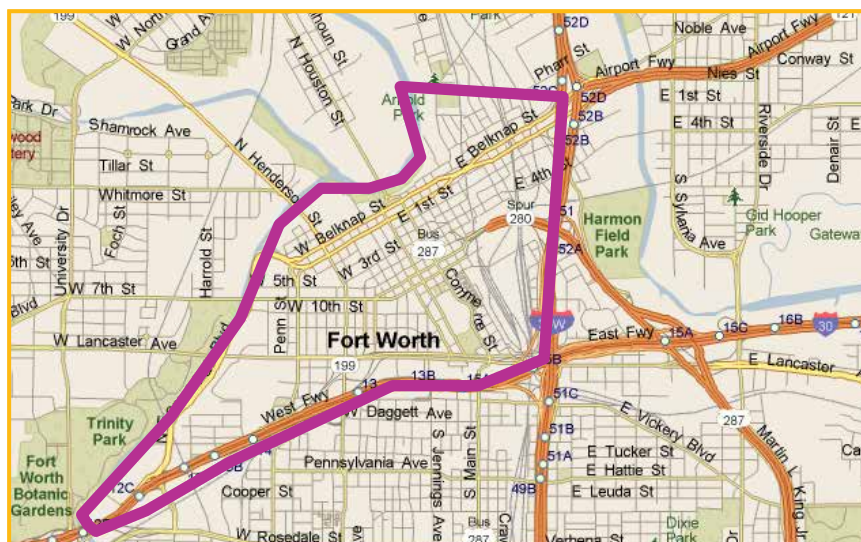
A one-sheet survey instrument was delivered to 3,128 households in Downtown using first-class postage. The response rate was 11.1%, providing a margin of error of +/- .5% at a 95% confidence level.

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



The Tower

Downtown Population Study Area

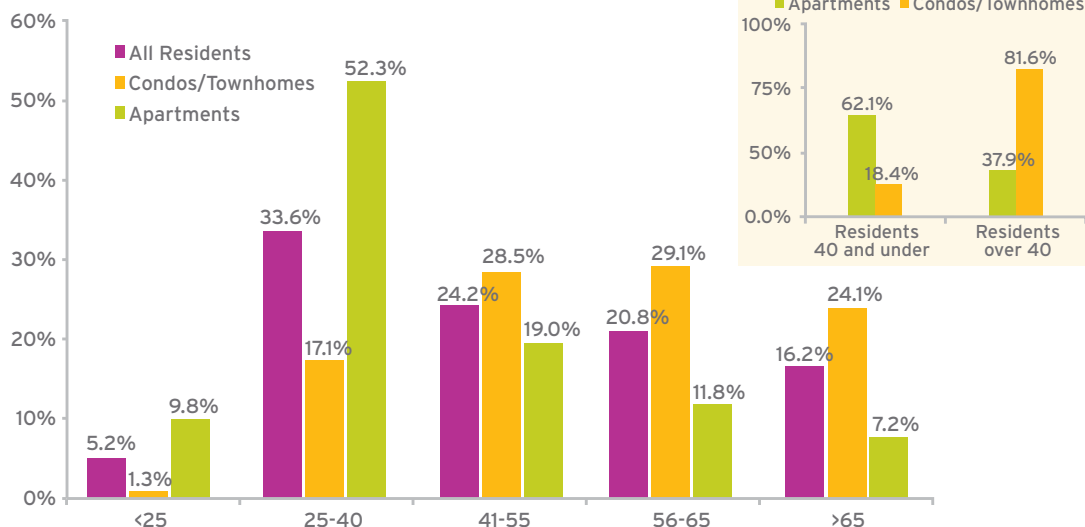


Affordable Housing

Of Downtown's 4,923 residential units, 9.4% qualify as workforce or "affordable" housing. Downtown Fort Worth, Inc., 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 dam@fwhs.org.

Age Distribution

Downtown Fort Worth Residents

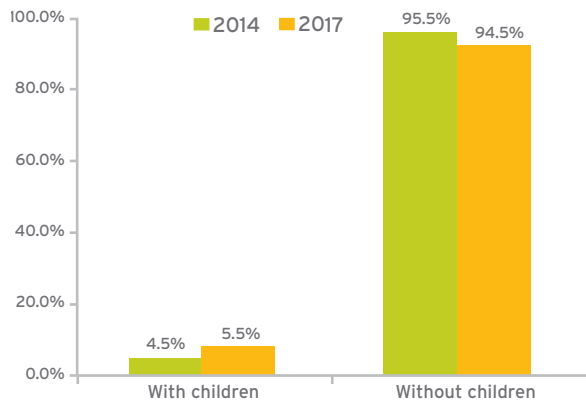


Source: Downtown Fort Worth, Inc. Survey December 2017



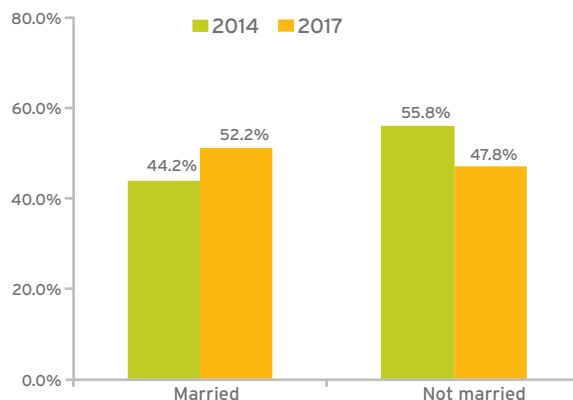
Children in the Household Downtown Fort Worth

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



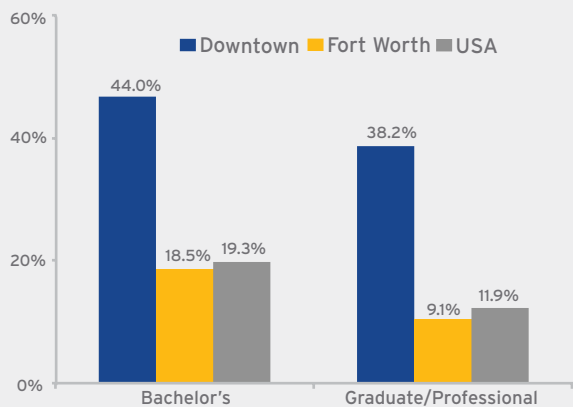
Marital Status Downtown Fort Worth

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



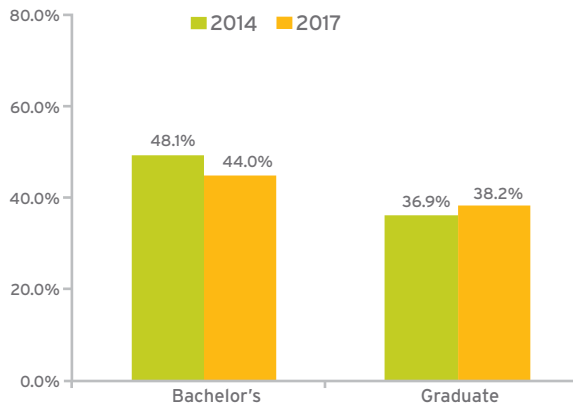
Highest Degree Completed

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



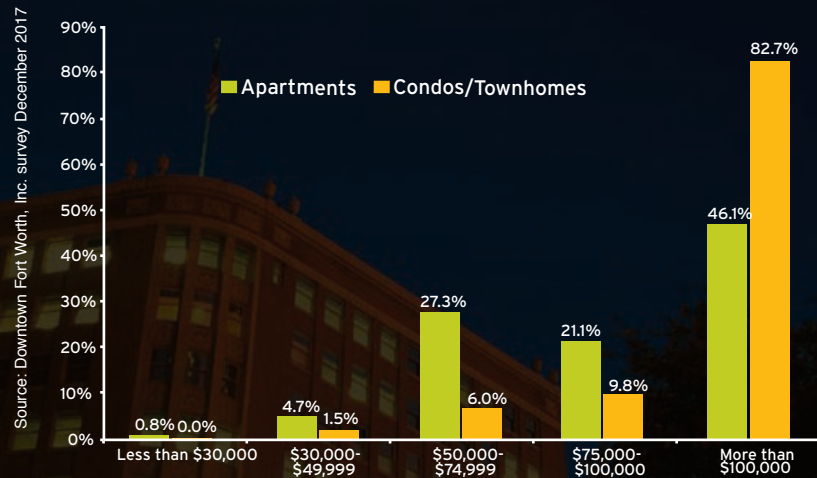
Highest Degree Completed Downtown Fort Worth

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



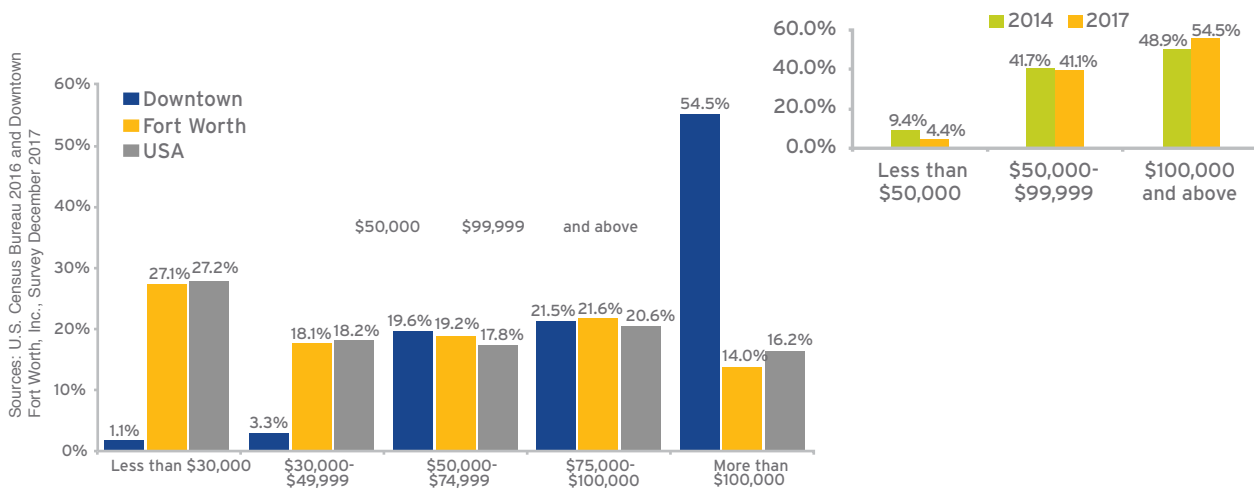


Median Household Income Downtown Fort Worth



Historic Electric Building and The Niel P.

Household Income Trends Downtown Fort Worth

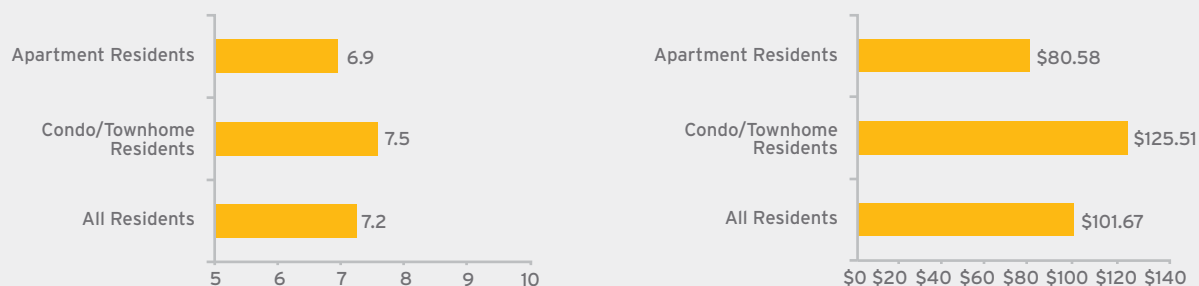




Downtown residents patronize Downtown businesses.

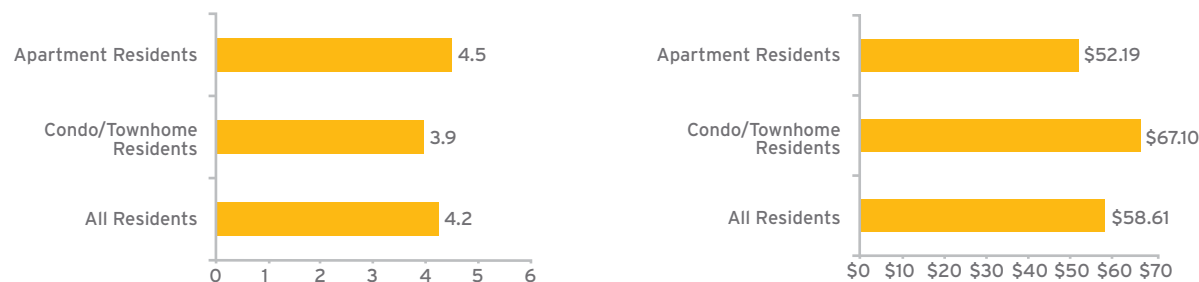
97.8% go to Downtown restaurants, 84.4% to bars, 71.8% to convenience/drug stores and 73.7% to retail stores. **Condominium and townhome owners eat at Downtown restaurants an average of 7.5 times per month and spend \$125.51 per visit.** Apartment renters eat at Downtown restaurants an average of 6.9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



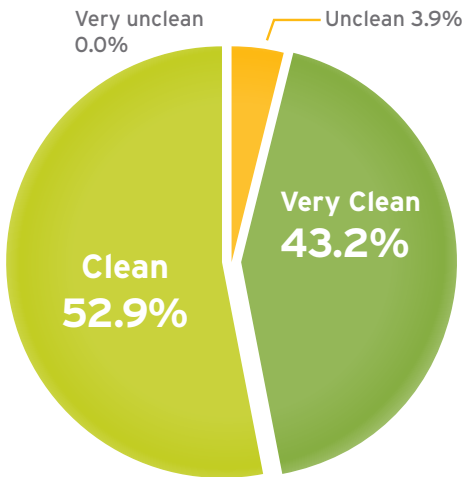
Source: Downtown Fort Worth, Inc., Survey December 2017

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



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

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.



Downtown Ambassadors and Clean Team



Sales Ratio of Condos and Townhomes to Single-Family Residences

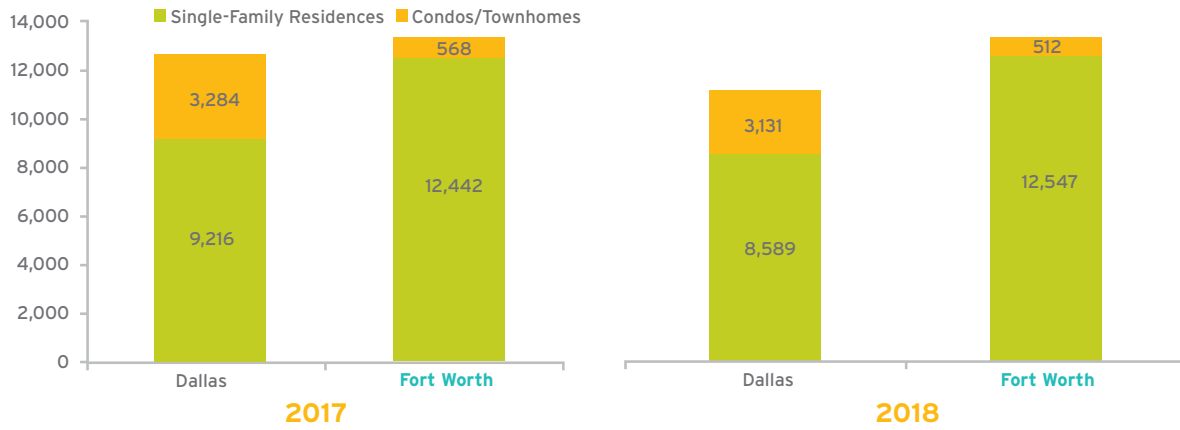
YEAR	DALLAS	FORT WORTH
2013	33.6%	3.9%
2014	26.9%	4.5%
2015	39.4%	4.2%
2016	37.6%	4.1%
2017	35.6%	4.6%
2018	36.5%	4.1%

Source: North Texas Real Estate Information Systems, Inc.



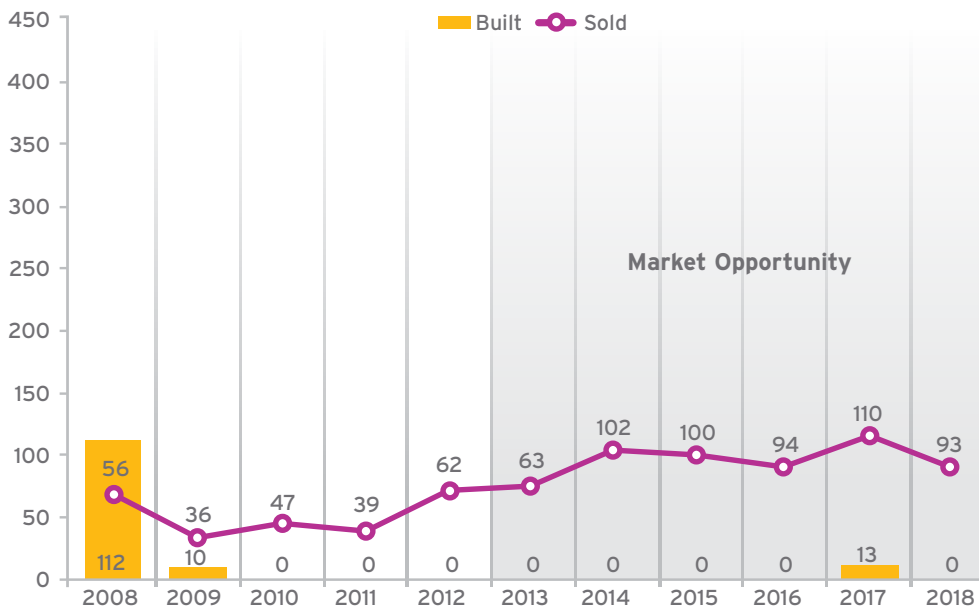
T&P Lofts

Number of Residential Units Sold



Source: North Texas Real Estate Information System, Inc.

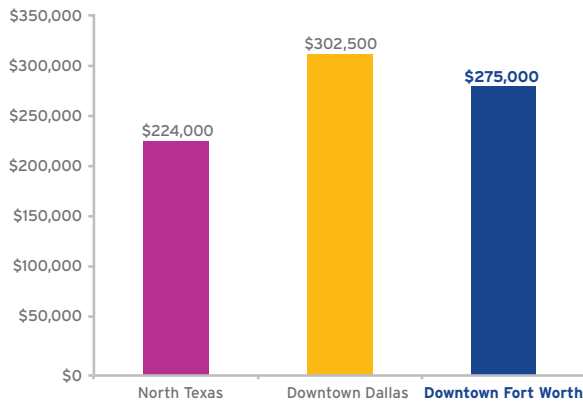
Condominiums and Townhomes Built and Sold Downtown Fort Worth



Source: North Texas Real Estate Information System, Inc.

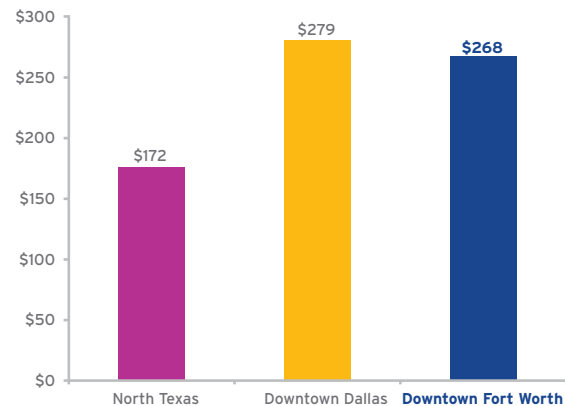
Median Sales Price Condominiums and Townhomes 2018

Source: North Texas Real Estate Information System, Inc.



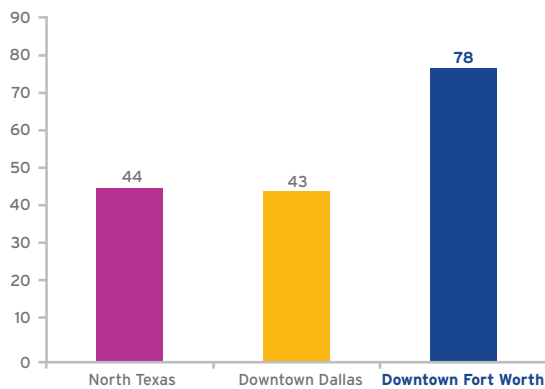
Average Residential Sales Price Per Square Foot Condominiums and Townhomes 2018

Source: North Texas Real Estate Information System, Inc.



Average Days on Market Condominiums and Townhomes 2018

Source: North Texas Real Estate Information System, Inc.



Median sales price for Downtown condos and townhomes increased **40.3%** since 2010.

18.2% of all condominiums and townhomes sold in Fort Worth in 2018 were in Downtown.

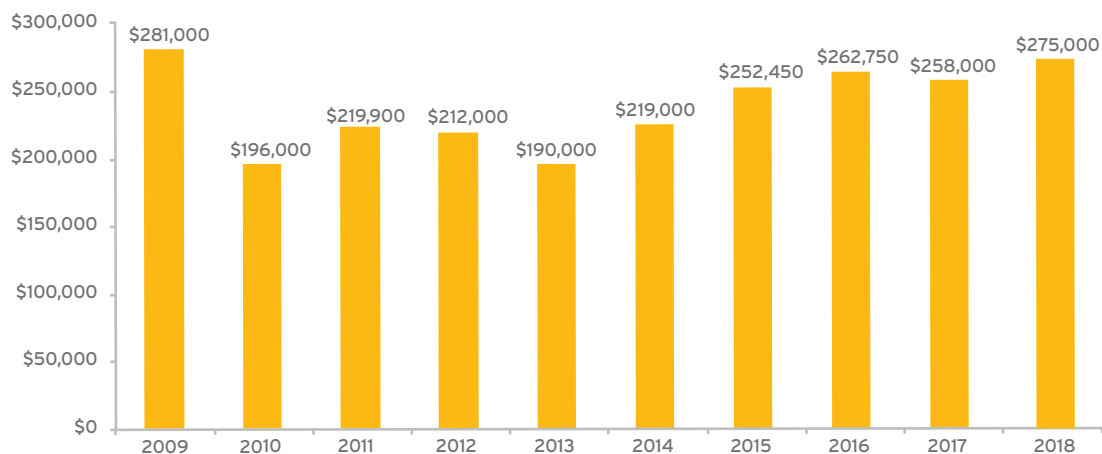
Downtown Condominium and Townhome Sales As Percentage of City

YEAR	FORT WORTH	DOWNTOWN	
2010	242	47	19.4%
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%

Source: North Texas Real Estate Information System, Inc.

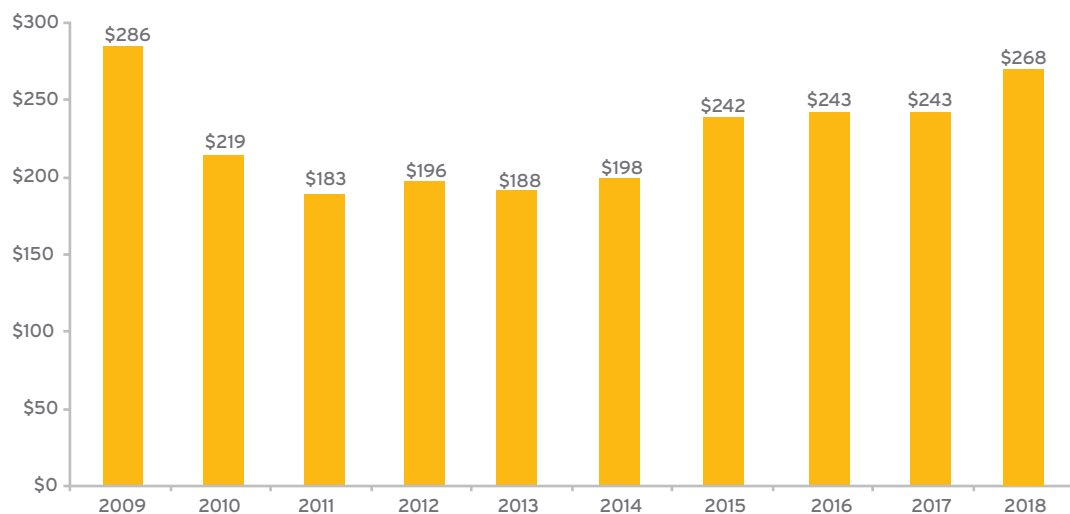


Median Residential Sales Price Downtown Fort Worth



Source: North Texas Real Estate Information Systems, Inc.

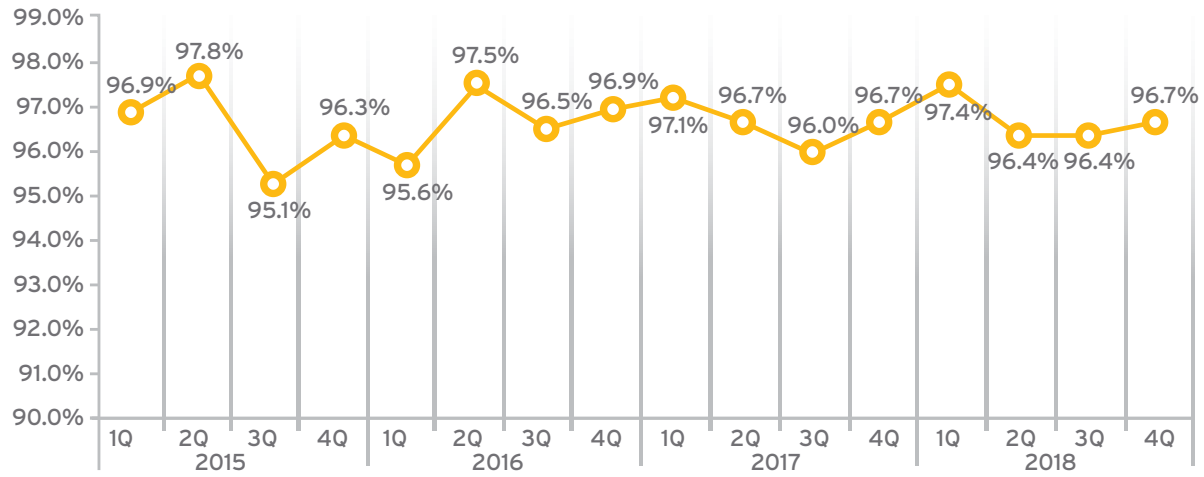
Median Residential Sales Price Per Square Foot Downtown Fort Worth



Source: North Texas Real Estate Information Systems, Inc.

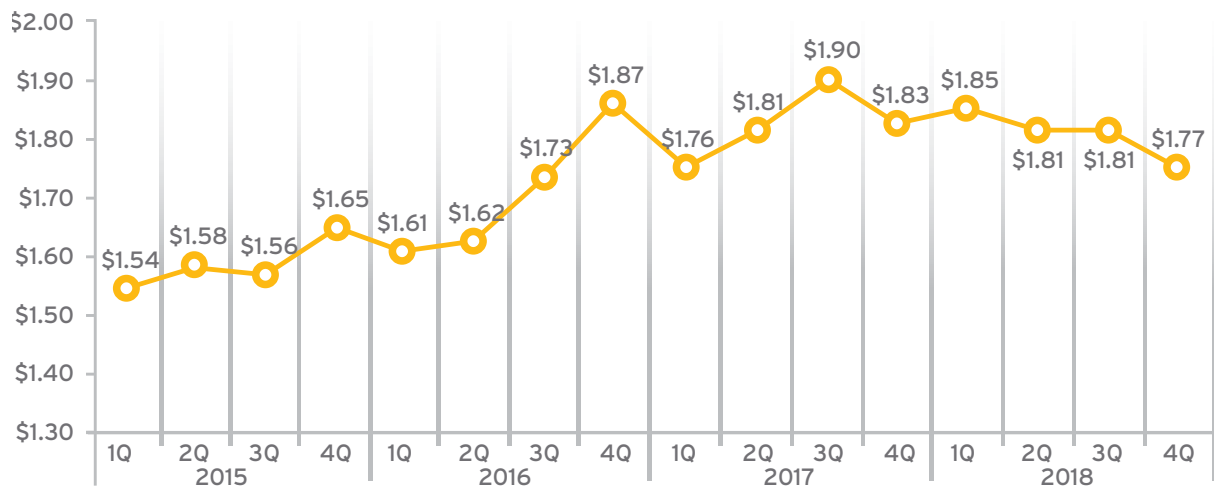


Average Apartment Occupancy Rate Downtown Fort Worth



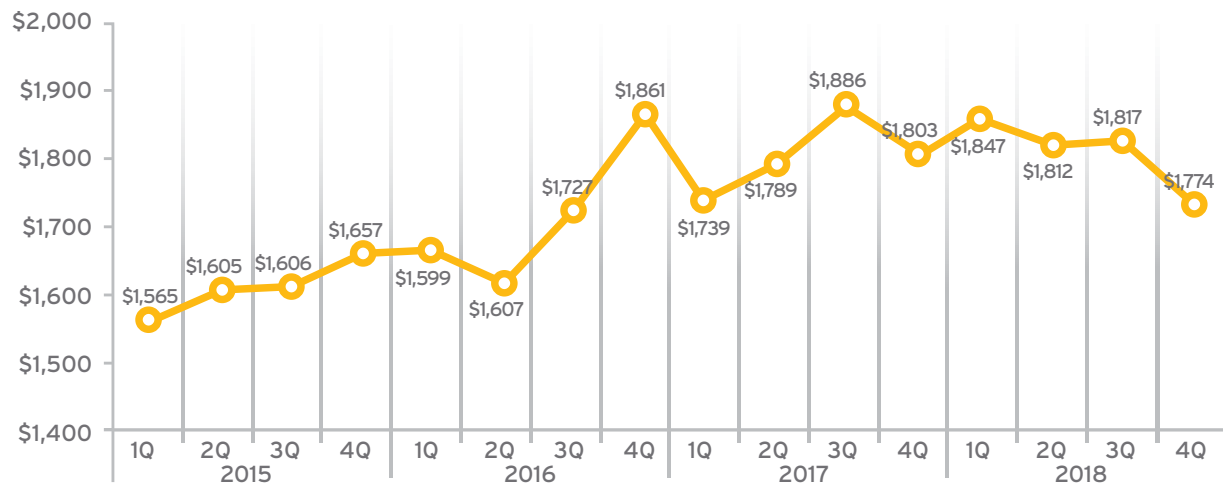
Source: Downtown Fort Worth, Inc.

Average Apartment Rent Per Square Foot Downtown Fort Worth



Source: Downtown Fort Worth, Inc.

Average Apartment Rent Downtown Fort Worth



Source: Downtown Fort Worth, Inc.



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

PROJECT	UNITS	YEAR
311 Nichols	55	2019
Kent Lofts	201	2020
Hilton Annex	143	2020
Burnett Lofts	330	2020
The Hampton	350	2020
The Worth	138	2020
901 Commerce	217	2020
Rocklyn	274	2020
1000 Weatherford	310	2020
Total	2,018	

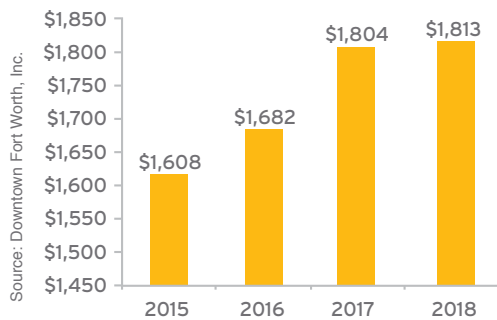
Source: Downtown Fort Worth, Inc.



2,018 units
currently planned
or under construction.

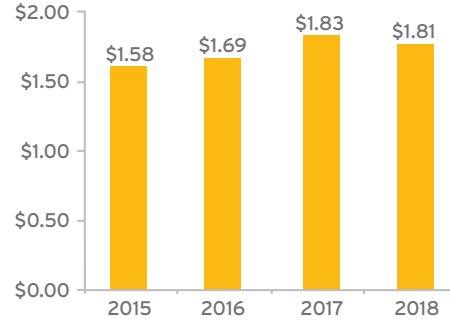
The Worth

Average Monthly Apartment Rent Downtown Fort Worth



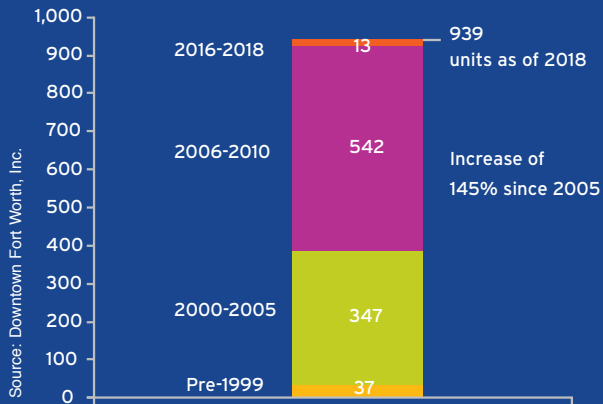
Source: Downtown Fort Worth, Inc.

Average Monthly Apartment Rent Per Square Foot Downtown Fort Worth

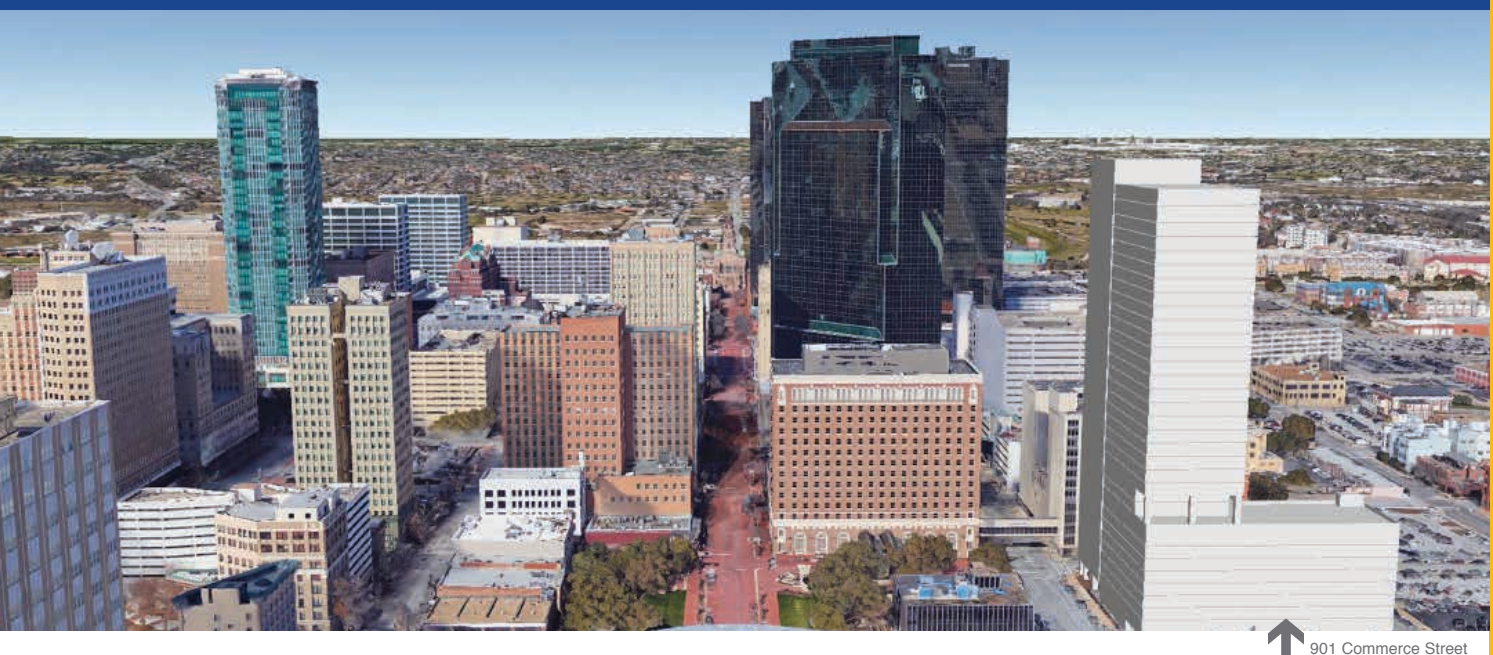
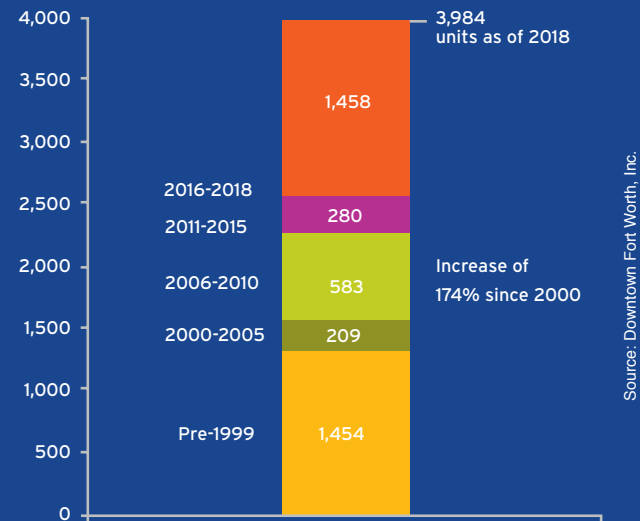


Source: Downtown Fort Worth, Inc.

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



Housing Construction in Downtown Fort Worth Renter-Occupied Units



↑ 901 Commerce Street

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
2016-2018	14.9%	57.7%
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 2018 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 3,051 hotel rooms, 20.9% of the city's inventory. Since 2017, 539 new rooms were added to the market and construction started on two more properties that will add an additional 410 rooms. Plans are being drawn for an additional three hotels totaling 539 rooms. The addition of the recently completed planned and under construction rooms will increase the Downtown inventory by 59%.

With **780,000+ room nights sold in 2018**, the average hotel occupancy was 73.8% with **\$121.81** revenue per available room (RevPAR).

**Downtown
paid 32.9%**
of Fort Worth's hotel
occupancy taxes in 2018

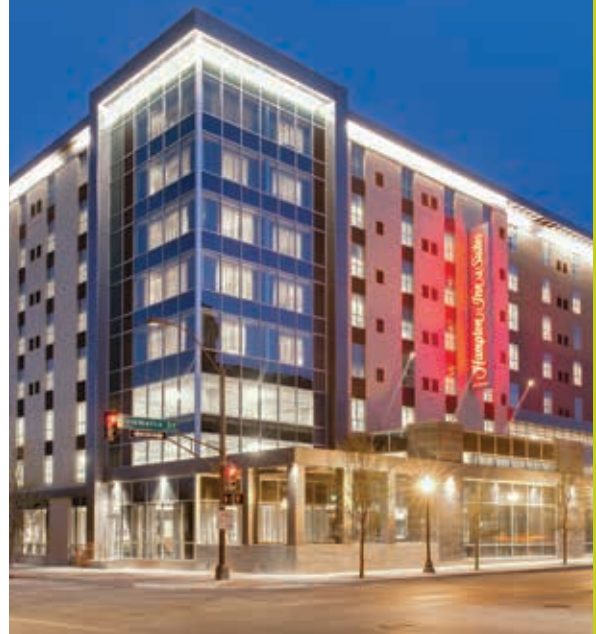
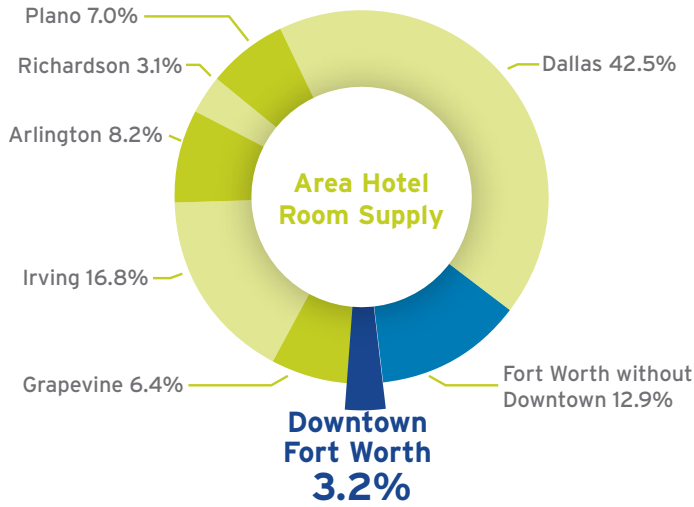


\$129+ MILLION
in Downtown hotel revenue in 2018

Hotels Planned (P) or Under Construction (UC)

HOTEL	ROOMS
Marriott Autograph (UC)	164
AC Hotel (UC)	246
Avid Hotel (P)	107
Kimpton Hotel (P)	232
Waggoner Building (P)	200
Total	949

Source: Downtown Fort Worth, Inc.

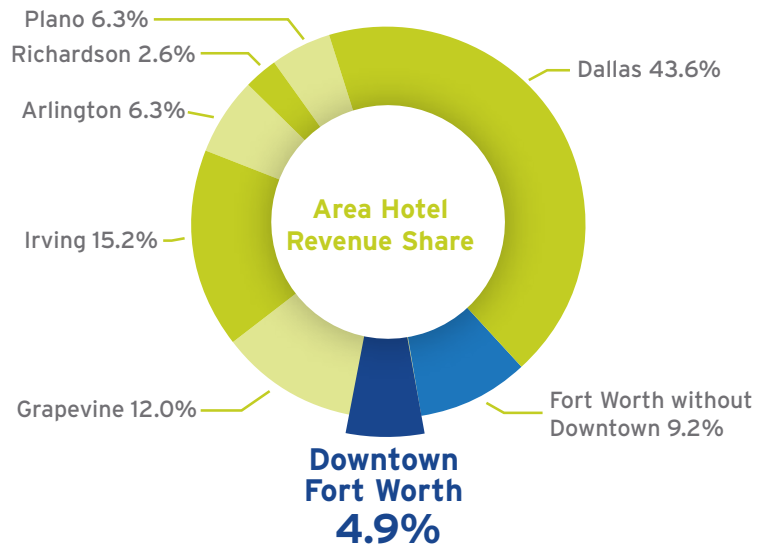


Hampton Inn & Suites

Average 2018 Revenue Per Available Room

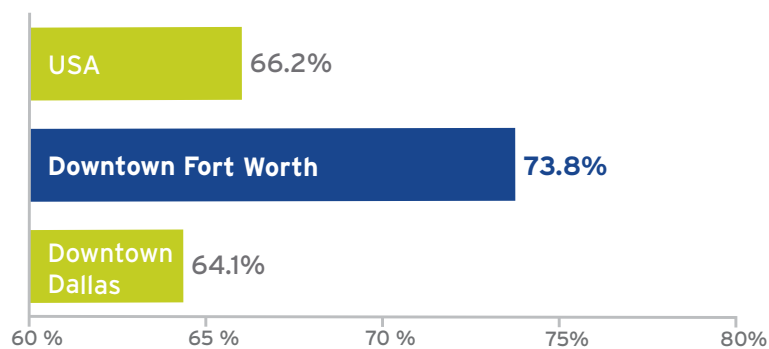
Arlington	\$21,287
Dallas	\$28,612
Downtown Fort Worth	\$42,630
Fort Worth without Downtown	\$19,962
Grapevine	\$52,458
Irving	\$25,182
Plano	\$25,390
Richardson	\$23,017

Source: Texas Comptroller of Public Accounts



Source: Texas Comptroller of Public Accounts

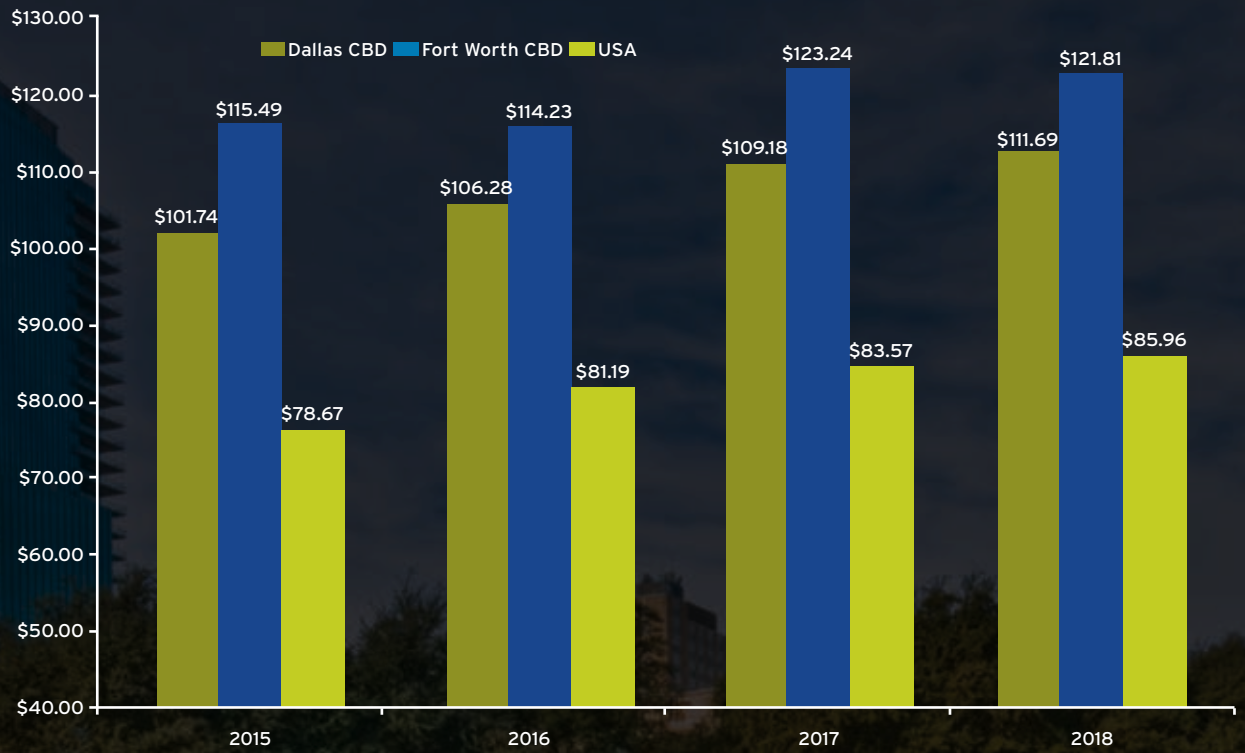
Hotel Occupancy 2018



Aloft

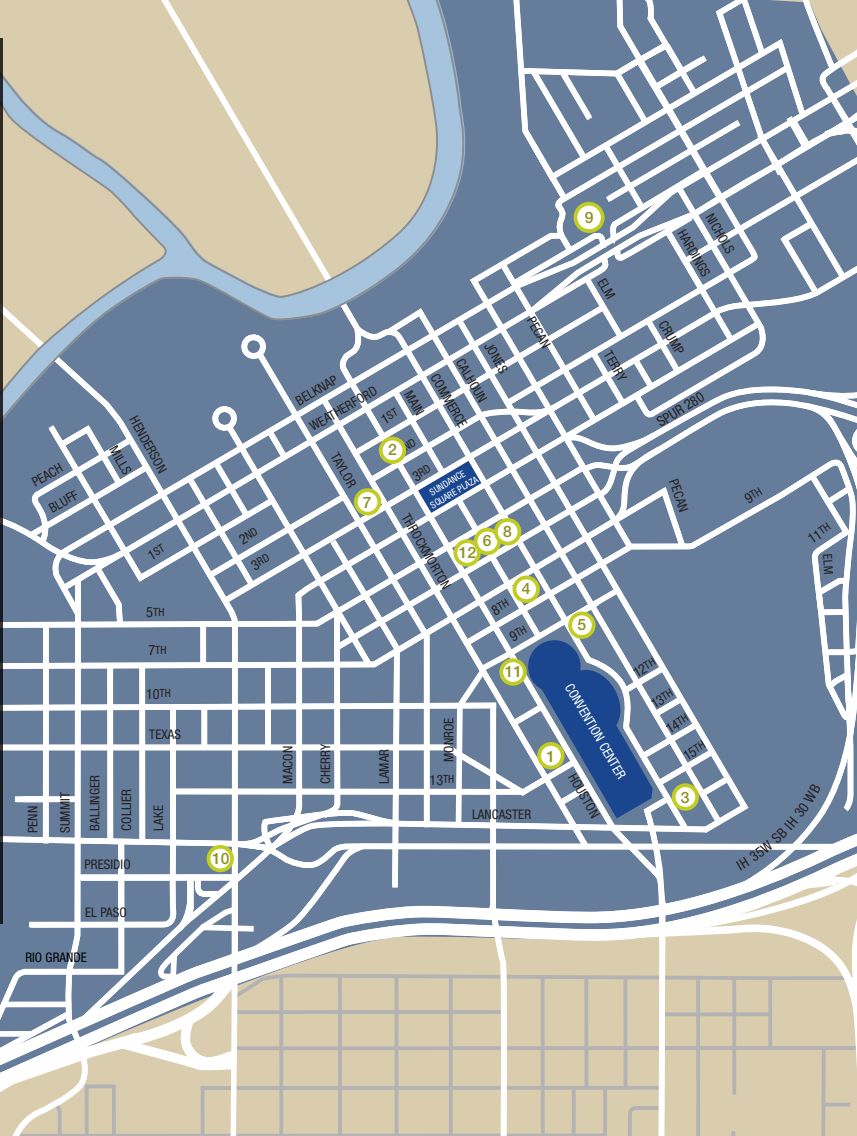


Hotel Revenue Per Available Room



Source: Smith Travel Research

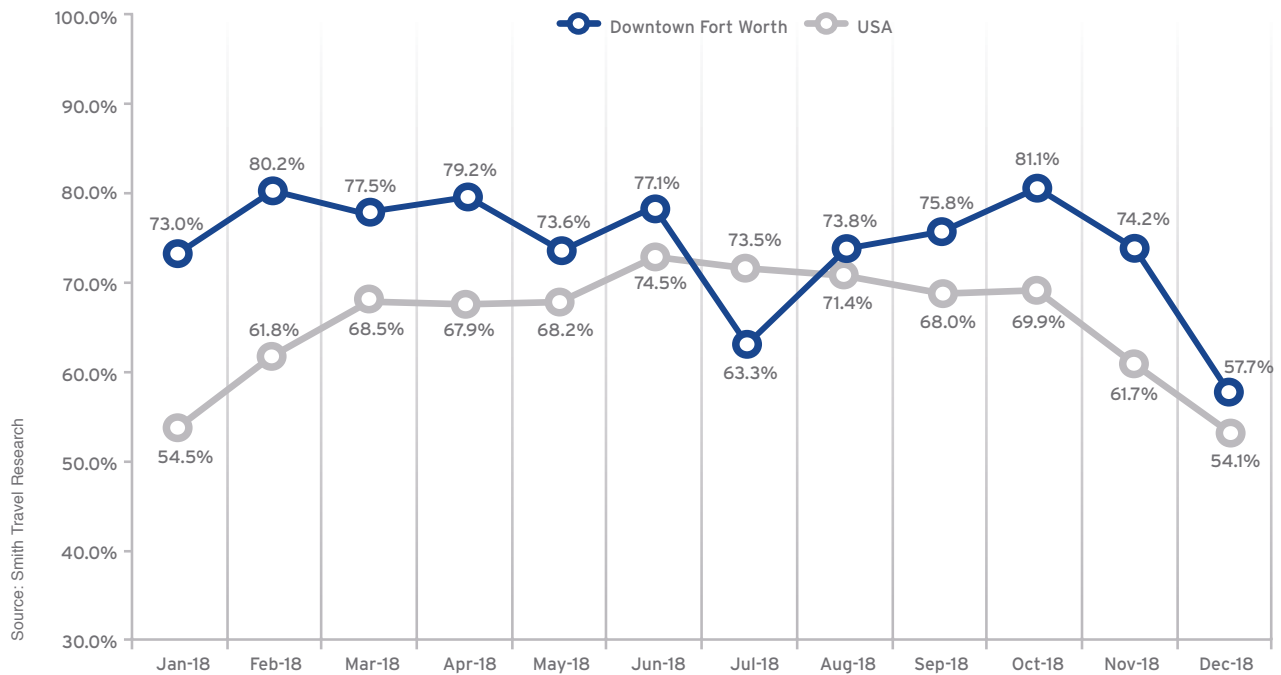




Current Hotel Room Inventory

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. Holiday Inn Express Hotel & Suites Downtown Fort Worth	132
11. Fairfield Inn and Suites	114
12. The Ashton	39
Total	3,051

Seasonal Hotel Occupancy Rates





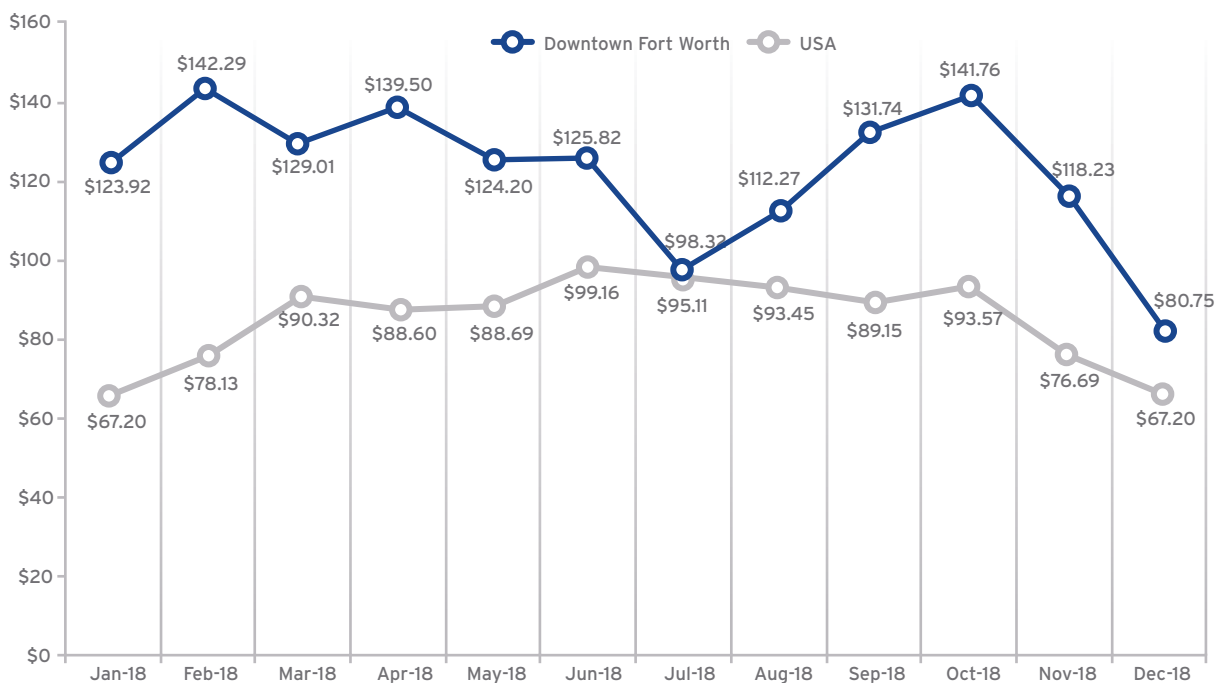
949
rooms
planned or under
construction.



Sheraton Fort Worth Hotel

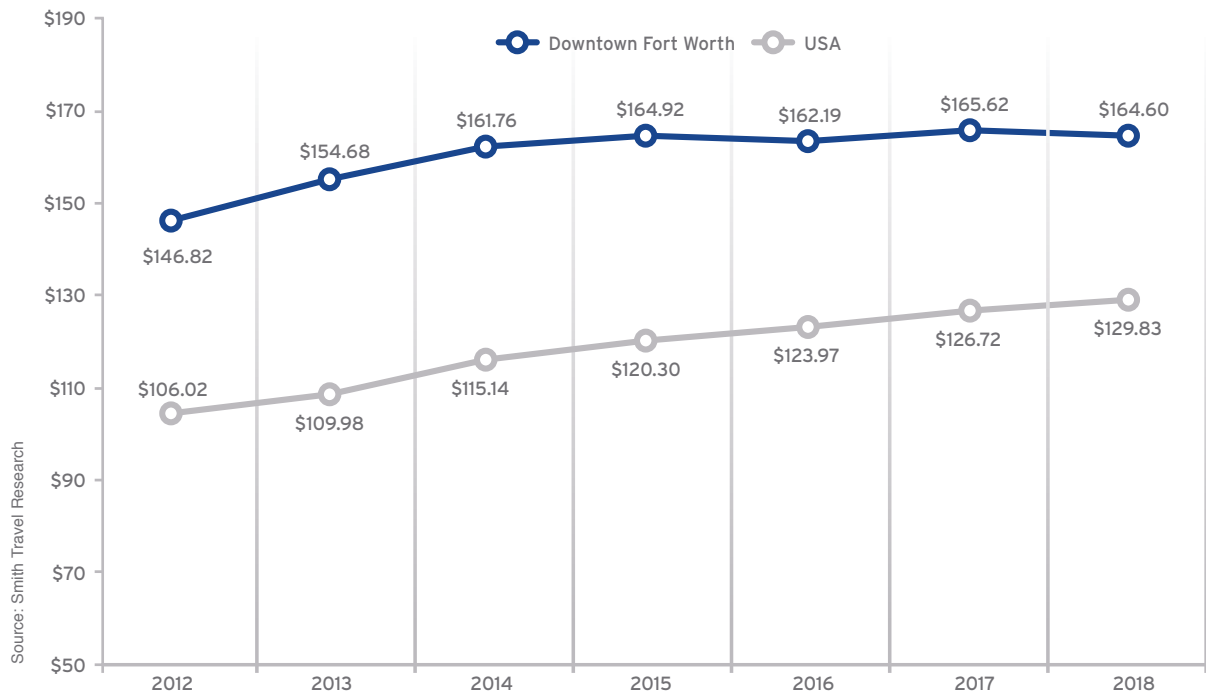
Omni Fort Worth Hotel

Seasonal Revenue Per Available Room



Source: Smith Travel Research

Average Daily Hotel Room Rate (RevPAR)



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	2,410

Source: Visit Fort Worth

RevPAR in
Downtown Fort Worth
was **40.6%**
higher than the
national average.

Largest Conventions 2018 by Hotel Rooms Reserved Downtown Fort Worth

NAME	ROOMS RESERVED	SHOW ATTENDEES
2018 Texas FFA Association Annual Convention and Trade Show	8,741	10,000
2018 Kenneth Copeland Ministries Southwest Believers' Convention	8,291	8,000
2018 Premier Designs Annual Rally	6,975	8,500
2018 A-Kon	6,608	32,000
2018 Texas Municipal League Annual Convention	6,290	4,500
2018 Rapid Exposition and Conference	4,483	6,000
2018 National Rural Water Association Annual WaterPro Conference	4,446	1,500
2018 Texas Association of School Business Officials Annual State Convention	4,423	4,567
2018 Texas Emergency Medical Services Annual Conference	4,275	2,500
2018 Conference for the Advancement of Science Teaching	4,158	7,000

Source: Visit Fort Worth



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

Bass Hall

Downtown Fort Worth is a 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 **96.8% retail occupancy rate** and soft goods retail is making strong gains. Several new retailers and restaurants have opened in Downtown, including 203 Café, Ashim's Hibachi Grill, Cowtown Brewery, CVS Pharmacy, Earthbound Trading Company, FunkyTown Donuts and Drafts, Good Karma Cigar Lounge, Local Barber of Fort Worth, Novak Hair Studios, Sons of Liberty Coffee, Verizon, Vigor Active Fitness and Willow House.

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



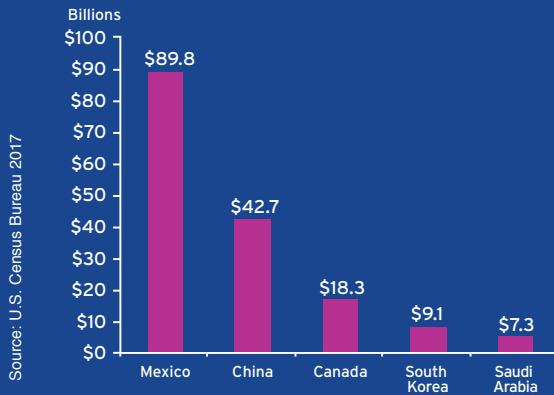
\$101 average spending
per restaurant visit

State Exports

As the 10th-largest economy in the world, with a GDP of \$1.6 trillion, the Texas economy continues to fare better than those of many other states. For the 14th straight year, Texas is ranked the top exporting state, according to the U.S. Department of Commerce. The value of state exports in 2017 totaled more than **\$264 billion**.

Texas' top exporting industries in 2017 were petroleum and coal products, chemicals, computer and electronic products, non-electrical machinery and transportation equipment.

Top Import Partners for Texas Goods



Texas Exports to Our Top Partners

Mexico	\$97.5 billion
Canada	\$22.2 billion
China	\$16.3 billion
Brazil	\$9.9 billion
South Korea	\$9.8 billion

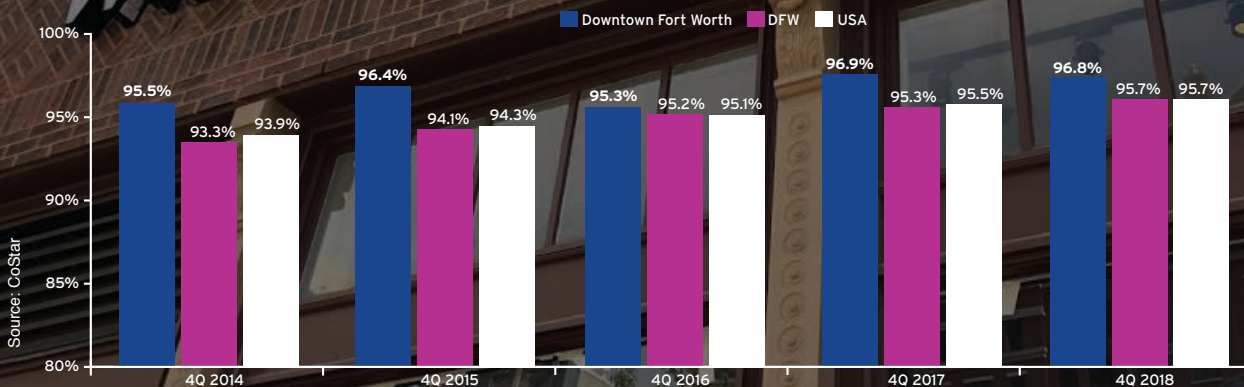
Source: U.S. Census Bureau 2017

Downtown Fort Worth Private-Sector Employees, Businesses and Payroll

Total Downtown private-sector employees	36,397
Annual payroll	\$3,007,652,000
Average payroll per employee	\$82,635
Number of business establishments	1,570

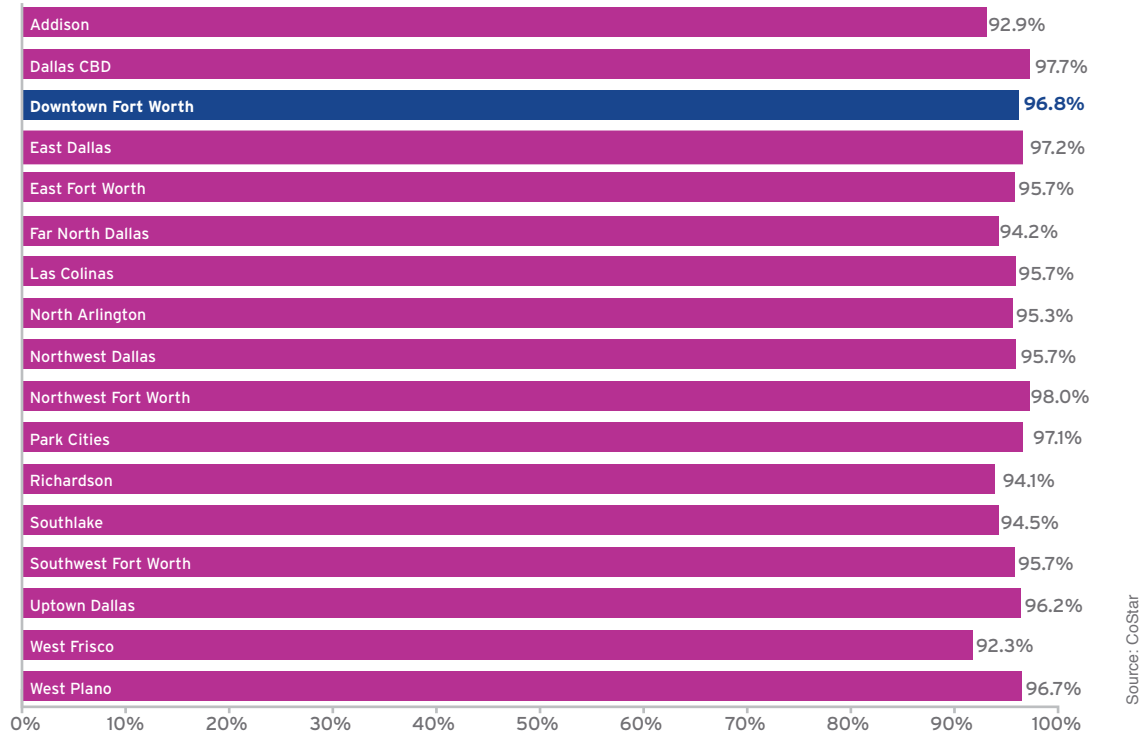
Source: U.S. Census Bureau 2016

Downtown Retail Occupancy Rate

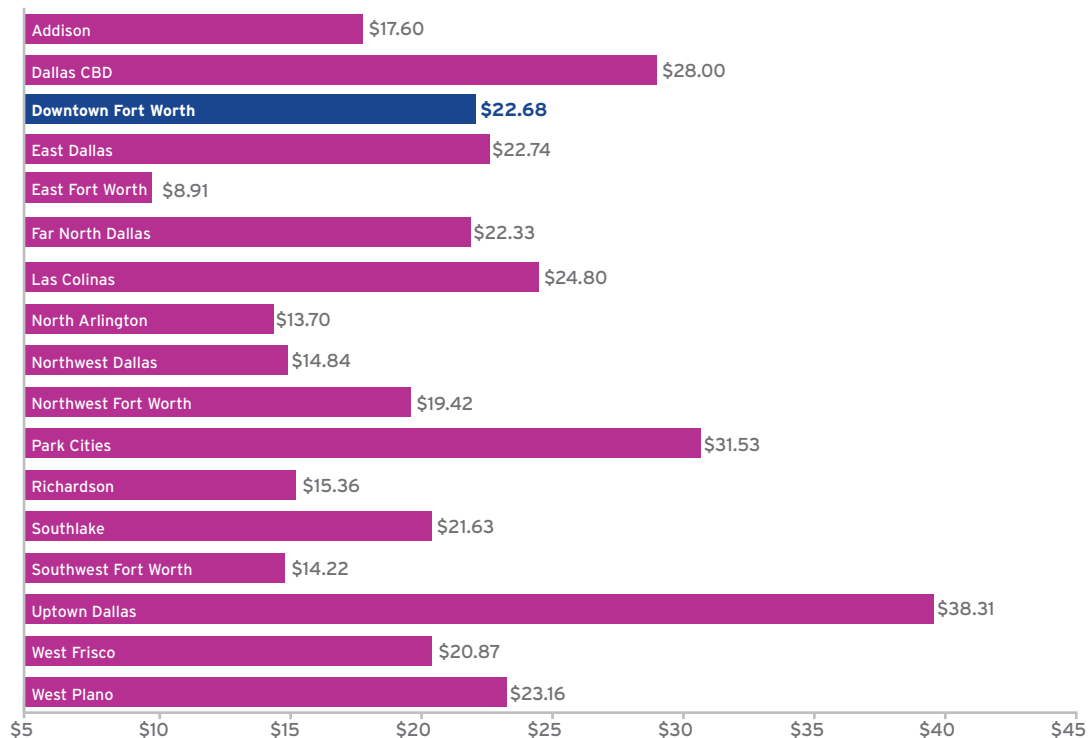




Retail Occupancy Rates for Submarkets in the Dallas-Fort Worth Metropolitan Area Fourth Quarter 2018



Retail Rental Rates (\$/SF) for Submarkets in the Dallas-Fort Worth Metropolitan Area Fourth Quarter 2018





Source: Texas Comptroller of Public Accounts

Downtown Adult Beverage Sales



**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

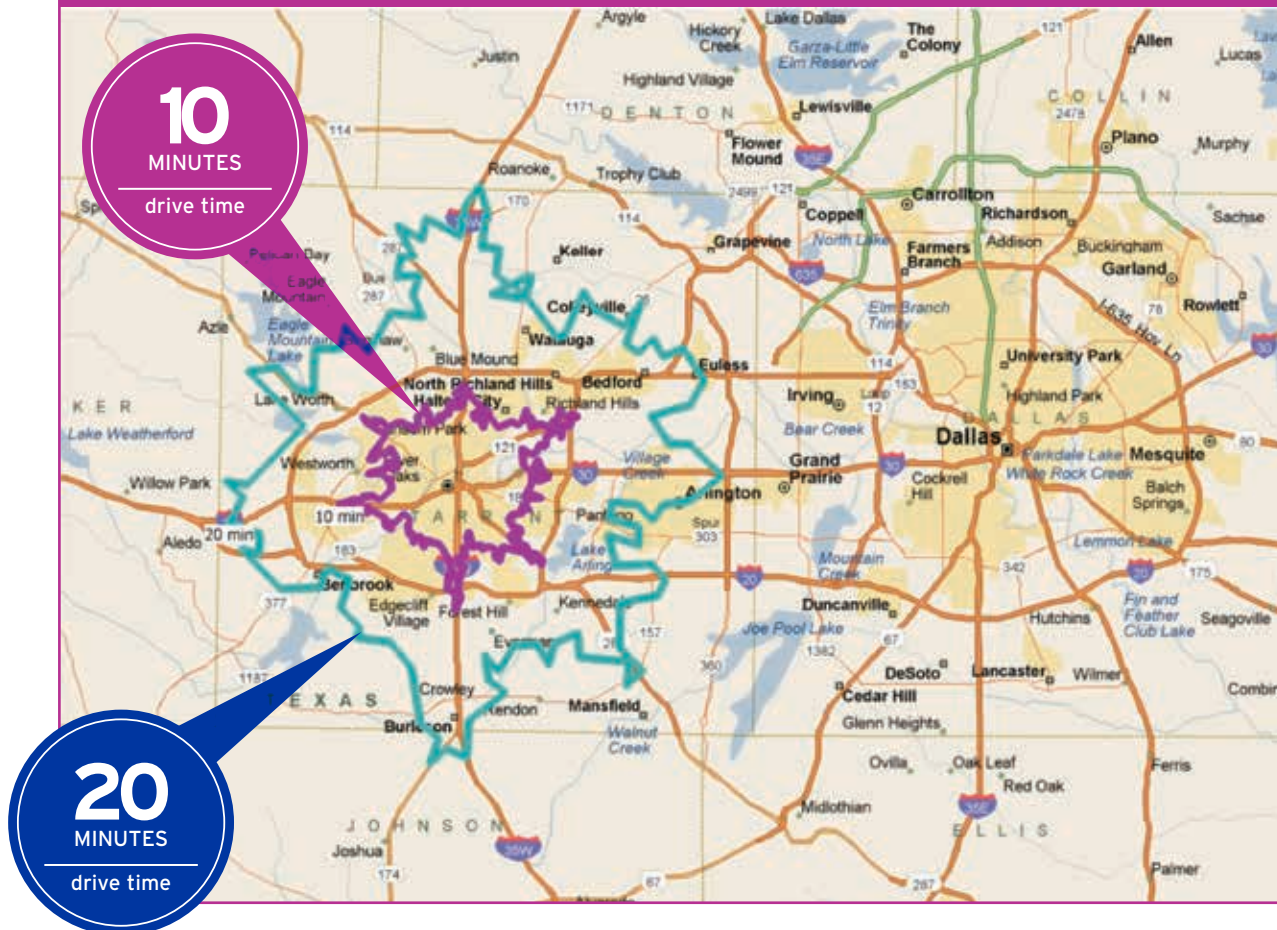
Consumer spending is the amount spent on a variety of goods and services by households that reside in the market area. HHS: Households
Source: ESRI

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

	2016	2021
10 MINUTES DRIVE TIME		
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.

Loop in Burnett Park

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 presents an excellent environment for urban livability.



Entertainment

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

290,000+
arts venue attendance

Parks/Recreation
385 acres
of park land servicing Downtown



Access to 40 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



MAIN ST. Fort Worth Arts Festival



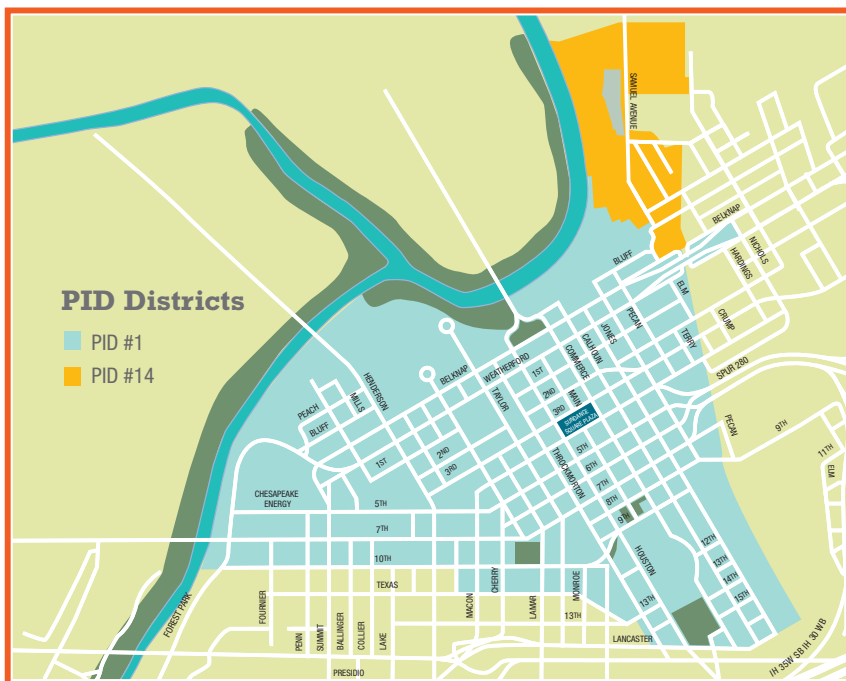
PID #1 & #14

Created in 1986, Downtown Fort Worth 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 November 2017, DFWI established a new Ambassador Program that provides hospitality services including directions, safety escorts, motorist assistance and much more.

Ambassadors are trained to connect those in need with proper social services while providing support to Downtown safety providers (both public and private). 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 Fort Worth Improvement District #14 was established in June 2009. District contractors provide services along Samuels Avenue multiple days a week.



\$3,051,950 in services annually

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



15,660
linear miles of
sidewalks cleaned



17 full-time
Clean Team members



13 Ambassadors



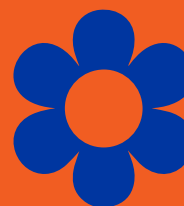
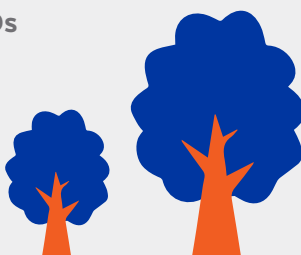
1,984 cubic yards (53,568 cubic feet)
of dirt/debris removed from streets, curbs
and gutters annually

27 dump trucks of
recyclable material
collected each year



1,249 trees serviced within PIDs

218 Downtown trees lighted



13,500
square feet of planters
in bloom seasonally

75,000
plants planted annually

Tax Increment Financing District #3

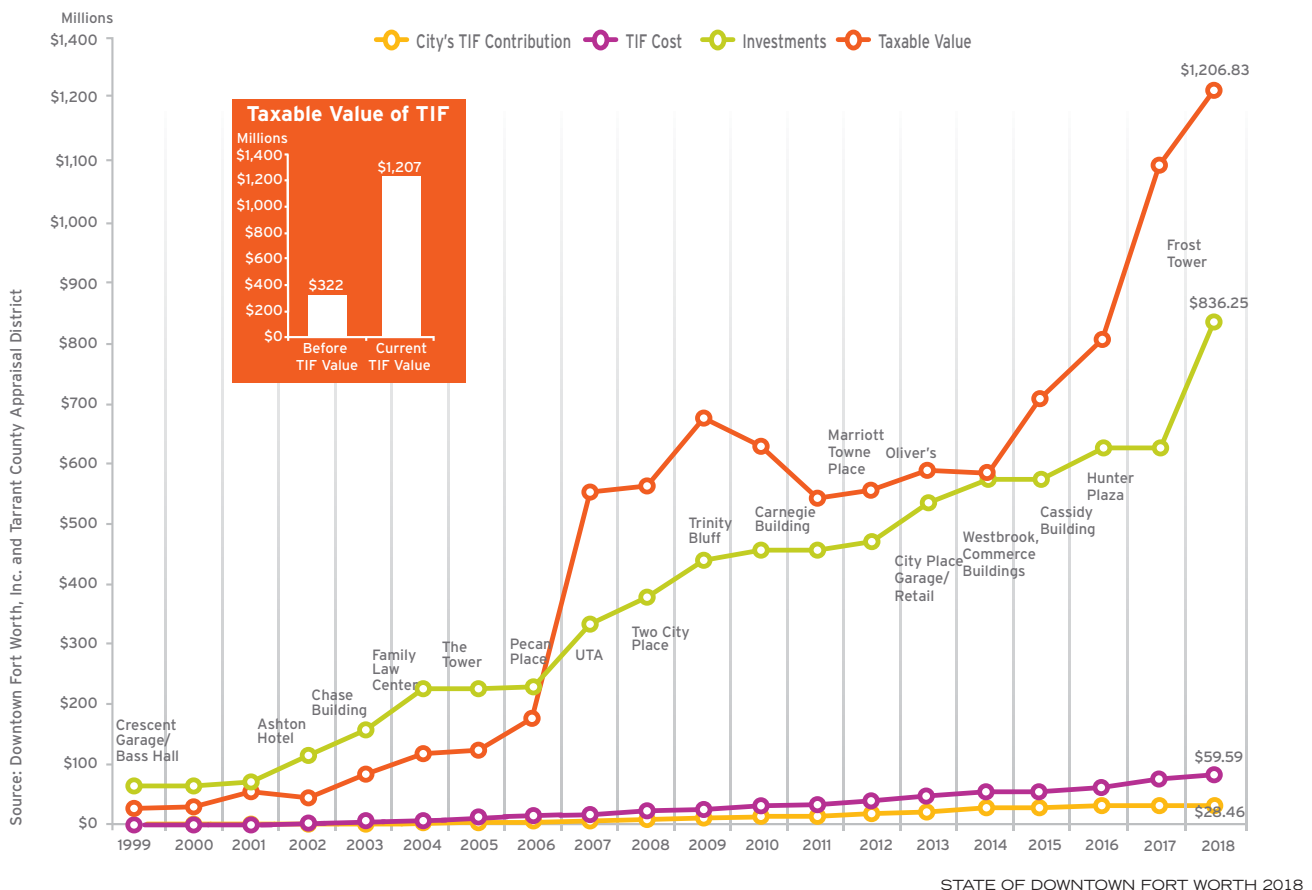
A significant partnership that adds to the success of Downtown is the Downtown Tax Increment Finance District (TIF) and the other Downtown-oriented TIFs. The Downtown TIF makes strategic investments in parking, infrastructure, historic preservation and residential development. The TIF is a collaboration 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 \$59 million, leveraging **\$836 MILLION in private development** and facilitating \$52.25 million in public investment. In Tax Year 2017 the TIF generated \$12.3 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, \$7.3 million, was returned to the taxing jurisdictions in 2018.

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

Downtown TIF Costs, Investments and Tax Increment





EDUCATION IS KEY TO DOWNTOWN'S SUCCESS.

Tarrant County College – Trinity River Campus East

UTA, Texas A&M and TCC have a growing presence in Downtown and create workforce development opportunities. Our elementary and high school offerings are top performers and the Fort Worth ISD's new flagship Science Technology Engineering and Math (STEM) and Visual Performing Arts (VPA) programs opened their downtown campus in 2018.

8,588 higher education students

Downtown in 2018

- Potential customers
- Future workforce
- Potential residents

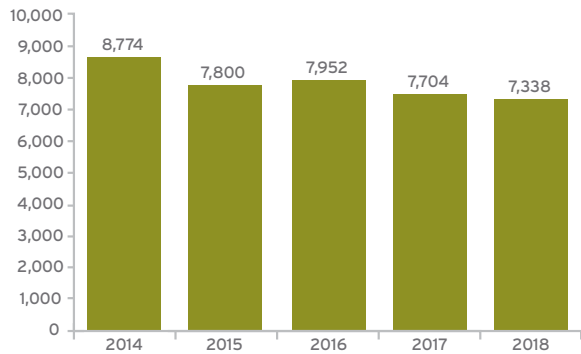
Downtown higher education **enrollment has grown by 1,136%** in 15 years



1,114 K-12 students Downtown in 2018

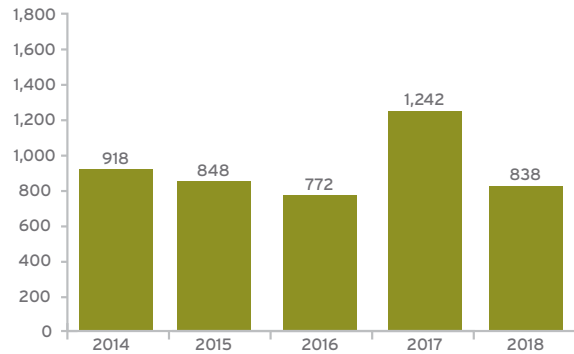
Higher Education Fall Semester Enrollment Downtown Fort Worth

Tarrant County College



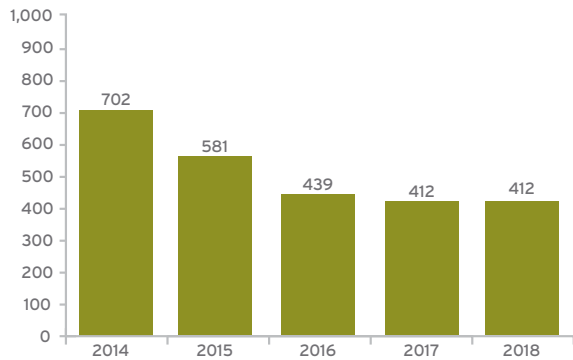
Source: Tarrant County College

UTA Fort Worth



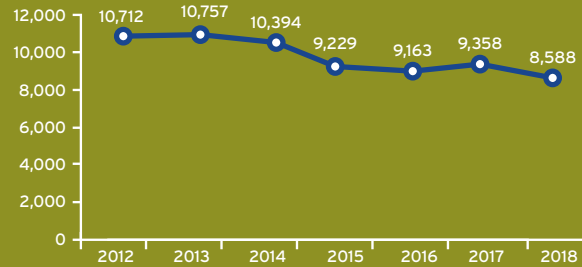
Source: University of Texas at Arlington

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



Young Women's Leadership Academy

Educational Institutions Downtown Fort Worth

FALL 2018 ENROLLMENT

Montessori at Sundance Square	110
St. Paul Lutheran School	213
Young Women's Leadership Academy	412
I.M. Terrell Academy for STEM and Visual Performing Arts	154
Nash Elementary School	255
Texas A&M School of Law	412
UTA Fort Worth	838
Tarrant County College, Trinity River Campus	7,338

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

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



DOWNTOWN IS FORT WORTH'S TRANSIT HUB.



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, taxis and the Molly the Trolley shuttle service. Currently, 28 bus routes connect all parts of Fort Worth to Downtown. The TRE offers eight-stop service between Downtown Fort Worth and Dallas. TexRail offers seven-stop service to DFW International Airport. Both lines represent excellent commute options for Downtown employees.

Downtown is also home to 19 Bike Share stations. In 2018, there were over 43,000 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 the parking options nearest to their destination.



**49.1% increase
in bus ridership**
since 2009 (10 years)

384,363

**Downtown riders on
Trinity Railway Express (2018)**

938,776 Molly the Trolley riders since
inception (May 2009)



45 Bike Share stations
19 in Downtown

Highways serving Downtown:

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

563,000+

**Average daily
traffic count on
Downtown highways**



**Dallas-Fort Worth
International Airport**

- 17 miles from Downtown
- 69+ MILLION passengers
in 2018
- 249 destinations
- 23 carriers

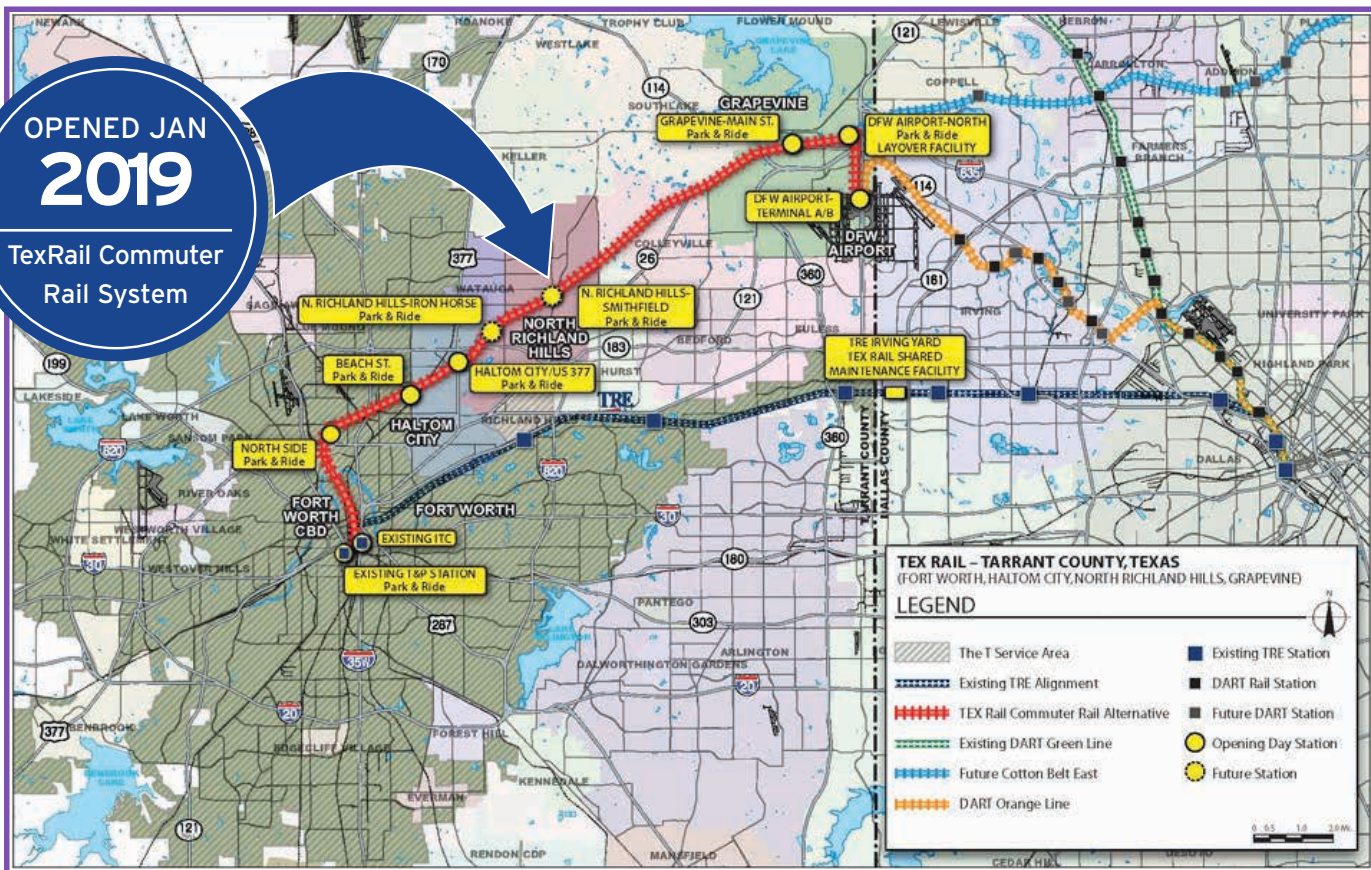
**Every major city in the continental
United States can be accessed
within four hours**

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

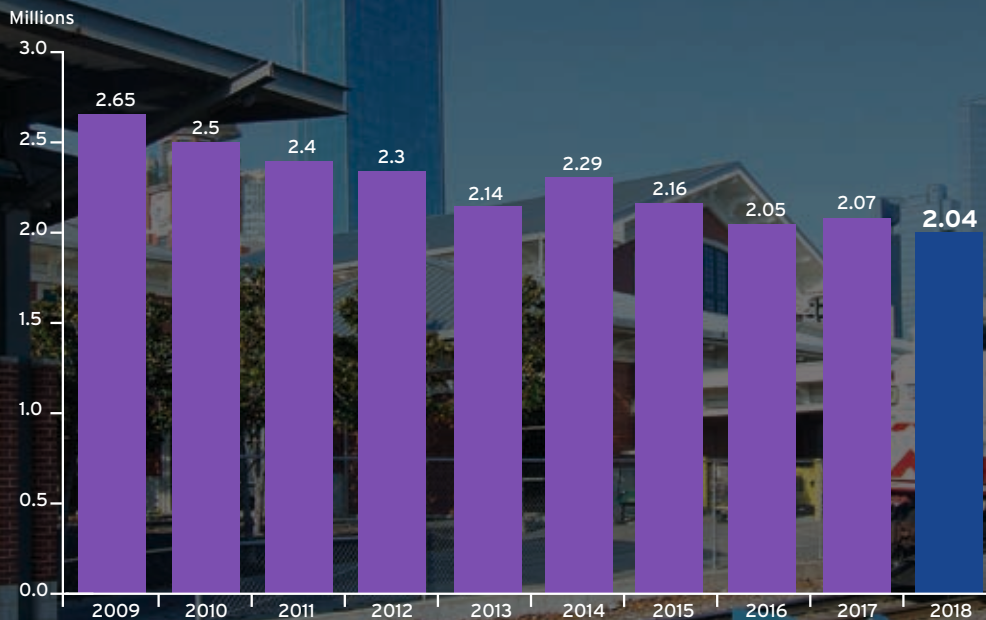




OPENED JAN
2019
TexRail Commuter
Rail System



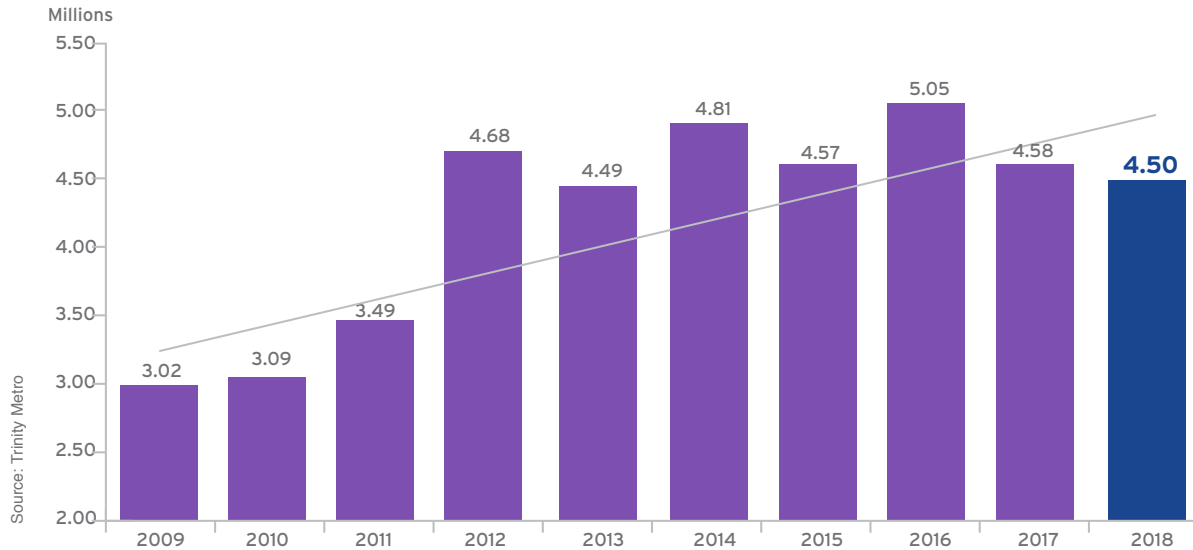
Trinity Railway Express Ridership Calendar Years 2009 - 2018



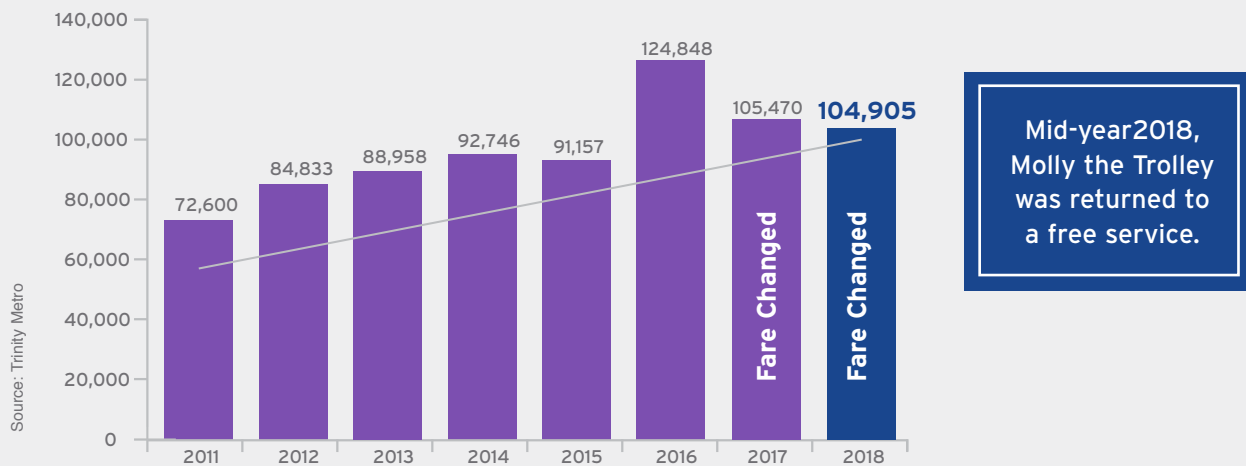
Source: Trinity Metro

The Trinity Railway Express links Downtown Fort Worth's T&P and ITC Stations to CenterPort/DFW Airport Station and Downtown Dallas Union Station, Monday through Saturday. The airport's free Remote South shuttle bus service provides continuous connections between the station and airline terminals.

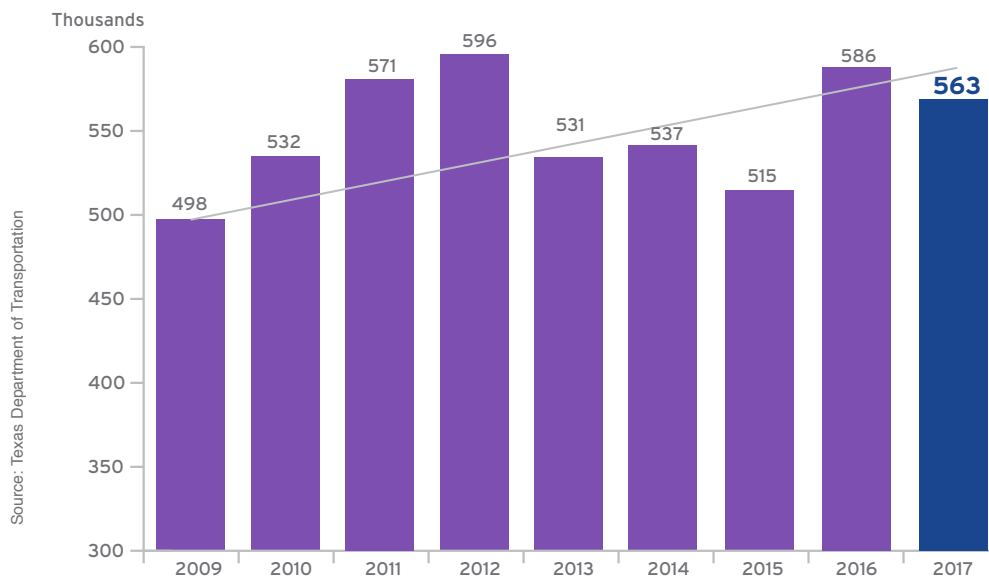
Annual Ridership for Bus Routes Serving Downtown Fort Worth 2009 - 2018



Annual Ridership for Molly the Trolley Serving Downtown Fort Worth 2011-2018

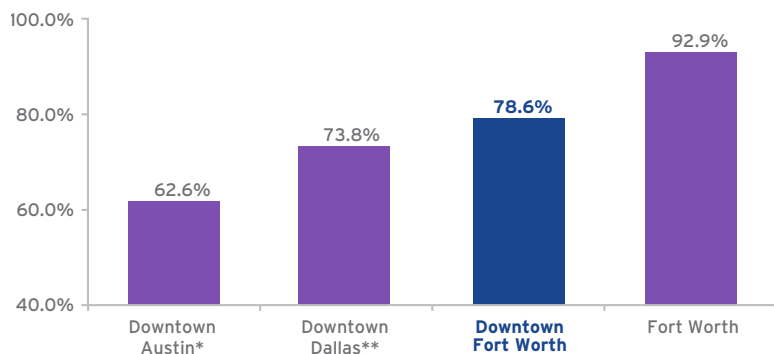


Average Daily Traffic Count on Selected State and National Highways Serving Downtown Fort Worth



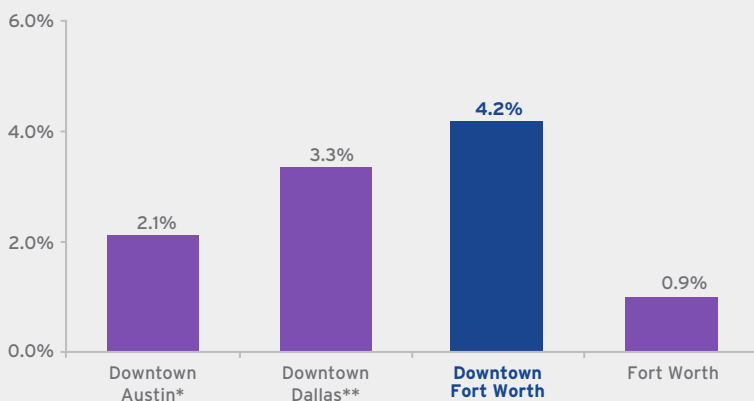


Means of Transportation to Work: Car, Truck or Van



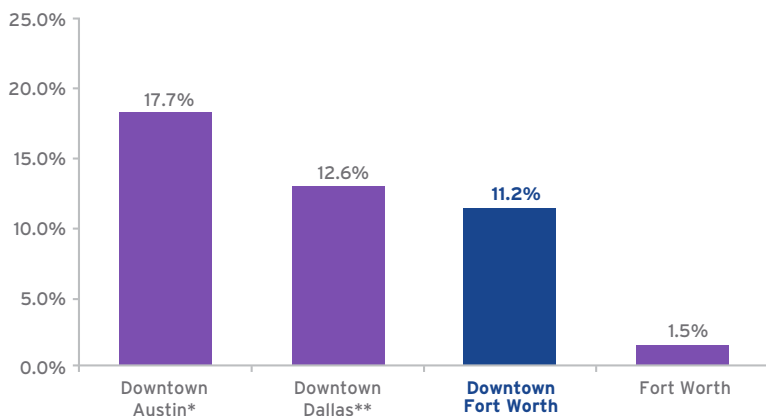
*ZIP code 78701 is used for downtown Austin.
Source: U.S. Census Bureau 2016.
**ZIP codes 75201 and 75202 are used for downtown Dallas.

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.

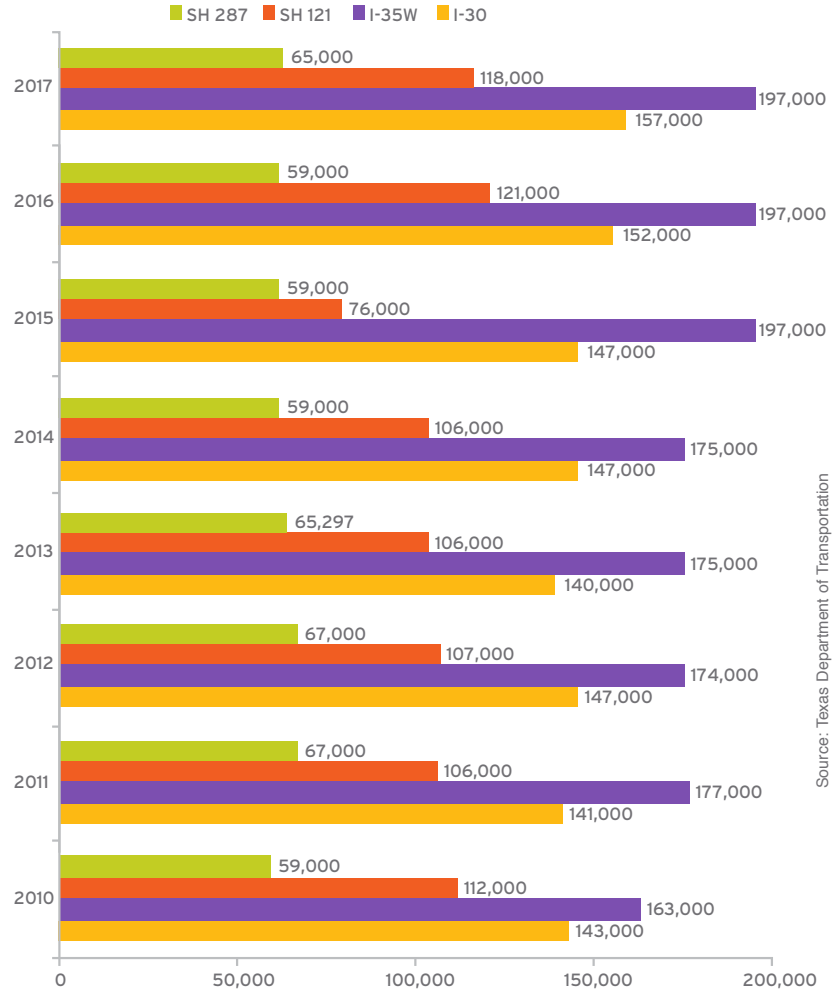




Average Daily Traffic Count

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.



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.

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

*This number reflects the changes made to the free parking program at the end of January 2019.
Source: Downtown Fort Worth, Inc.



PID Advisory Board

Larry Auth
Chair
Omni Fort Worth Hotel

Rita Aves
Oil & Gas Building

Johnny Campbell
Sundance Square

Gary Cumbie
The Cumbie Consultancy

Jim Finley
Finley Resources Inc.

Taylor Gandy
Ron Investments, Ltd.

Suzan Greene
ONCOR Electric Delivery

Marie Holliday, DMD
Flowers to Go in Sundance Square

Chris Jeans
XTO Energy Inc.

Walter Littlejohn
The Fort Worth Club

Michelle Lynn
Building Owners & Managers Association

Renee Massey
Red Oak Realty

Robbie Tawill
The Worthington Renaissance Fort Worth Hotel

Karen Vaughan
StarPoint Commercial Properties, LLC

Joy Webster
MorningStar Capital

Jed Wagenknecht
Downtown Fort Worth Blackstone Courtyard

John Yeung
Sheraton Fort Worth Hotel

PID Ambassadors and Clean Team



Credits

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

Hannah Behrens
Briggs Freeman Sotheby's
International Realty

Mary Margaret Davis
Real Estate Broker
Mary Margaret Davis
Real Estate Team

Mary McCoy
Administration
Tarrant County Appraisal
District
Natalie Watkins
Planning and
Development Department
City of Fort Worth

Andrea Timbes
CRM Analyst
Visit Fort Worth
Ebonie Wingo
Performance and
Regulatory Standards
Trinity Metro

Special thanks to Rachel Delira, Joseph Haubert, Brian Luenser, Sundance Square, Trinity Metro and Visit Fort Worth for their photography.

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
I.M. Terrell Academy for STEM
and Visual Performing Arts
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

Downtown Fort Worth, Inc. Staff

Andrew Taft
President
Matt Beard
Director of
Public Improvements
Nicole Browne
Marketing and
Special Projects Manager
Cleshia Butler
Administrative Assistant
Jay Downie
Event Producer
Brandi Ervin
Controller

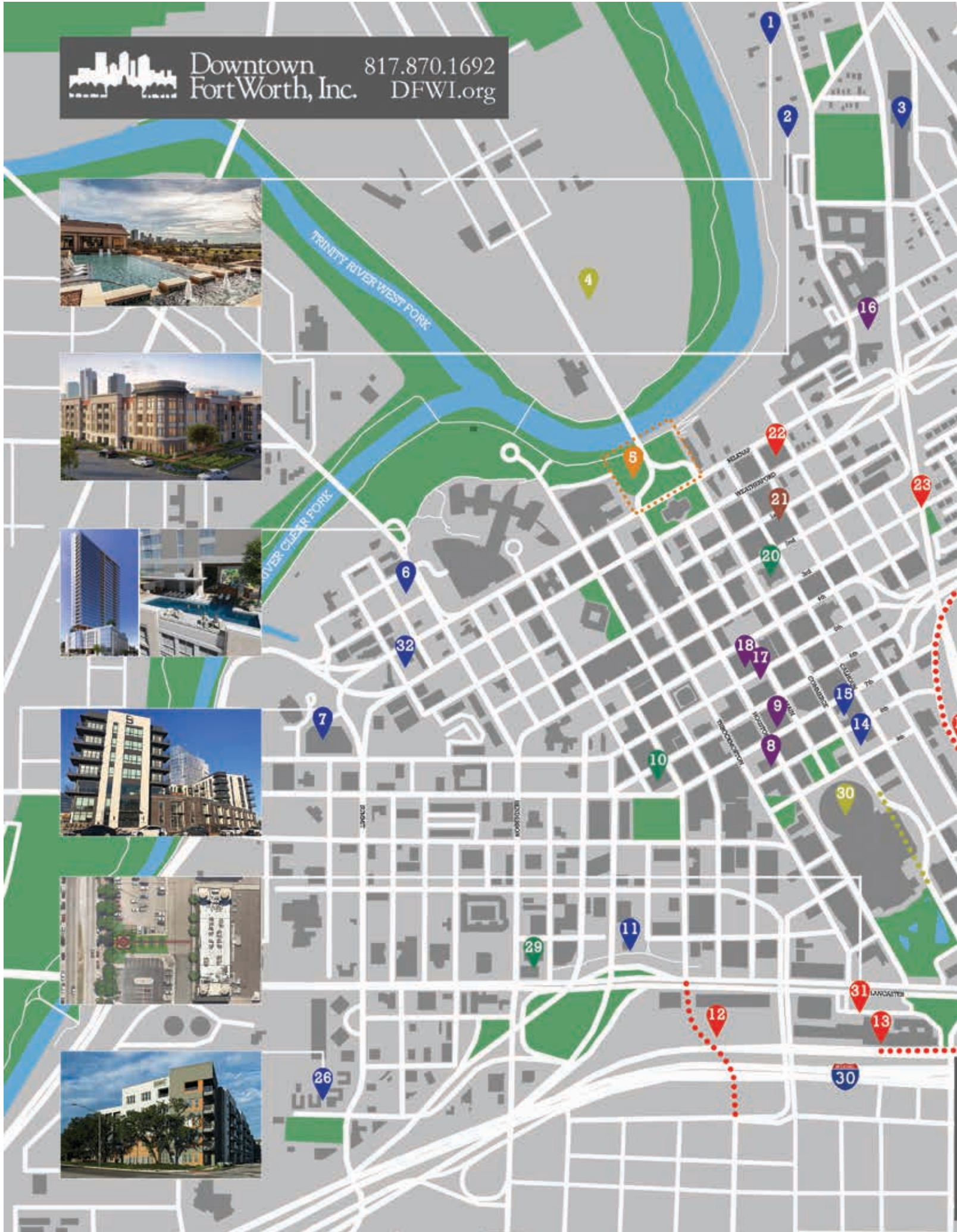
Becky Fetty
Director of Membership
and Marketing
Diana Hahn
Production Manager
Melissa Konur
Director of Planning
Arrie Mitchell
Director of Research
Barbara Sprabary
Executive Assistant/
Office Manager



A service of
Downtown Fort Worth, Inc.



Downtown
Fort Worth, Inc. 817.870.1692
DFWI.org



DOWNTOWN FORT WORTH

RECENT, PLANNED and UNDER CONSTRUCTION

1. THE KELLEY
353 Units
2. ROCKLYN APARTMENTS
274 Units UC
3. HAMPTON APARTMENTS
350 Units P
4. PANTHER ISLAND UC
Urban Waterfront District

17. AC HOTEL by MARRIOTT
246 Rooms UC



18. THE SINCLAIR HOTEL
164 Rooms UC
19. LIVE OAK STREET UC
Roadway Improvements
20. BANK OF AMERICA
New Ground Floor Retail

5. HERITAGE PARK PLAZA
Restoration/Master Plan
6. THE WORTH
30 Story Condo Tower P
7. BROADSTONE 5th & SUMMIT
345 Units
8. WAGGONER BUILDING
Hotel P
9. KIMPTON HOTEL
232 Rooms P
10. FIRST ON 7th UC
Retail/Office Renovations
11. BURNETT LOFTS
254 Units P

21. METROPLEX MEDICAL
Medical Facility UC
22. TARRANT COUNTY
PARKING GARAGE P
23. 3rd STREET UNDERPASS
Mural Project P

24. 311 NICHOLS
56 Units UC



25. TEXAS A&M LAW
Future Expansion P
26. ALEXAN SUMMIT
380 Units
27. BUTLER PLACE
Redevelopment P
28. I.M. TERRELL ACADEMY
for STEM/VPA

12. HEMPHILL/LAMAR
Vehicle/Ped Tunnel UC

13. TEXRail
27 Mile Commuter Rail

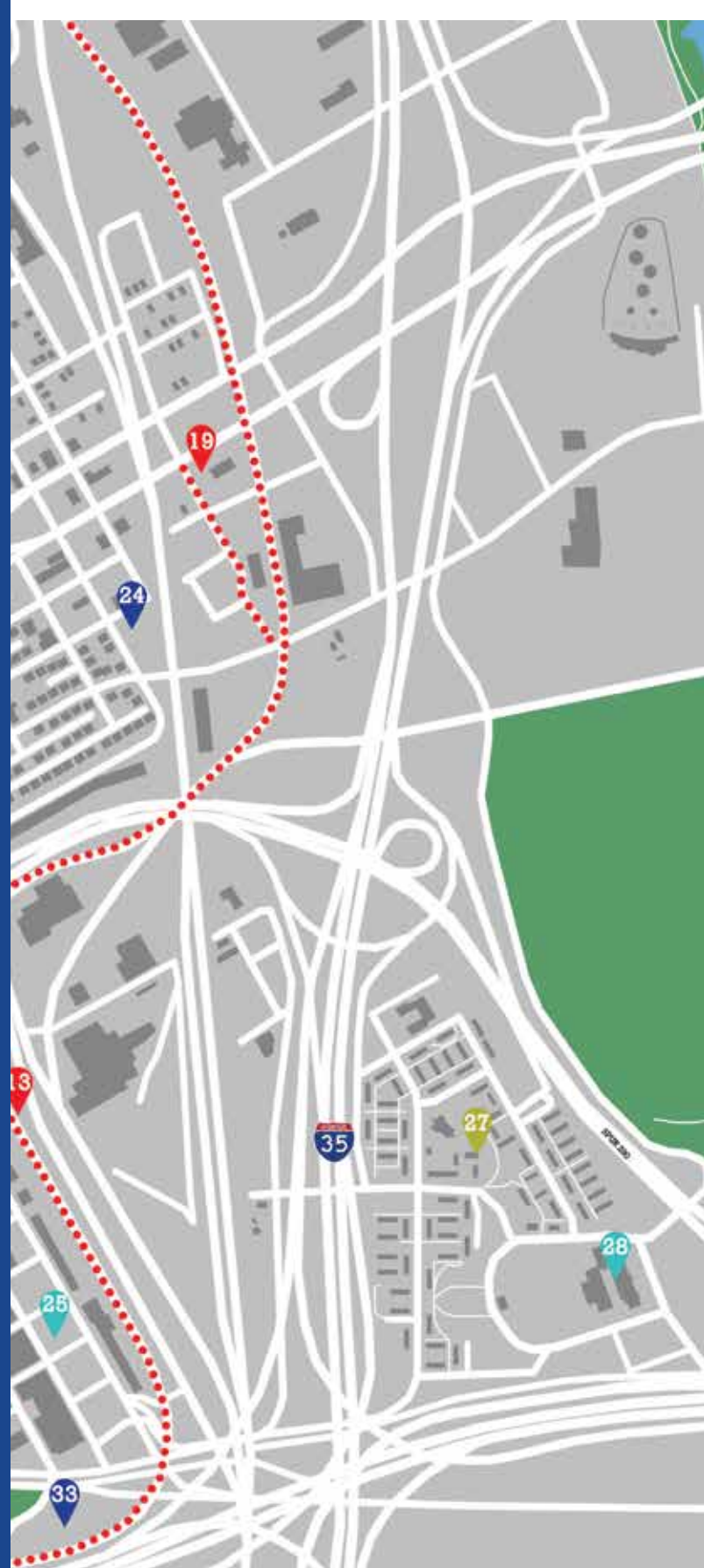
14. 901 COMMERCE
~290 Units P



29. QUIKTRIP P
7,000 sf Convenience Store
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

15. HILTON ANNEX
140 Units UC

16. AVID HOTEL
106 Rooms P



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

UC - Under Construction P - Planned



Published in April 2019

Downtown Fort Worth, Inc.
777 Taylor Street, Suite 100
Fort Worth, Texas 76102

817.870.1692 | dfwi.org



/DowntownFortWorth



/DTFortWorth



/DowntownFortWorth

#DowntownFortWorth