

STATE *of* DOWNTOWN 2017



Foreword

Welcome to our thirteenth 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 2017. Office rental and occupancy rates compare favorably with other North Texas Submarkets while hospitality and multi-family residential performance has inspired a new wave of construction. Retail remained strong and residential sales and leasing activity reached new highs.



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

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
Chair of the Board
Downtown Fort Worth, Inc.



Melissa Graham
Chair of the Board
Public Improvement District #1

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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

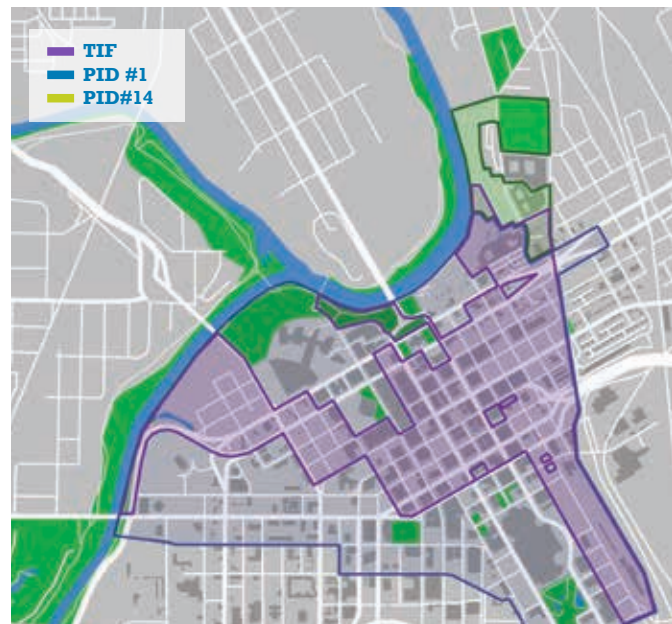
Formed in 1981, DFWI is Downtown Fort Worth's planning, advocacy, public space and project management organization. DFWI also builds Downtown Fort Worth's vitality by serving as a liaison, ombudsman, and information source for property owners, residents, business owners, lenders, developers, community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

What We Do

DFWI is a 501(c)(6) non-profit 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 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.

Downtown Fort Worth Initiatives, Inc. (DFWII) is a 501(c)(3) non-profit 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 XTO Energy 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

1,570
Downtown businesses

36,437
private employees

13.7
MILLION
square feet of office space

2,881 hotel rooms

7,783 Downtown residents

4,323 residential units



45,285
Downtown employees (all jobs)

\$84,689
average private payroll
per employee

\$3.1
BILLION
private payroll in 2015

At **\$3,085,798,000**
Downtown generates a larger
payroll than any other
employment center in the
county, contributing
18.7 times
its geographic
weight in
private payroll



\$3.6 Billion
appraised value of property in Downtown Fort Worth in 2017

\$72.9 Billion
appraised value of property in the City of Fort Worth in 2017

\$210.6 Billion
appraised value of property in Tarrant County in 2017



\$17.5 Million
in hotel taxes paid in Downtown 2017

\$60 Million
in property taxes paid in Downtown in 2017

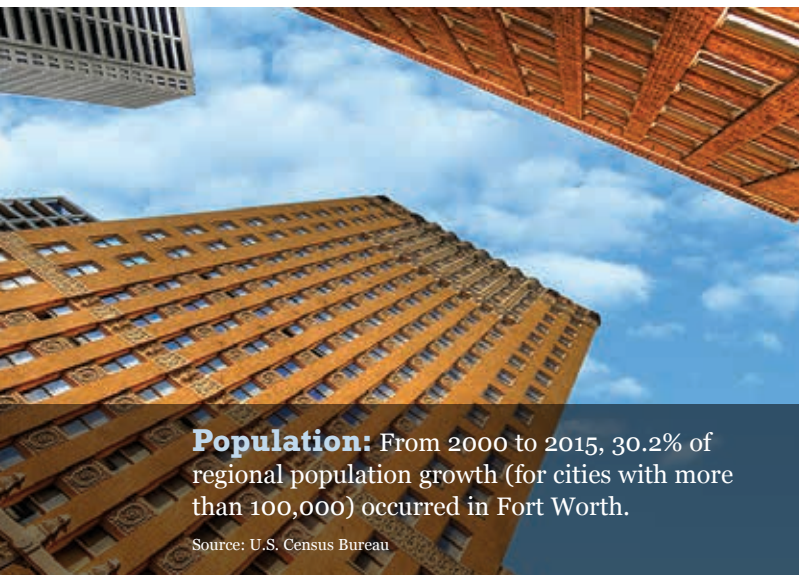
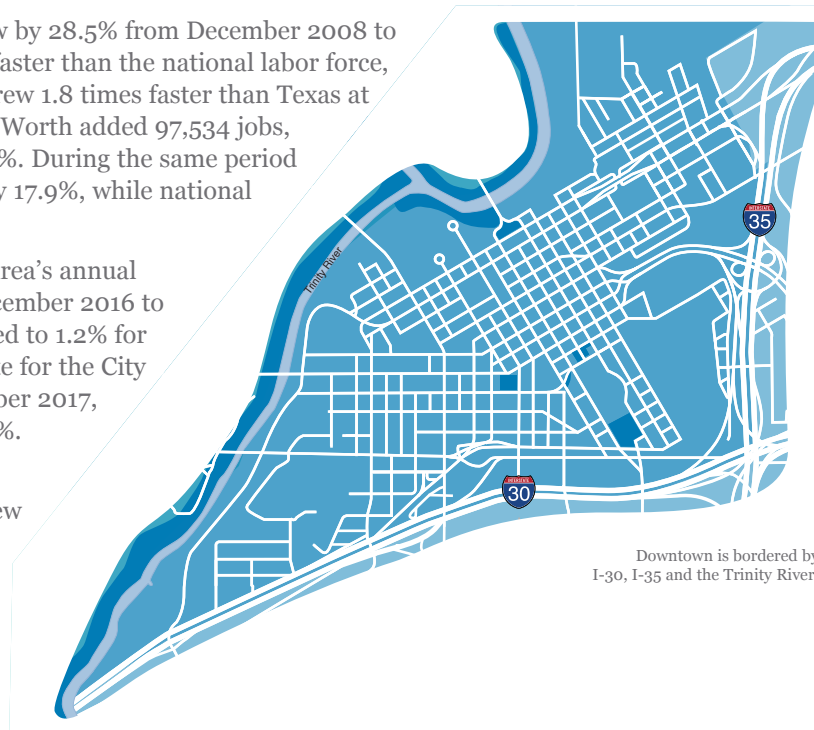
\$2,324,658,621
in total taxes paid Downtown 1992-2017

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 \$3.1 billion per year**, the highest among employment centers in the county.

The labor force in Fort Worth grew by 28.5% from December 2008 to December 2017. This is 7.9 times faster than the national labor force, which grew at 3.6%. Fort Worth grew 1.8 times faster than Texas at 15.7%. Over this same period Fort Worth added 97,534 jobs, increasing its employment by 31.9%. During the same period Texas increased its employment by 17.9%, while national employment increased by 7.2%.

The Fort Worth-Arlington metro area's annual employment growth rate from December 2016 to December 2017 was 2.8% compared to 1.2% for the nation. The unemployment rate for the City of Fort Worth was 3.3% in December 2017, lower than the national rate of 4.1%.

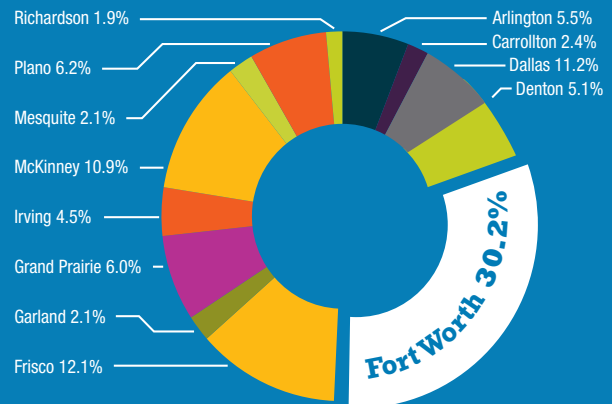
The Dallas-Fort Worth-Arlington metropolitan area's population grew from 5,161,544 in 2000 to 7,089,888 in 2015.



Population: From 2000 to 2015, 30.2% of regional population growth (for cities with more than 100,000) occurred in Fort Worth.

Source: U.S. Census Bureau

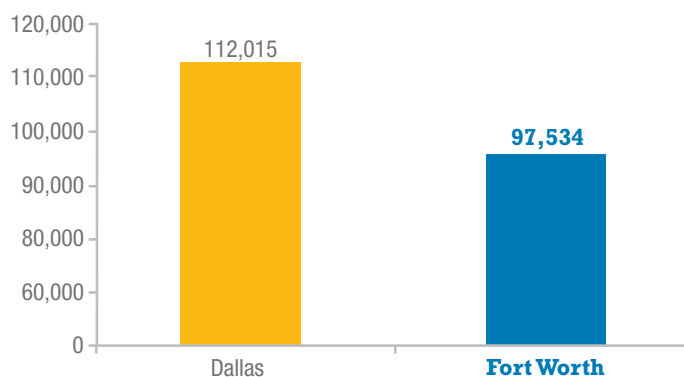
Contribution of Fort Worth to Regional Growth



Employment: Employment in Fort Worth grew by 31.9% from pre-recession December 2008 to December 2017.

Source: Texas Workforce Commission

Job Growth from December 2008 to December 2017





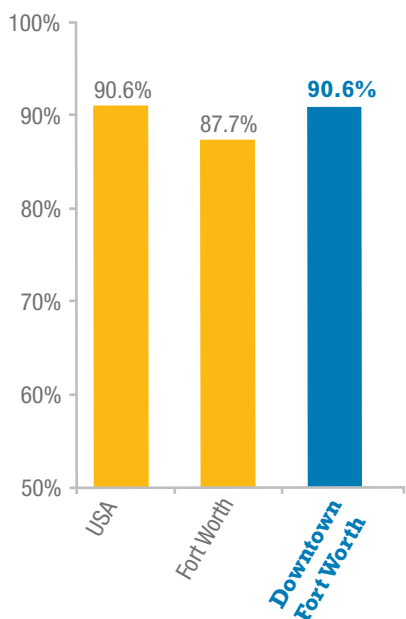
Office: The office market in Downtown Fort Worth absorbed over 307,000 square feet of office space since 2012 while occupancy remained on par with the national average. **Occupancy of office space in Downtown Fort Worth in 4Q 2017 was 90.6%, equal to the national average occupancy of 90.6%.** A large percentage of Downtown multi-tenant office space is occupied by tenants of less than 4,000 square feet. This has a stabilizing influence on the market. In 2017, more than 68% of the leasing activity occurred with firms of that size.

Leasing Activities, Share of Market

| SPACE (SF) | 2016 | 2017 |
|----------------|------|------|
| <4,000 | 78% | 68% |
| 4,001 – 10,000 | 13% | 22% |
| >10,001 | 9% | 10% |

Source: CoStar

All Office Space Occupancy
4Q 2017



Class A Office Space Occupancy
4Q 2017

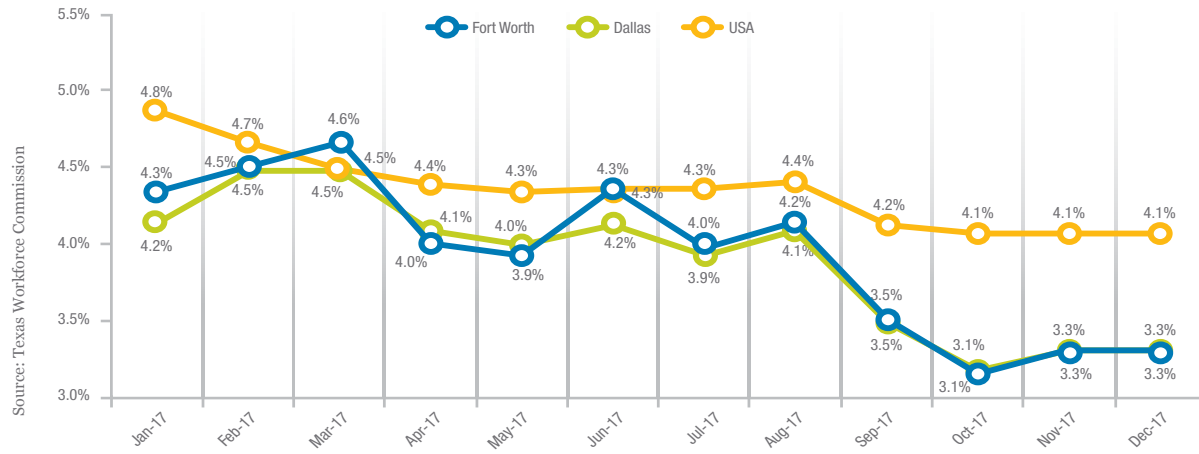


Retail Space Occupancy
4Q 2017

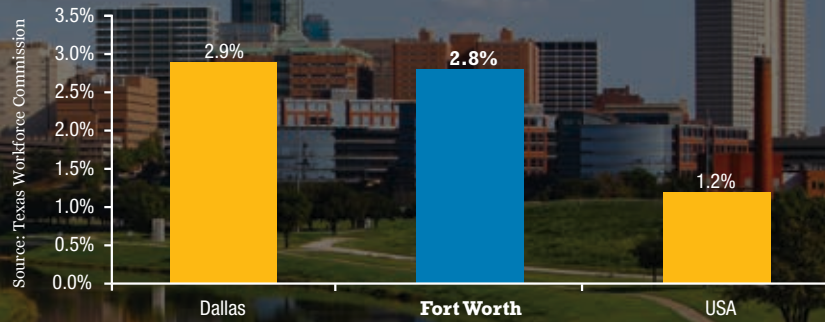


Source: CoStar

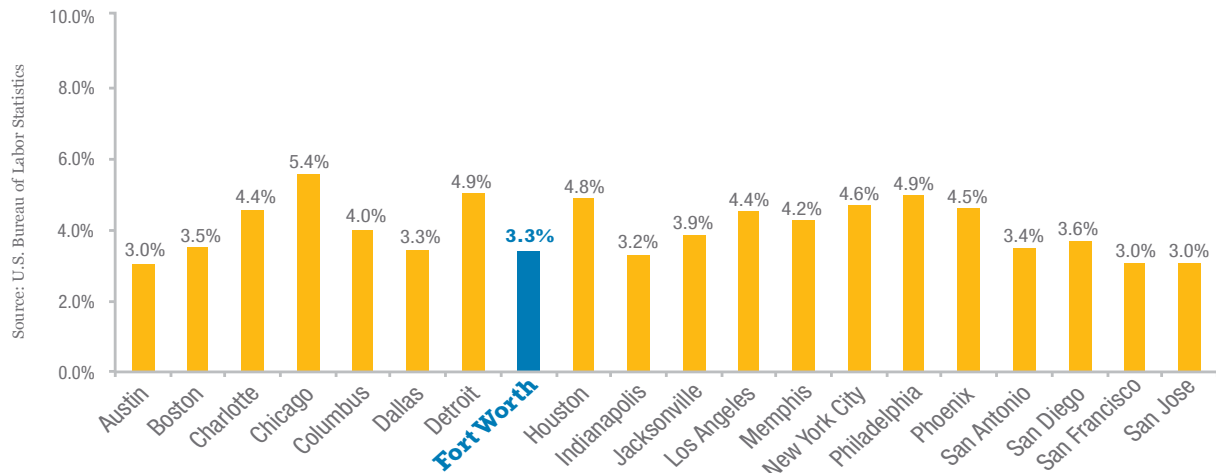
Unemployment Rate in 2017



Employment Growth December 2017 Over December 2016



Unemployment Rate Among 20 Largest U.S. Cities December 2017





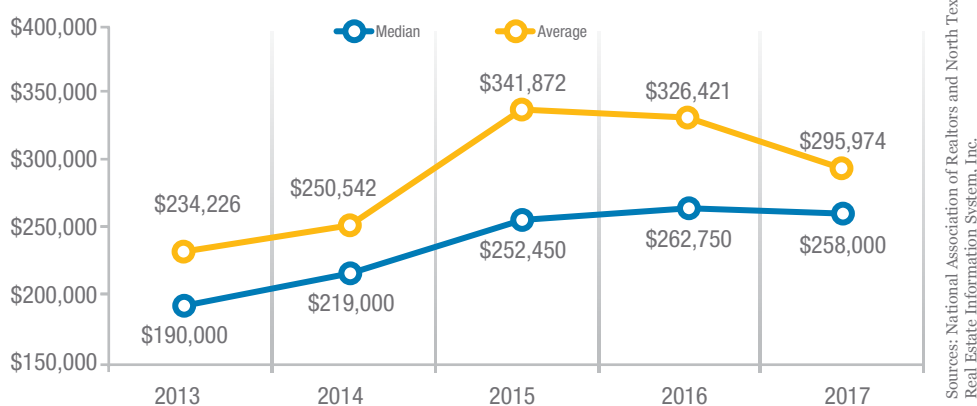
Residential: Development remained strong in Downtown with 93 units added and an additional 1,078 units under construction by December of 2017. Trinity Terrace, a 79-unit, 23-story senior housing tower, and the 11 townhomes on Henderson Street, the first owner-occupied new product in five years, were completed in 2017. Broadstone 5th and Summit, a 345-unit apartment community adjacent to the Pier One Building, Alexan Summit, a 380-unit apartment community, and Kelley at Samuels Ave, a 353-unit apartment community are under construction and are nearing completion at time of publication.

Several new projects are expected to break ground in 2018; currently there are 1,465 units in eight projects in the planning process.

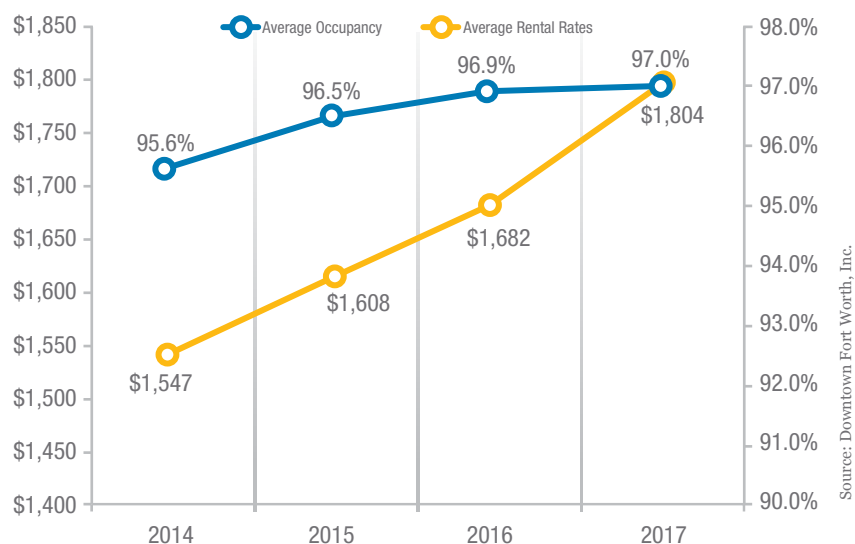
The multifamily average rent in Downtown increased 8.3% in 2017 to \$1.83 per square foot. **Apartment occupancy averaged 96.6% in 2017.**

Demand for condominiums and townhomes remained high in 2017. **One hundred ten owner-occupied units sold in 2017** through MLS, while prices continued to increase. Through the fourth quarter of 2017, the average price per square foot for a Downtown residential unit sold through the MLS system was **\$242.73, relatively equal to the 2016 price, and a 29.1% increase since 2013.**

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. The 245-room Hampton Inn & Suites was completed in 2017 next to the Fort Worth Convention Center, as was the 114-room Fairfield Inn & Suites. Aloft is remodeling six floors of One City Place tower into a 180-room hotel, which will be completed in early 2018. These three projects combined with three other hotel projects currently in the planning process are poised to bring an additional 1,111 rooms to Downtown.

The occupancy rate in 2017 was **74.4%, higher than the national average of 65.9%**. Revenue per available room (RevPAR) was \$123.24, significantly above the national average of \$83.57.

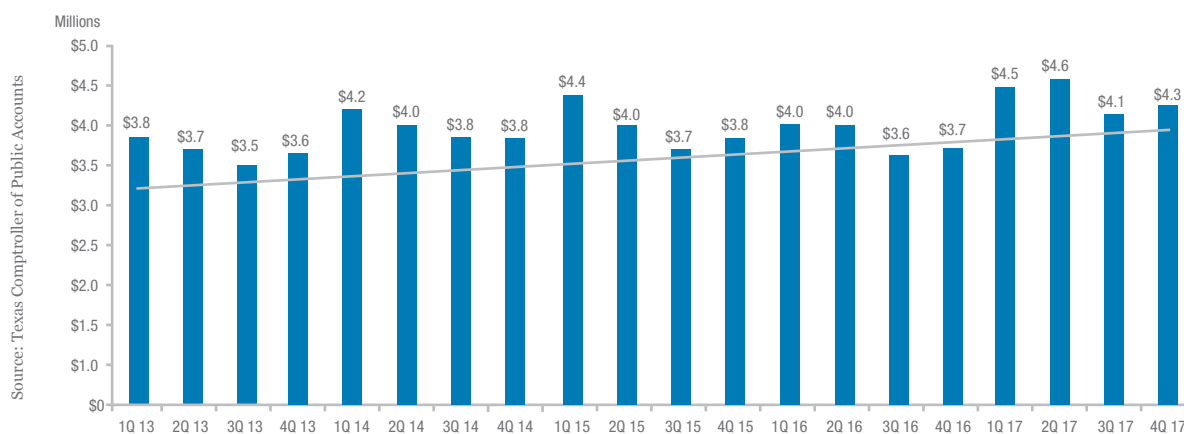
Hotel occupancy taxes paid in Downtown averaged \$4,353,006 per quarter in 2017.

While 20.5% of all Fort Worth hotel rooms are located Downtown, 34.5% of all Fort Worth hotel occupancy taxes were paid in Downtown.

Hotels in Downtown Fort Worth generate **34.5%** of all annual hotel occupancy taxes in the city.

Hotel Occupancy Taxes Paid Downtown Fort Worth

Hampton Inn & Suites

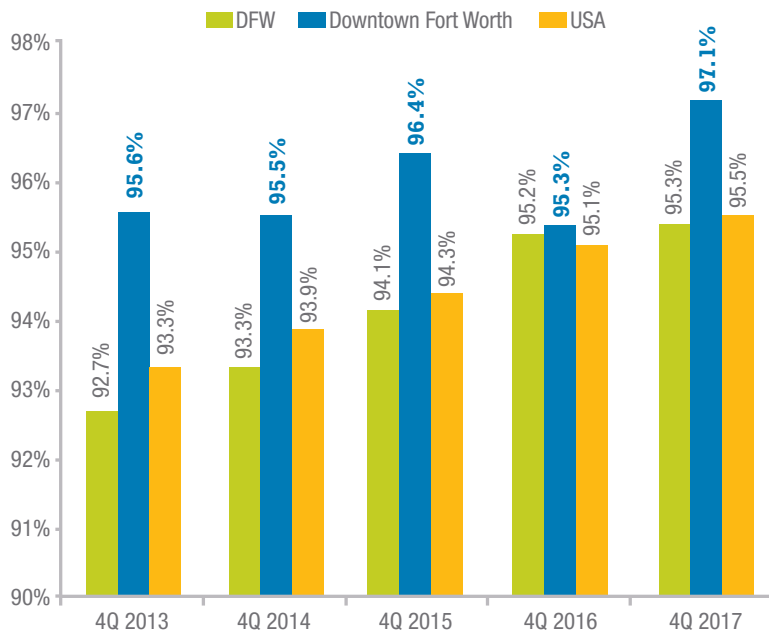




Retail: The Downtown retail market continues to perform well. With strong year-over-year growth, Downtown continues to attract national and local retailers and restaurants.

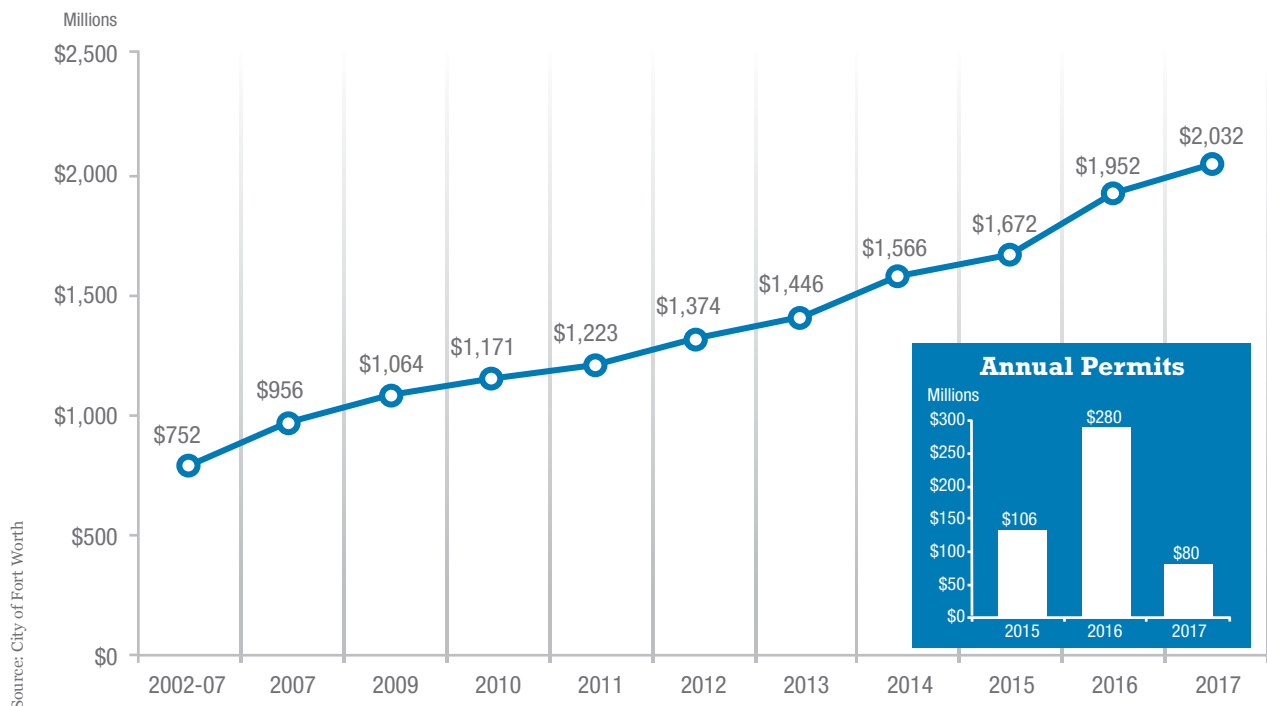
Retail occupancies maintained a robust rate of 97.1% in existing space. The average rent per square foot for retail space in Downtown was \$29.27.

Retail Occupancy Rate



H&M in Sundance Square

Cumulative Value of Building Permits Downtown Fort Worth, 2002–2017





**\$466
Million**

in New Construction
Permits from
2015-2017





Companies get more in Downtown.

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. 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. The new **Frost Tower Fort Worth adds 259,000 square feet of new Class A office product** to the market.

Frost Tower Fort Worth

**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



45,285 jobs in Downtown



1,570 private businesses



\$3 BILLION
in private payroll



2,881 hotel rooms



253,326 sq. ft.
convention center



Burnett Plaza

5,807,305
square feet
of Class A office space

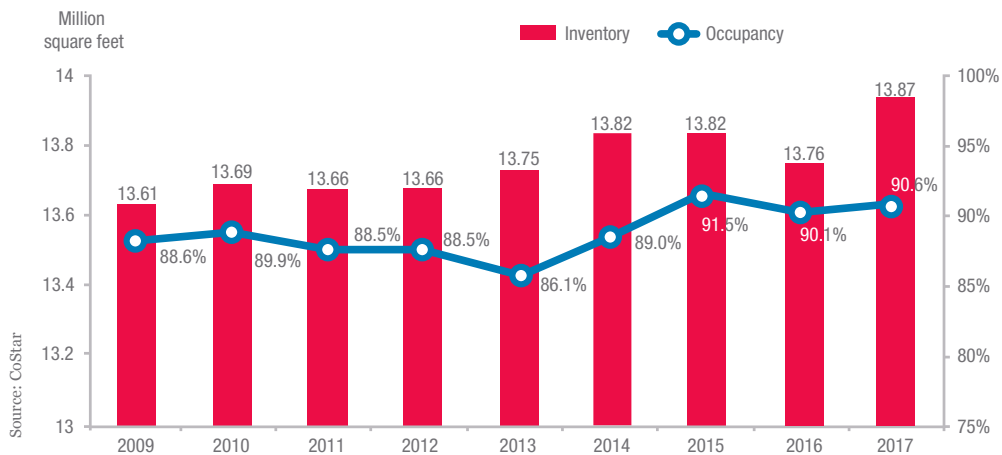
Class A Office Buildings

| | |
|---------------------------|-----------|
| 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

*Opening 2018

Office Inventory and Occupancy Rate Downtown Fort Worth

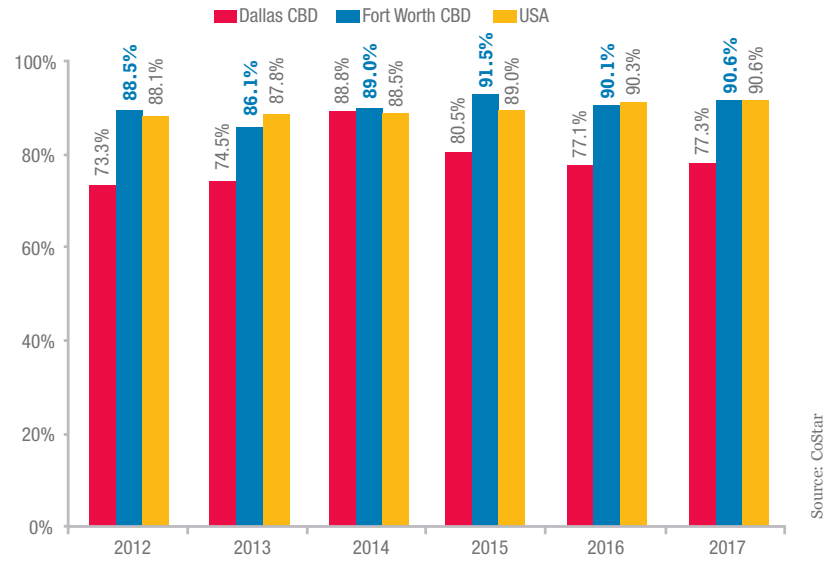




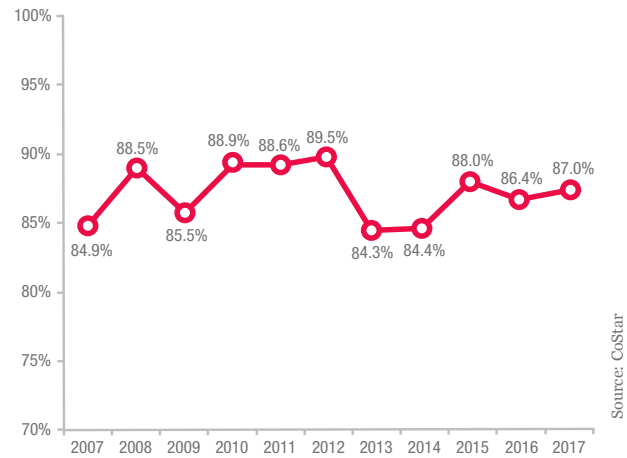
Office and Employment



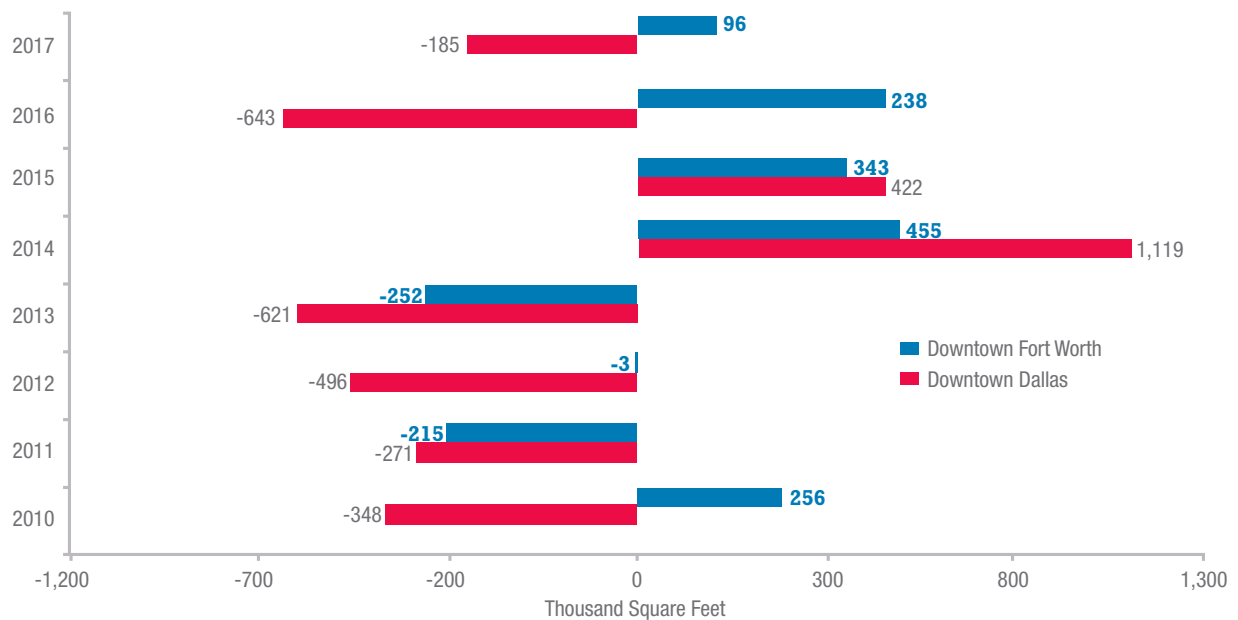
Office Occupancy Rate Fourth Quarter 2017

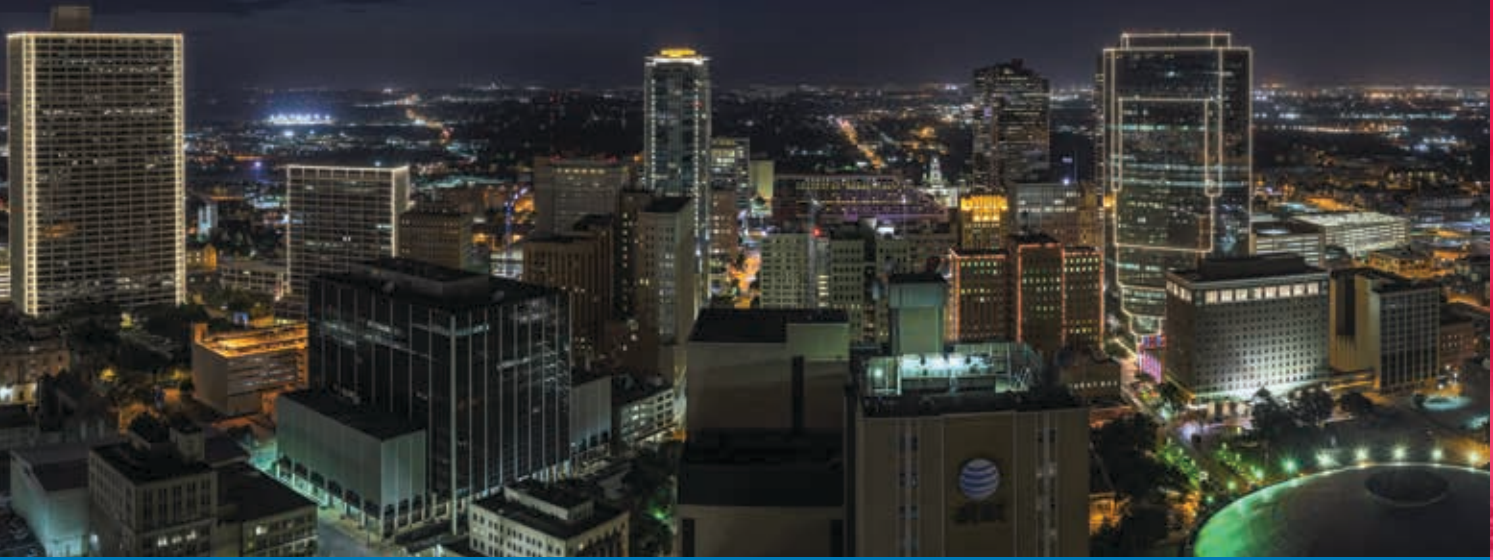


Class A Office Occupancy Rates Downtown Fort Worth

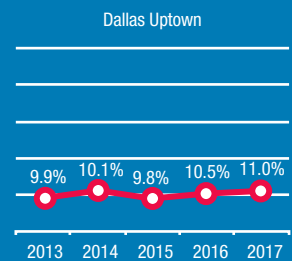
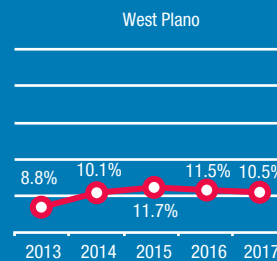
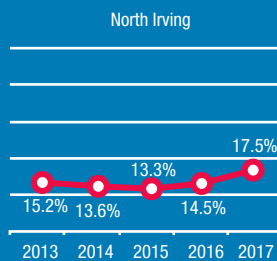
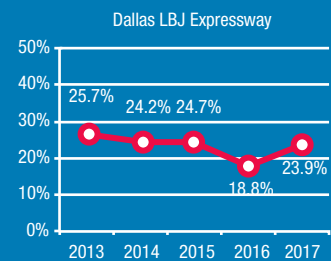
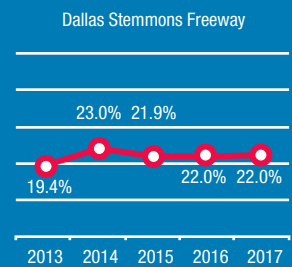
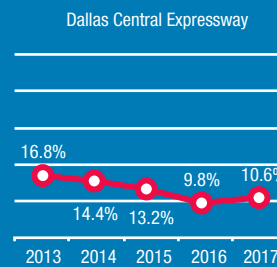
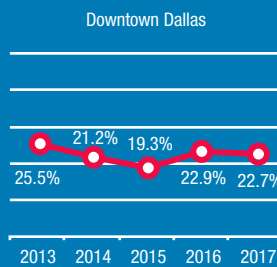
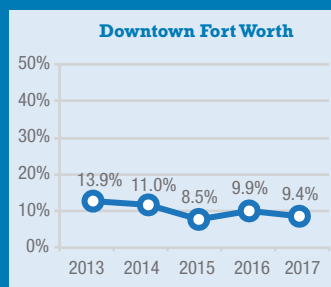


Net Absorption of Office Space



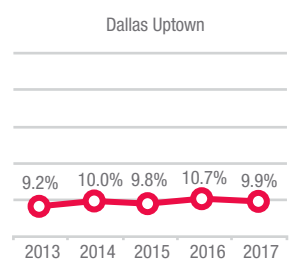
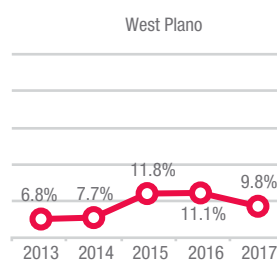
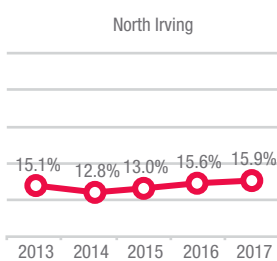
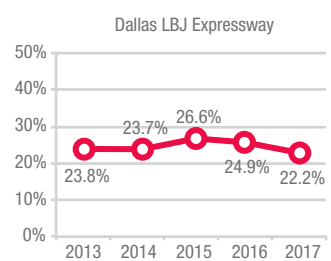
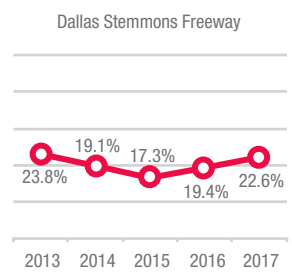
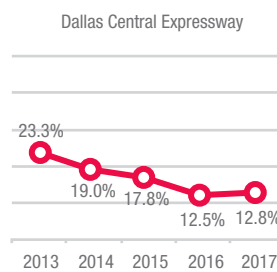
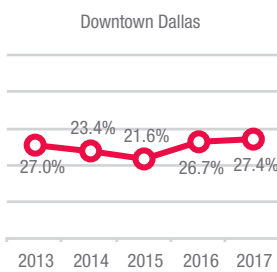
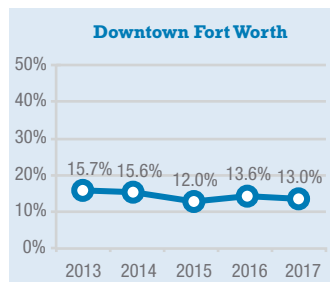


Metro Area Office Vacancy Rates



Source: CoStar - Fourth quarter 2017

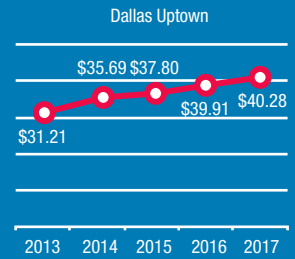
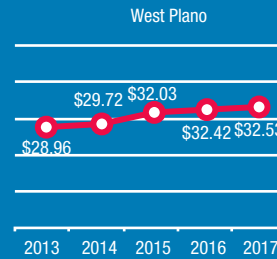
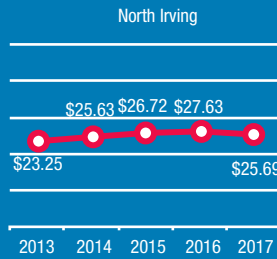
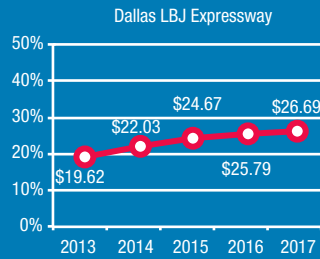
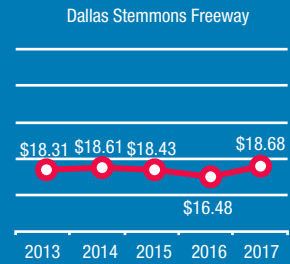
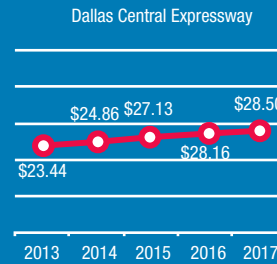
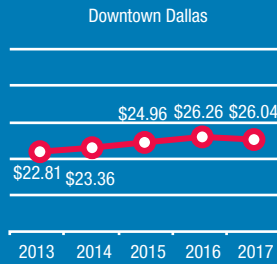
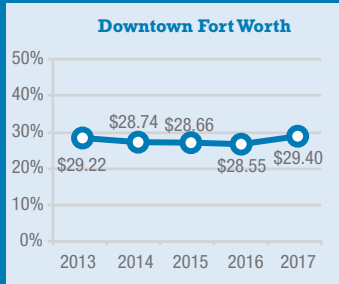
Metro Area Class A Office Vacancy Rates



Source: CoStar - Fourth quarter 2017



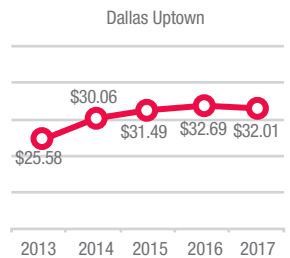
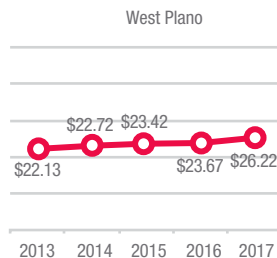
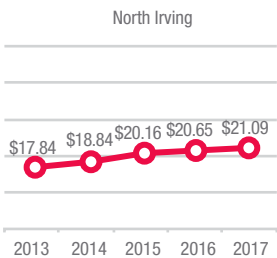
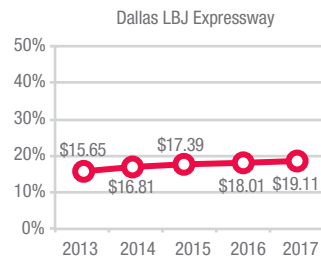
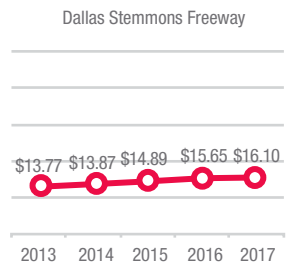
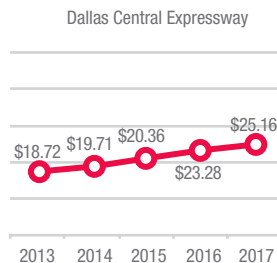
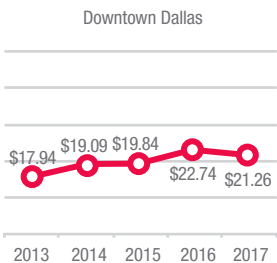
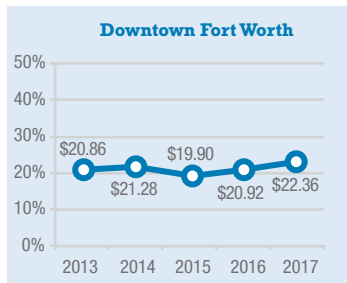
Metro Area Class A Office Rental Rates (\$/SF)



Source: CoStar - Fourth quarter 2017



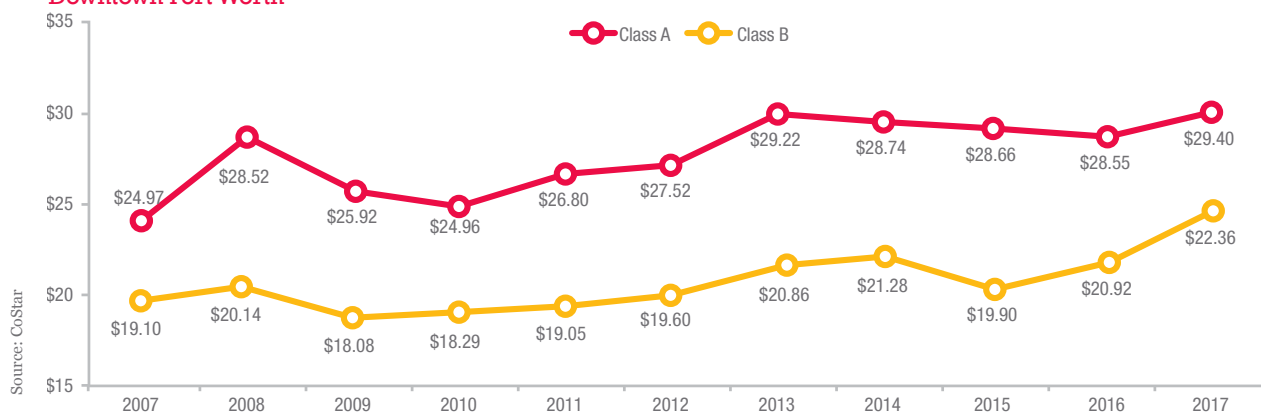
Metro Area Class B Office Rental Rates (\$/SF)



Source: CoStar - Fourth quarter 2017



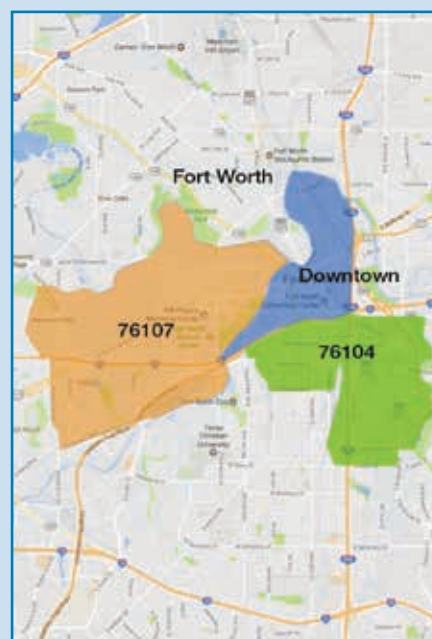
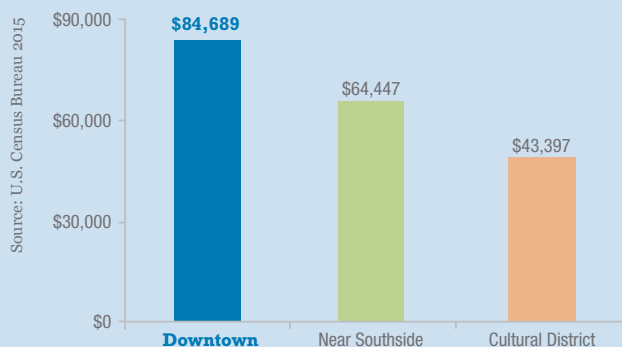
Average Office Rental Rates Downtown Fort Worth



Downtown, the Near Southside and the West Side combined generate \$6,043,171,000 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.

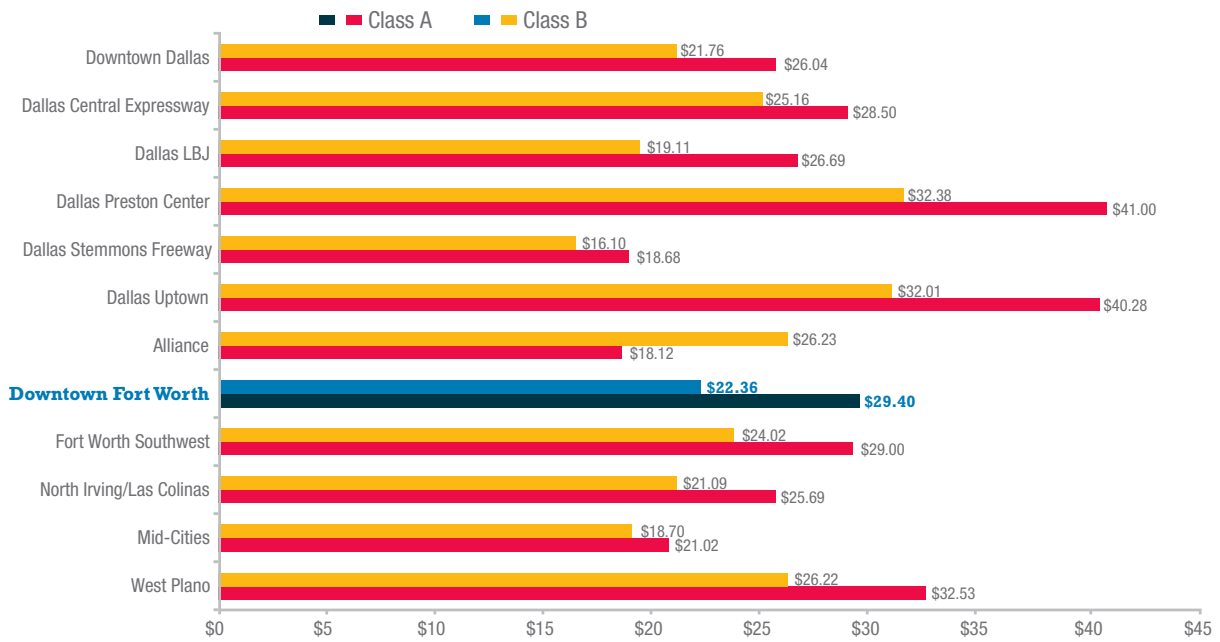
Average Payroll Per Employee in Private Sector

| ZIP CODE (SUBMARKET) | PRIVATE SECTOR EMPLOYEES | PAYROLL | PAYROLL PER EMPLOYEE |
|------------------------|--------------------------|-----------------|----------------------|
| 76102 (Downtown) | 36,437 | \$3,085,798,000 | \$84,689 |
| 76104 (Near Southside) | 29,096 | \$1,875,145,000 | \$64,447 |
| 76107 (West Side) | 24,938 | \$1,082,228,000 | \$43,397 |

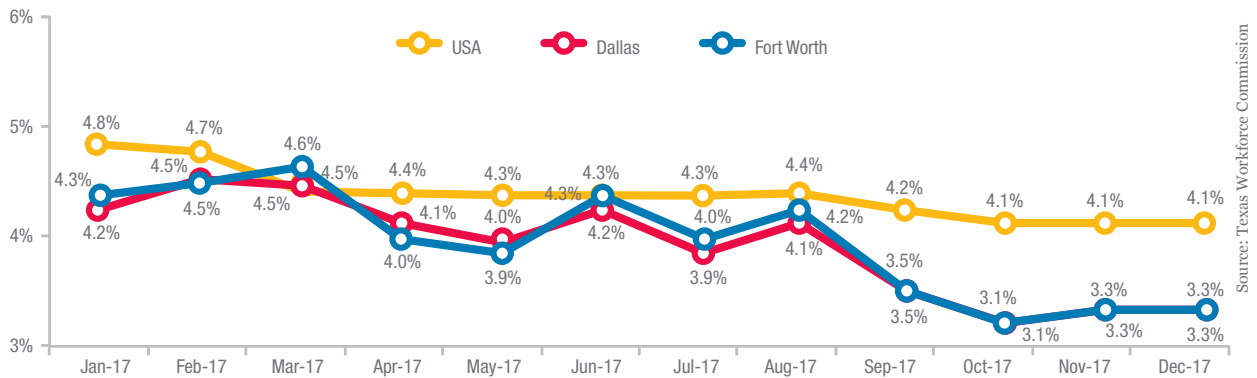




Average Class A and B Office Rent, 4Q 2017 Dallas /Fort Worth MSA (\$/SF)



Unemployment Rates in 2017

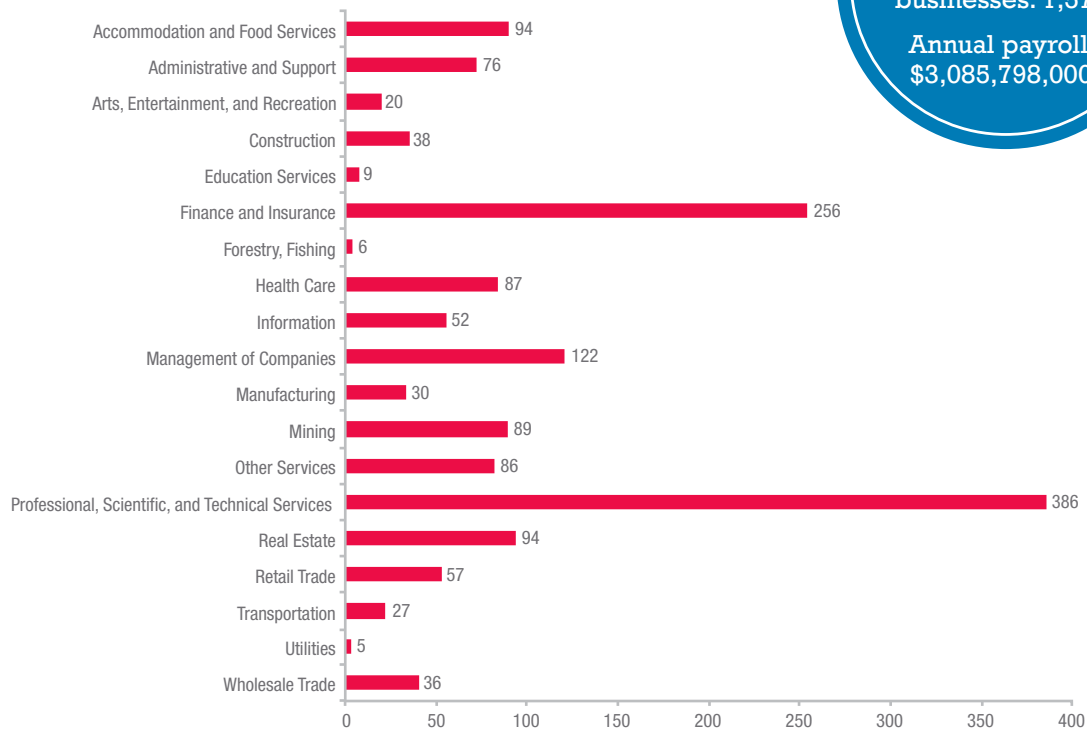


National Regional Office Statistics 4Q 2017

| | AVERAGE ASKING RENT | OVERALL VACANCY RATE |
|-------------------|---------------------|----------------------|
| Atlanta | \$23.21 | 11.6% |
| Austin | \$33.77 | 8.1% |
| Boston | \$22.65 | 7.9% |
| Chicago | \$23.71 | 13.0% |
| Dallas/Fort Worth | \$25.01 | 14.7% |
| Denver | \$26.32 | 10.5% |
| Houston | \$27.76 | 16.3% |
| Los Angeles | \$35.03 | 10.5% |
| New York | \$65.96 | 8.1% |
| Philadelphia | \$22.94 | 8.3% |
| Phoenix | \$24.57 | 14.7% |
| Seattle | \$32.39 | 7.6% |
| Washington, DC | \$35.88 | 14.0% |

Source: CoStar

Business Profile – Number of Businesses Per Category Downtown Fort Worth



Total private employees: 36,437

Total number of businesses: 1,570

Annual payroll: \$3,085,798,000

Source: U.S. Census Bureau 2015

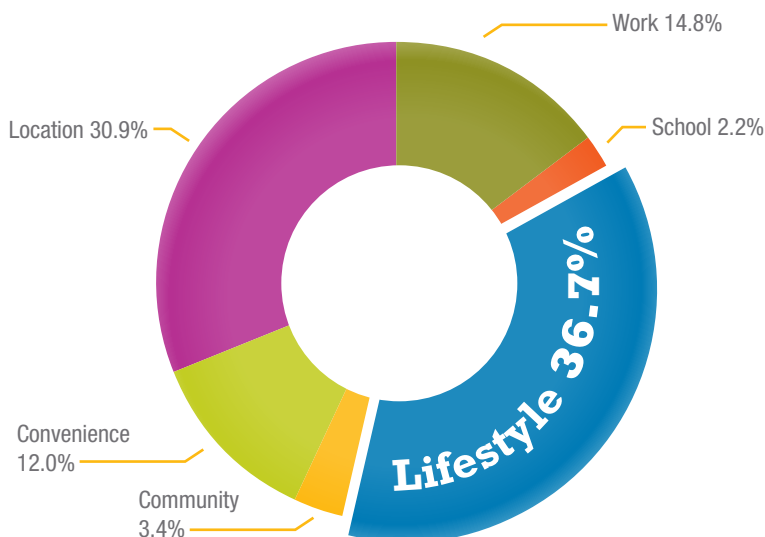


Living the Downtown lifestyle

The Downtown residential inventory is growing dramatically. In 2017, 1,516 new units were under construction or completed. This new product will result in a **35.8% increase of the number of Downtown units**. A testimony to the appeal of the 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.**

Broadstone 5th and Summit construction

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 95.7% average apartment occupancy since 2011, while increasing inventory by 29.4%

7,783 people
live in Downtown

Density of 2,262 residents per square mile in Downtown

(1,121 housing units/sq mile)

City of Fort Worth density of 2,387 residents per square mile (565.3 housing units/sq mile)

\$258,000 median sale price of Downtown condos/townhomes purchased in 2017

17.8% increase in average apartment rent since 2010-\$1,531/2010 to \$1,804/2017



\$734,000: top Downtown condo sale in 2017

19.6% of the 2017 condo sales in Fort Worth were located in Downtown

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

Downtown residents median household is 91% greater than national median income



82% of Downtown residents have a bachelors degree or higher

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

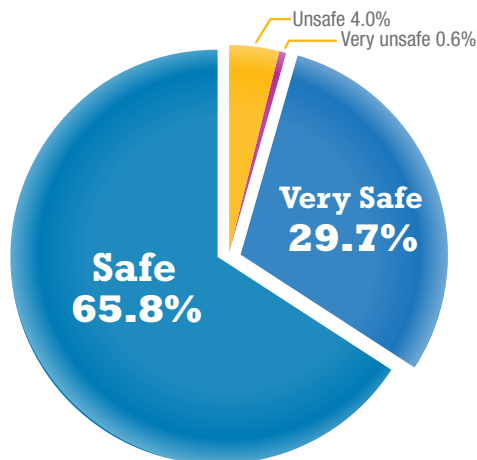
Downtown added 93 residential units in three projects in 2017



2,543 residential rental units planned or under construction will increase the Downtown housing stock by 58.8%

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 has been one of Fort Worth's competitive advantages. In 2016, the median value of a home in Fort Worth was \$131,100, compared to \$257,800 in Austin and \$152,600 in Dallas. The median home value in the U.S. was \$184,000. (U.S. Census 2016)

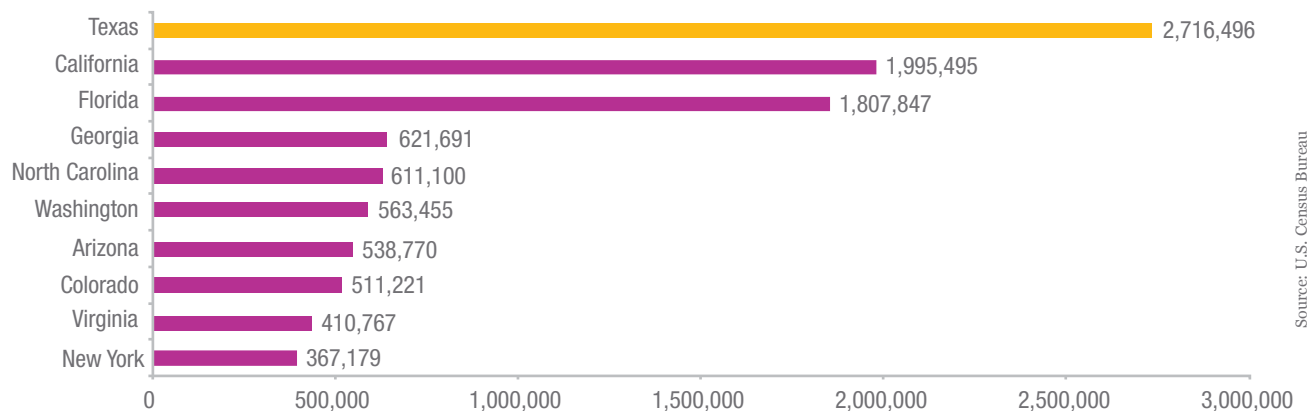
Currently, there are **939 owner-occupied condominiums and townhomes** Downtown, up 900 units, a **2,308% growth** since 2003. The median sale price of a home in Downtown Fort Worth was \$258,000 in 2017.

Residential – For Rent

The rental market remained at historically high occupancy. Currently, there are **2,906 units** in Downtown with monthly rents ranging from **\$1,100 to \$7,800 (4Q 2017)**. The occupancy rate of rental units in Downtown has stayed above 94% since 2010. Although 380 units became available in 2016 and 2017 (a 15.1% increase), occupancy remained above 95% 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.

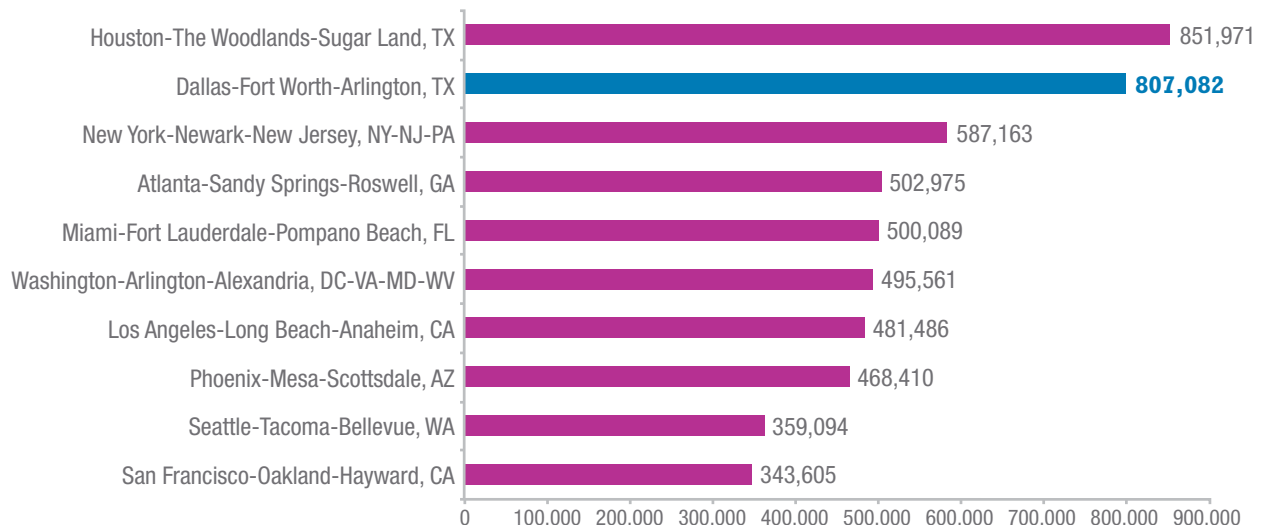
Top 10 State Population Gain

April 1, 2010, through July 1, 2016



Fastest-Growing Metropolitan Areas

Population Added April 1, 2010, through July 1, 2016



Regional City Population Change 2000–2016

| | 2000 | 2016 | % CHANGE | |
|-----------------------|----------------|----------------|--------------|--|
| Austin, TX | 656,562 | 947,897 | 44.4% | |
| Baton Rouge, LA | 227,818 | 227,707 | 0.0% | |
| Dallas, TX | 1,188,580 | 1,317,942 | 10.9% | |
| El Paso, TX | 563,662 | 683,088 | 21.2% | |
| Fort Worth, TX | 534,694 | 855,897 | 60.1% | |
| Houston, TX | 1,953,631 | 2,304,388 | 18.0% | |
| Little Rock, AR | 183,133 | 198,546 | 8.4% | |
| Oklahoma City, OK | 506,132 | 638,311 | 26.1% | |
| San Antonio, TX | 1,144,646 | 1,492,484 | 30.4% | |
| Shreveport, LA | 200,145 | 194,472 | -2.8% | |
| Tulsa, OK | 393,049 | 403,622 | 2.7% | |

Source: U.S. Census Bureau

The Dallas-Fort Worth metropolitan area population grew by 807,082 from 2010–2016.

Regional City Change in Median Family Income 2000–2016

| CITY | 2000 | 2016 | % CHANGE | |
|-----------------------|-----------------|-----------------|--------------|--|
| Austin, TX | \$54,091 | \$86,615 | 60.1% | |
| Baton Rouge, LA | \$40,266 | \$54,726 | 35.9% | |
| Dallas, TX | \$40,921 | \$51,388 | 25.6% | |
| El Paso, TX | \$35,432 | \$49,389 | 39.4% | |
| Fort Worth, TX | \$42,939 | \$64,019 | 49.1% | |
| Houston, TX | \$40,443 | \$52,603 | 30.1% | |
| Little Rock, AR | \$47,446 | \$62,962 | 32.7% | |
| Oklahoma City, OK | \$42,689 | \$65,791 | 54.1% | |
| San Antonio, TX | \$41,331 | \$57,031 | 38.0% | |
| Shreveport, LA | \$37,126 | \$43,945 | 18.4% | |
| Tulsa, OK | \$44,518 | \$55,085 | 23.7% | |
| USA | \$50,046 | \$71,062 | 42.0% | |

Source: U.S. Census Bureau



Demographics of Downtown Fort Worth Residential Population

With the addition of more apartments, the Downtown Fort Worth residential population is becoming **more diverse, wealthier and better educated** and has **grown at an annual rate of 6.3% since 2007**.

Currently, 7,783 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 will be available spring of 2018 for download from DFWI's website at www.dfw.org, or contact Arrie Mitchell at arrie@dfwi.org to receive a copy.



38.8% of Downtown residents are under 40 years old




62.1% of apartment renters are under 40 years old

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

52.2% of Downtown residents are unmarried

94.5% of households have no children living in the household

Downtown residents are highly educated.

-  44% of residents have a bachelor's degree
-  25.2% a master's degree
-  12.9% a doctoral degree (including JDs)



UTA Fort Worth

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

Median annual household income:

Median household income in Downtown is \$113,000

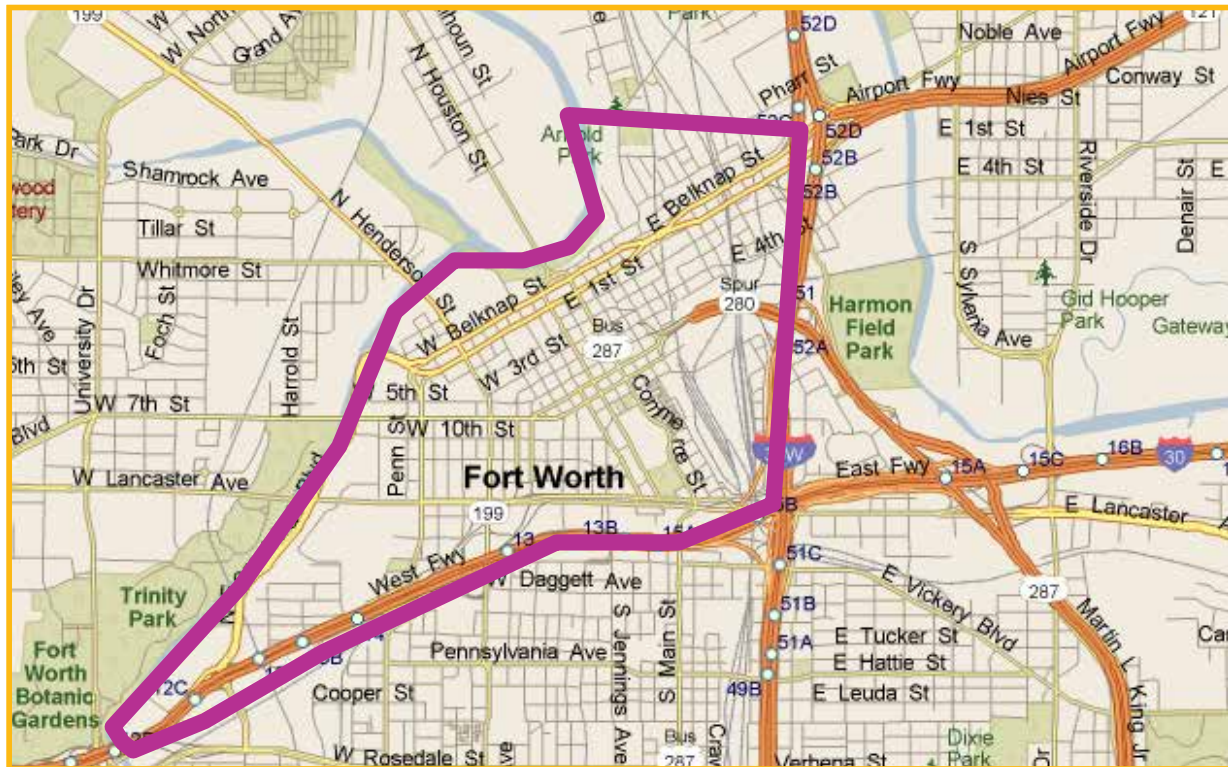
Downtown resident's previous place of residence

- 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

Employment:

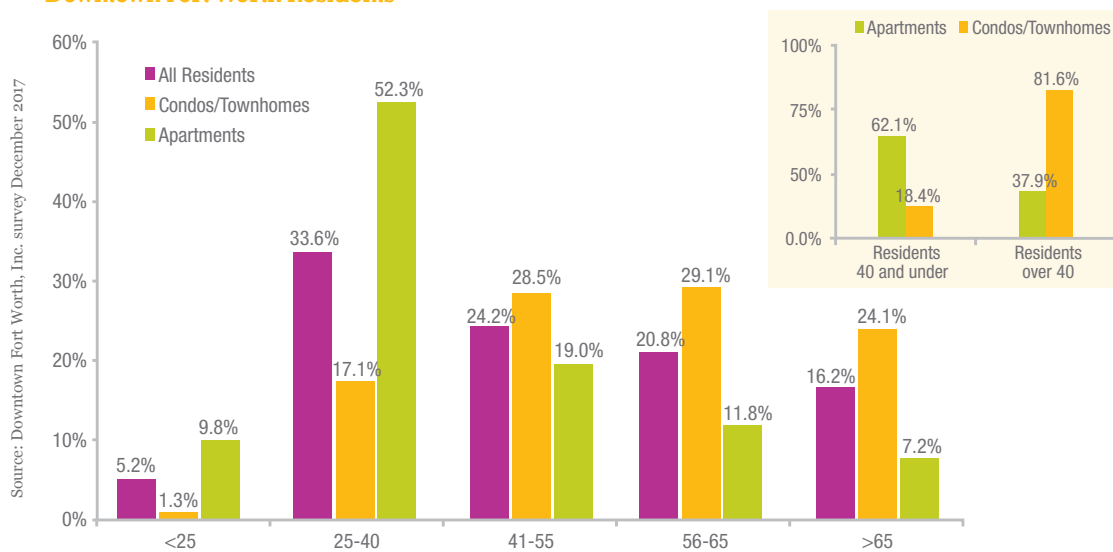
- 19.7% Health Care
- 11.8% Education
- 11.8% Science & Engineering
- 11.8% Finance
- 7.4% Real Estate
- 5.9% Retail
- 6.7% Government
- 6.1% Law

Downtown Population Study Area



Age Distribution

Downtown Fort Worth Residents





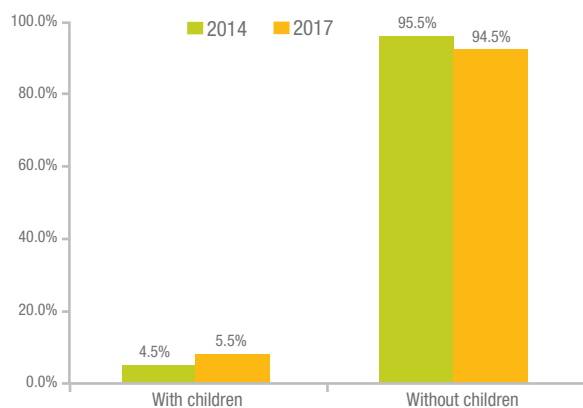
Population and Housing



Sundance Square Plaza

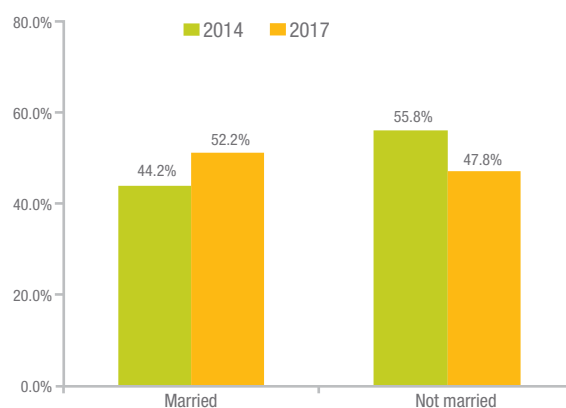
Children in the Household Downtown Fort Worth

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



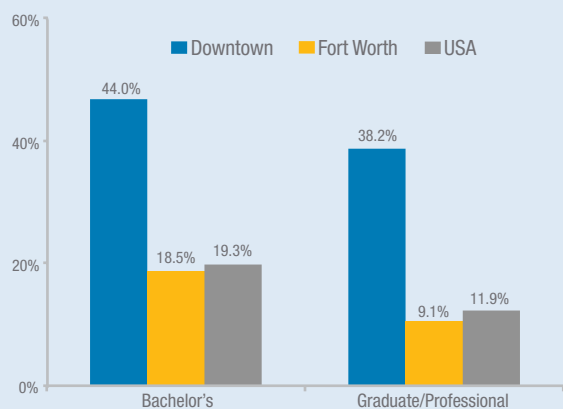
Marital Status Downtown Fort Worth

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



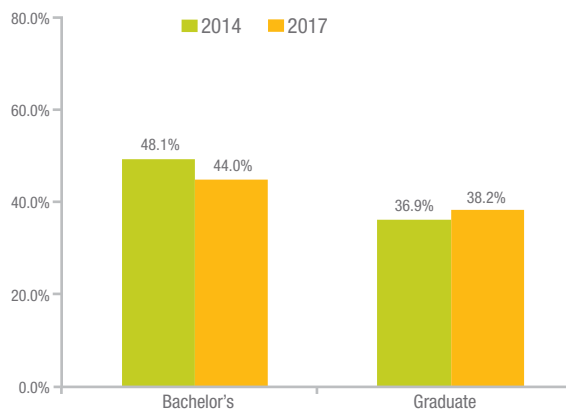
Highest Degree Completed Downtown Fort Worth

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



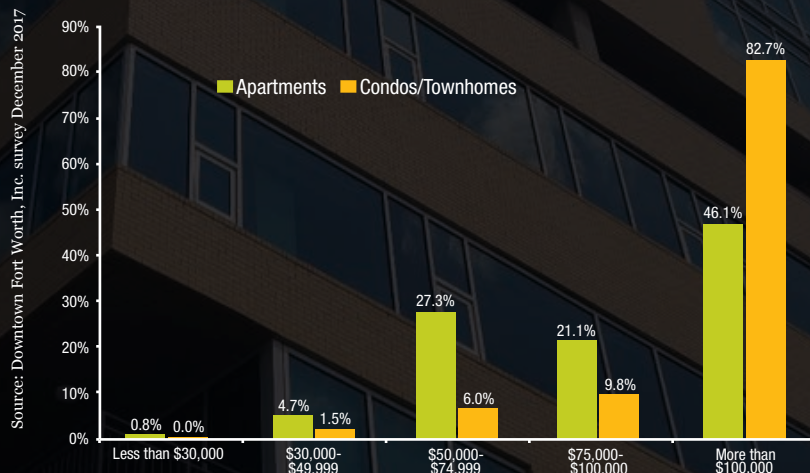
Highest Degree Completed Downtown Fort Worth

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





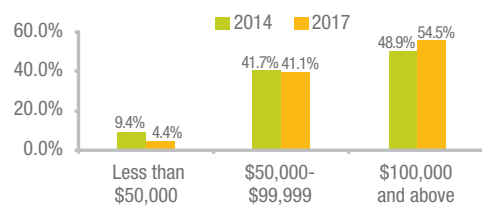
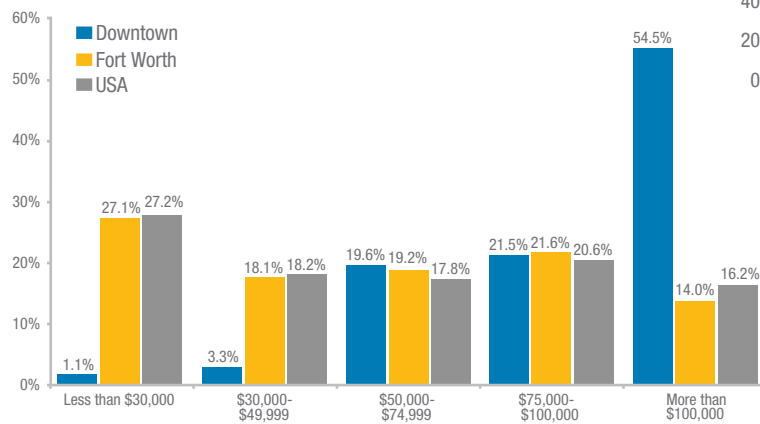
Median Household Income Downtown Fort Worth



Trinity Terrace

Household Income Trends Downtown Fort Worth

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

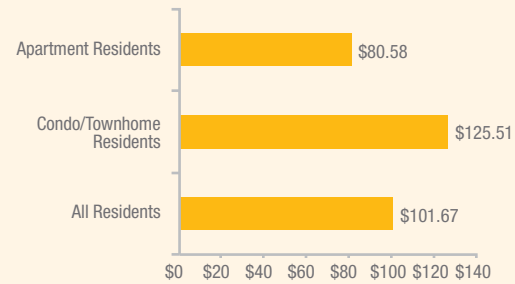
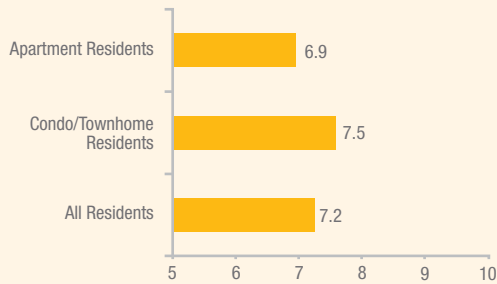




Downtown residents patronize Downtown businesses.

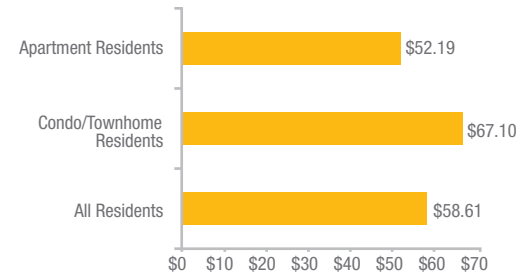
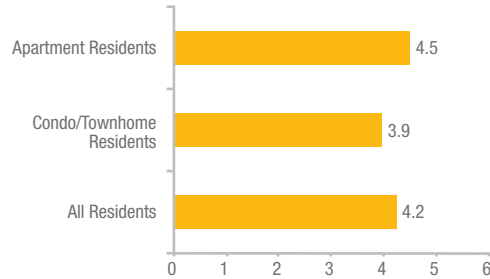
97.8% go to Downtown restaurants, 84.4% to bars, 71.8% to convenience/drug stores and 73.7% to retail stores. **Condominium and townhome owners eat at Downtown restaurants an average of 7.5 times per month and spend \$125.51 per visit.** Apartment renters eat at Downtown restaurants an average of 6.9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

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



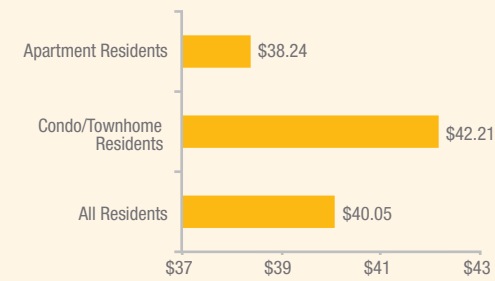
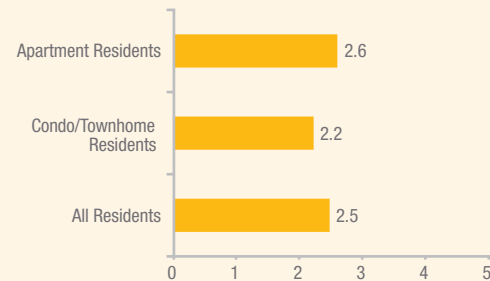
Source: Downtown Fort Worth, Inc., survey December 2017

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



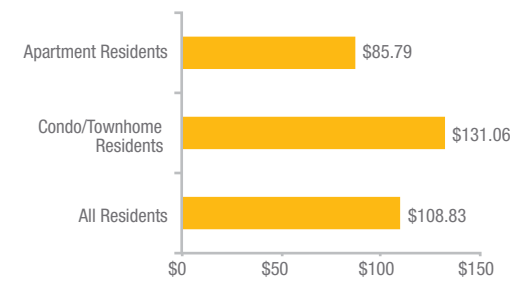
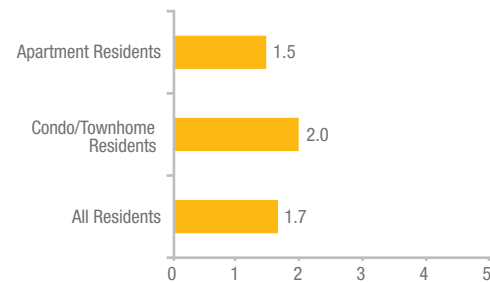
Source: Downtown Fort Worth, Inc., survey December 2017

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



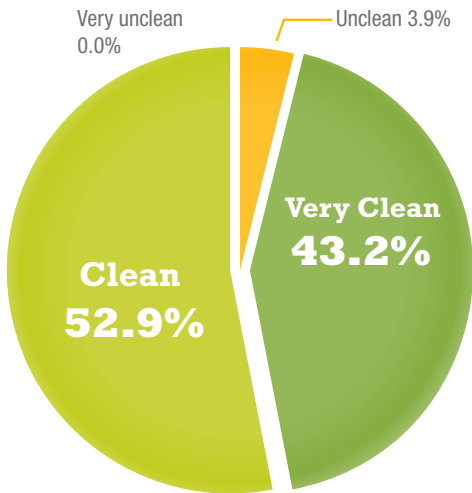
Source: Downtown Fort Worth, Inc., survey December 2017

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.



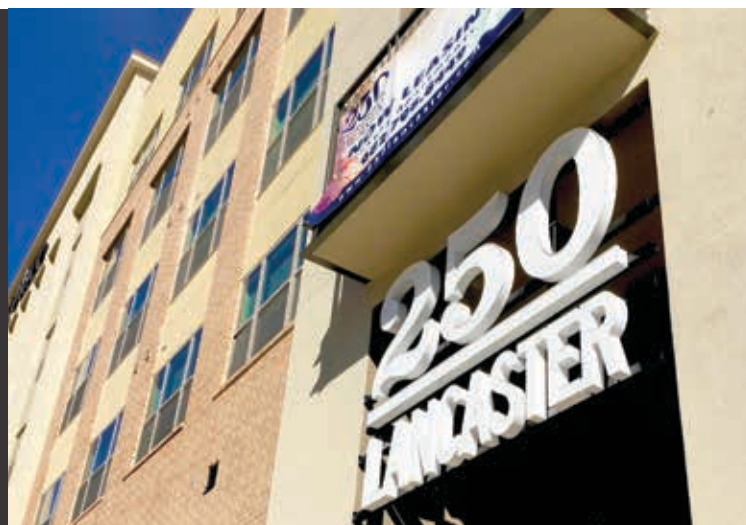
Houston Place Lofts



Sales Ratio of Condos and Townhomes to Single-Family Residences

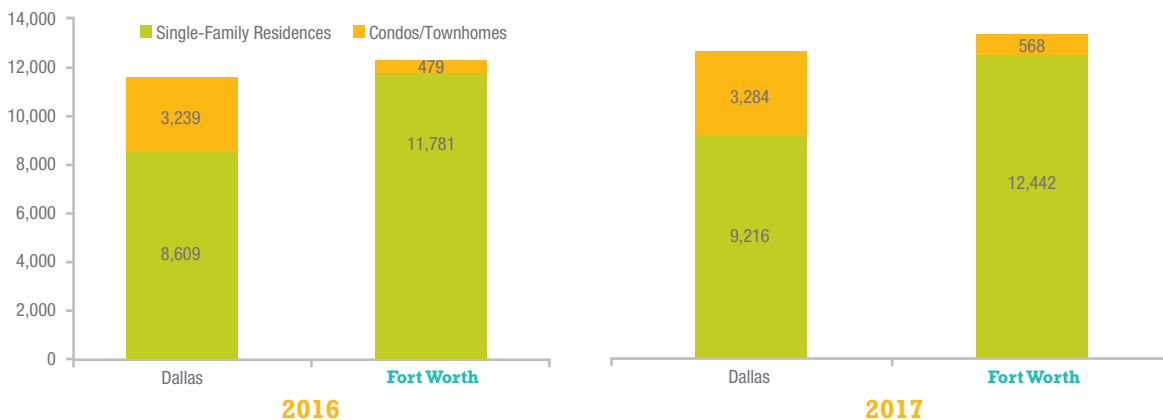
| YEAR | DALLAS | FORT WORTH |
|------|--------|------------|
| 2012 | 20.6% | 3.5% |
| 2013 | 33.6% | 3.9% |
| 2014 | 26.9% | 4.5% |
| 2015 | 39.4% | 4.2% |
| 2016 | 37.6% | 4.1% |
| 2017 | 35.6% | 4.6% |

Source: North Texas Real Estate Information Systems, Inc.



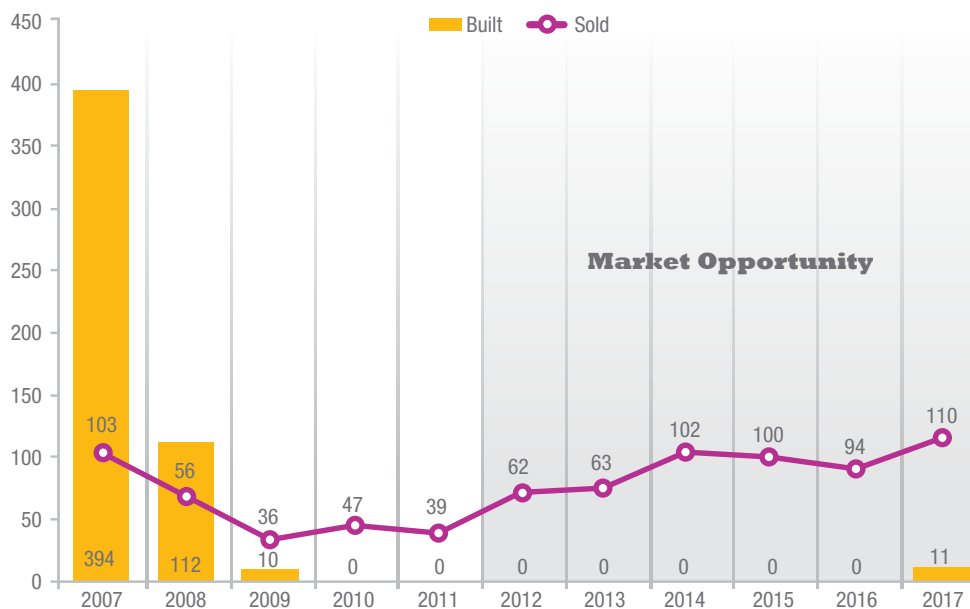
250 Lancaster

Number of Residential Units Sold



Source: North Texas Real Estate Information System, Inc.

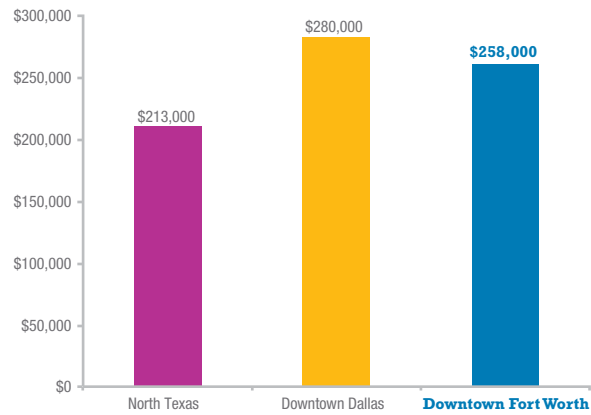
Condominiums and Townhomes Built and Sold Downtown Fort Worth



Source: North Texas Real Estate Information System, Inc.

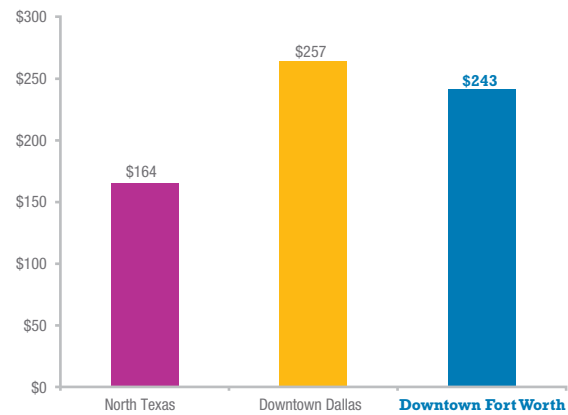
Median Sales Price Condominiums and Townhomes 2017

Source: North Texas Real Estate Information System, Inc.



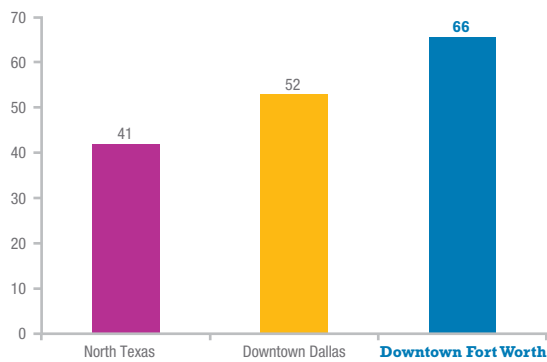
Average Residential Sales Price Per Square Foot Condominiums and Townhomes 2017

Source: North Texas Real Estate Information System, Inc.



Average Days on Market Condominiums and Townhomes 2017

Source: North Texas Real Estate Information System, Inc.



Median sales price for Downtown condos and townhomes increased **31.6%** since 2010.

19.4% of all condominiums and townhomes sold in Fort Worth in 2017 were in Downtown.

Downtown Condominium and Townhome Sales As Percentage of City

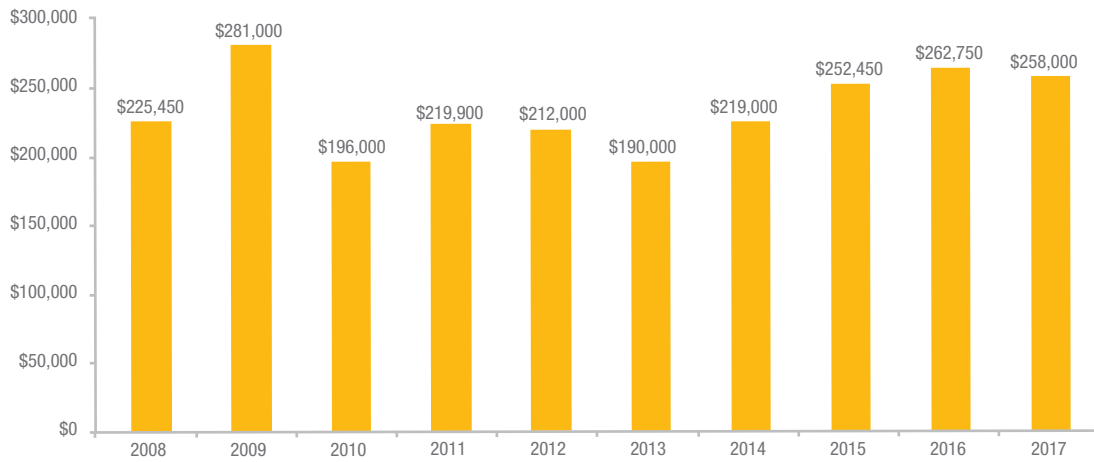
| YEAR | FORT WORTH | DOWNTOWN | |
|------|------------|----------|-------|
| 2009 | 286 | 36 | 12.6% |
| 2010 | 242 | 47 | 19.4% |
| 2011 | 216 | 39 | 18.1% |
| 2012 | 315 | 62 | 19.7% |
| 2013 | 395 | 63 | 15.9% |
| 2014 | 495 | 102 | 20.6% |
| 2015 | 483 | 100 | 20.7% |
| 2016 | 479 | 63 | 19.6% |
| 2017 | 568 | 110 | 19.4% |

Source: North Texas Real Estate Information System, Inc.



Lincoln Park at Trinity Bluff

Median Residential Sales Price Downtown Fort Worth



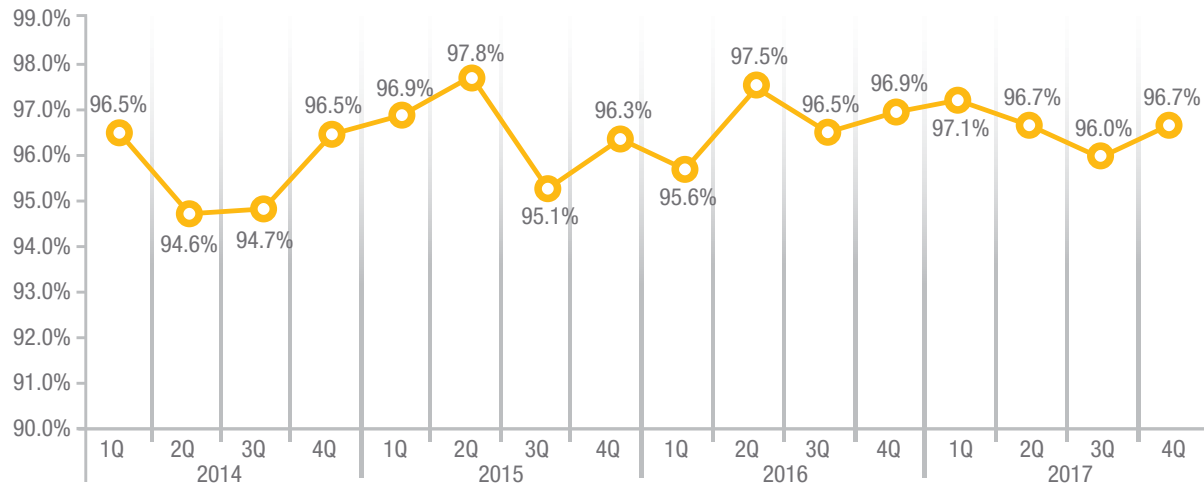
Source: North Texas Real Estate Information Systems, Inc.

Median Residential Sales Price Per Square Foot Downtown Fort Worth



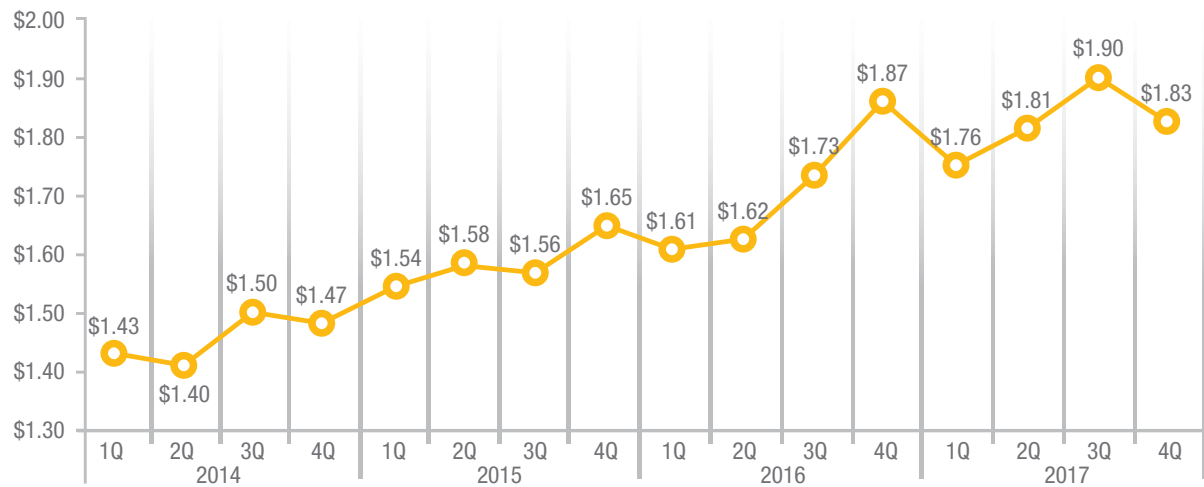
Source: North Texas Real Estate Information Systems, Inc.

Average Apartment Occupancy Rate Downtown Fort Worth



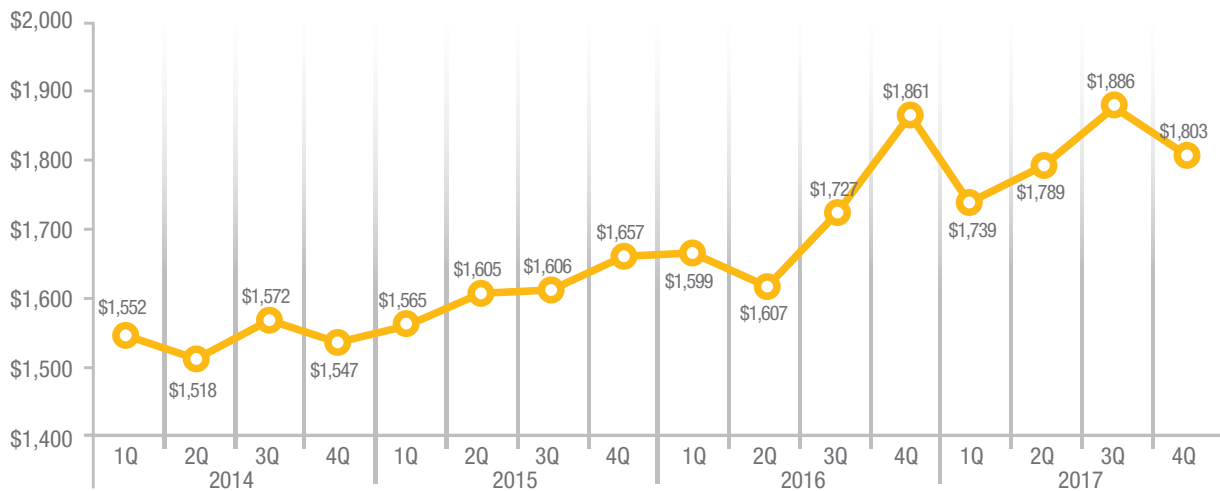
Source: Downtown Fort Worth, Inc.

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.



Population and Housing



Burnett Lofts

Residential Units Planned, Announced and/or Under Construction

Downtown Fort Worth

| PROJECT | UNITS | YEAR |
|---------------------------|-------|------|
| Broadstone 5th and Summit | 345 | 2018 |
| Alexan Summit | 380 | 2018 |
| 311 Nichols | 56 | 2018 |
| Burnett Lofts | 254 | 2019 |
| Kelley at Samuels Avenue | 353 | 2019 |
| The Worth | 138 | 2019 |
| Hilton Annex | 143 | 2019 |
| The Hampton | 350 | 2020 |
| 901 Commerce | 250 | 2020 |
| Rocklyn | 274 | 2020 |
| 7th and Summit | TBD | 2020 |

Total 2,543

Source: Downtown Fort Worth, Inc.

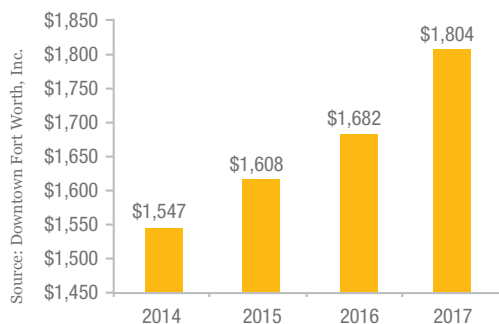


2,543 units
currently planned
or under construction.

The Worth

Average Monthly Apartment Rent

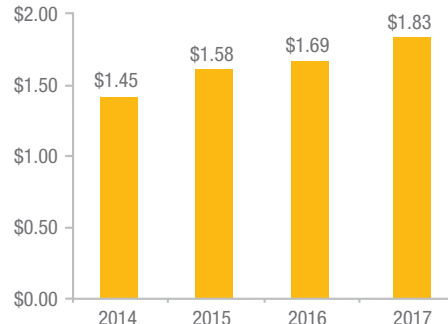
Downtown Fort Worth



Source: Downtown Fort Worth, Inc.

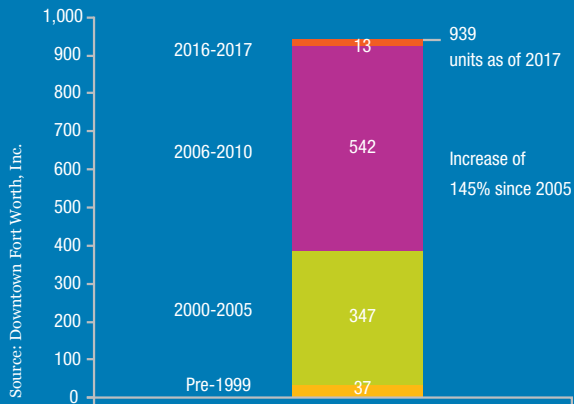
Average Monthly Apartment Rent Per Square Foot

Downtown Fort Worth

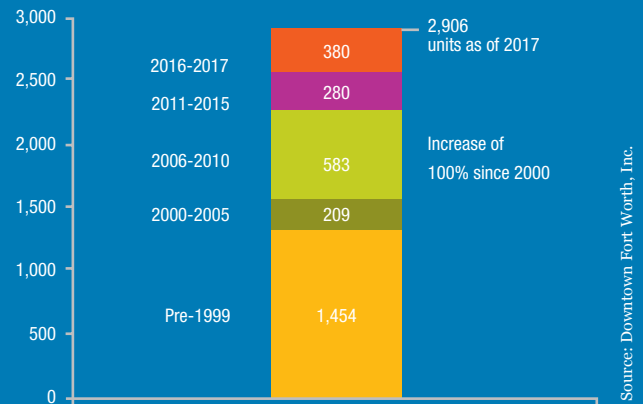


Source: Downtown Fort Worth, Inc.

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



Housing Construction in Downtown Fort Worth Renter-Occupied Units



Alexan Summit

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 |
|-----------|------------|----------|
| 2016-2017 | 9.4% | 11.0% |
| 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

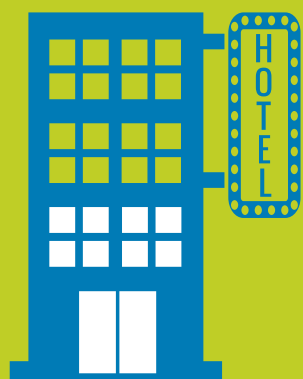


Business and leisure travelers agree, Downtown is the place to stay.

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 2,881 hotel rooms, 20.5% of the city's inventory. In 2017, 359 new rooms were added to the market and construction started on two more properties that will add an additional 344 rooms. Plans are being drawn for an additional two hotels totaling 408 rooms. The addition of the recently completed as well as planned and under construction rooms will increase the Downtown inventory by 44.1%.

With **690,000+ room nights sold in 2017**, the average hotel occupancy was 74.4% with **\$123.24** revenue per available room (RevPAR).

Downtown paid 34.5%



of Fort
Worth's
occupancy
taxes in 2017

Marriott Autograph Hotel, under development in historic Sinclair Building

\$116+ MILLION

in Downtown hotel revenue in 2017

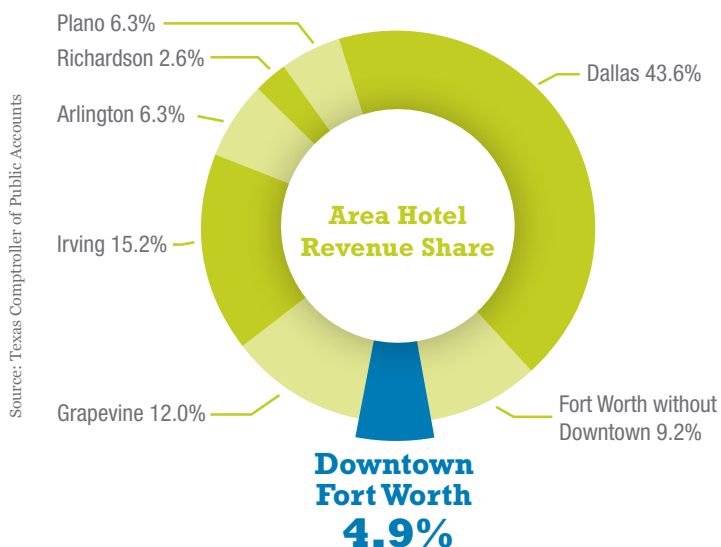
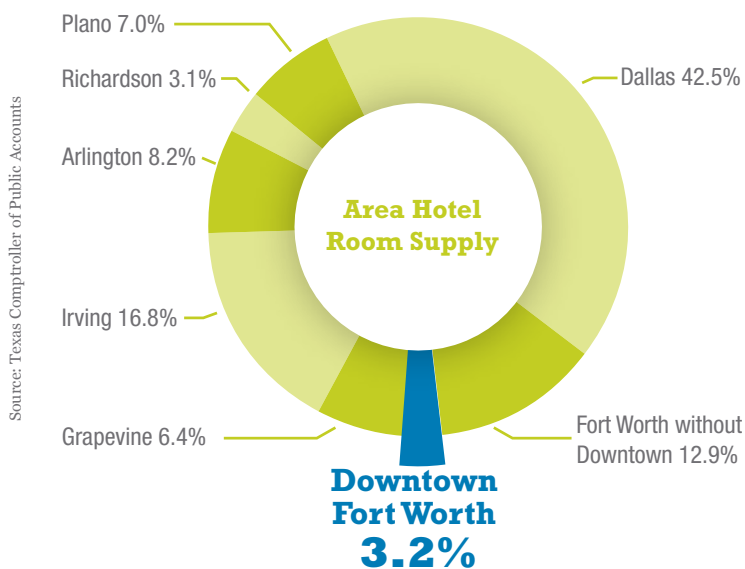
Hotels Planned (P) or Under Construction (UC)

| HOTEL | ROOMS |
|-------------------------|------------|
| Aloft (UC) | 180 |
| Hilton Garden Inn (P) | 162 |
| AC Hotel (P) | 246 |
| Marriott Autograph (UC) | 164 |
| Total | 752 |

Source: Downtown Fort Worth, Inc.



Hilton Fort Worth Hotel



Average 2017 Revenue Per Available Room

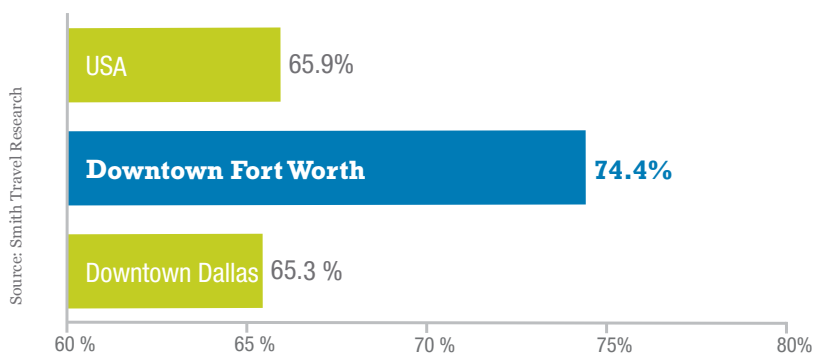
| | |
|-----------------------------|----------|
| Arlington | \$21,287 |
| Dallas | \$28,612 |
| Downtown Fort Worth | \$42,630 |
| Fort Worth without Downtown | \$19,962 |
| Grapevine | \$52,458 |
| Irving | \$25,182 |
| Plano | \$25,390 |
| Richardson | \$23,017 |

Source: Texas Comptroller of Public Accounts



Fairfield Inn & Suites

Hotel Occupancy 2017





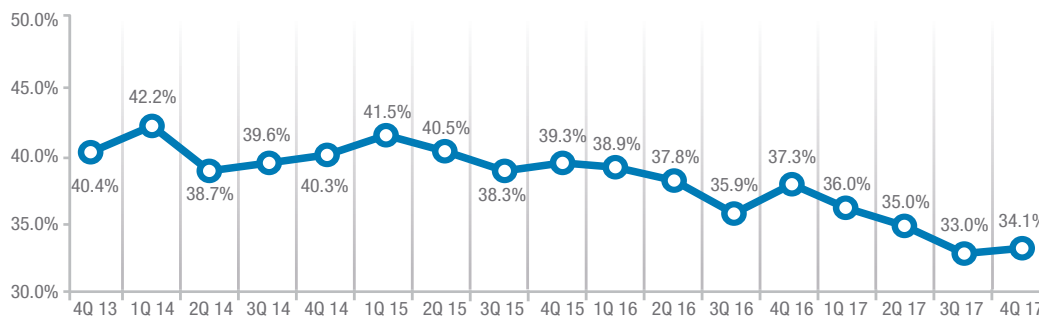
Hotel Revenue Per Available Room



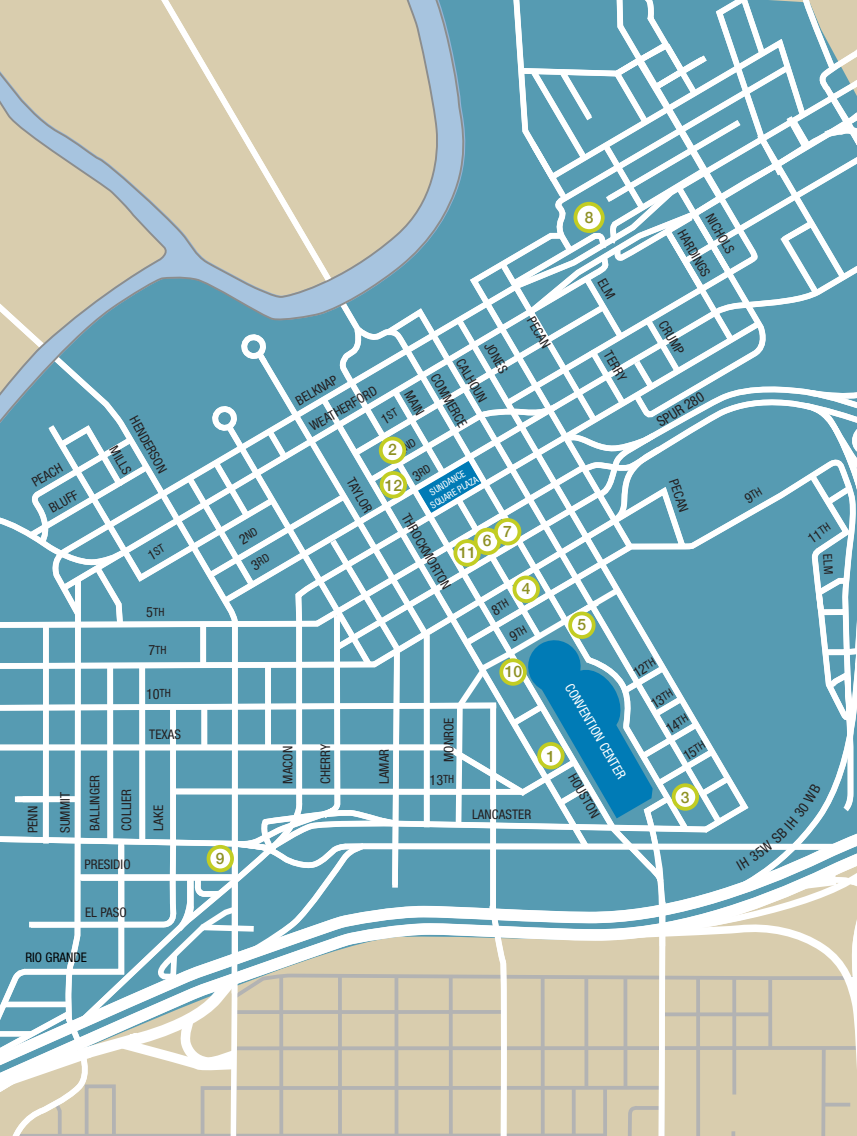
Source: Smith Travel Research

Sheraton Fort Worth Hotel

Percentage of City Hotel Occupancy Taxes Paid by Downtown Hotels



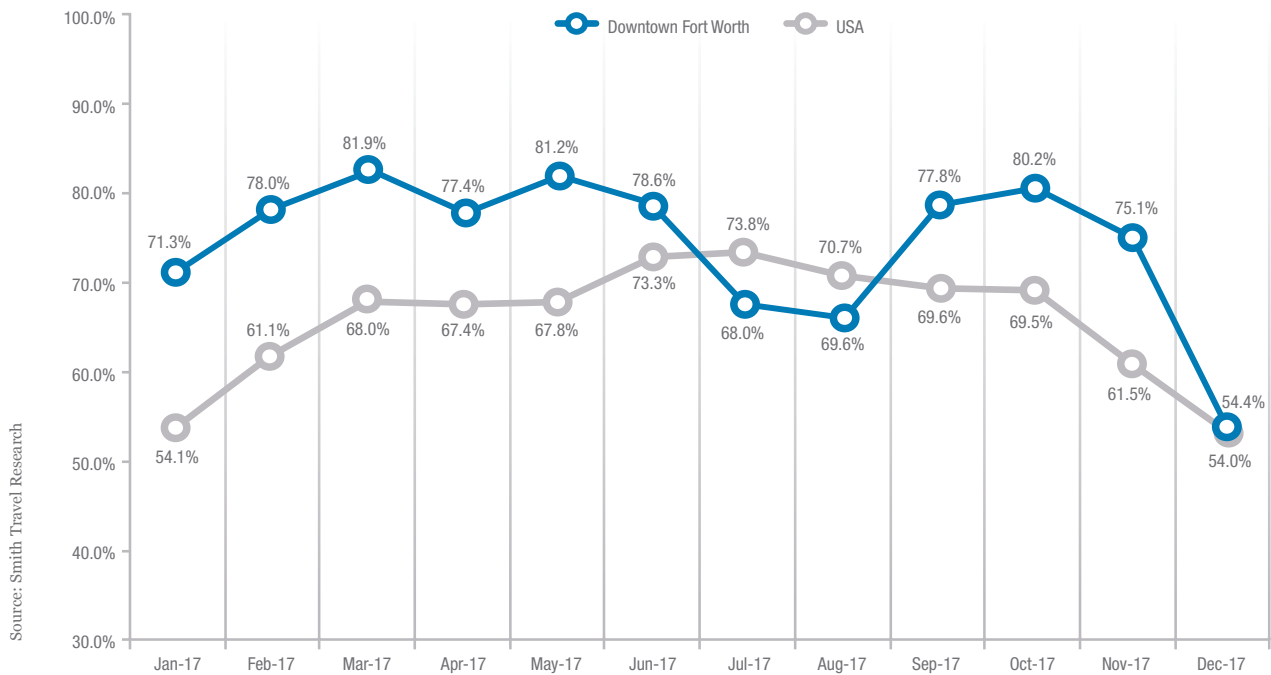
Source: Texas Comptroller of Public Accounts



Current Hotel Room Inventory

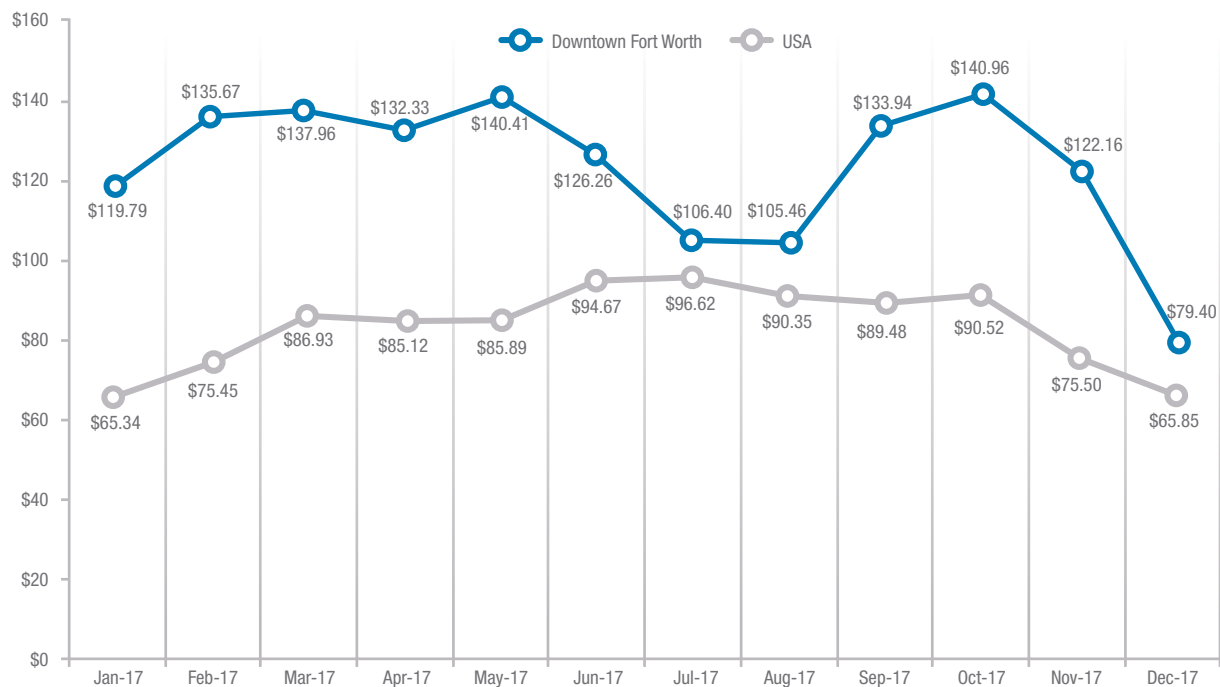
| HOTEL | ROOMS |
|---|--------------|
| 1. Omni Fort Worth Hotel | 614 |
| 2. Worthington Renaissance Hotel | 504 |
| 3. Sheraton Fort Worth Hotel | 430 |
| 4. Hilton Fort Worth Hotel | 294 |
| 5. Hampton Inn & Suites | 245 |
| 6. Downtown Fort Worth Courtyard-Blackstone Hotel | 203 |
| 7. Embassy Suites Fort Worth Hotel Downtown | 156 |
| 8. Marriott TownePlace Suites Fort Worth Downtown | 140 |
| 9. Holiday Inn Express Hotel & Suites Downtown Fort Worth | 132 |
| 10. Fairfield Inn and Suites | 114 |
| 11. The Ashton | 39 |
| 12. Etta's Place | 10 |
| Total | 2,881 |

Seasonal Hotel Occupancy Rates





Seasonal Revenue Per Available Room (RevPAR)

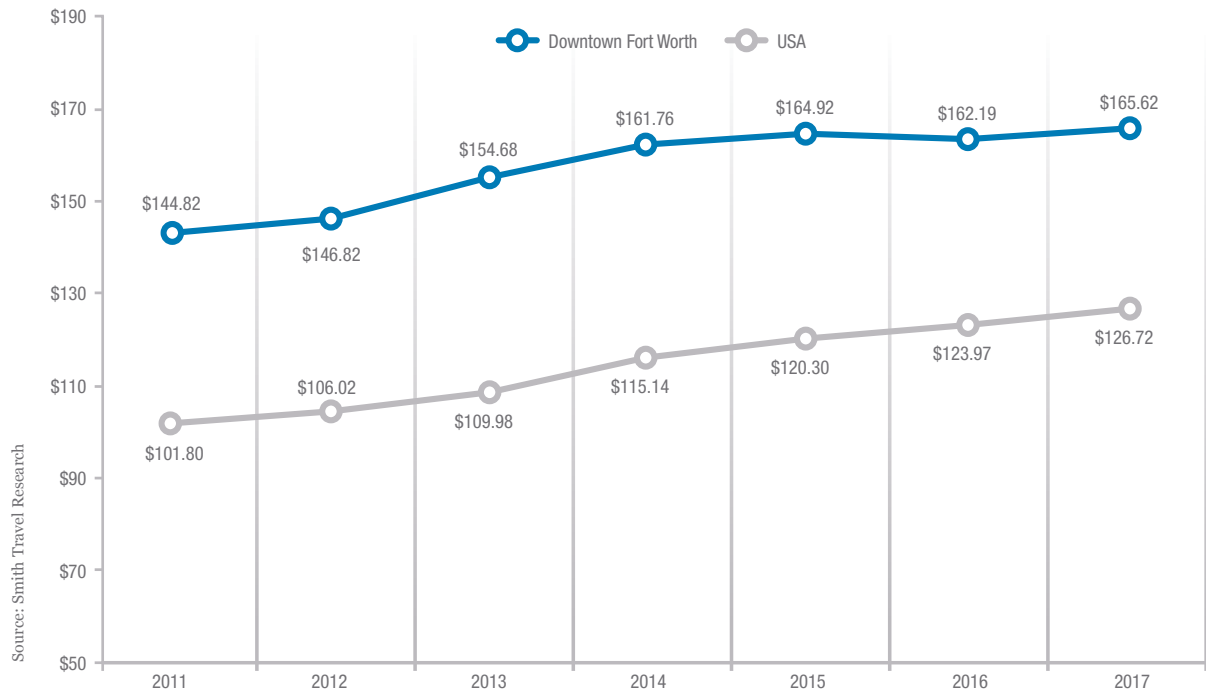


Source: Smith Travel Research



752
rooms
planned or under
construction.

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 | 2,230 |

Source: Visit Fort Worth

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

Largest Conventions 2017 by Hotel Rooms Reserved Downtown Fort Worth

| NAME | ROOMS RESERVED | SHOW ATTENDEES |
|---|-------------------|-------------------|
| 2017 A-Kon | 6,611 | 32,000 |
| Premier Designs, Inc. | 6,451 | 9,000 |
| 2017 National Conference on Race and Ethnicity in American Higher Education (NCORE) | 6,394 | 1,800 |
| 2017 Air Medical Transport Conference | 4,877 | 2,500 |
| 2017 Schedulers and Dispatchers Conference | 4,777 | 3,500 |
| 2017 CS Week Conference | 4,678 | 1,500 |
| Texas Emergency Medical Services 2017 Annual Conference | 4,358 | 2,500 |
| American Cheerleaders Association 2017 National Championships | 4,317 | 14,000 |
| Conference for the Advancement of Mathematics Teaching | 4,271 | 7,000 |
| Nations Best Sports 2017 Spring Semi-Annual Market | 4,104 | 1,800 |

Source: Visit Fort Worth



Retail



Downtown has it all – dining, drinks, dancing, shopping, theater and more.

Downtown Fort Worth is well known for its dining and entertainment experience. More than **70 restaurants** can be found in the center city while live theatre, shopping, movies and comedy add to the urban mix. These diverse offerings and the vibrant street life they foster make Downtown more attractive to Fort Worth locals, regional day trippers, out of town visitors and Downtown residents.

Downtown has a **97.1% retail occupancy rate** and soft goods retail is making gains. Several new retailers and restaurants have opened in Downtown, including 3rd Street Bar and Grill, Black Rooster, Chophouse Burger, Earthbound Trading Company, Francesca's, Hooters, In the Sack, Istanbul Grill, Meso Maya, Parts Unknown, Sons of Liberty Coffee, Verizon Wireless, Waters, and Yours Truly.

Sundance Square Retail

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**

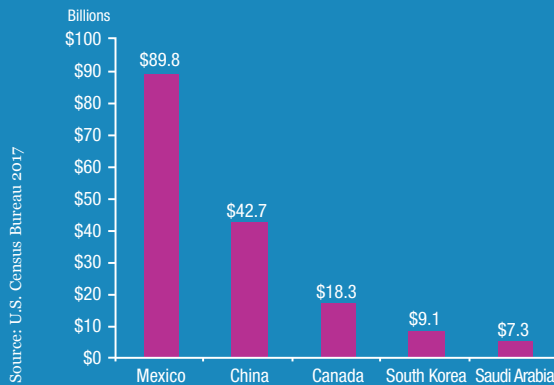
11.4 average monthly visits to
Downtown restaurants and bars

\$1🍸1
**average spending
per restaurant visit**

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 has been ranked the top exporting state, according to data released by 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 |

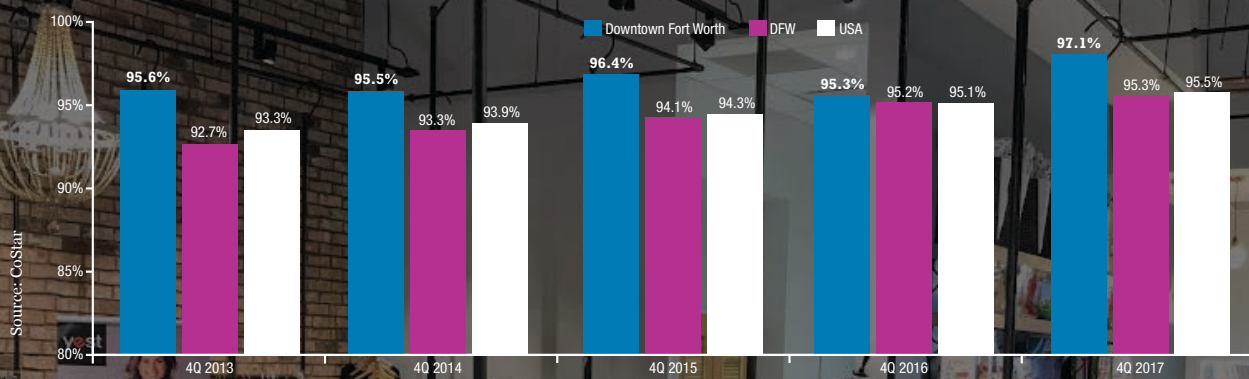
Source: U.S. Census Bureau 2017

Downtown Fort Worth Private-Sector Employees, Businesses and Payroll

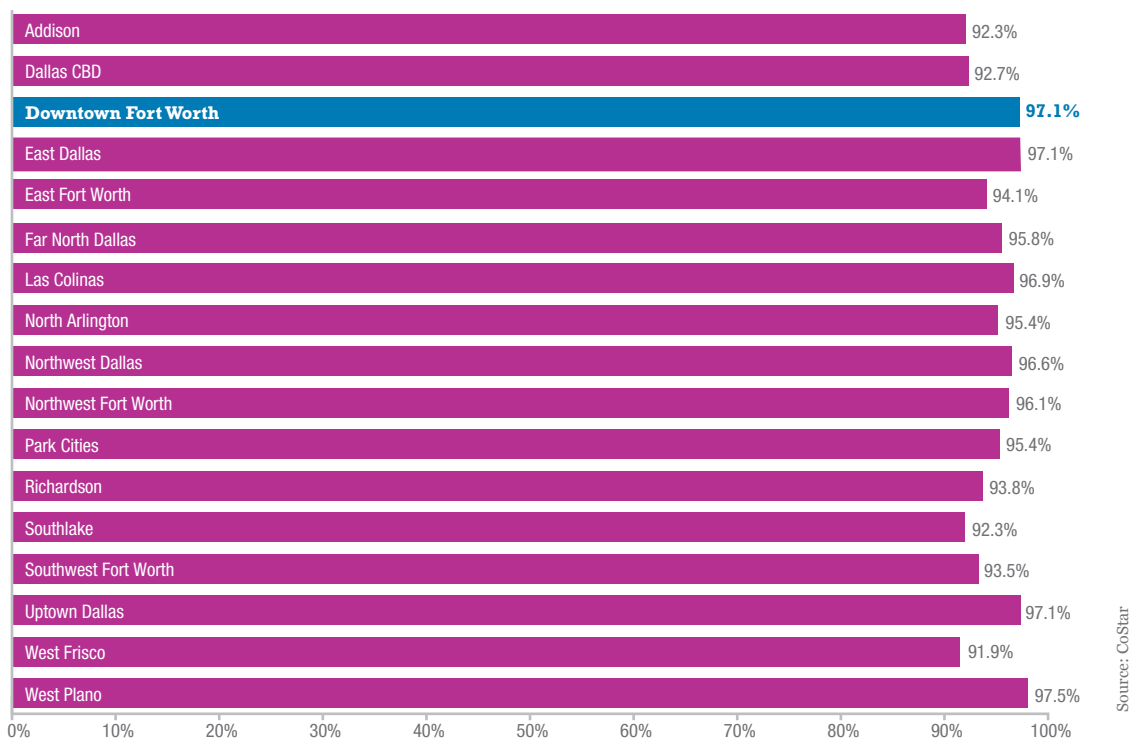
| | |
|---|-----------------|
| Total Downtown private-sector employees | 36,437 |
| Annual payroll | \$3,085,798,000 |
| Average payroll per employee | \$84,689 |
| Number of business establishments | 1,570 |

Source: U.S. Census Bureau 2015

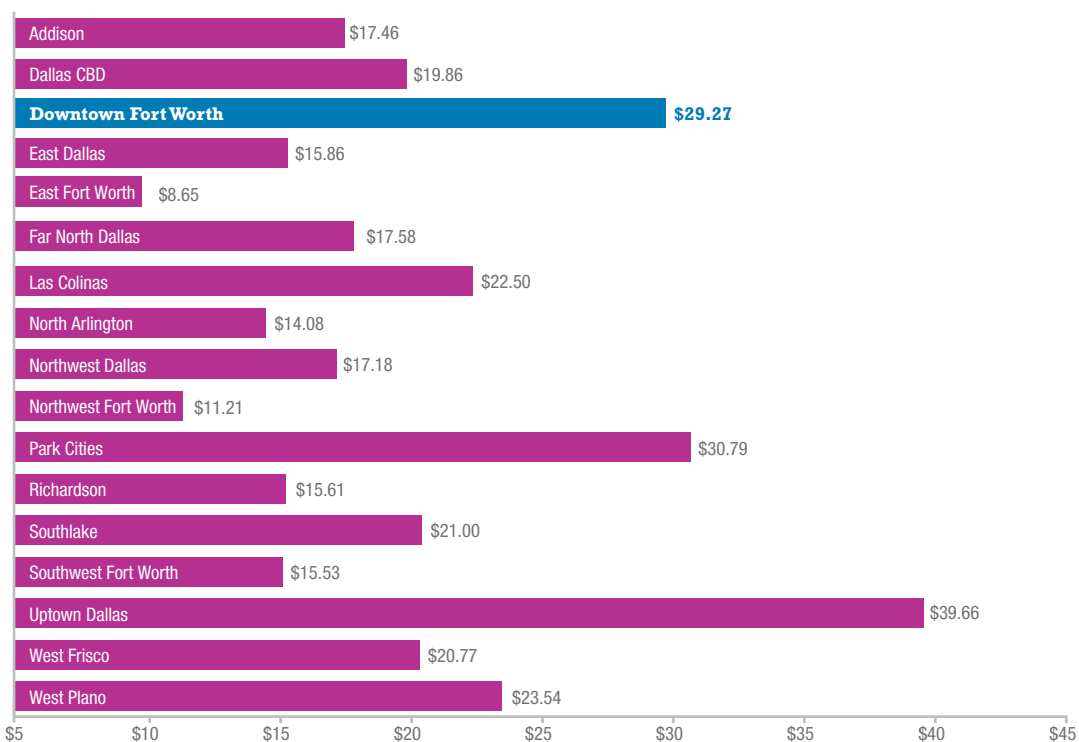
Downtown Retail Occupancy Rate



Retail Occupancy Rates for Submarkets in the Dallas-Fort Worth Metropolitan Area Fourth Quarter 2017



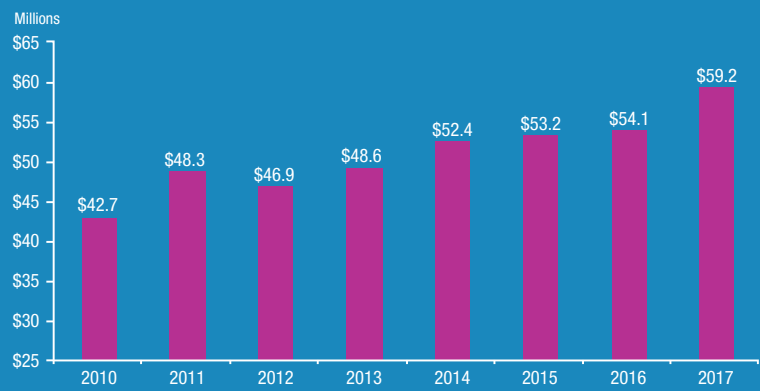
Retail Rental Rates (\$/SF) for Submarkets in the Dallas-Fort Worth Metropolitan Area Fourth Quarter 2017





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

10

MINUTES

drive time

20

MINUTES

drive time



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



Sundance Square Plaza



Downtown Fort Worth is known for its outstanding quality of life.

It is constantly recognized as a safe, clean and exciting place to live, work 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 XTO
Parade of Lights



290,000+
arts venue attendance

Parks/ Recreation

385 acres
of park land servicing
Downtown



Access to 72 miles
of riverfront trails for
running, walking,
cycling and
horseback riding

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

3,811 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 Sundance 11 | 1,850 |
| Four Day Weekend | 212 |
| Jubilee Theatre | 147 |
| Circle Theatre | 125 |

Source: Downtown Fort Worth, Inc. survey



DFW's Main Table

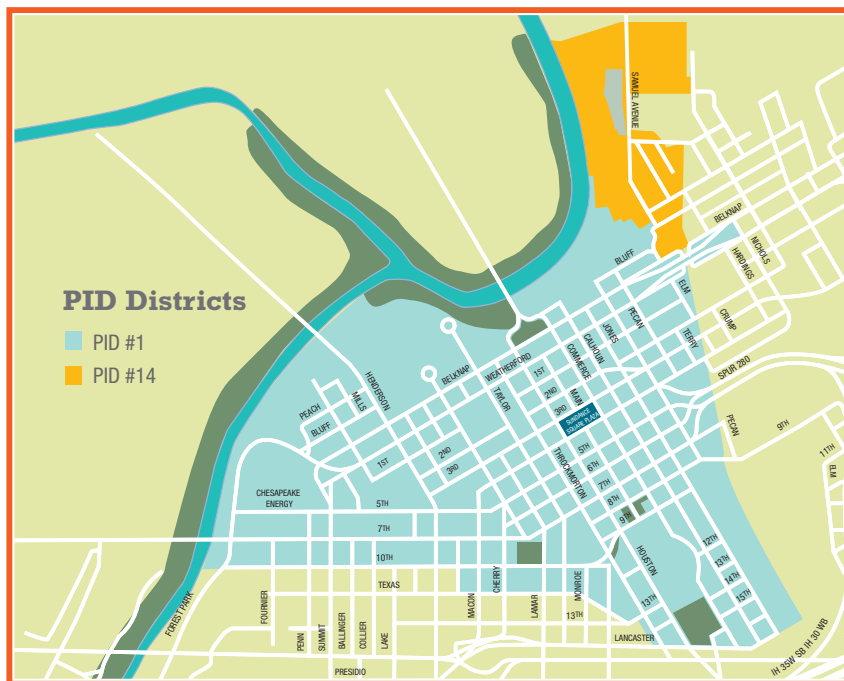
STATE OF DOWNTOWN FORT WORTH 2017



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 November 2017 DFWI established a new Ambassador Program that provides

hospitality services including directions, safety escorts and motorist assistance. Ambassadors are also trained to connect those in need to proper social services while providing support to Downtown safety providers (both public and private). From 1986 to 2009, 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. PID #14 was established in June 2009. District contractors provide sidewalk maintenance, supplemental trash pickup and hospitality services along Samuels Avenue.



\$2,928,000
in services annually



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

1,249 trees serviced within PIDs (361 within the
core)(does not include trees on private property
or in the parks)

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



15,660 linear miles of sidewalks cleaned annually



218 Downtown trees lighted (30 new trees along
Samuels Avenue and six along Houston Street)

17 full-time clean-team members

13 Ambassadors

27 dump trucks of recyclable material
collected each year

13,500 square feet of planters in bloom
year round

75,000 plants planted annually



Tax Increment Financing District #3

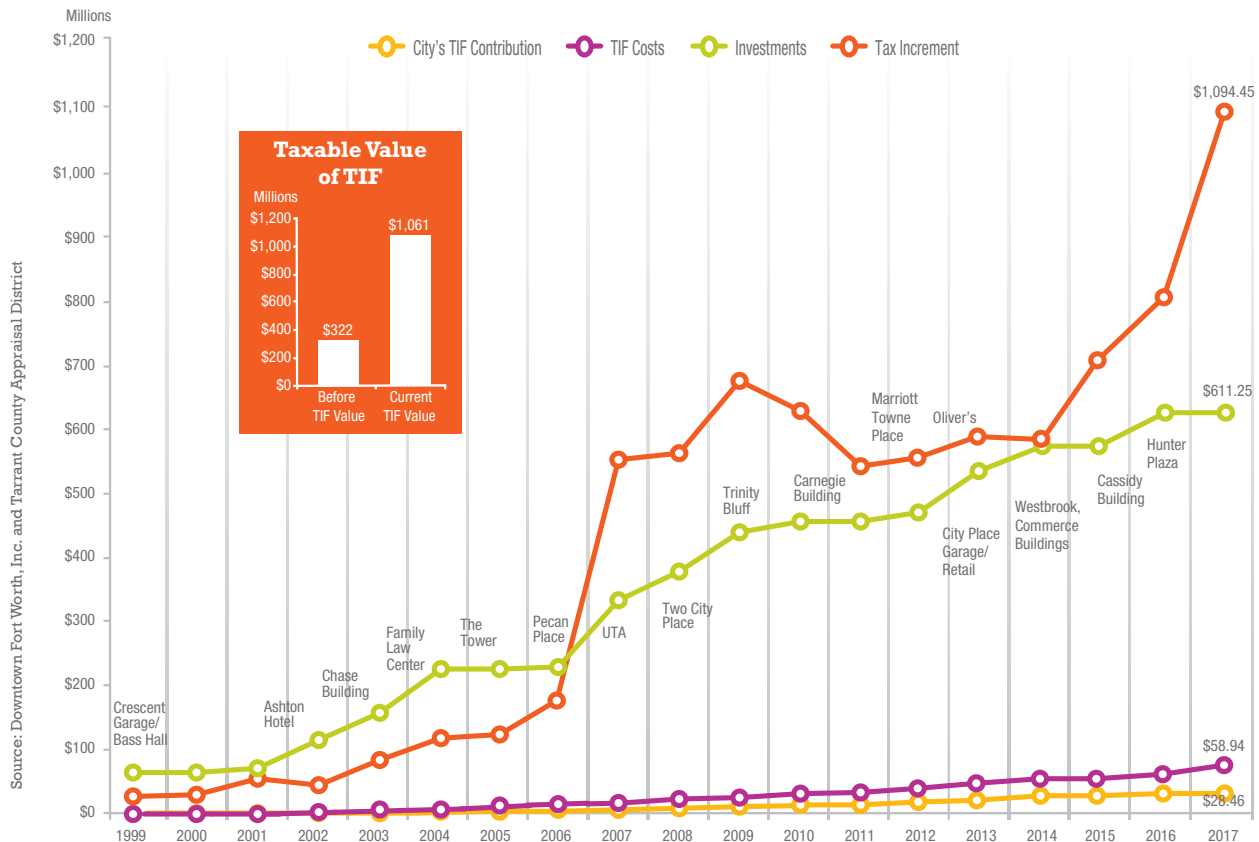
A significant partnership that adds to the success of Downtown is the Downtown Tax Increment Finance District (TIF) and the other Downtown-oriented TIFs. The Downtown TIF makes strategic investments in parking, infrastructure, historic preservation and residential development. The TIF is a collaboration 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 over \$96 million, leveraging **\$761 MILLION in private development** and facilitating \$51.6 million in public investment. In Tax Year 2016 the TIF generated \$15.7 million of tax increment to the taxing district partners. The TIF is capped in revenues at \$5 million per year; the remainder of the tax increment, \$10.7 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





Education is a key part of Downtown's appeal to residents and companies.

Texas A&M School of Law, UTA Fort Worth and Tarrant County College have a growing presence in Downtown, creating workforce education opportunities. Downtown's 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 will open in their Downtown campus in 2018.



Top: Tarrant County College River Campus, Bottom Left: STEM and VPA School Construction, Bottom Right: Nash Elementary School Mural

9,358 higher education students

Downtown in 2017

- potential customers
- future workforce
- potential residents

Downtown higher education **enrollment** has grown by **1,246%** in 15 years



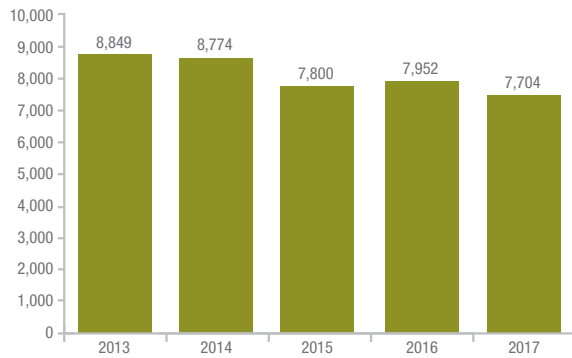
881 K-12 students Downtown in 2017



Nash Elementary

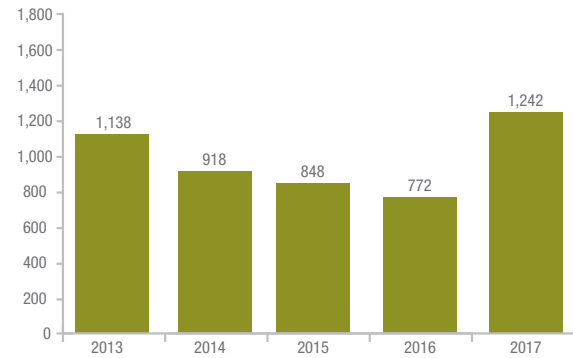
Higher Education Fall Semester Enrollment Downtown Fort Worth

Tarrant County College



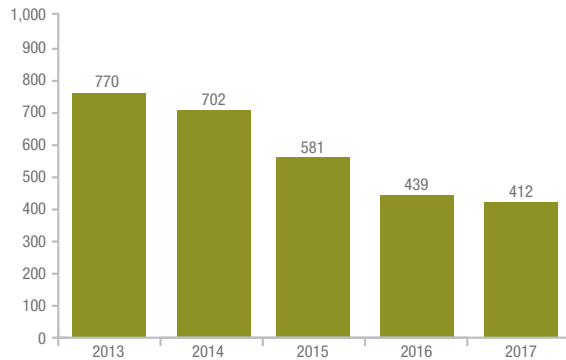
Source: Tarrant County College

UTA Fort Worth



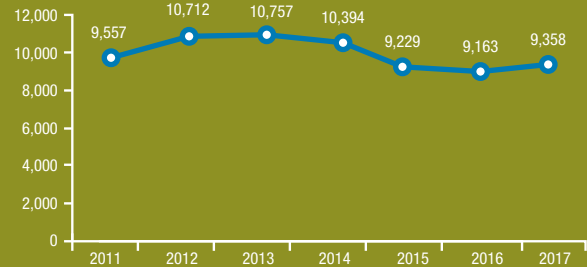
Source: University of Texas at Arlington

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 2017 ENROLLMENT

| | |
|--|-------|
| Montessori at Sundance Square | 134 |
| St. Paul Lutheran School | 215 |
| Young Women's Leadership Academy | 385 |
| Nash Elementary School | 281 |
| Texas A&M School of Law | 412 |
| UTA Fort Worth | 1,242 |
| Tarrant County College, Trinity River Campus | 7,704 |

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

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



Downtown Fort Worth is Fort Worth's transit hub, offering excellent access to various transportation options throughout the community and the Dallas-Fort Worth area.

The Intermodal Transportation Center is the central gathering point for the 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.

Downtown is also home to 19 Bike Share stations. In 2017, there were over 58,000 trips on the Bike Share system. Riders use the bike to go from one place to another within Downtown and travel to other Bike Share stations throughout the system.

Downtown visitors enjoy **3,811 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 nearly **42,000** Downtown parking spaces.

To inform the public about the many parking options Downtown, a newly designed Fort Worth parking website, Fortworthparking.com, allows users to quickly find the nearest parking options.





TEXRail Commuter Rail Line Opening 2018

**51.2% increase
in bus ridership**
since 2008 (10 years)



400,836

**Downtown riders on
Trinity Railway Express
(2017)**

833,871 Molly the Trolley
riders since inception
(May 2009)

45 Bike Share stations
19 in Downtown in 2017

**Highways serving
Downtown:**

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



586,000+

**Average daily
traffic count on
Downtown highways**



**Dallas-Fort Worth
International Airport**

- 17 miles from Downtown
- 67+ MILLION passengers
in 2017
- 223 destinations
- 27 carriers

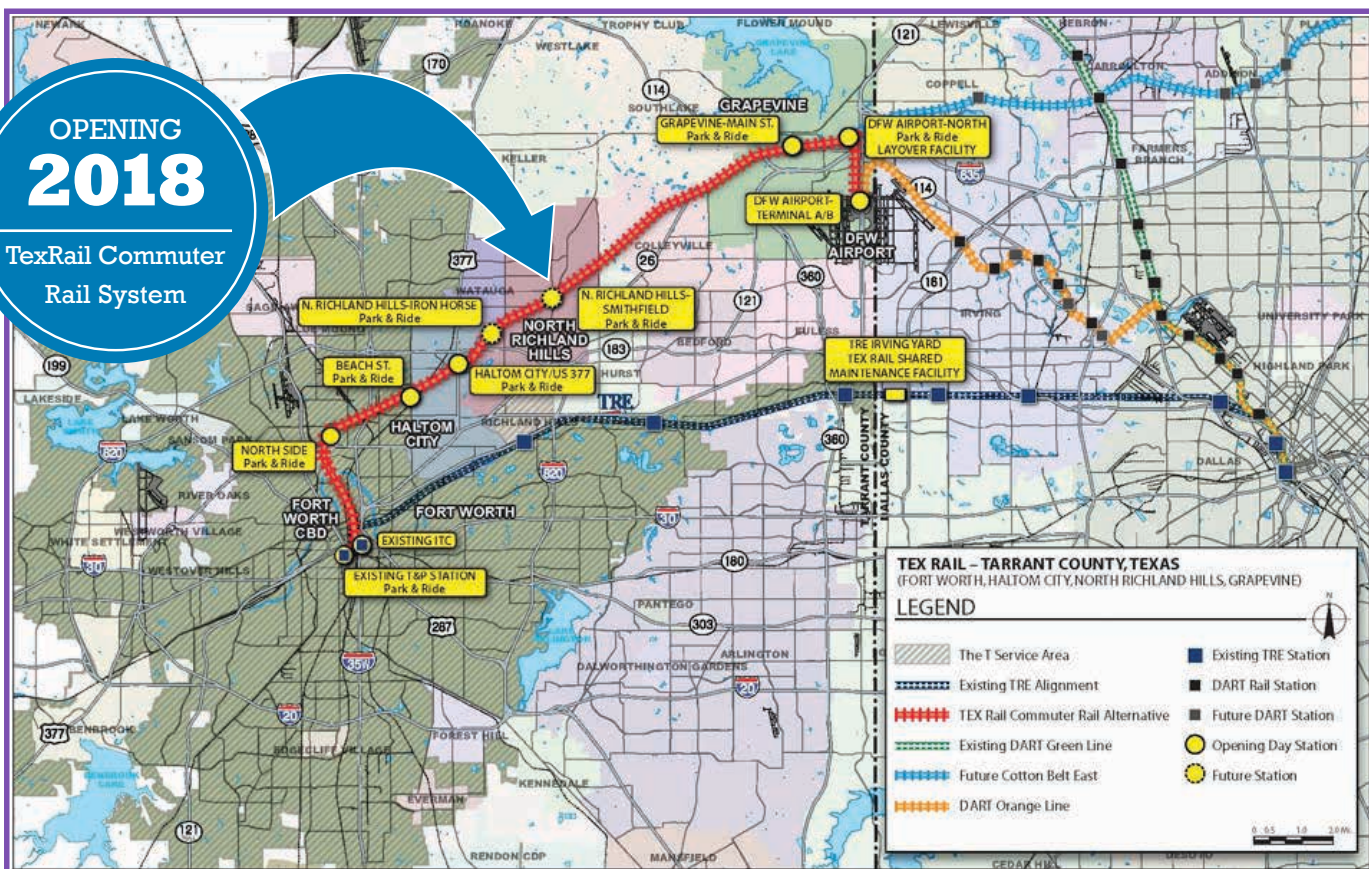
**Every major city in the
continental United
States can be accessed
within four hours**

**Approximately
183,000+
passengers daily**

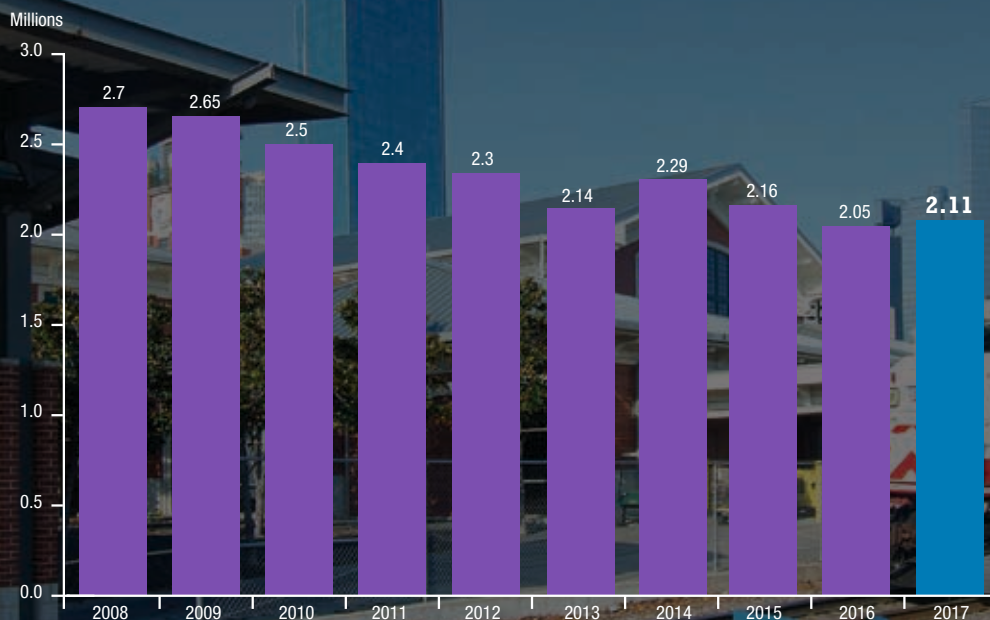
Meacham International Airport,
Texas' premier general aviation
facility, is located just 5 miles
from Downtown.



OPENING
2018
TexRail Commuter
Rail System



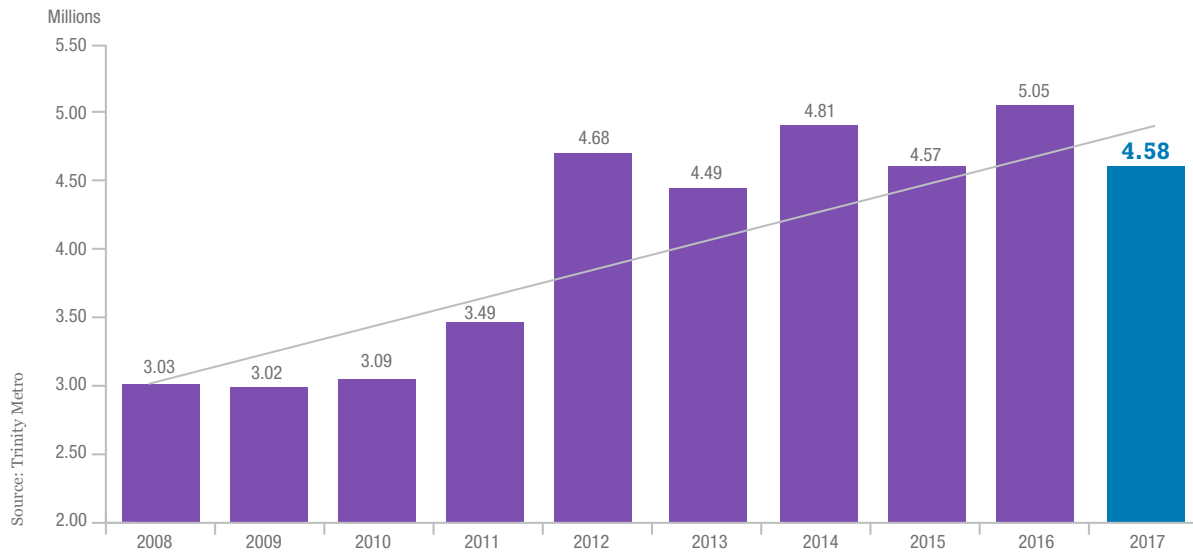
Trinity Railway Express Ridership Fiscal Years 2008–2017



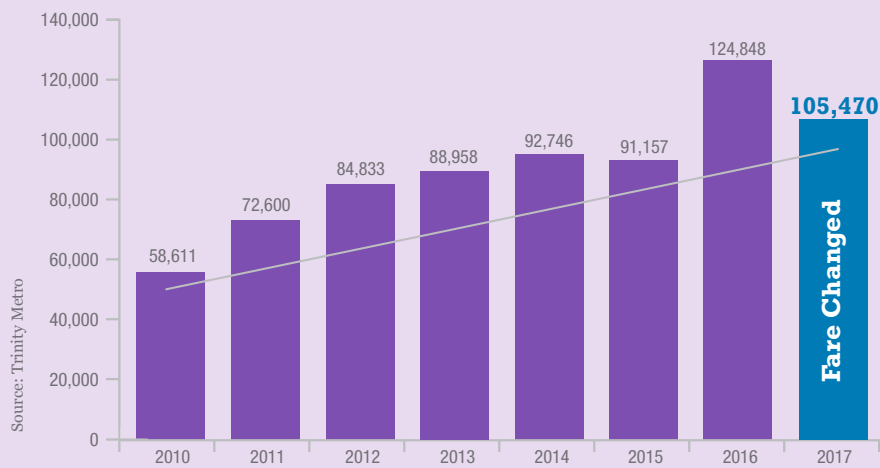
Source: Trinity Metro

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.

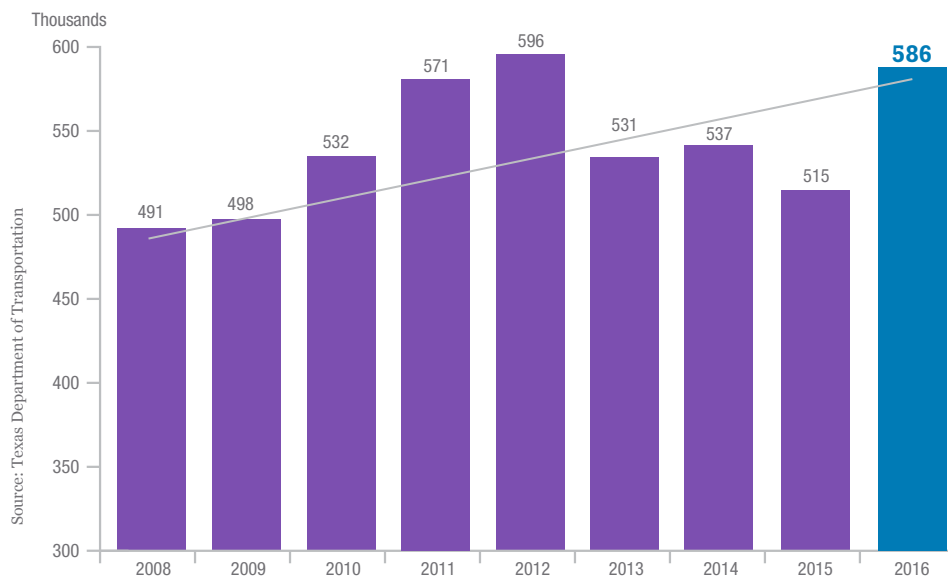
Annual Ridership for Bus Routes Serving Downtown Fort Worth 2008–2017



Annual Ridership for Molly the Trolley Serving Downtown Fort Worth 2010–2017

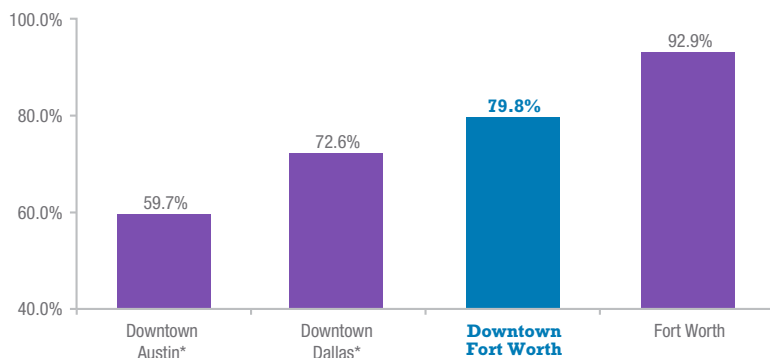


Average Daily Traffic Count on Selected State and National Highways Serving Downtown Fort Worth



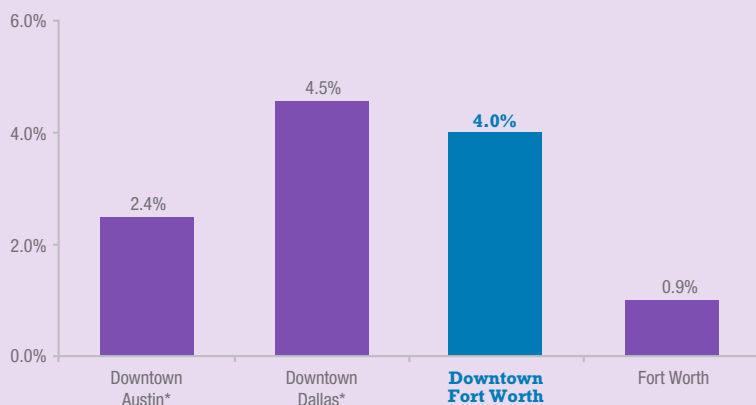


Means of Transportation to Work: Car, Truck or Van



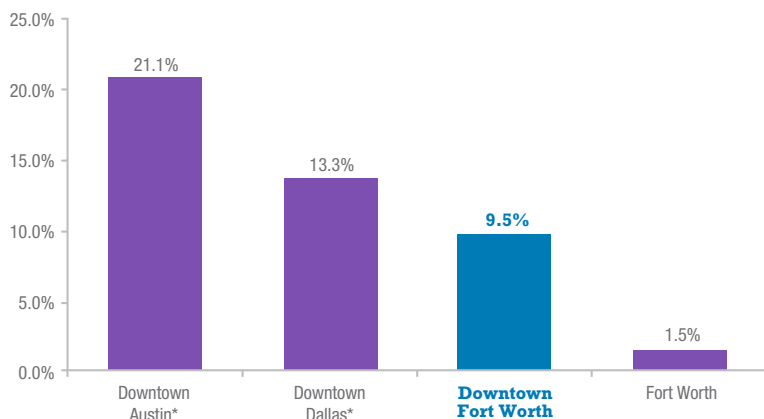
ZIP codes 75201 and 75202 are used for downtown Dallas.
ZIP code 78701 is used for downtown Austin.
Source: U.S. Census Bureau.

Means of Transportation to Work: Public Transportation



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

Means of Transportation to Work: Walk or Bike



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

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



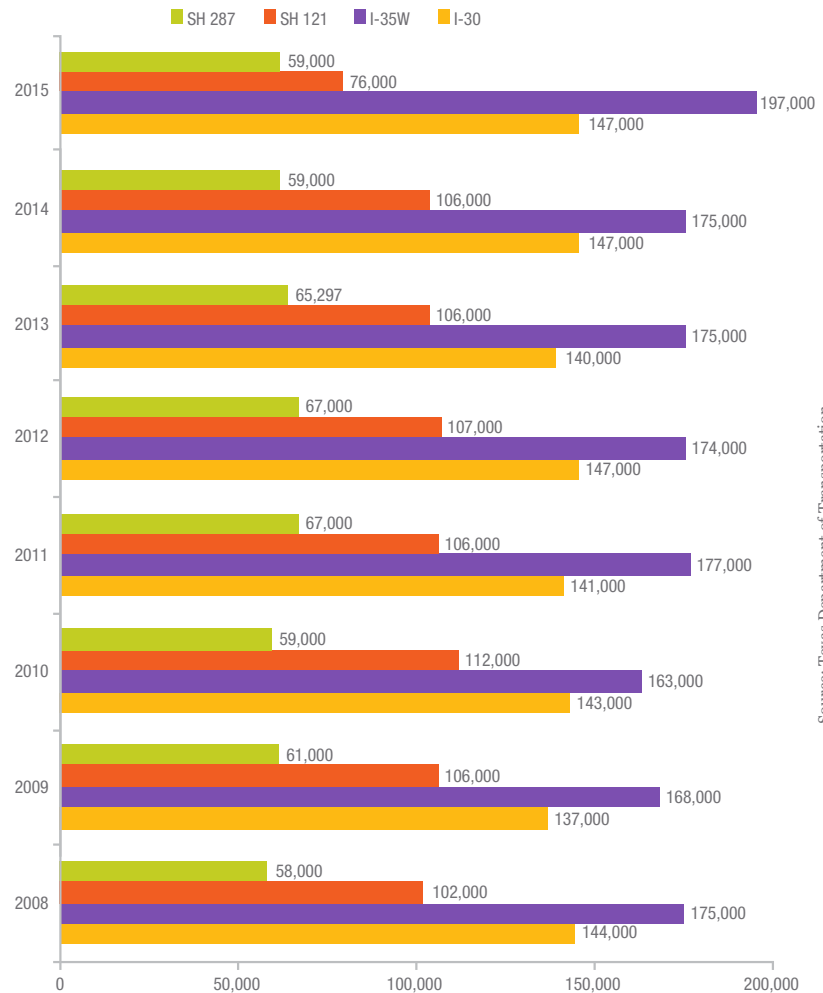


Construction began in 2013 on a \$1.6 billion project to rebuild 10 miles of I-35W from north of I-30 to North Tarrant Parkway to double the existing capacity by adding four toll-managed lanes, auxiliary lanes and some frontage roads.

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 3,811

Free daytime 1-hour parking spaces 300

Free daytime 2 1/2-hour spaces with validation 164

Source: Downtown Fort Worth, Inc.

Melissa Graham
Chair
777 Main

Larry Auth
Omni Fort Worth Hotel

Rita Aves
Oil & Gas Building

Johnny Campbell
Sundance Square

Gary Cumbie
The Cumbie Consultancy

Ryan Delaney
Hines Interests, L.P.

Jim Finley
Finley Resources Inc.

Dave Fulton
Hilton Fort Worth Hotel

Taylor Gandy
Ron Investments, Ltd

Suzan Greene
ONCOR Electric Delivery

Marie Holliday, DMD
Flowers to Go in Sundance Square

Chris Jeans
XTO Energy

Walter Littlejohn
The Fort Worth Club

Michelle Lynn
Building Owners & Managers Association

Renee Massey
Red Oak Realty

Robbie Tawil
The Worthington Renaissance Fort Worth Hotel

Karen Vaughan
StarPoint Commercial Properties, LLC

Joy Webster
MorningStar Capital

Jed Wegenknecht
Downtown Fort Worth Blackstone Courtyard

John Yeung
Sheraton Fort Worth Hotel



PID Ambassadors and Clean Team



Credits

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

| | | |
|--|---|--|
| Hannah Behrens Briggs Freeman Sotherby's International Realty | Mary McCoy Administration Tarrant County Appraisal District | Andrea Timbes CRM Analyst Visit Fort Worth |
| Mary Margaret Davis Real Estate Broker Mary Margaret Davis Real Estate Team | David Tidwell Planning and Development Department City of 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
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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Brandi Ervin
Controller

Becky Fetty
Director of Membership
and Marketing

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 CURRENT & PLANNED PROJECTS

1. THE KELLEY
353 Units
2. ROCKLYN APARTMENTS
274 Units
3. HAMPTON APARTMENTS
350 Units
4. PANTHER ISLAND
Urban Waterfront District
16. HILTON GARDEN INN
162 Rooms
17. AC HOTEL by MARRIOTT
246 Rooms



5. HERITAGE PARK PLAZA
Restoration/Master Plan
6. THE WORTH
30 Story Condo Tower
7. BROADSTONE 5th & SUMMIT
345 Units
8. 7th & SUMMIT
200 Units
9. TRINITY TERRACE
79 Units - Senior Housing
10. FROST TOWER FW
278,000 sf Office
18. MARRIOTT AUTOGRAPH
164 Rooms
19. ALOFT HOTEL
180 Rooms
20. BANK OF AMERICA
New Ground Floor Retail



21. METROPLEX MEDICAL
Medical Facility
22. TARRANT COUNTY GARAGE
TBD
23. 1st to 3rd STREET
Pedestrian Improvements
24. 311 NICHOLS
56 Units
25. TEXAS A&M LAW
Future Expansion
26. ALEXAN SUMMIT
380 Units
27. BUTLER PLACE
Master Redevelopment
28. I.M. TERRELL ACADEMY
STEM School
29. I.M. TERRELL ACADEMY
VPA School
11. BURNETT LOFTS
254 Units
12. HEMPHILL/LAMAR
Vehicle/Ped Tunnel
13. TEXRail
27 Mile Commuter Rail
14. 901 COMMERCE
~290 Units



15. HILTON ANNEX
140 Units
30. QUIKTRIP
7,000 sf Convenience Store
31. CONVENTION CENTER
Arena Demo/CC Expansion
Commerce St. Realignment

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



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