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Downtown
Fort Worth, Inc.

STATE of DOWNTOWN 2016

Foreword

Welcome to our 12th edition of the *State of Downtown* report. This publication is produced by Downtown Fort Worth, Inc. (DFWI), and Fort Worth Public Improvement Districts (PIDs), #1 and #14 to communicate the underlying economic trends shaping our center city.

Downtown Fort Worth continued its outstanding momentum in 2016. 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 PIDs #1 and #14, thank you for your interest in Downtown.

Jack Clark
Chairman of the Board
Downtown Fort Worth, Inc.

Jed Wagenknecht
Chairman
Fort Worth Improvement District #1

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Cover Photo: Frost Tower Construction May 2017

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.

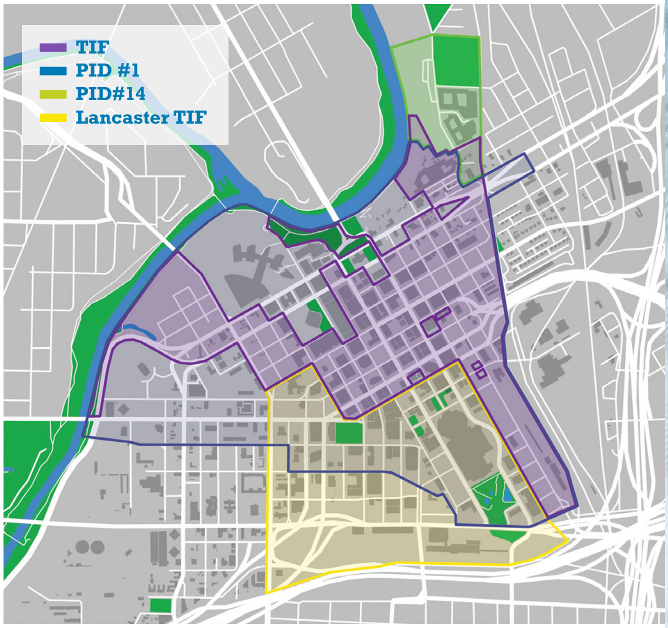
Who We Are

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. DFWI 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

1,523
Downtown businesses

37,366
private employees

13.7 MILLION
square feet of office space

2,522 hotel rooms

7,616 Downtown residents

4,230 residential units

46,215
Downtown employees (all jobs)

$87,225
average private payroll per employee

$3.2 BILLION
private payroll in 2014

At **$3,259,241,000**
Downtown generates a larger payroll than any other employment center in the county, contributing
18.9 times its geographic weight in private payroll

$3.2 BILLION
in gross sales from all Downtown industries in 2015

$3.4 Billion
appraised value of property in Downtown Fort Worth in 2016

$72.9 Billion
appraised value of property in the City of Fort Worth in 2016

$190.8 Billion
appraised value of property in Tarrant County in 2016

$15,373,487 in hotel taxes paid in Downtown 2016

$199,921,778 in sales taxes paid in 2015 – **18.2%** of the city's taxable sales are transacted in Downtown

Downtown contributes 14.8 times its geographic weight in sales tax

$57 Million
in property taxes paid in Downtown in 2016

$2,198,387,796
in total taxes paid Downtown 1992-2016

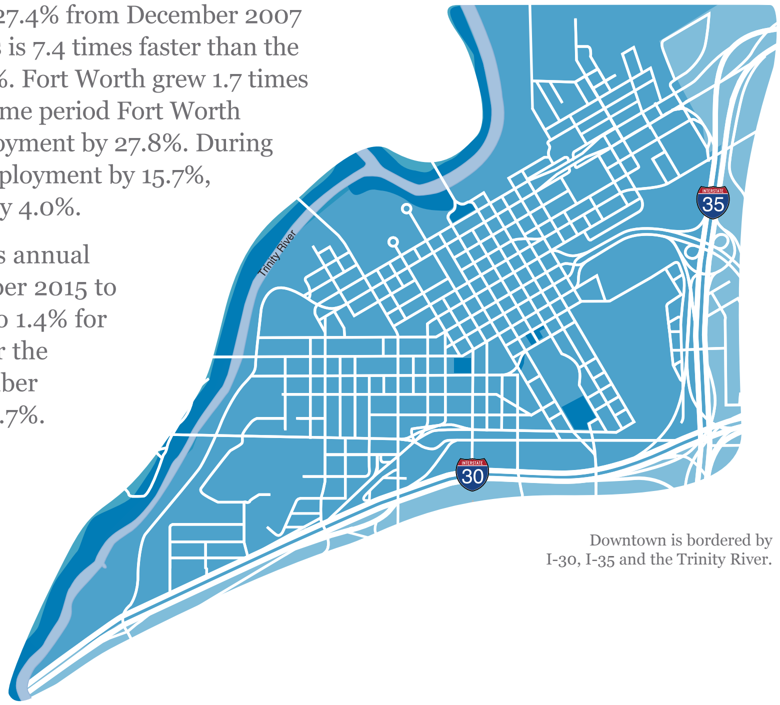
Sources: City of Fort Worth, Downtown Fort Worth, Inc., Tarrant County, U.S. Census Bureau, State of Texas

Downtown Fort Worth is a 4.3-square-mile, high-performing North Texas submarket. With over 46,000 employees, Downtown Fort Worth is the largest employment center in Tarrant County. **Private payroll generated in Downtown exceeds $3.2 billion per year,** the highest among employment centers in the county.

The labor force in Fort Worth grew by 27.4% from December 2007 (pre-recession) to December 2016. This is 7.4 times faster than the national labor force, which grew at 3.7%. Fort Worth grew 1.7 times faster than Texas at 16.2%. Over this same period Fort Worth added 84,648 jobs, increasing its employment by 27.8%. During the same period Texas increased its employment by 15.7%, while national employment increased by 4.0%.

The Fort Worth-Arlington metro area's annual employment growth rate from December 2015 to December 2016 was 3.5%, compared to 1.4% for the nation. The unemployment rate for the City of Fort Worth was 4.0% in December 2016, lower than the national rate of 4.7%.

The Dallas-Fort Worth-Arlington metropolitan area's population grew from 5,161,544 in 2000 to 7,089,888 in 2015. Of this growth, 15.6% is attributed to Fort Worth.

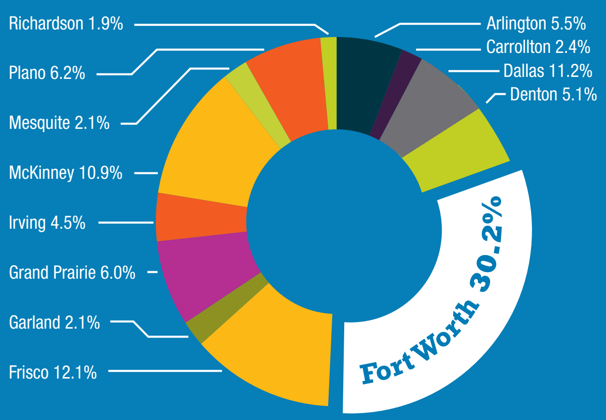


Downtown is bordered by I-30, I-35 and the Trinity River.

Population: From 2000 to 2015, 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

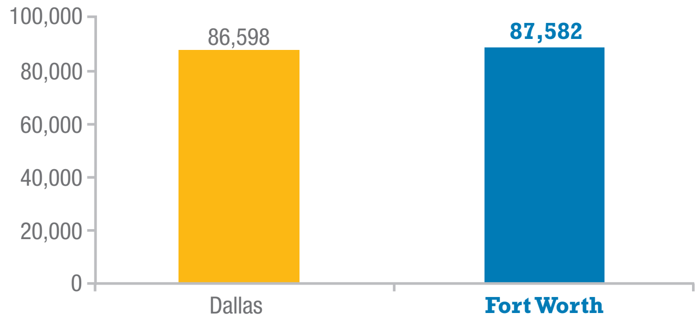
Contribution of Fort Worth to Regional Growth



Employment: Employment in Fort Worth grew by 23.6% from pre-recession December 2007 to December 2016.

Source: Texas Workforce Commission

Job Growth from December 2007 to December 2016



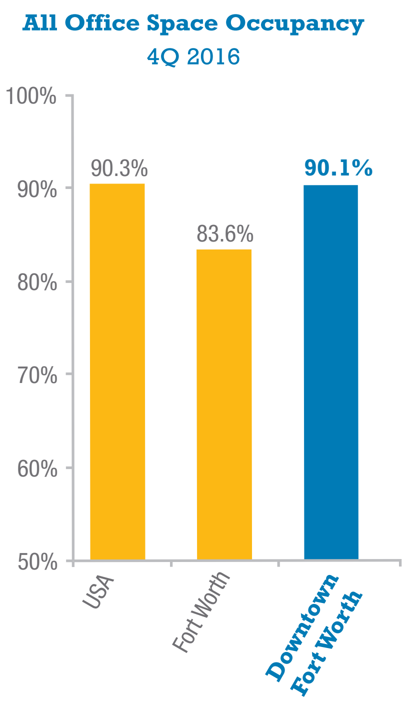
Year in Review

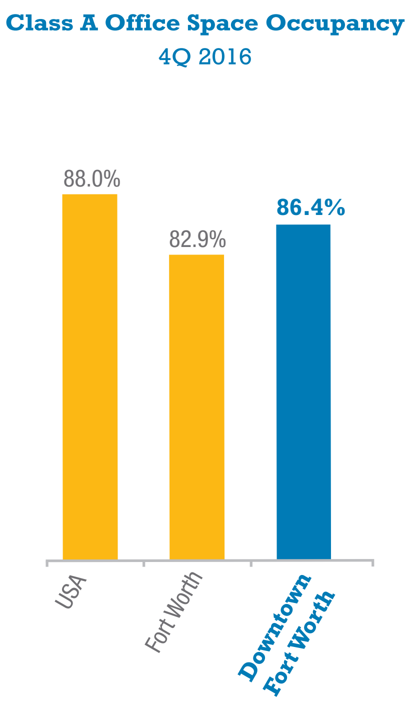
Office: The office market in Downtown Fort Worth absorbed over 307,000 square feet of office space since 2012, while occupancy remained on par with the national average. **Occupancy of Class A office space in Downtown Fort Worth in 4Q 2016 was 88.4%, slightly higher than the national average occupancy of 88.0%.** 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 2016, more than 78% of the leasing activity occurred with firms of that size.

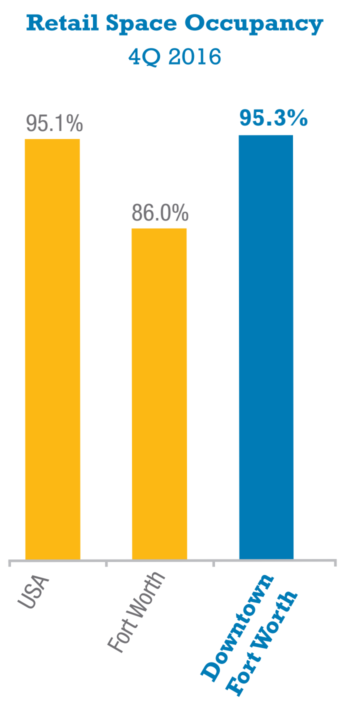
Leasing Activities, Share of Market

SPACE (SF)	2015	2016
<4,000	39%	78%
4,001–10,000	31%	13%
>10,001	30%	9%

Source: CoStar

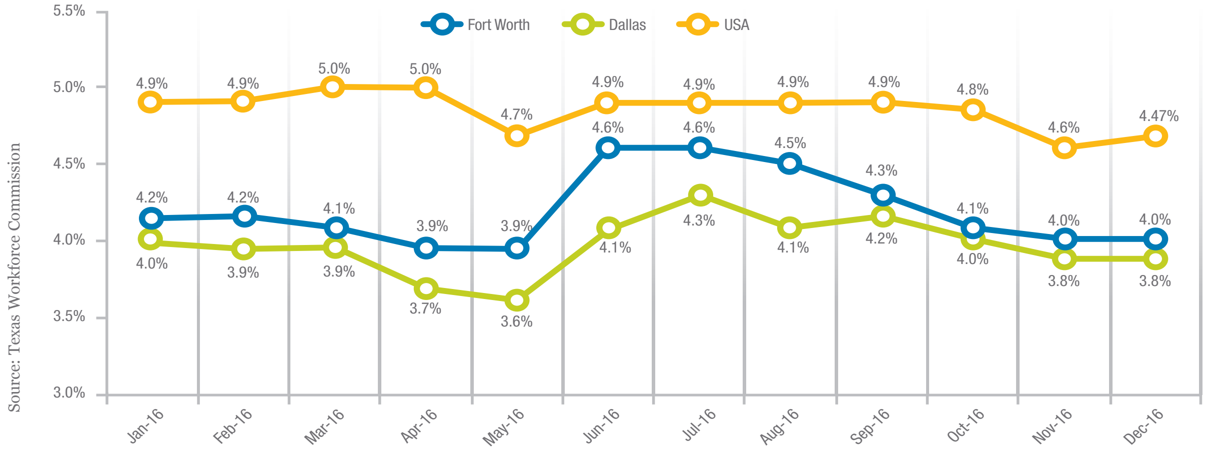




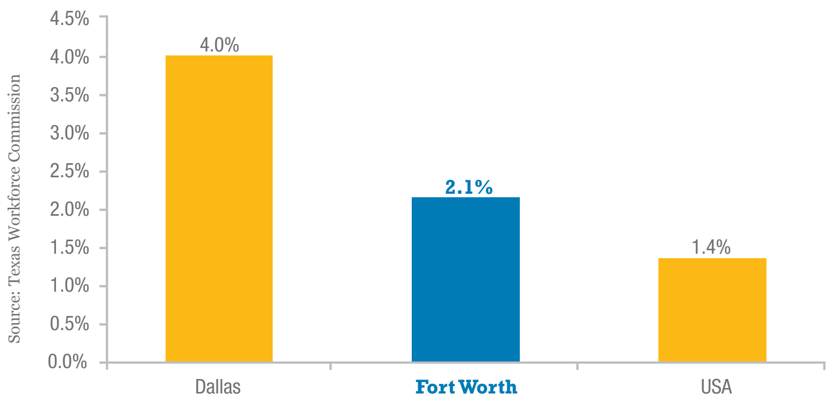


Source: CoStar

Unemployment Rate in 2016

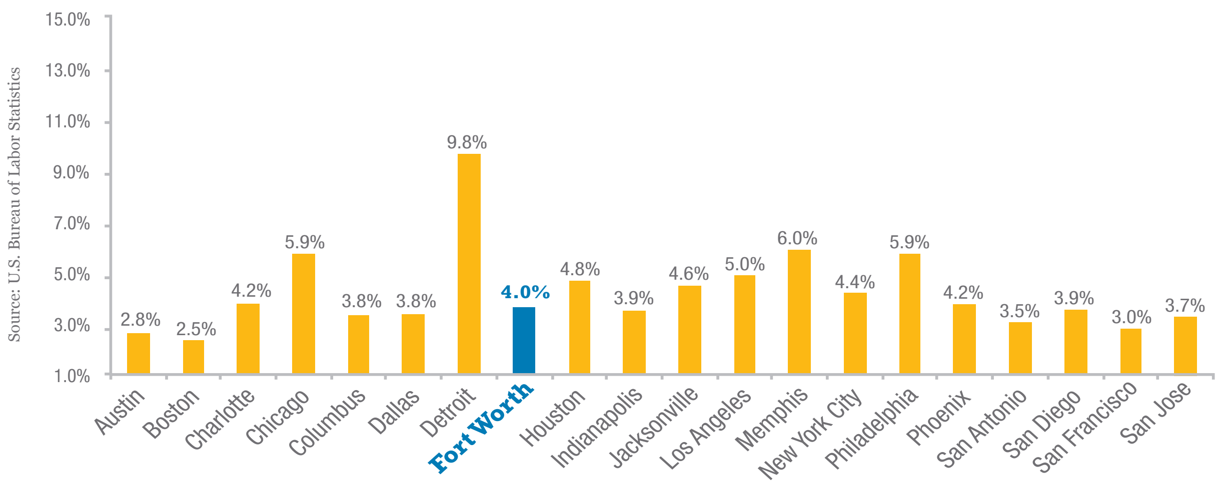


Employment Growth December 2016 Over December 2015




Burnett Plaza

Unemployment Rate Among 20 Largest U.S. Cities November 2016

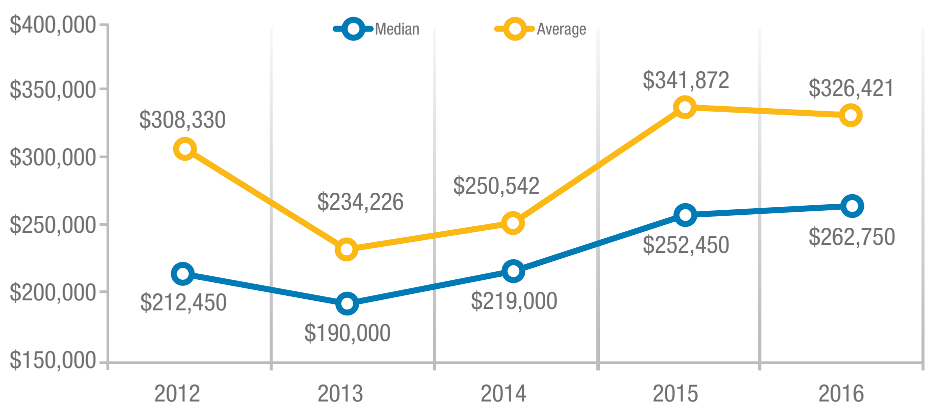


Residential: Development remained strong in Downtown with 300 units added and an additional 815 units under construction by December of 2016. Hunter Plaza added a total of 164 rental units to Downtown including 115 affordable units and 49 market rate units. 250 Lancaster added a 130-unit mixed-use community to Downtown and Cierra Bank completed construction of a mixed-use project adding six residential units. 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, are nearing completion. Broadstone 5th and Summit, a 345-unit apartment community adjacent to the Pier One Building, and the Alexan at Summit, a 380-unit apartment community, are both under construction and scheduled for completion in early 2018.

The multifamily average rent in Downtown increased 8.2% in 2016 to $1.71 per square foot. **Apartment occupancy averaged 96.6% in 2016.**

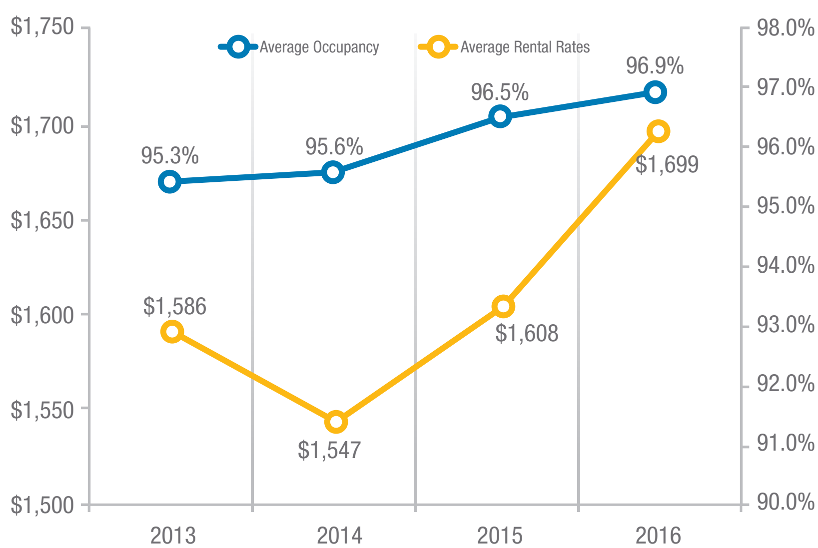
Demand for condominiums and townhomes remained high in 2016. **Ninety-Four owner occupied units sold in 2016** through MLS. Prices continued to increase through the fourth quarter of 2016. The median price for a Downtown residential unit sold through the MLS system was **$262,750, an increase of 3.0% over 2015 median price of $255,000, and a 38.3% increase since 2013.**

Price of Condos and Townhomes Sold by Year



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

Average Apartment Rental Rates and Average Occupancy Rates



Source: Downtown Fort Worth, Inc.

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. Aloft is remodeling six floors of One City Place tower into a 180-room hotel. The 245-room Hampton Inn & Suites is currently under construction next to the Fort Worth Convention Center, as is the 114-room Fairfield Inn. These three projects combined with three other hotel projects currently in the planning process, are poised to bring an additional 1,065 rooms to Downtown.

The occupancy rate in 2016 was **70.4%, higher than the national average of 65.5%.** Revenue per available room (RevPAR) was $114.23, significantly above the national average of $81.19.

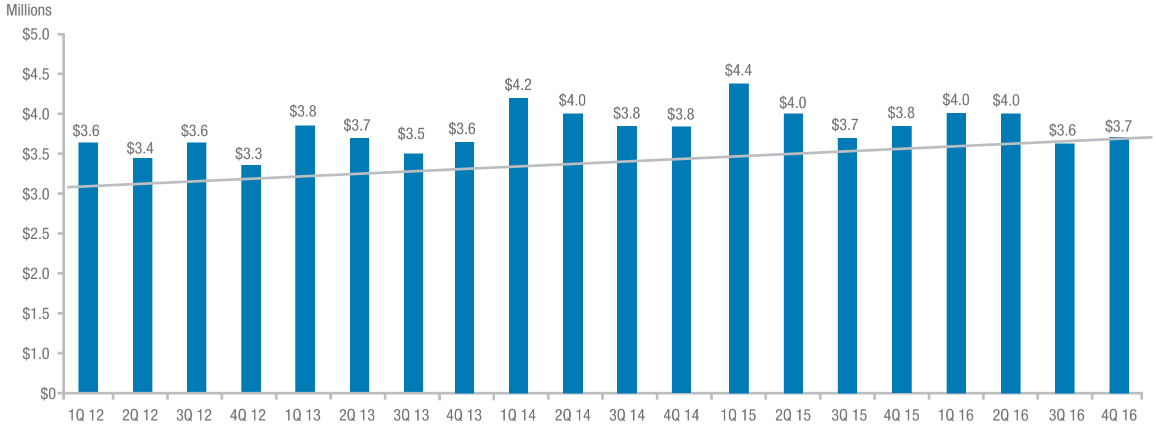
Hotel occupancy taxes paid in Downtown averaged $3,843,372 per quarter in 2016.

While 18% of all Fort Worth hotel rooms are located Downtown, 37.5% of all Fort Worth hotel occupancy taxes were paid in Downtown.

Hotels in Downtown Fort Worth generate **37.5%** of all annual hotel occupancy taxes in the city.

Hilton Fort Worth Hotel

Hotel Occupancy Taxes Paid Downtown Fort Worth



Source: Texas Comptroller of Public Accounts

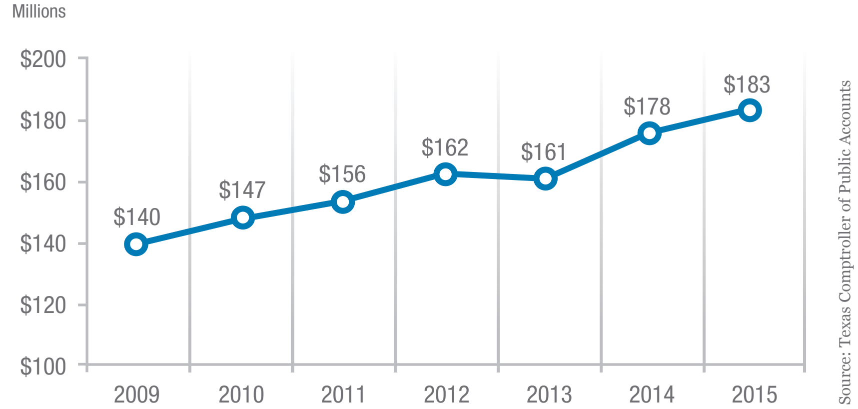
Year in Review

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. The strongest sectors were Accommodation, Clothing Stores and Full Service Restaurants.

Retail occupancies maintained a robust rate of 95.3% in existing space. The average rent per square foot for retail space in **Downtown was $26.61. In addition, Downtown added 20,000 square feet of retail space** in the new Pinnacle Bank Place Building in 2016.

White House Black Market

Accommodation and Food Services Sales



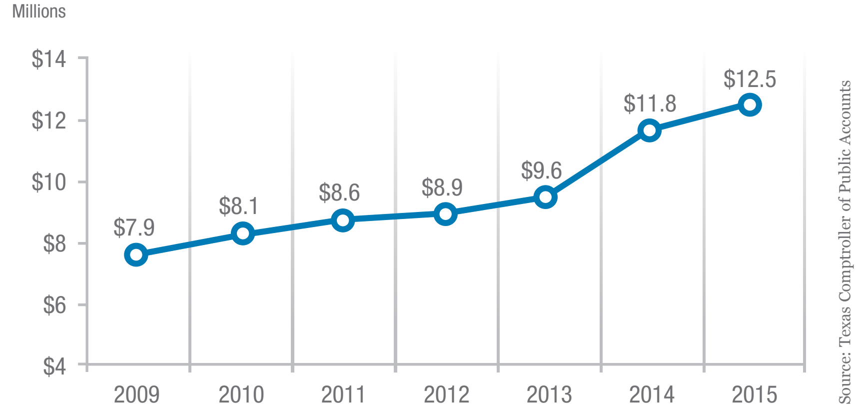
Full Service Restaurants Sales

Sources: Texas Comptroller of Public Accounts

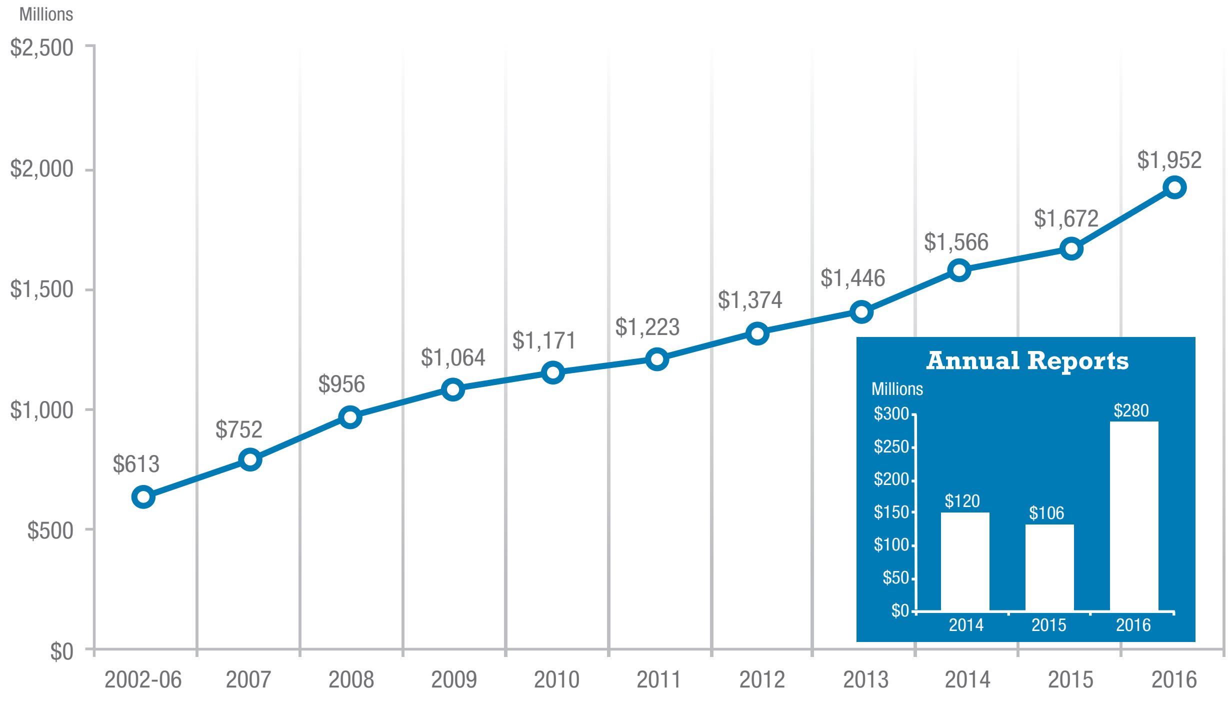
Bird Cafe

Sundance Square Retail

Clothing Store Sales



Cumulative Value of Building Permits Downtown Fort Worth, 2002–2016



Source: City of Fort Worth

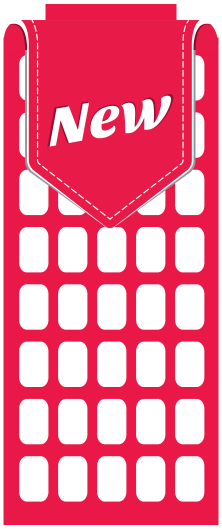
$280 Million

in New Construction Permits in **2016**

Downtown Fort Worth's skyline is expanding.

Having added 542,612 square feet of office space since 2013, Downtown currently has nearly **14 MILLION** square feet of multi-tenant office space. With the current construction of **Frost Tower, a 25-story Class A office building** bringing **258,900 square feet of office space and 45,800 square feet of amenity space,** Downtown's skyline is expanding again.

Anthracite Realty Partners' Frost Tower Fort Worth is currently under construction.



New office space added since November 2013

Class A: 542,612 SF/ 10.8% of inventory

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

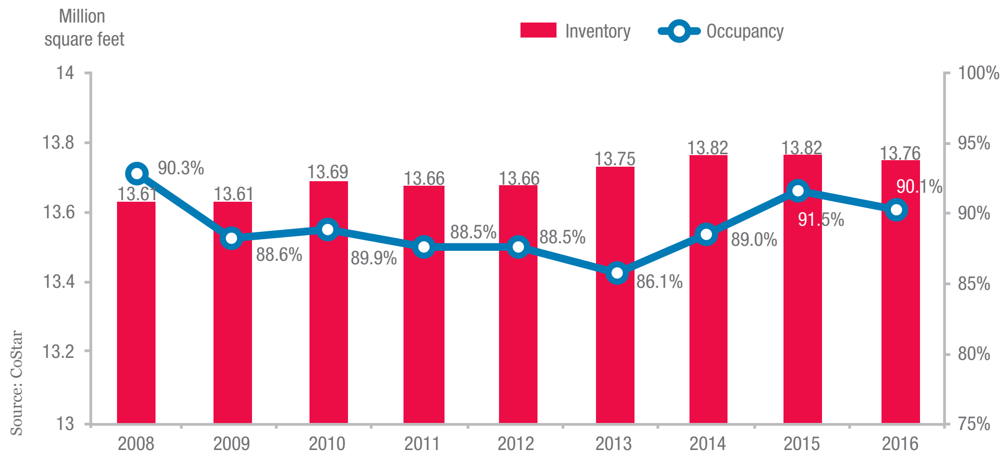
46,214 jobs in Downtown

1,523 private businesses

$3 BILLION in private payroll

*Source: CoStar

Office Inventory and Occupancy Rate
Downtown Fort Worth



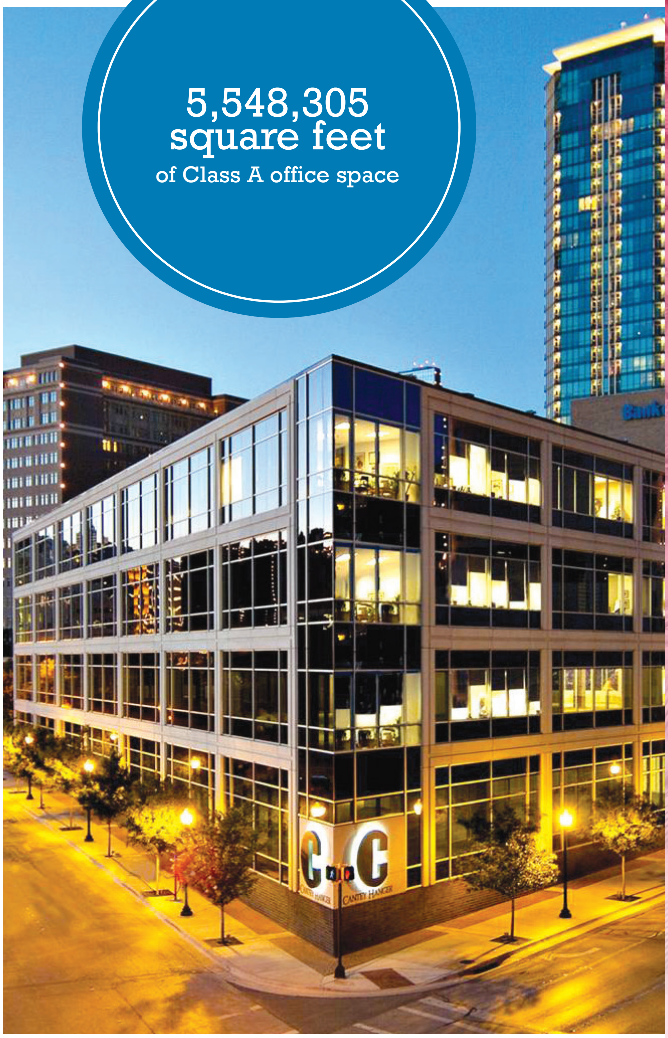
Class A Office Buildings	
Burnett Plaza	1,024,627
777 Main	954,895
D.R. Horton Tower	820,509
Wells Fargo Tower	716,533
Pier One Imports Building	460,000
Two City Place	330,000
The Carnegie	280,000
One City Place	231,365
Chase Bank Building	202,123
Cash America	135,293
Cantey Hanger	86,300
The Westbrook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

Source: CoStar

Office Space Under Construction or Recently Completed	SQFT	YEAR
Ciera Bank	10,000	2016
Frost Tower	304,700	2017
American National Bank	12,000	2017

Source: CoStar

5,548,305 square feet
of Class A office space

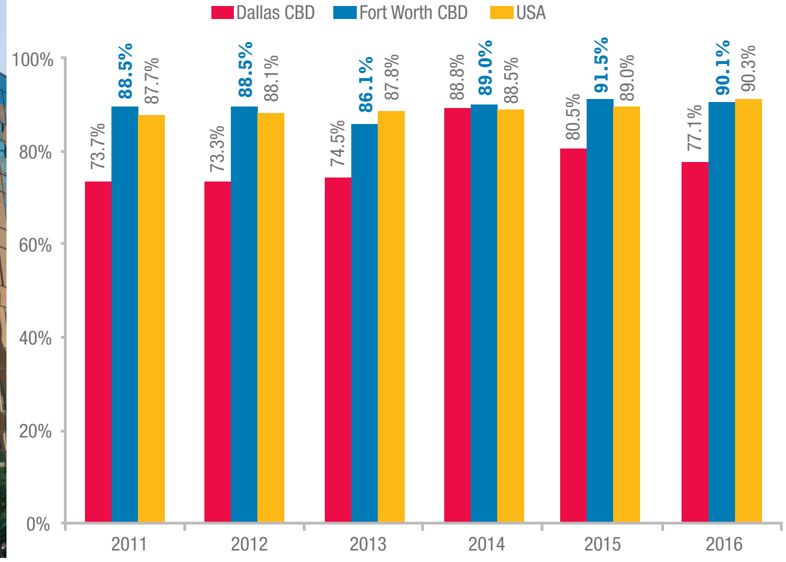


Cantey Hanger Building

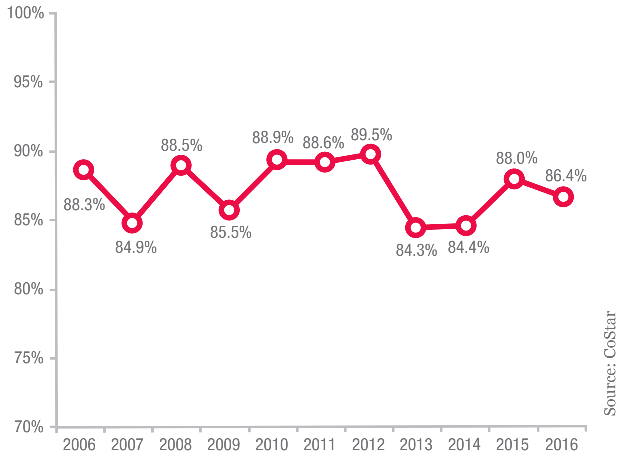
Office and Employment

777 MAIN

Office Occupancy Rate
Fourth Quarter 2016

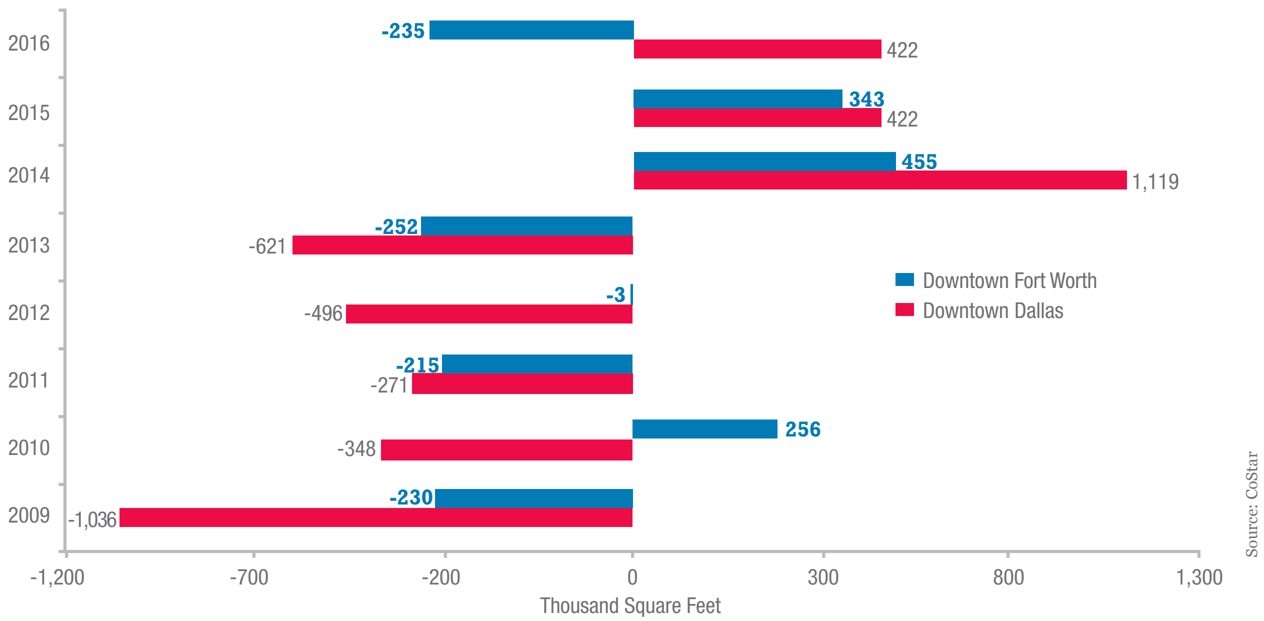


Class A Office Occupancy Rates
Downtown Fort Worth

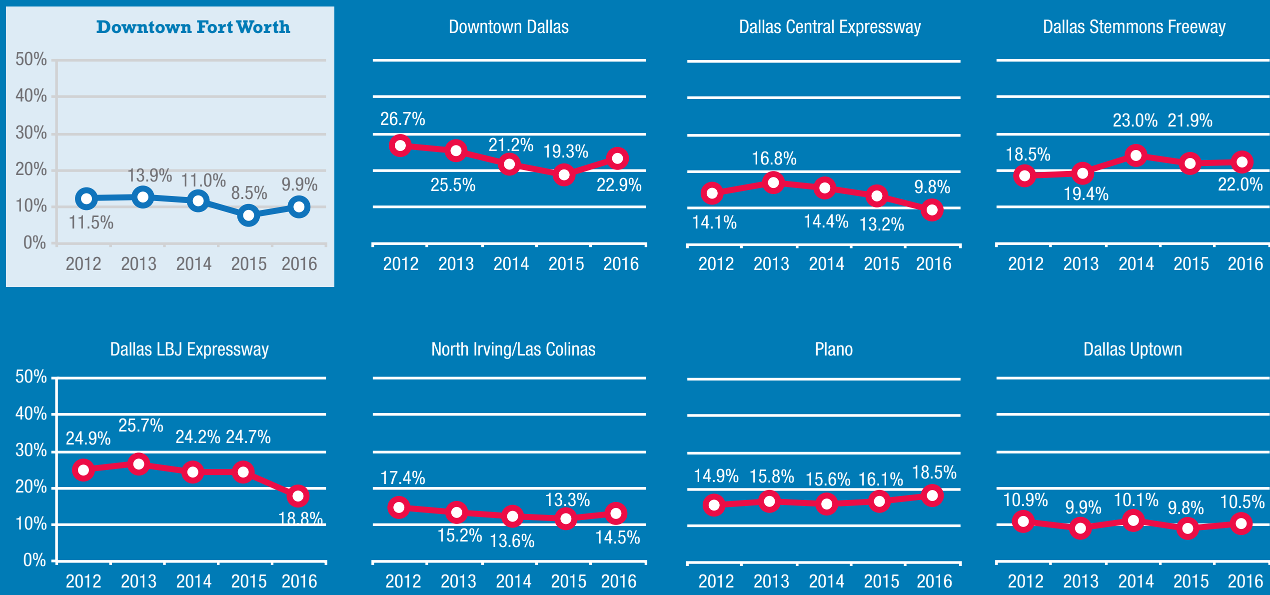


The Carnegie

Net Absorption of Office Space

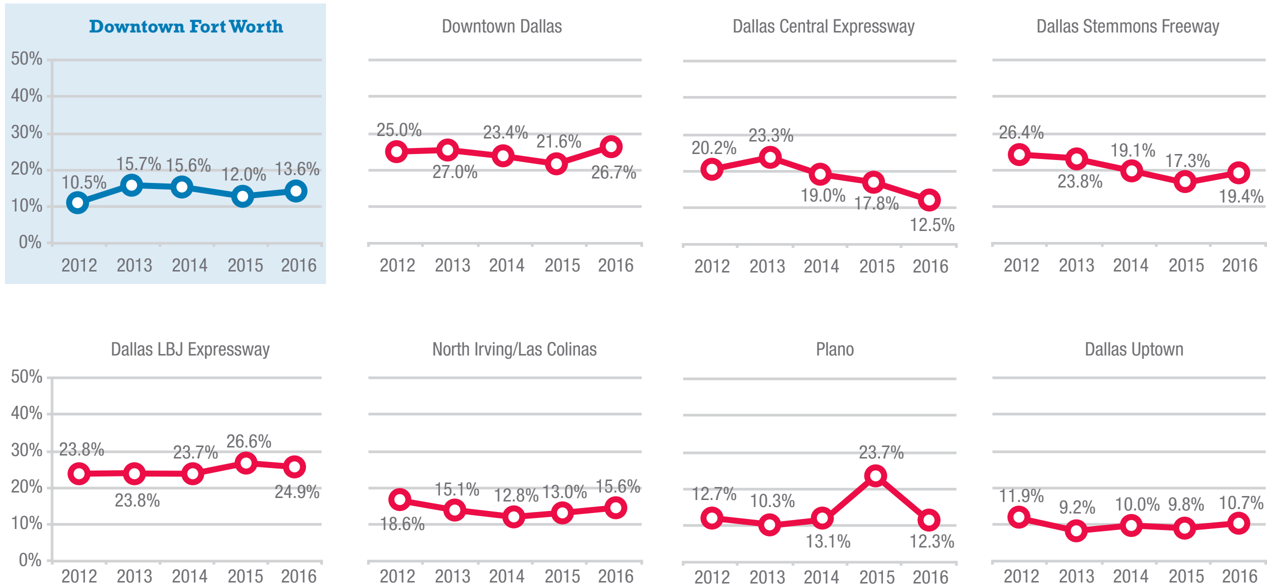


Metro Area Office Vacancy Rates



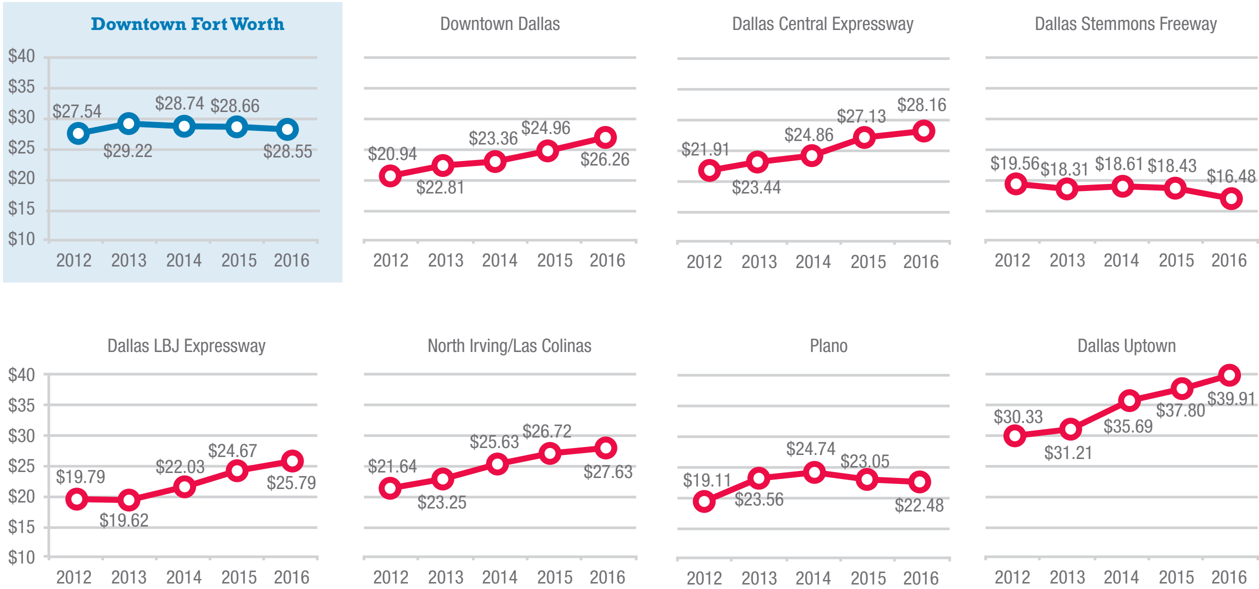
Source: CoStar – Fourth quarter 2016

Metro Area Class A Office Vacancy Rates



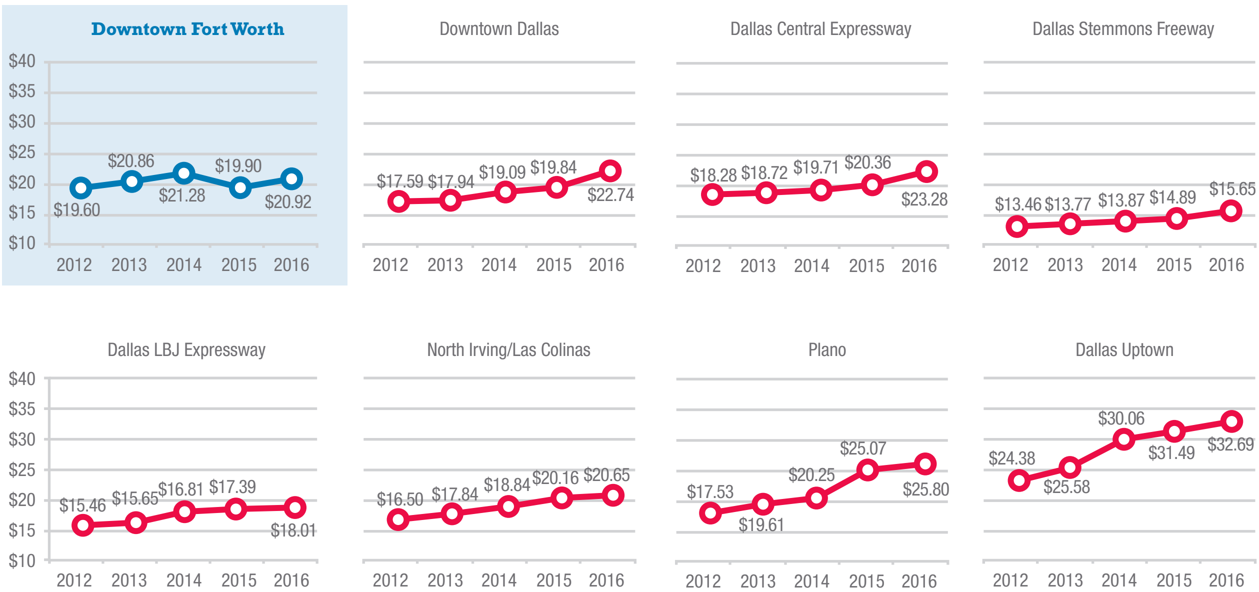
Source: CoStar – Fourth quarter 2016

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



Source: CoStar – Fourth quarter 2016

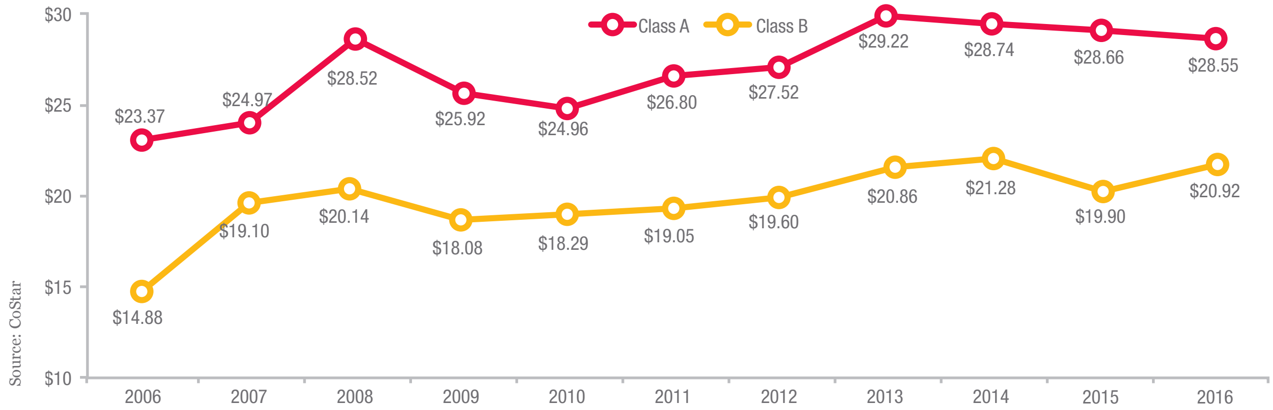
Metro Area Class B Office Rental Rates ($/SF)



Source: CoStar – Fourth quarter 2016

Average Office Rental Rates

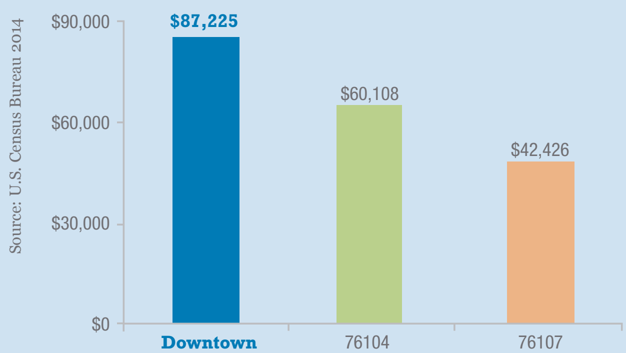
Downtown Fort Worth

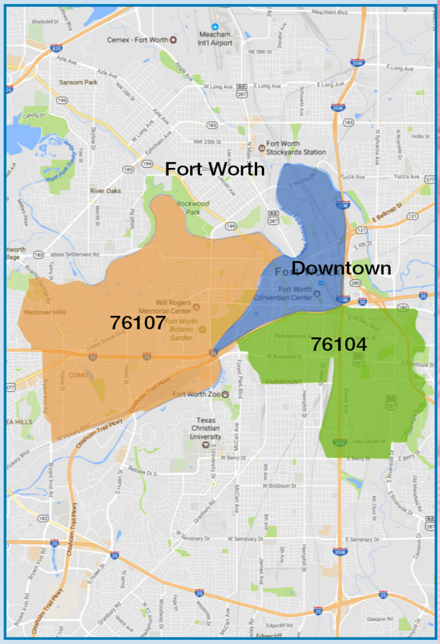


Downtown, the Near Southside and the Cultural District combined generate $6,051,771,000 in annual payroll. Downtown Fort Worth has the highest number of employees and generates the largest payroll among all the employment centers in the county.

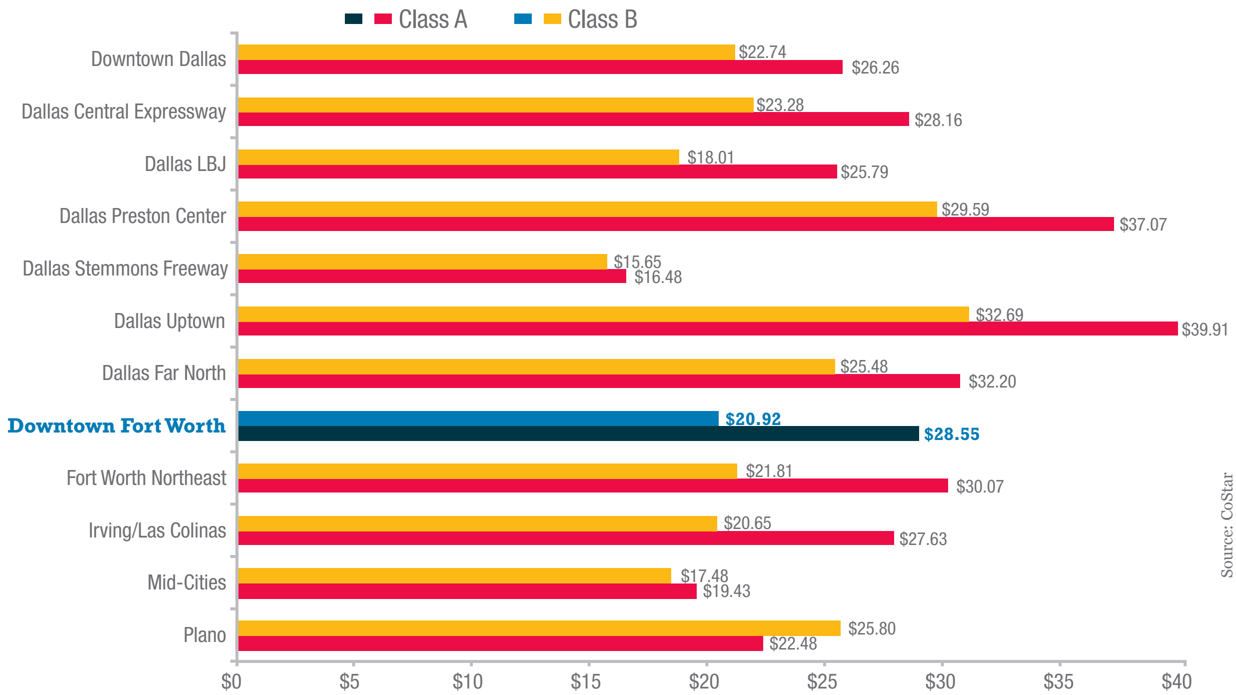
Average Payroll Per Employee in Private Sector

ZIP CODE (SUBMARKET)	PRIVATE SECTOR EMPLOYEES	PAYROLL	PAYROLL PER EMPLOYEE
76102 (Downtown)	37,366	$3,259,241,000	$87,225
76104 (Near Southside)	29,216	$1,756,116,000	$60,108
76107 (Cultural District)	24,429	$1,036,414,000	$42,426

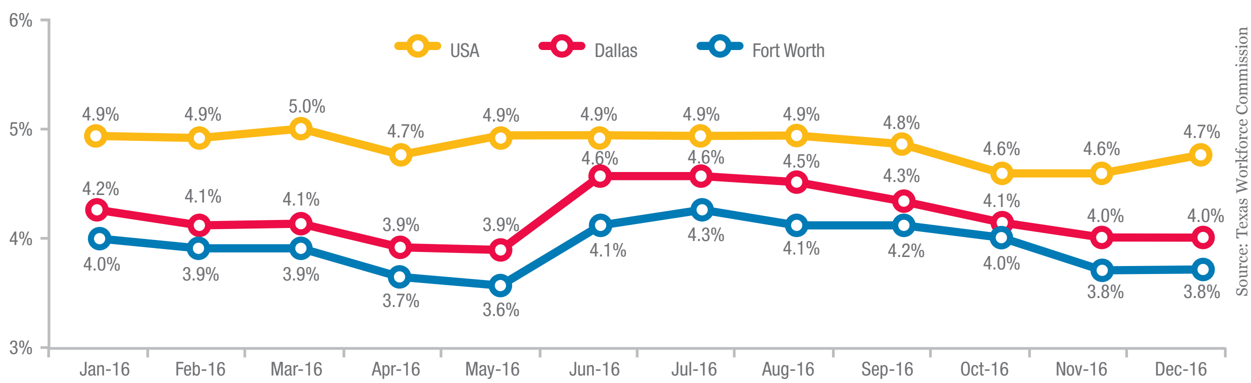




Average Class A and B Office Rent, 4Q 2016 Dallas/Fort Worth MSA ($/SF)



Unemployment Rates in 2016



National Office Statistics 4Q 2016

	AVERAGE ASKING RENT	OVERALL VACANCY RATE
Atlanta	$22.19	11.9%
Austin	$32.28	8.3%
Boston	$21.02	8.1%
Chicago	$23.68	13.5%
Dallas/Fort Worth	$24.20	14.3%
Denver	$25.26	9.8%
Houston	$27.52	15.1%
Los Angeles	$33.42	10.3%
New York	$65.44	8.1%
Philadelphia	$22.33	8.9%
Phoenix	$23.38	15.0%
Seattle	$30.76	7.4%
Washington, DC	$35.23	14.8%

Source: CoStar

Sundance Square

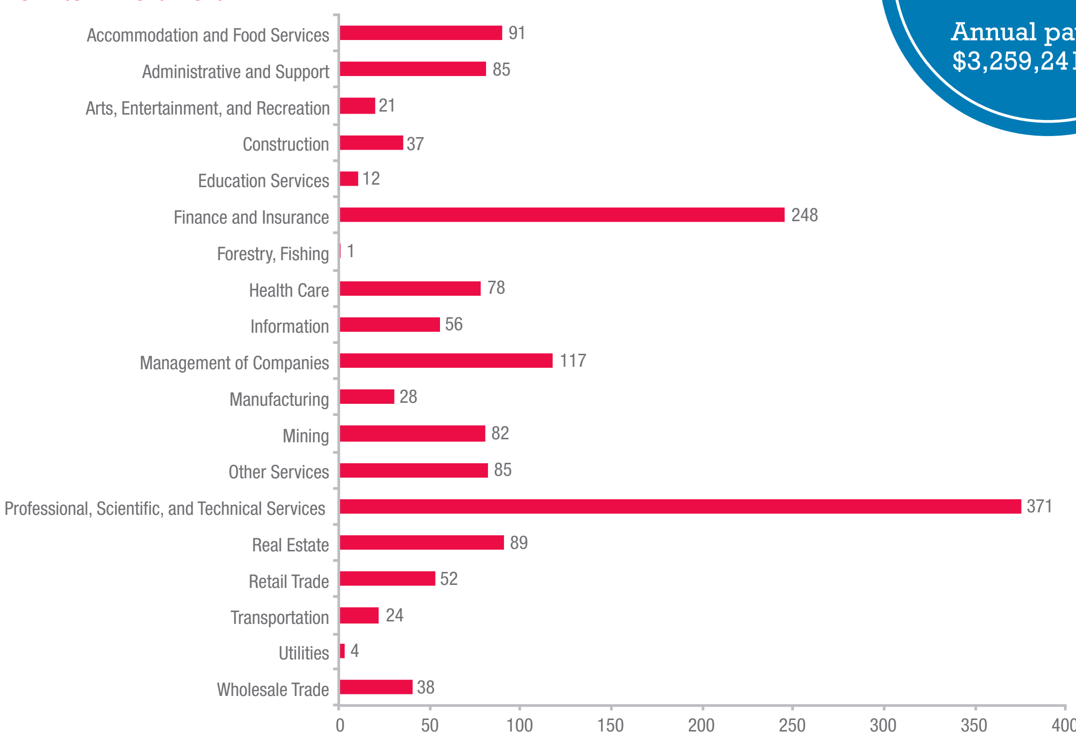
Total private employees: 37,366

Total number of businesses: 1,523

Annual payroll: $3,259,241,000

Business Profile Number of Businesses per Category

Downtown Fort Worth



Source: U.S. Census Bureau 2014

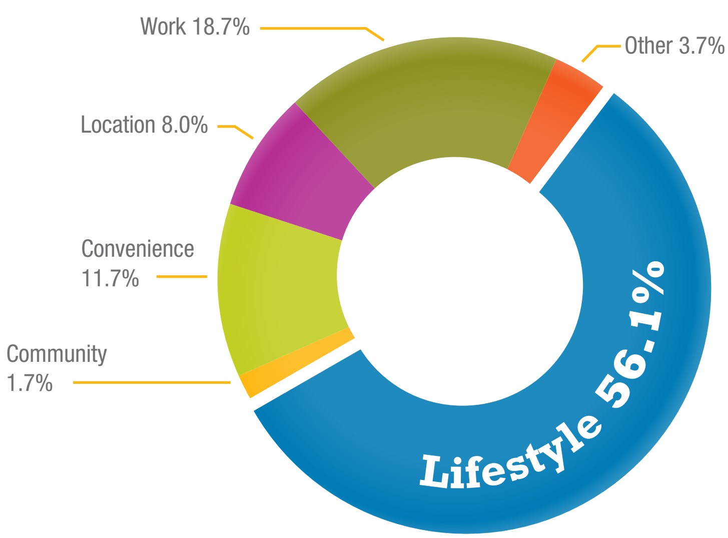
Living the Downtown lifestyle

As more people embrace an urban lifestyle, Downtown Fort Worth is experiencing an increasing rate of residential growth. Ranked by the U.S. Census Bureau as America's 16th-largest city, Fort Worth's **population has grown 56.5% since 2000** to the current population of 836,969 (U.S. Census Bureau 2015). **Downtown's population has grown 91.2% over the same period.**

Much of Fort Worth's population increase is attributed to the region's diversified economy, strong regional business clusters, relatively low land cost, land availability, a revitalized and growing Downtown and rejuvenated central-city neighborhoods.

250 Lancaster opened December 2016

Reason for Living Downtown



Lifestyle was selected as the primary reason for living Downtown by 57.2% of condo/ townhome owners and 55.3% of apartment renters.

Source: Downtown Fort Worth, Inc. survey December 2014

Downtown has maintained a 95.9% average apartment occupancy since 2006, while increasing inventory by 85%

7,616 people live in Downtown

Downtown density: 2,220 residents per square mile (1,094 housing units/sq mile)

City of Fort Worth density: 2,360 residents per square mile (563.8 housing units/sq mile)

$262,750 median sale price of Downtown condos/townhomes purchased in 2016

↑15.8% increase in average apartment rent since 2006 – $1,467/2006 to $1,699/2016

$1.15 MILLION: top Downtown condo sale in 2016

19.6% of all 2016 condo sales in Fort Worth were located in Downtown

74% of Downtown condo owners have income greater than $100,000

49% of Downtown residents' income is double the national median household income or greater

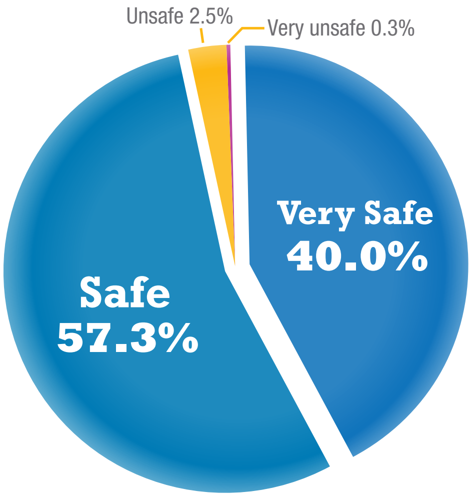
85% of Downtown residents have a bachelors degree or higher

On average, Downtown residents spend $50 million a year in Downtown restaurants, bars and retail

Downtown added 300 residential units in 2016

2,603 residential rental units planned or under construction will increase the Downtown housing stock by 63%

Neighborhood Safety
Downtown Fort Worth



Source: Downtown Fort Worth, Inc. survey December 2014

Residents perceive Downtown as safe.

- **97.3%** of residents rated their neighborhood as safe or very safe.
- **99.5%** of residents feel safe or very safe walking in Downtown during the day.
- **90.4%** 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 2015, the median value of a home in Fort Worth was $136,700, compared to $282,700 in Austin and $152,400 in Dallas. The median home value in the U.S. was $297,000. (U.S. Census Bureau 2015)

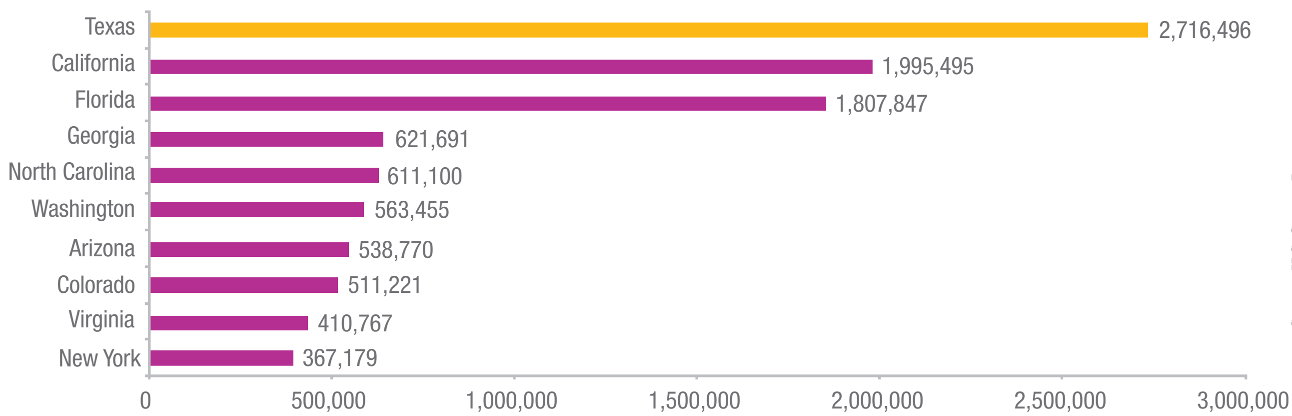
Currently, there are **926 owner-occupied residential units** in Downtown, up 887 units, a **2,274% growth** since 2003. The median sale price of a home in Downtown Fort Worth was $262,750 in 2016.

Residential – For Rent

The rental market remained at historically high occupancy. Currently, there are **2,827 units** in Downtown with monthly rents ranging from **$900 to $7,800 (4Q 2016).** The occupancy rate of rental units in Downtown has stayed above 90% since 2006. Although 262 units became available in 2Q 2014 (an 11.6% increase), occupancy remained above 94% and finished the year at 96.5%. 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

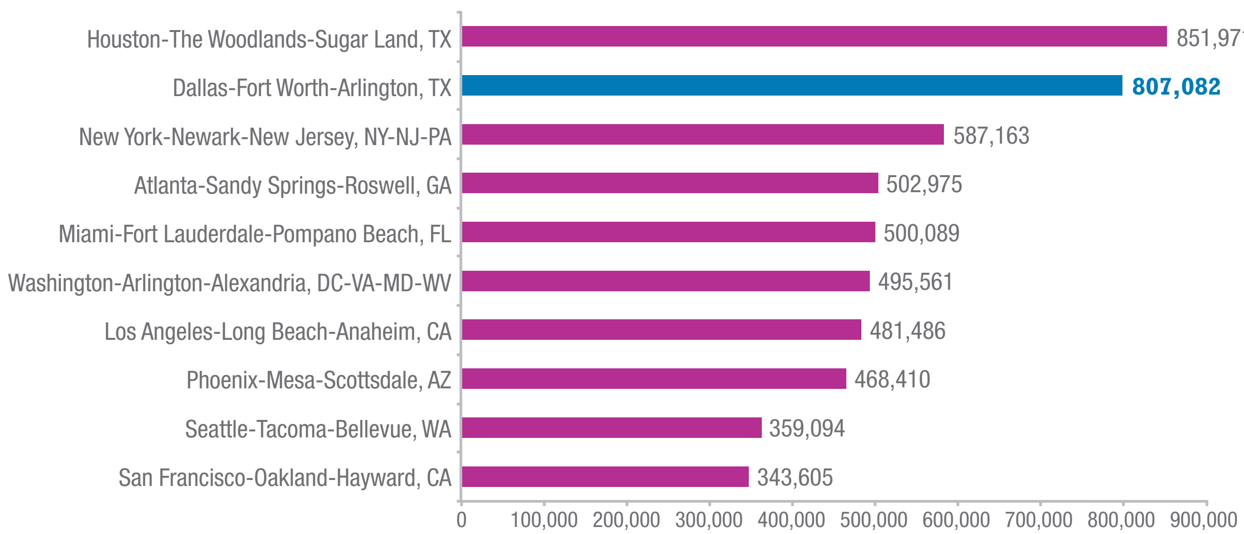
April 1, 2010, through July 1, 2016



Source: U.S. Census Bureau

Fastest-Growing Metropolitan Areas

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



Source: U.S. Census Bureau

Lincoln Park at Trinity Bluff

Regional City Population Change 2000–2015

	2000	2015	% CHANGE
Austin, TX	656,562	931,840	41.9%
Baton Rouge, LA	227,818	228,596	0.3%
Dallas, TX	1,188,580	1,300,082	9.4%
El Paso, TX	563,662	681,136	20.8%
Fort Worth, TX	**534,694**	**836,969**	**56.5%**
Houston, TX	1,953,631	2,298,628	17.7%
Little Rock, AR	183,133	197,986	8.1%
Oklahoma City, OK	506,132	631,263	24.7%
San Antonio, TX	1,144,646	1,469,824	28.4%
Shreveport, LA	200,145	196,994	-1.6%
Tulsa, OK	393,049	403,091	2.6%

Source: U.S. Census Bureau

Regional City Change in Median Family Income 2000–2015

CITY	2000	2015	% CHANGE
Austin, TX	$54,091	$76,629	41.7%
Baton Rouge, LA	$40,266	$50,928	26.5%
Dallas, TX	$40,921	$49,088	20.0%
El Paso, TX	$35,432	$50,447	42.4%
Fort Worth, TX	**$42,939**	**$64,786**	**50.9%**
Houston, TX	$40,443	$52,024	28.6%
Little Rock, AR	$47,446	$56,875	19.9%
Oklahoma City, OK	$42,689	$62,614	46.7%
San Antonio, TX	$41,331	$55,713	34.8%
Shreveport, LA	$37,126	$50,625	36.4%
Tulsa, OK	$44,518	$53,831	20.9%
USA	$50,046	$66,011	31.9%

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 **younger, wealthier and better educated** and has **grown at an annual rate of 5.8% since 2007.** Currently, 6,228 people live in the Downtown. DFWI has conducted four surveys of residents since 2007 to monitor trends in opinions and the changing demographics of the Downtown population. Our latest survey was conducted in December 2014.

A one-sheet survey instrument was delivered to 2,456 households in Downtown using first-class postage. The response rate was 17.6%, providing a margin of error of +4% at a 95% confidence level.

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

Sundance Square Plaza

57.2% of Downtown residents are under 40 years old

68.4% of apartment renters are under 40 years old

23.6% of condominium and townhome residents are under 40

70% of apartment renters and 37.1% of condominium and townhome owners are unmarried

95.5% of households have no children living in the household

Downtown residents are highly educated.

- 48.1% of residents have a bachelor's degree
- 27.5% a master's degree
- 9.4% a doctoral degree (including JDs)

Lifestyle was cited as the primary reason for living Downtown by 57.2% of condominium/townhome owners and 55.3% of apartment renters.

UTA Fort Worth

Median Annual Household Income

48.9% of Downtown households have income exceeding $100,000 per year.

Downtown Residents' Previous Place of Residence

28.9% cities in the Metroplex other than Fort Worth

32.6% Fort Worth

12.9% Texas outside of the Metroplex

20.3% other states

Employment

23.8% Healthcare

9.7% Education

21.9% Science & Engineering

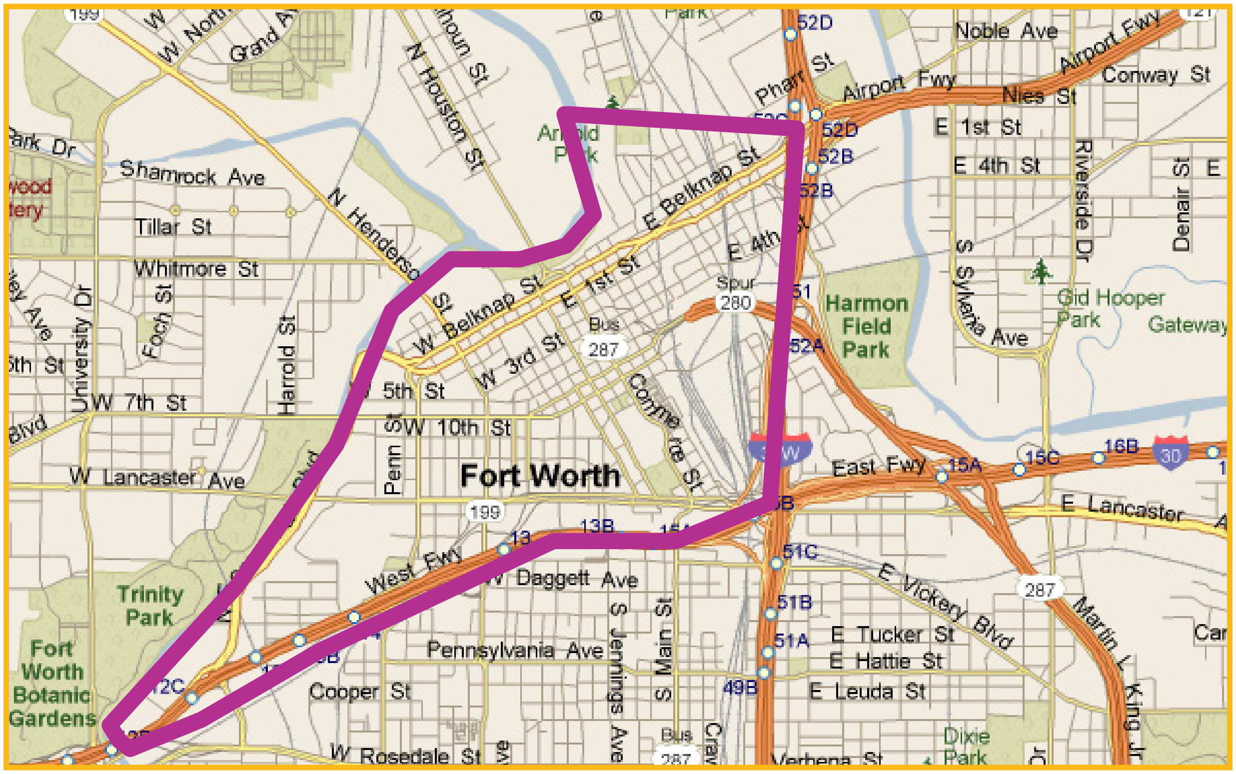
13.2% Finance

6.8% Retail

6.2% Government

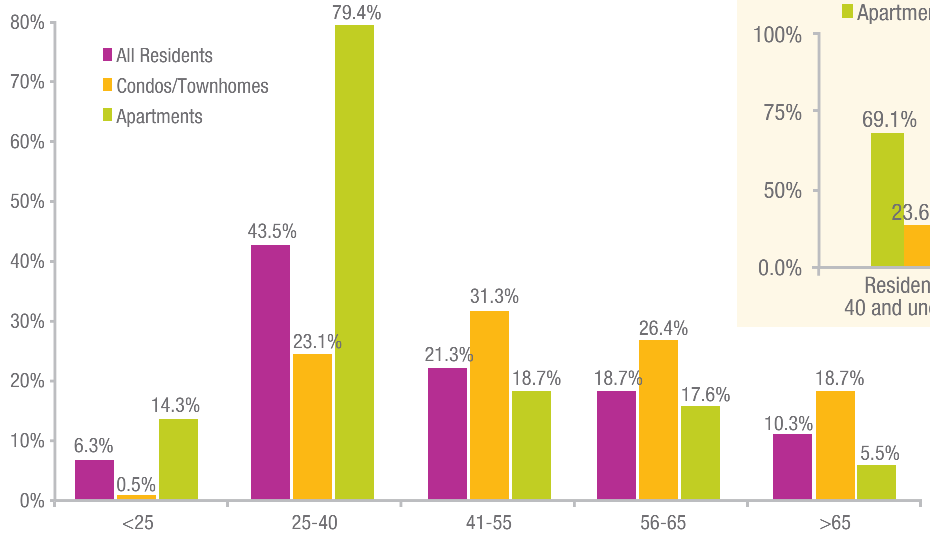
5.5% Law

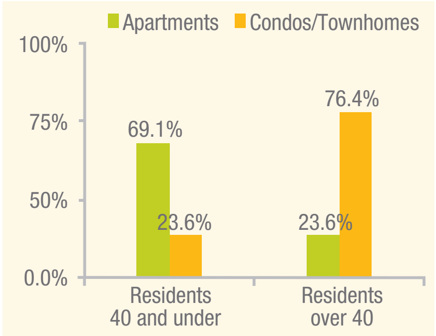
Downtown Population Study Area



Age Distribution

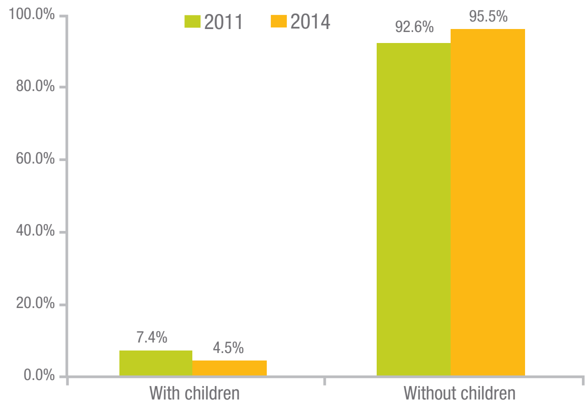
Downtown Fort Worth Residents





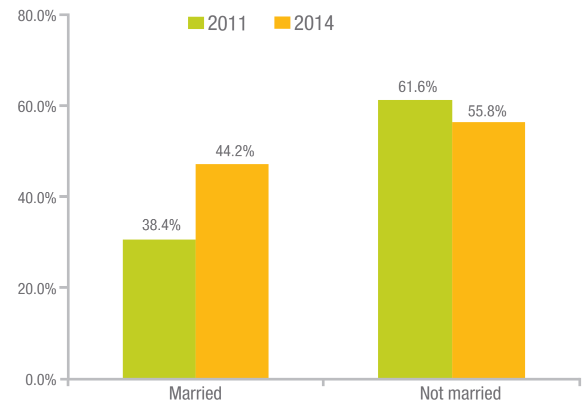
Source: Downtown Fort Worth, Inc. survey December 2014

Children in the Household
Downtown Fort Worth



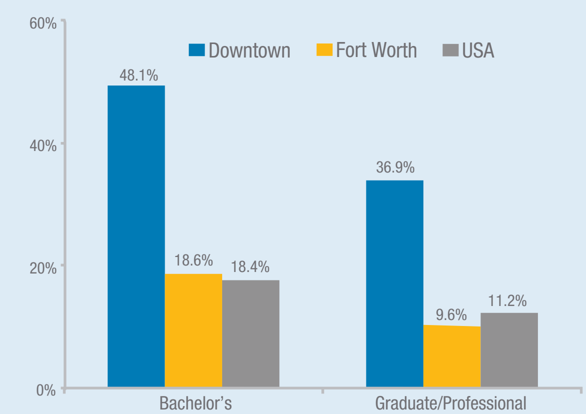
Source: Downtown Fort Worth, Inc. survey December 2014

Marital Status
Downtown Fort Worth



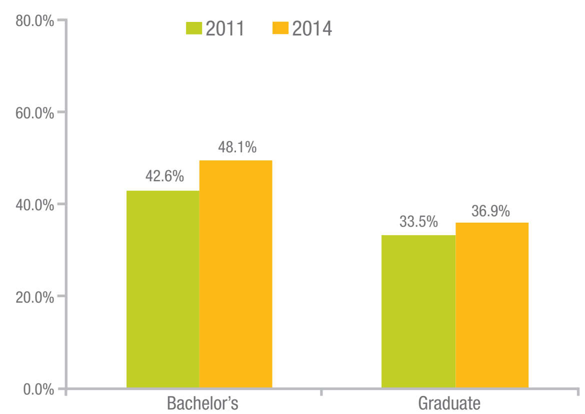
Source: Downtown Fort Worth, Inc. survey December 2014

Highest Degree Completed



Sources: U.S. Census Bureau 2010 and Downtown Fort Worth, Inc. survey December 2014

Highest Degree Completed
Downtown Fort Worth



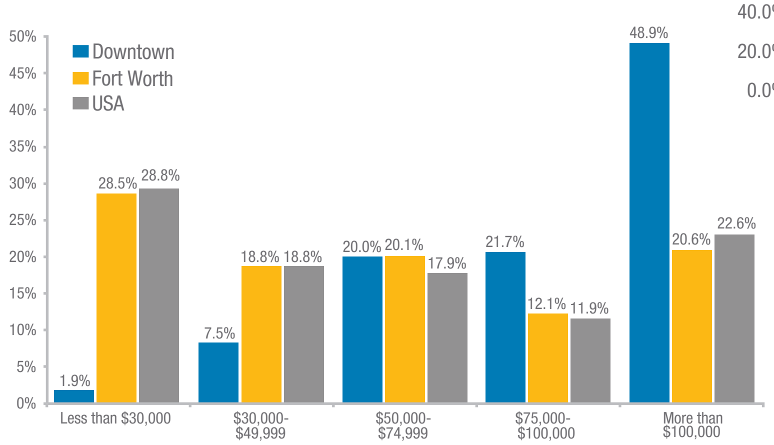
Source: Downtown Fort Worth, Inc. survey December 2014

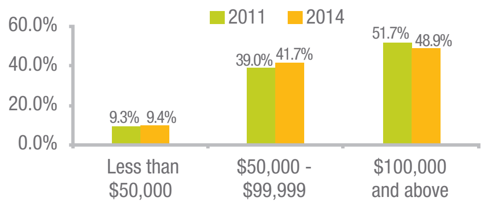
Median Household Income
Downtown Fort Worth

Source: Downtown Fort Worth, Inc. survey December 2014

The Tower

Household Income Trends
Downtown Fort Worth



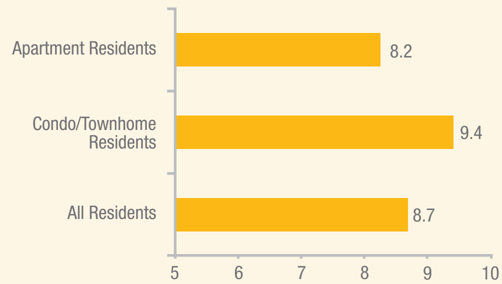


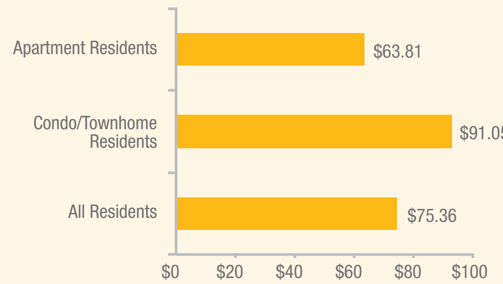
Sources: U.S. Census Bureau 2013 and Downtown Fort Worth, Inc. survey December 2014

Downtown residents buying power in Downtown businesses.

99.7% of Downtown residents go to Downtown restaurants, 92.2% to bars, 75.5% to convenience/drug stores and 73.2% to retail stores. **Condominium and townhome owners eat at Downtown restaurants an average of 9.4 times per month and spend $91.05 per visit.** Apartment renters eat at Downtown restaurants an average of 8.2 times per month and spend $63.81 per visit.

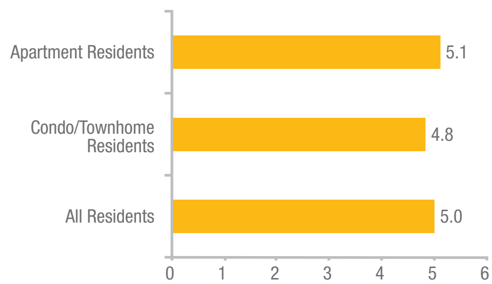
Average Monthly Visits to Downtown Restaurants by Downtown Residents and Spending Per Visit





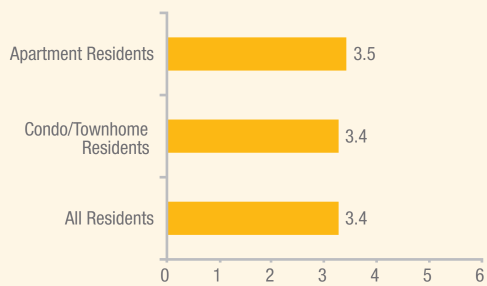
Source: Downtown Fort Worth, Inc. survey December 2014

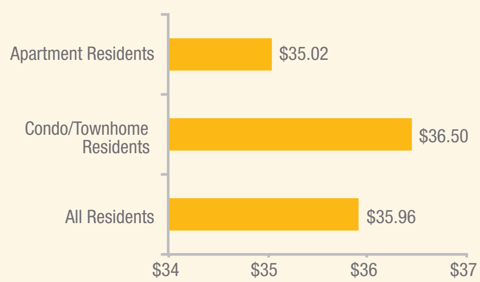
Average Monthly Visits to Downtown Bars by Downtown Residents and Spending Per Visit



Source: Downtown Fort Worth, Inc. survey December 2014

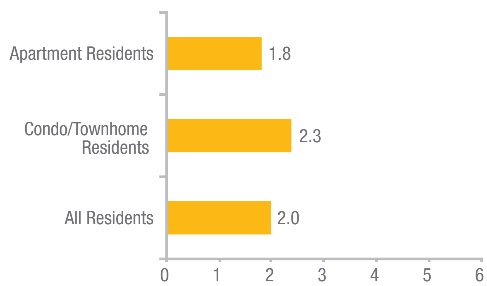
Average Monthly Visits to Downtown Convenience/Drug Stores by Downtown Residents and Spending Per Visit

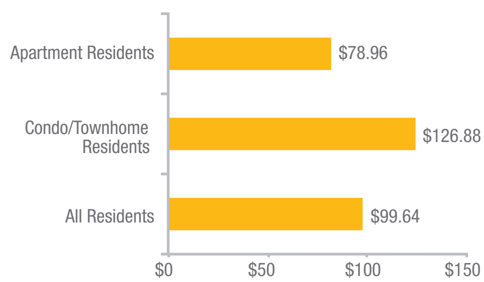




Source: Downtown Fort Worth, Inc. survey December 2014

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



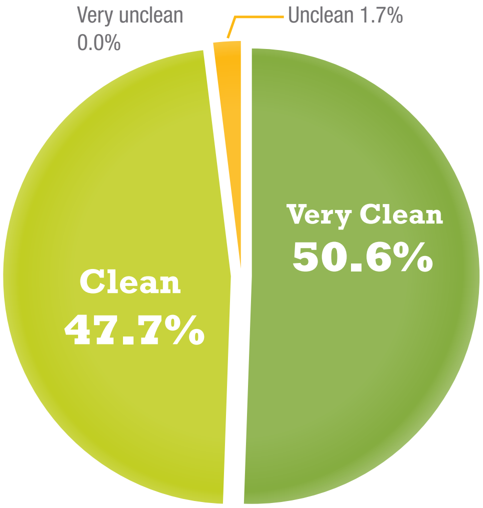


Source: Downtown Fort Worth, Inc. survey December 2014

Tabachin Ribbon

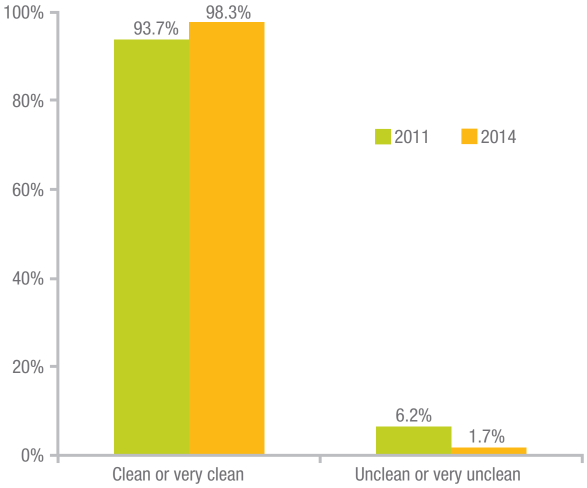
Residents perceive Downtown as clean.
98.3% of residents rated the streets and sidewalks Downtown as clean or very clean.

Street and Sidewalk Cleanliness
Downtown Fort Worth



Source: Downtown Fort Worth, Inc. survey December 2014

Street and Sidewalk Cleanliness, 2011 vs. 2014
Downtown Fort Worth



Source: Downtown Fort Worth, Inc. survey December 2014

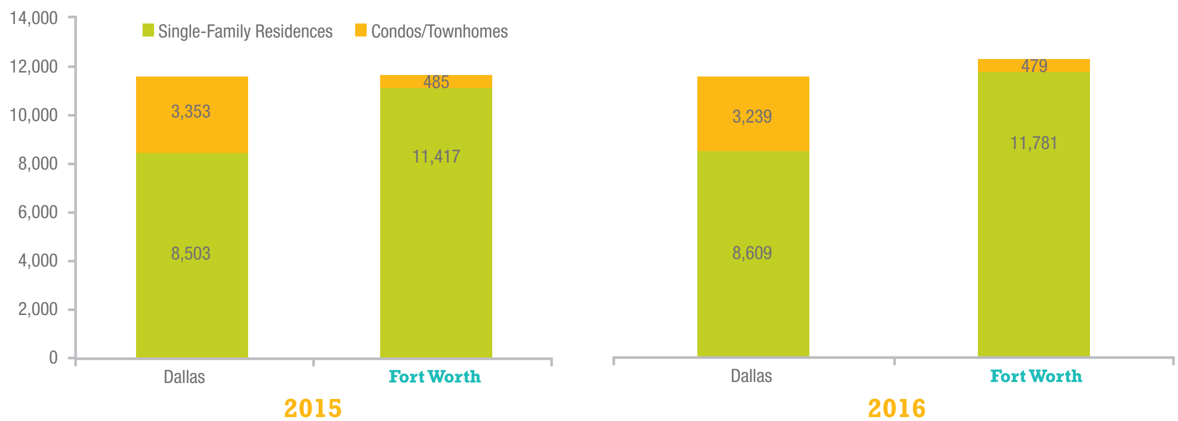
Sales Ratio of Condos and Townhomes to Single-Family Residences

YEAR	DALLAS	FORT WORTH
2011	21.1%	2.9%
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%

Source: North Texas Real Estate Information Systems, Inc.

Broadstone 5th and Summit Rendering

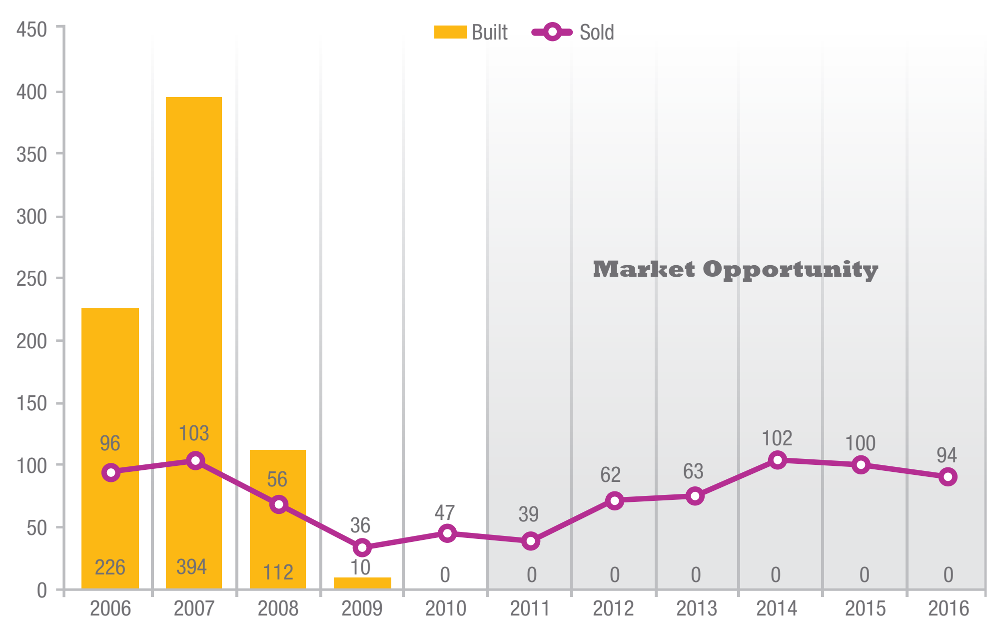
Number of Residential Units Sold



Source: North Texas Real Estate Information System, Inc.

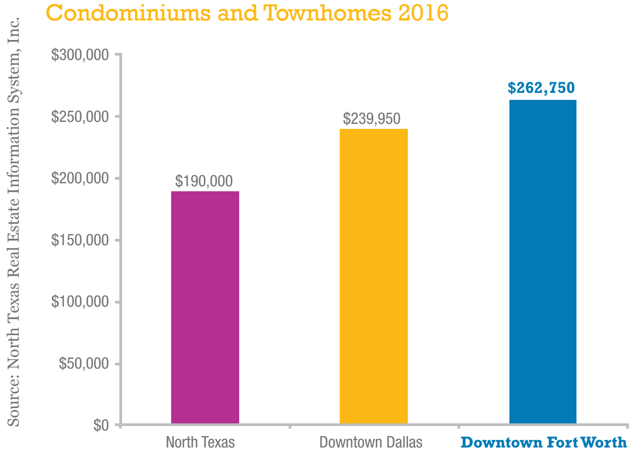
Condominiums and Townhomes Built and Sold

Downtown Fort Worth

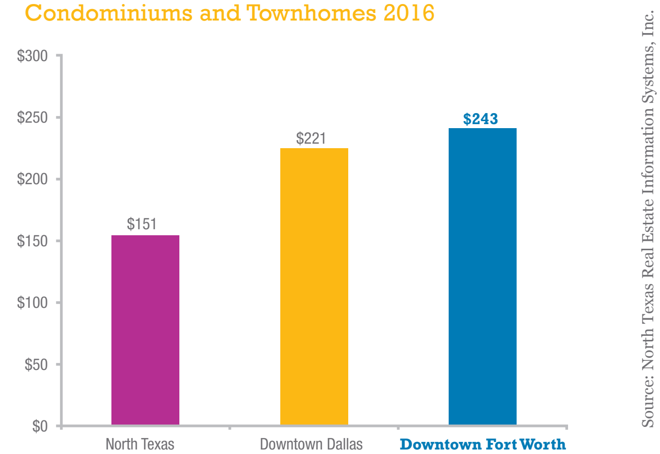


Source: North Texas Real Estate Information System, Inc.

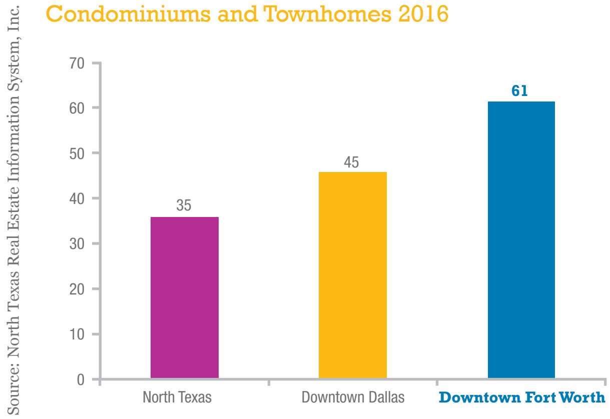
Median Sales Price
Condominiums and Townhomes 2016



Average Residential Sales Price Per Square Foot
Condominiums and Townhomes 2016



Average Days on Market
Condominiums and Townhomes 2016



Median sales price for Downtown condos and townhomes increased **34.1%** since 2010.

19.6% of all condominiums and townhomes sold in Fort Worth in 2016 were in Downtown.

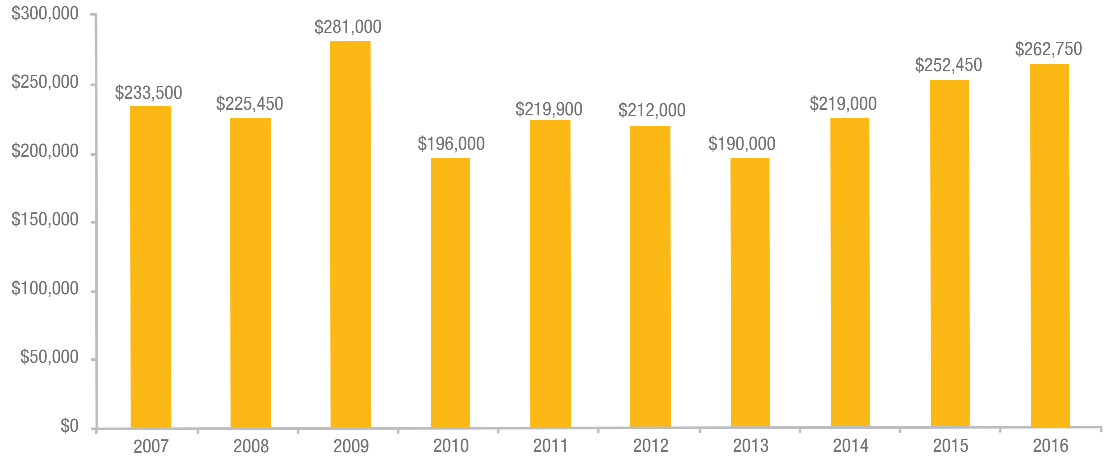
Downtown Condominium and Townhome Sales
As Percentage of City

YEAR	FORT WORTH	DOWNTOWN	
2008	275	56	20.4%
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	94	19.6%

Source: North Texas Real Estate Information System, Inc.

Population and Housing

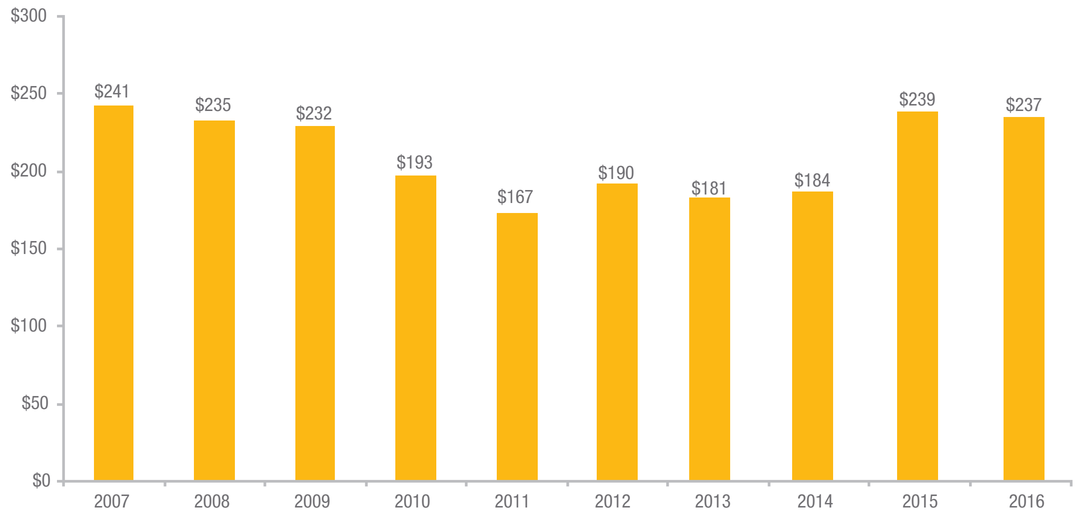
Median Residential Sales Price
Downtown Fort Worth



Source: North Texas Real Estate Information Systems, Inc.

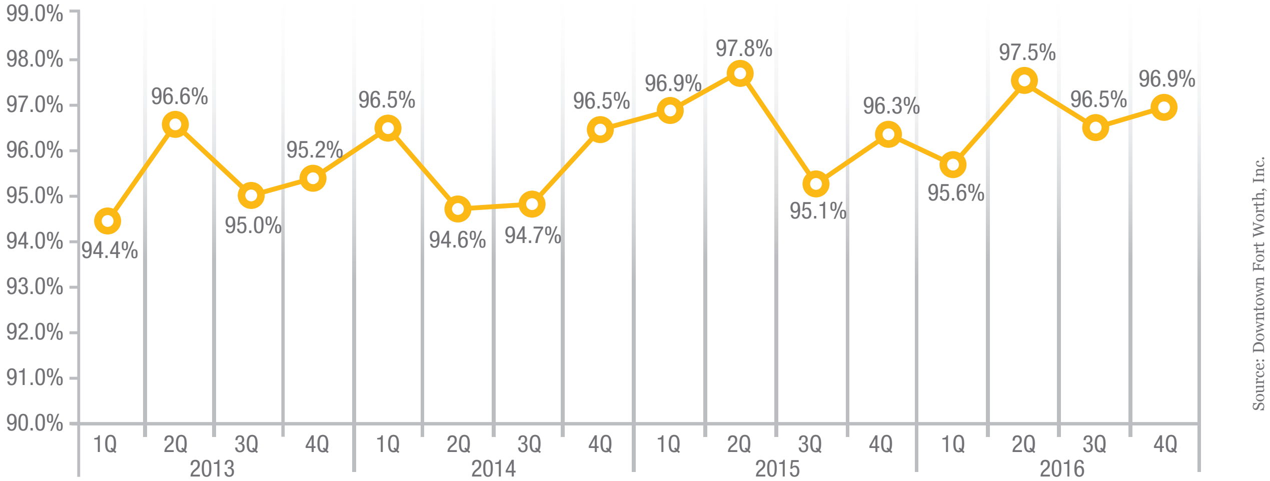
Sundance Square Plaza

Median Residential Sales Price Per Square Foot
Downtown Fort Worth

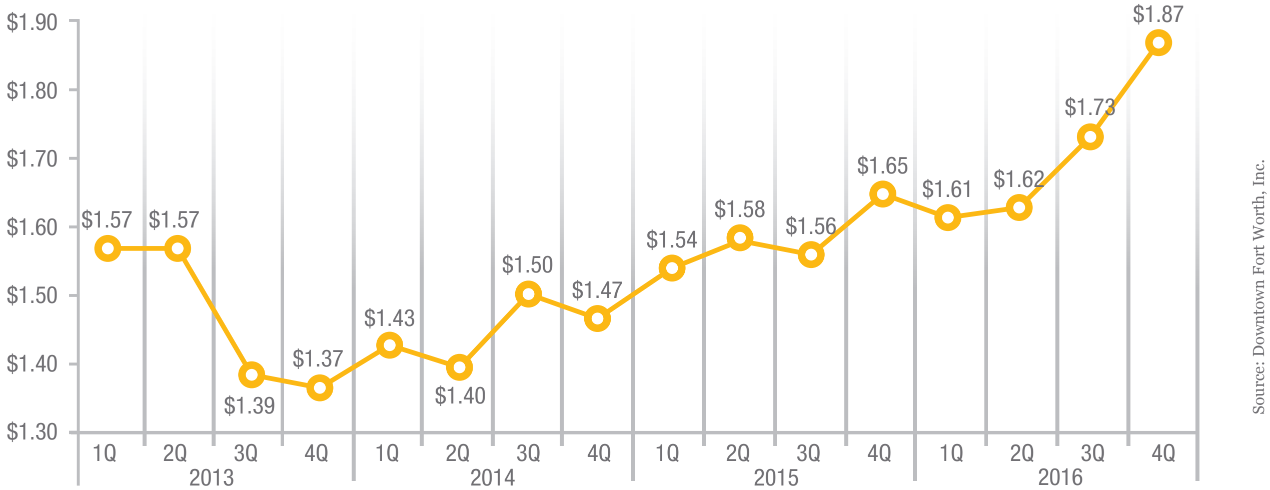


Source: North Texas Real Estate Information Systems, Inc.

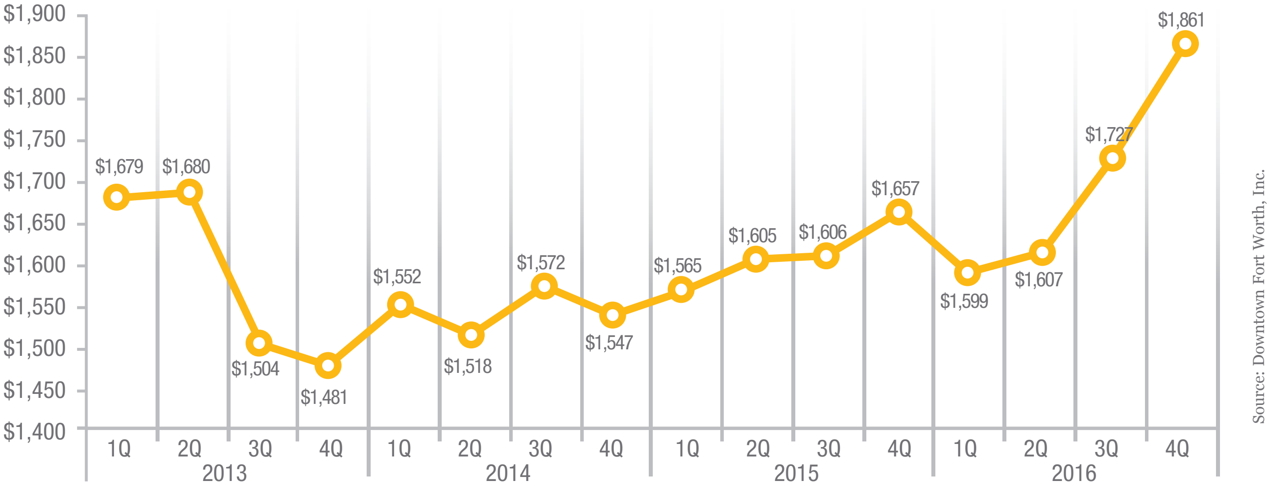
Average Apartment Occupancy Rate
Downtown Fort Worth



Average Apartment Rent Per Square Foot
Downtown Fort Worth



Average Apartment Rent
Downtown Fort Worth



2,603 units currently planned or under construction.

Broadstone 5th and Summit Construction

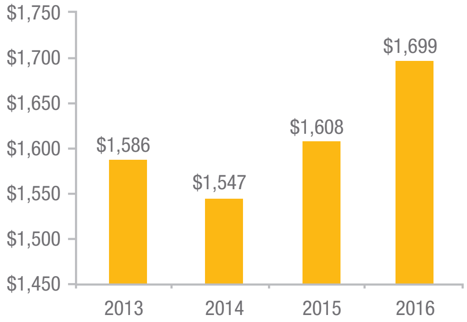
Population and Housing

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

PROJECT	UNITS	YEAR
Henderson St Townhomes	11	2017
Trinity Terrace – River Tower	79	2017
1000 Houston St	2	2017
Broadstone 5th and Summit	345	2018
Kent Lofts	201	2018
Hilton Annex	143	2018
Alexan Summit	380	2018
311 Nichols	56	2018
Burnett Lofts	254	2019
Domain at the Bluff	353	2019
7th and Summit	210	2019
Ariston Place	219	2020
The Hampton	350	2020
Total	**2,603**	

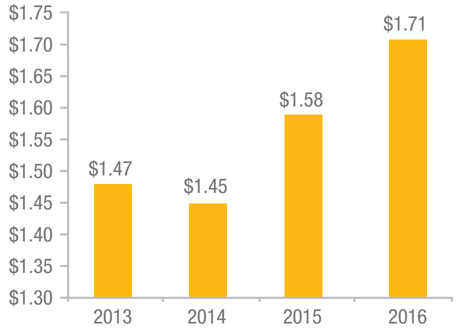
Source: Downtown Fort Worth, Inc.

Average Monthly Apartment Rent
Downtown Fort Worth



Source: Downtown Fort Worth, Inc.

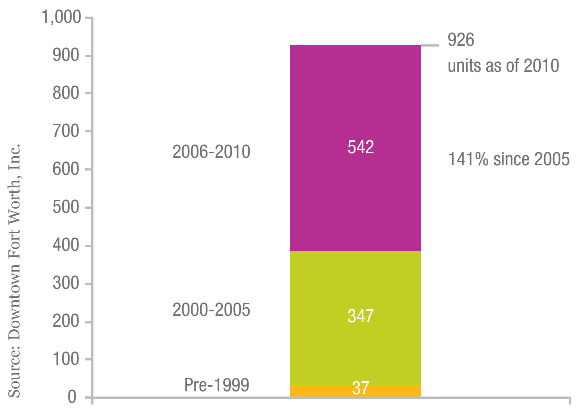
Average Monthly Apartment Rent Per Square Foot
Downtown Fort Worth



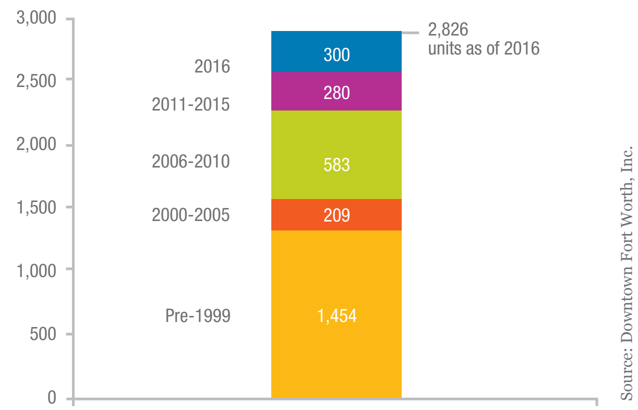
Source: Downtown Fort Worth, Inc.

Top Left: Burnett Lofts, Right: Broadstone 5th and Summit, Bottom Left: 250 Lancaster

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



Housing Construction in Downtown Fort Worth
Renter-Occupied Units



Rate of Growth Condominiums and Townhomes

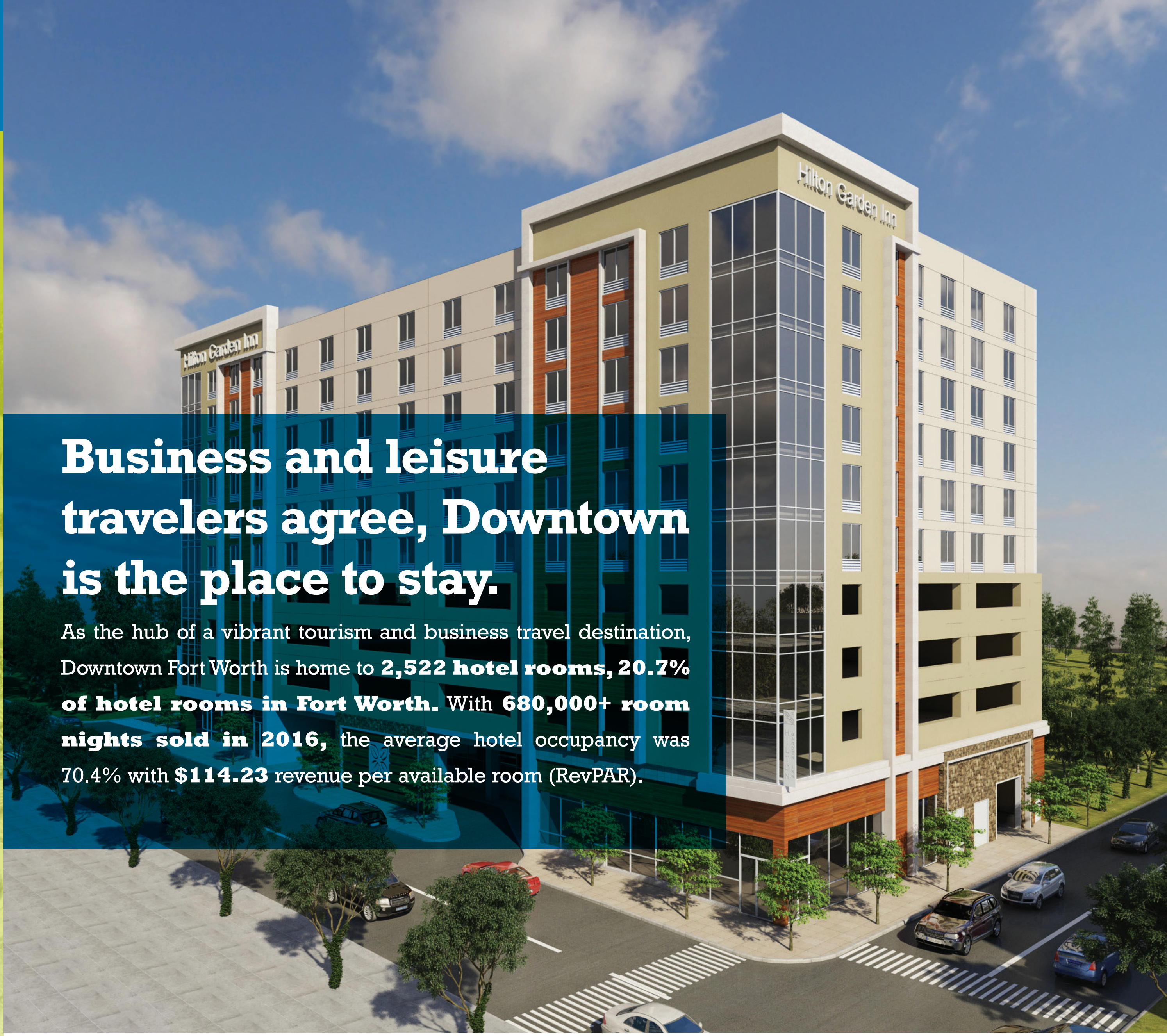
PERIOD	FORT WORTH	DOWNTOWN
2006–2010	14%	141%
2000–2005	17%	937%

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

Rate of Growth of Renter-Occupied Units

PERIOD	FORT WORTH	DOWNTOWN
2016	5.5%	8.7%
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

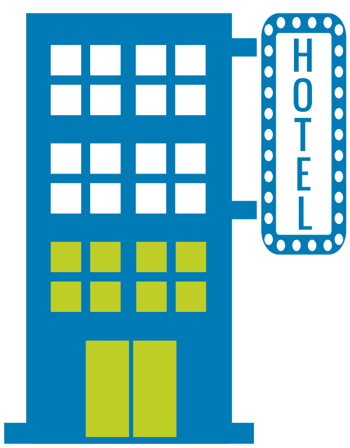


Business and leisure travelers agree, Downtown is the place to stay.

As the hub of a vibrant tourism and business travel destination, Downtown Fort Worth is home to **2,522 hotel rooms, 20.7% of hotel rooms in Fort Worth.** With **680,000+ room nights sold in 2016,** the average hotel occupancy was 70.4% with **$114.23** revenue per available room (RevPAR).

Hilton Garden Inn Rendering

Downtown paid 37.5%



of Fort Worth's hotel occupancy taxes in 2016

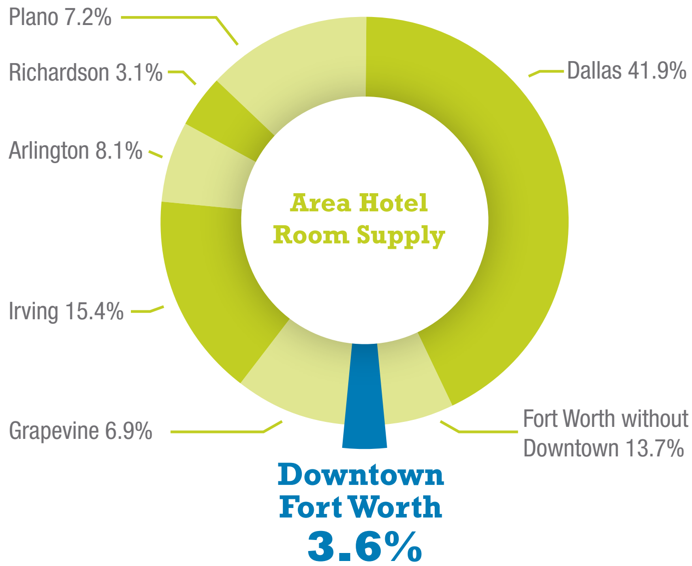
$107+ MILLION

in Downtown hotel revenue in 2016

Hotels Planned or Under Construction (UC)

HOTEL	ROOMS
Hampton Inn & Suites (UC)	245
Aloft (UC)	180
Hilton Garden Inn	162
AC Hotel (UC)	200
Marriott Autograph (UC)	164
Fairfield Inn (UC)	114

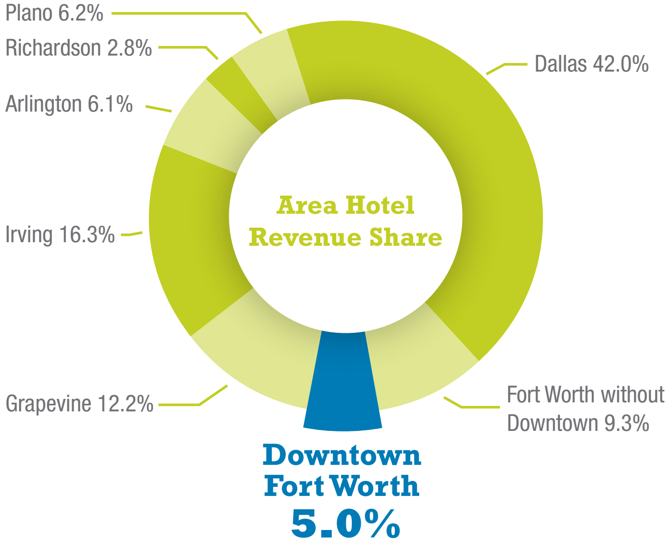
Source: Downtown Fort Worth, Inc.



Source: Texas Comptroller of Public Accounts

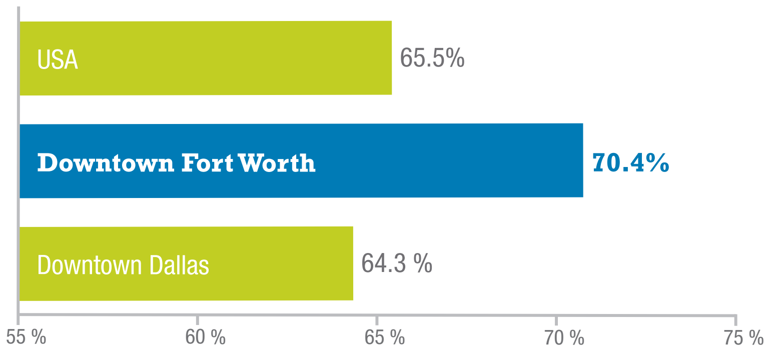
Omni Fort Worth Hotel

Sheraton Fort Worth Hotel



Source: Texas Comptroller of Public Accounts

Hotel Occupancy 2016



Source: Smith Travel Research

Main Street Visitor Center

Hospitality

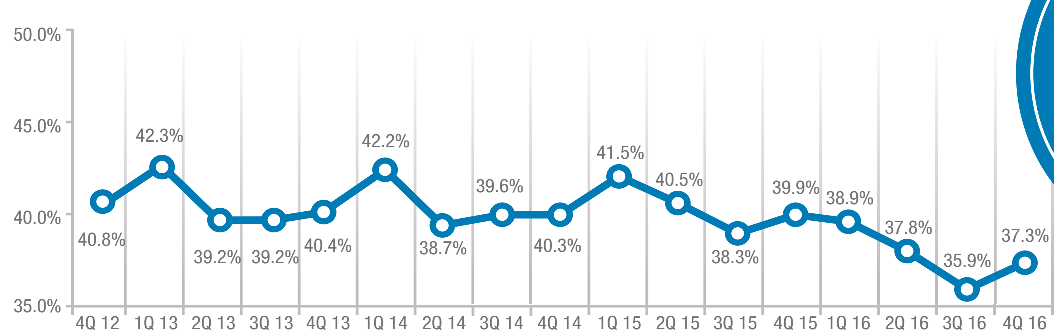
Hotel Revenue Per Available Room

Source: Smith Travel Research

Omni Fort Worth Hotel

The Worthington Renaissance Fort Worth Hotel

Hotel Occupancy Taxes Paid Downtown's Share as Percentage of City



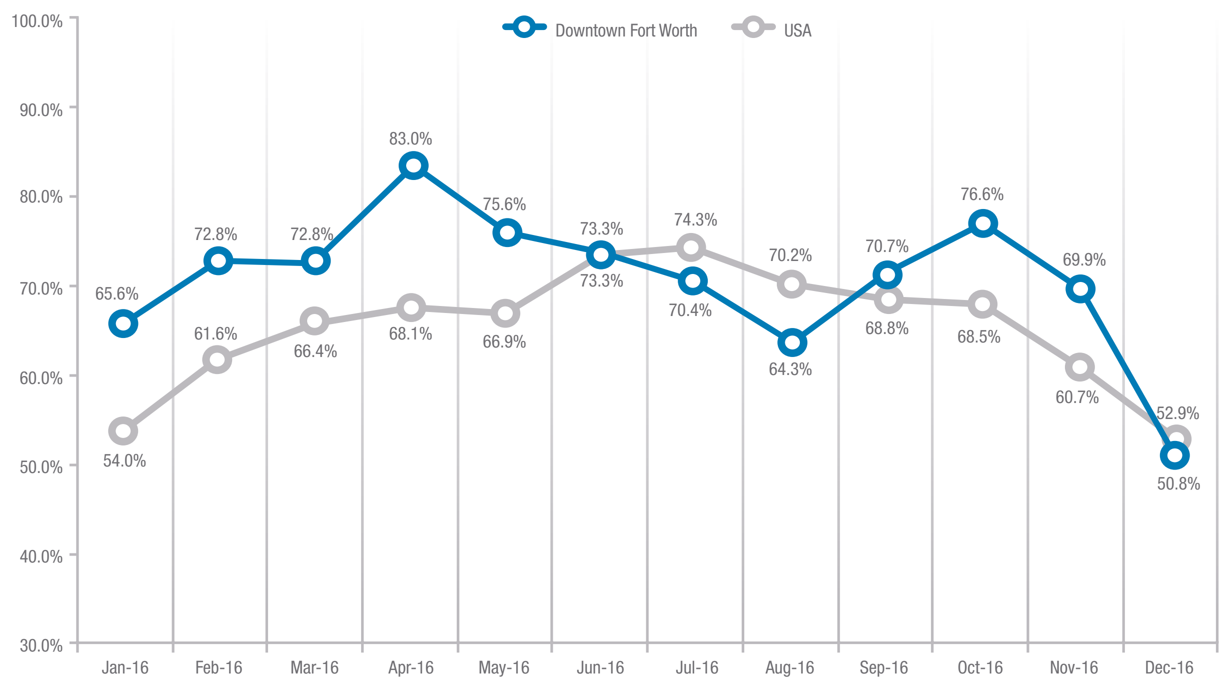
Source: Texas Comptroller of Public Accounts

Hotels in Downtown Fort Worth generate **37.5%** of all annual hotel occupancy taxes in the city.

Current Hotel Room Inventory

HOTEL	ROOMS
1. Omni Fort Worth Hotel	614
2. Worthington Renaissance Hotel	504
3. Sheraton Fort Worth Hotel and Spa	430
4. Hilton Fort Worth	294
5. Downtown Fort Worth Courtyard-Blackstone Hotel	203
6. Embassy Suites Fort Worth Hotel Downtown	156
7. Marriott TownePlace Suites Fort Worth Downtown	140
8. Holiday Inn Express Hotel & Suites Downtown Fort Worth	132
9. The Ashton	39
10. Etta's Place	10
Total	**2,522**

Hotel Occupancy Rate



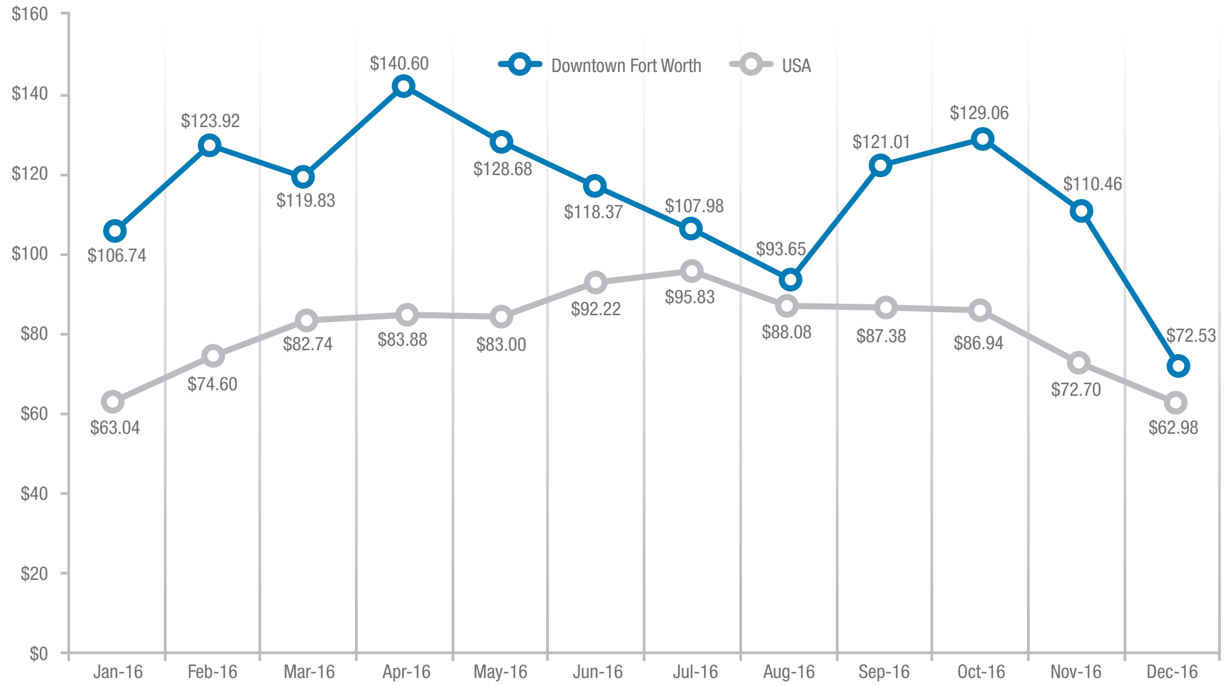
Source: Smith Travel Research

Hospitality

1,065 rooms
planned or under construction

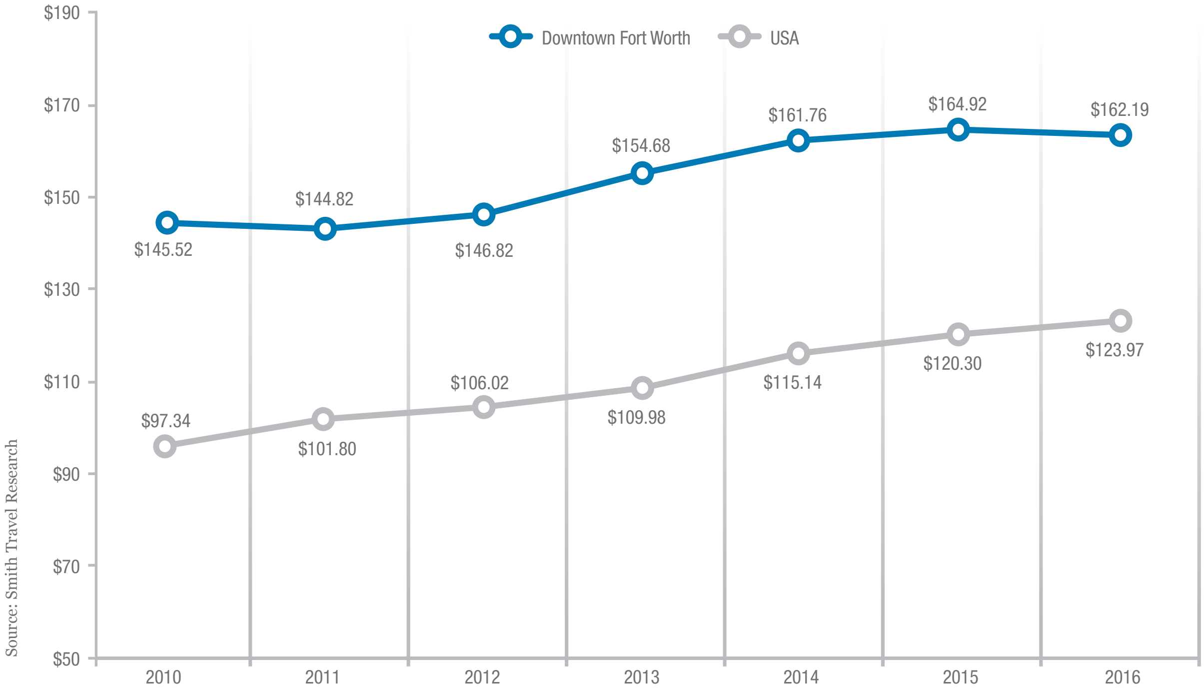
Left: ALoft Construction at One City Plaza, Right:Hampton Inn & Suites Construction

Revenue Per Available Room (RevPAR)



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	2,230

Source: Fort Worth Convention & Visitors Bureau

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

Largest Conventions 2016 by Hotel Rooms Reserved
Downtown Fort Worth

NAME	ROOMS RESERVED
Kenneth Copeland Ministries	10,712
Premier Designs, Inc.	7,405
American Organization of Nurse Executives	6,403
Southwest Veterinary Symposium	4,286
Association of Water Board Directors - Texas	3,761
AcuSport Corporation	3,280
International Society of Arboriculture	3,049
University of Texas at Austin – Institute for Public School Initiatives	2,596
Flexographic Technical Association, Inc.	2,578
Texas Speech-Language-Hearing Association	2,535

Source: Fort Worth Convention & Visitors Bureau

Downtown has it all: Dinner, drinks, dancing, shopping, theatre 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 locals, visitors and residents.

With a **95.3% retail occupancy**, soft goods retail is now taking hold and strengthening the retail mix. Downtown has experienced a **97.5% growth in clothing store sales** since 2006. Several new retailers and restaurants have opened in Downtown, including H&M, Sunglass Hut, Francesca's, The Virgin Olive Oiler, Parts Unknown, Houston Street Toy Company, Istanbul Grille, Chop House Burgers, Mercury Chophouse, Wild Salsa and Waters. In addition, several new retailers and restaurants have announced plans to open in Downtown in 2017.

$106 MILLION

annual sales for full-service Downtown restaurants

Spending by Downtown residents in Downtown

$50 MILLION+
annual spending by residents in Downtown

5.4+ monthly visits to Downtown retailers

$60 average spent per retail visit

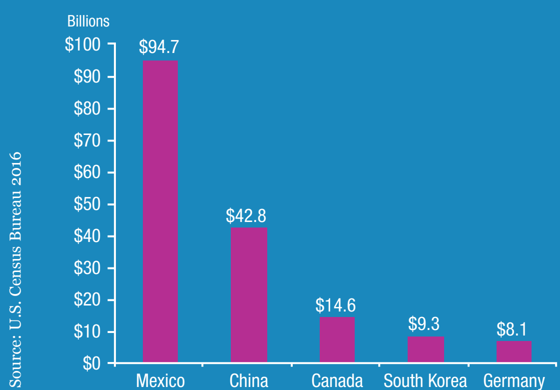
13.7 average monthly visits to Downtown restaurants and bars

$75 average spending
per restaurant visit

As the 10th-largest economy in the world (11th if California is included independently) with a GDP of $1.6 trillion, the Texas economy continues to fare better than those of many other states. For the 13th 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 2016 totaled more than **$233 billion.**

Texas' top exporting industries in 2016 were petroleum and coal products, chemicals, computer and electronic products, non-electrical machinery and transportation equipment.

Top Import Partners for Texas Goods



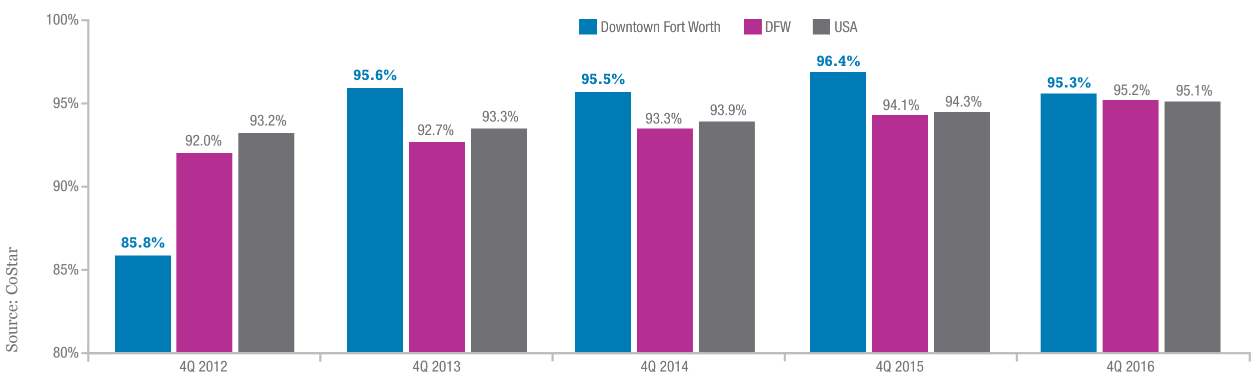
Texas Exports to Our Top Partners	
Mexico	$92.6 Billion
Canada	$19.8 Billion
China	$10.8 Billion
Brazil	$7.2 Billion
South Korea	$6.9 Billion

Source: U.S. Census Bureau 2016

Downtown Fort Worth Private-Sector Employees, Businesses and Payroll	
Total Downtown private-sector employees	37,366
Annual payroll	$3,259,241,000
Average payroll per employee	$87,225
Number of business establishments	1,523

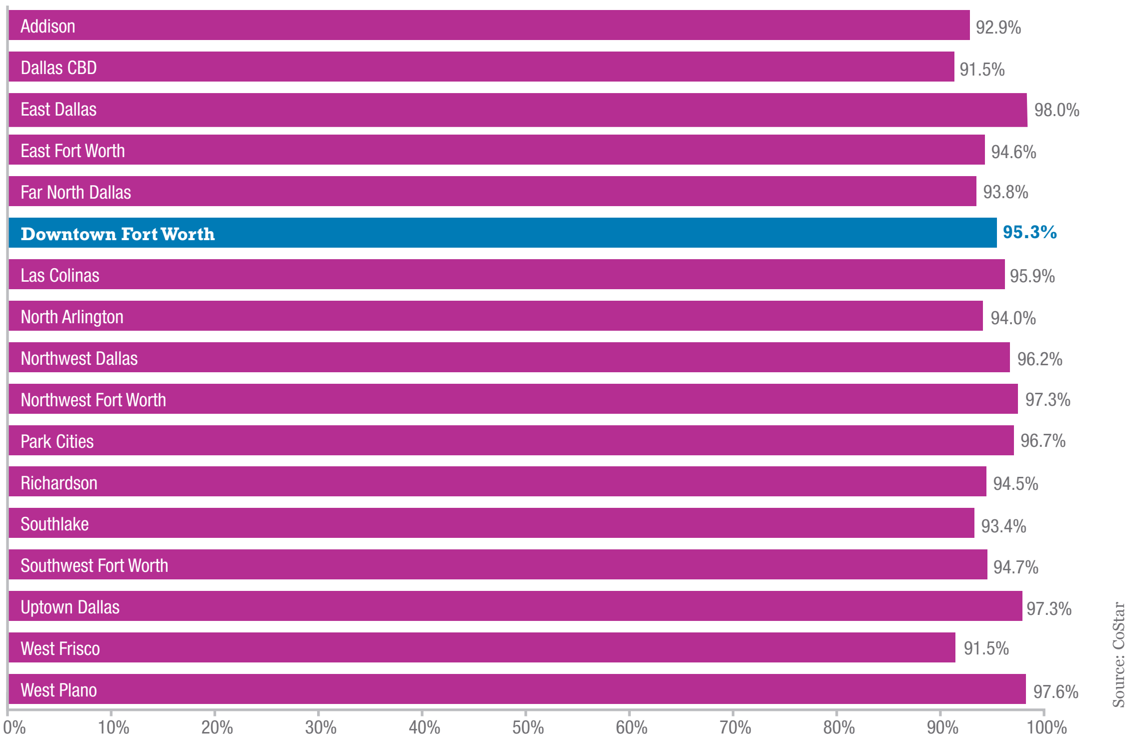
Source: U.S. Census Bureau 2014

Downtown Retail Occupancy Rate



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

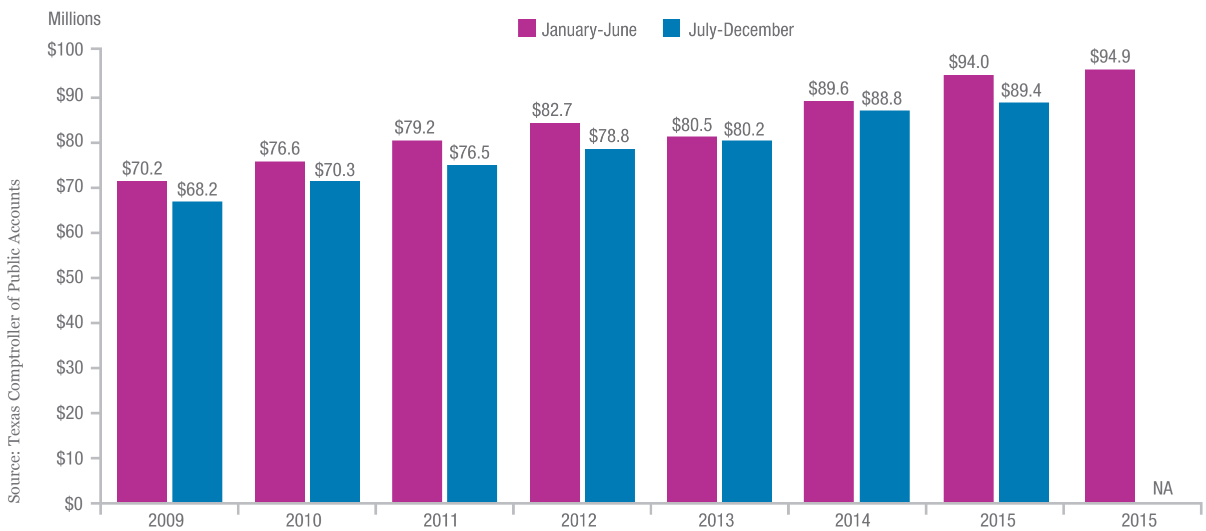
Fourth Quarter 2016



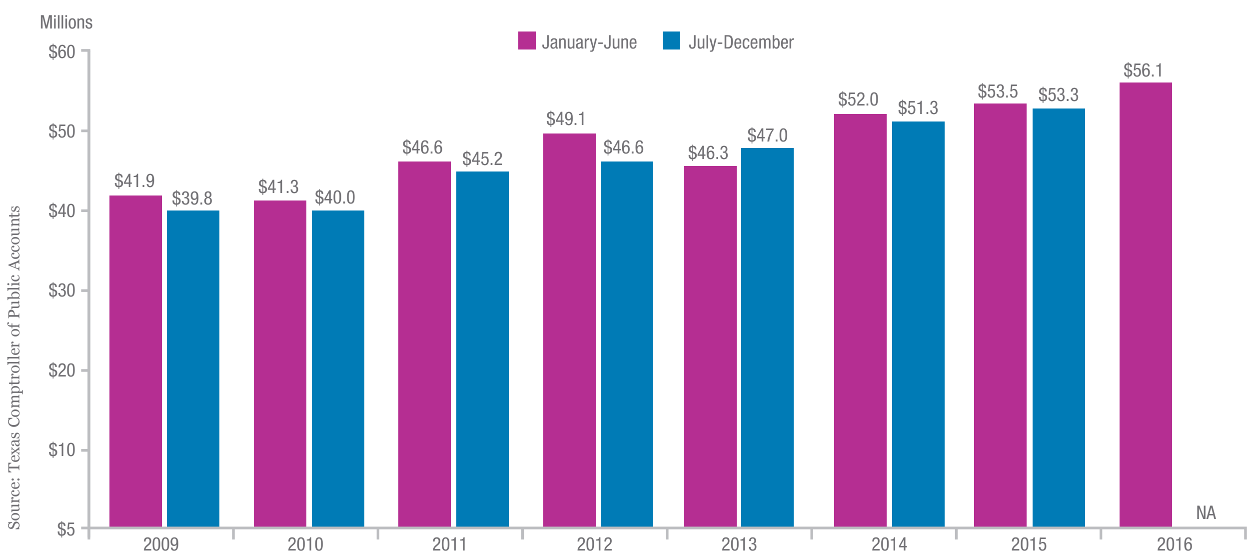
Retail Rental Rates ($/SF) for Submarkets in the Dallas-Fort Worth Metropolitan Area

Fourth Quarter 2016

Downtown Accommodation and Food Services Gross Sales



Downtown Full Service Restaurants Gross Sales



Household Income Downtown Fort Worth Trade Areas

HOUSEHOLD BY INCOME	10 MINUTES DRIVE TIME		20 MINUTES DRIVE TIME	
	NUMBER OF HOUSEHOLDS	PERCENT OF HOUSEHOLDS	NUMBER OF HOUSEHOLDS	PERCENT 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

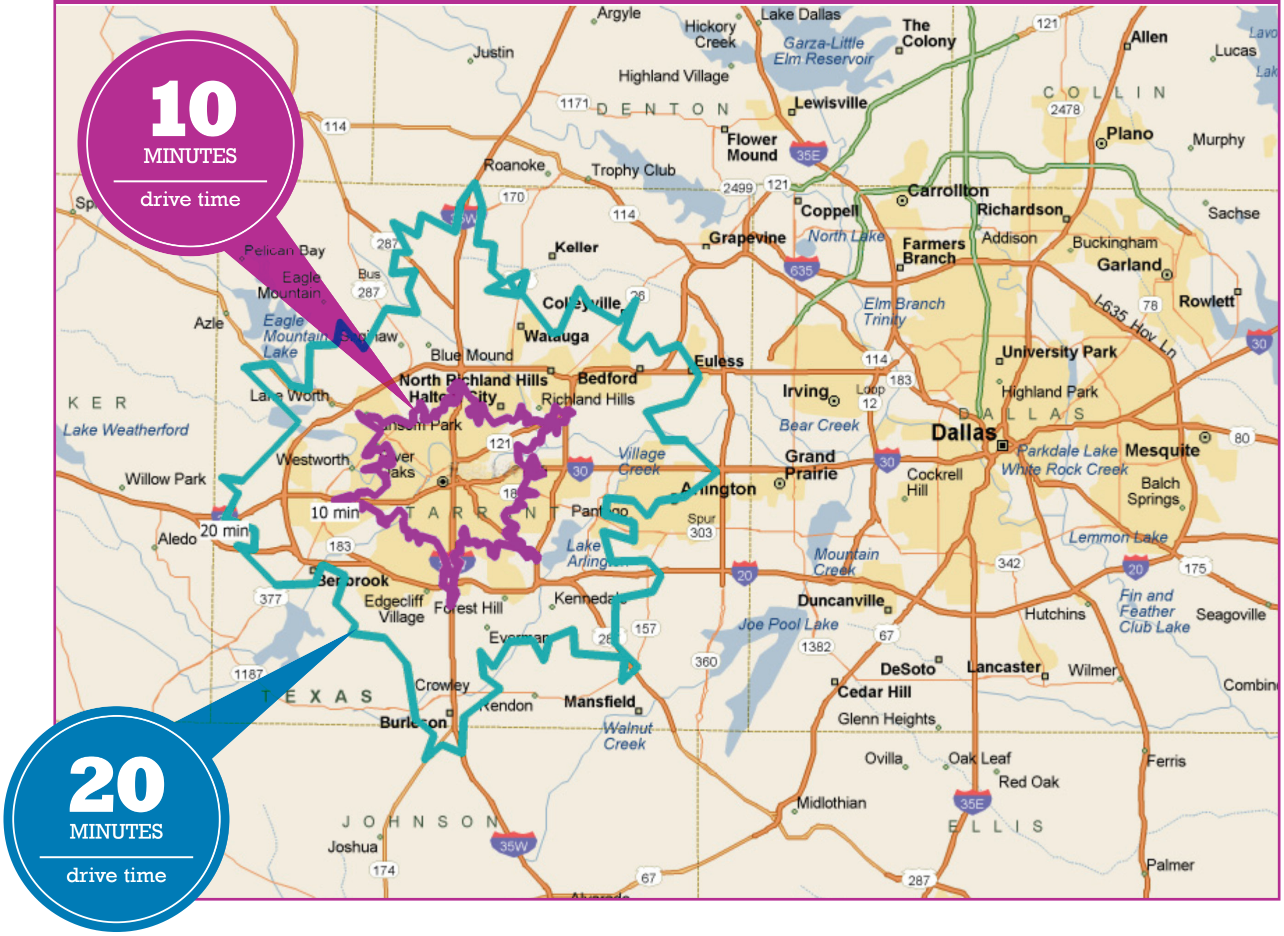
Consumer spending is the amount spent on a variety of goods and services by households that reside in the market area. HHS: Households
Source: ESRI

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
Acoommodation Sales	721	$173,849,000	$432,912,000
Arts/Entertainment Recreation Sales	71	$168,221,000	$561,540,000
Real Estate/Rent/Leasing Sales	53	$845,286,000	$3,016,898,000

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

Drive Time
Downtown Fort Worth



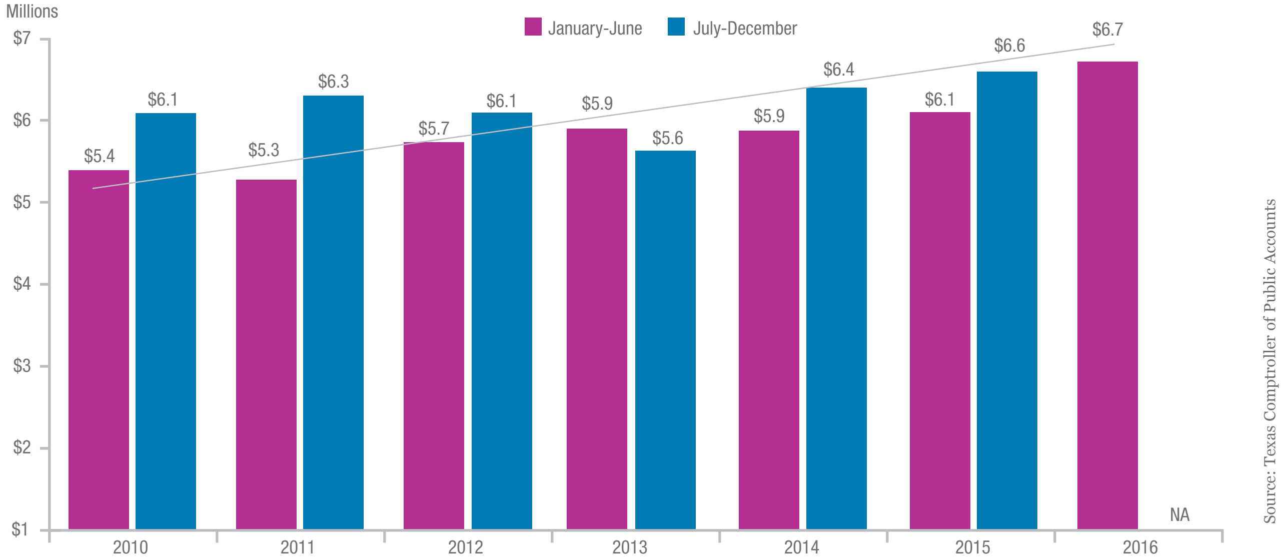
Drive Time 2016–2021
Downtown Fort Worth

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

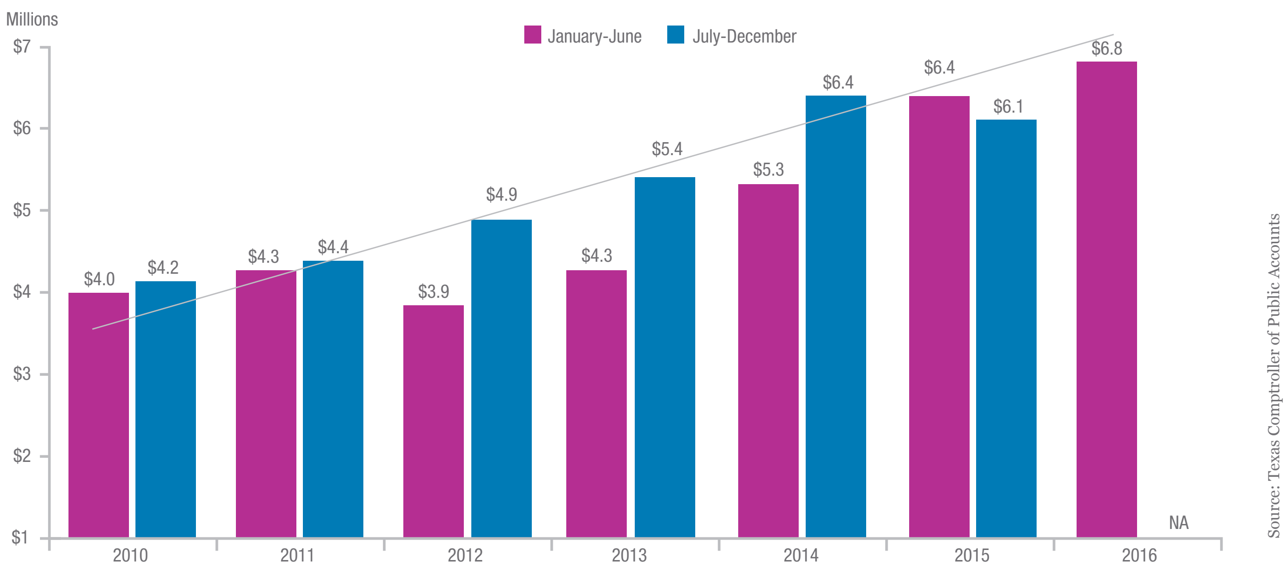
Source: ESRI

Starbucks in Sundance Square

Drinking Places Sales
Downtown Fort Worth

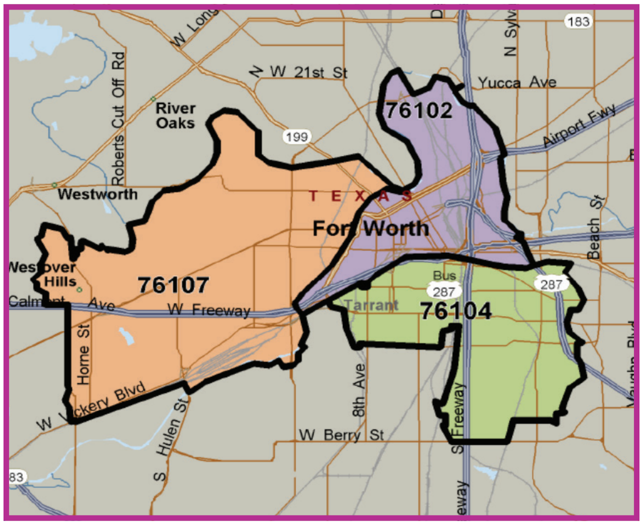


Clothing Stores Gross Sales
Downtown Fort Worth



Gross Sales All Industries Dollars Per Square Mile		
MARKET	2014	2015
Downtown Fort Worth	$1,116,367,051	$744,444,192
76104 Near Southside	$312,004,402	$265,156,099
76107 Cultural District	$243,221,317	$375,697,724
Fort Worth	$142,647,438	$149,826,648

Source: Texas Comptroller of Public Accounts



Bass Performance Hall

One of the most livable downtowns.

Downtown Fort Worth is known for its outstanding quality of life. It is constantly recognized as a safe, clean and exciting place to be. By providing a wide range of services and activities, our city center offers something for everyone. From cosmopolitan cultural experiences, 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.

4,121 free night and weekend parking spaces

412,000+ items in circulation at the Central Library

6 Child Care Centers

17 Churchs and Places of Worship

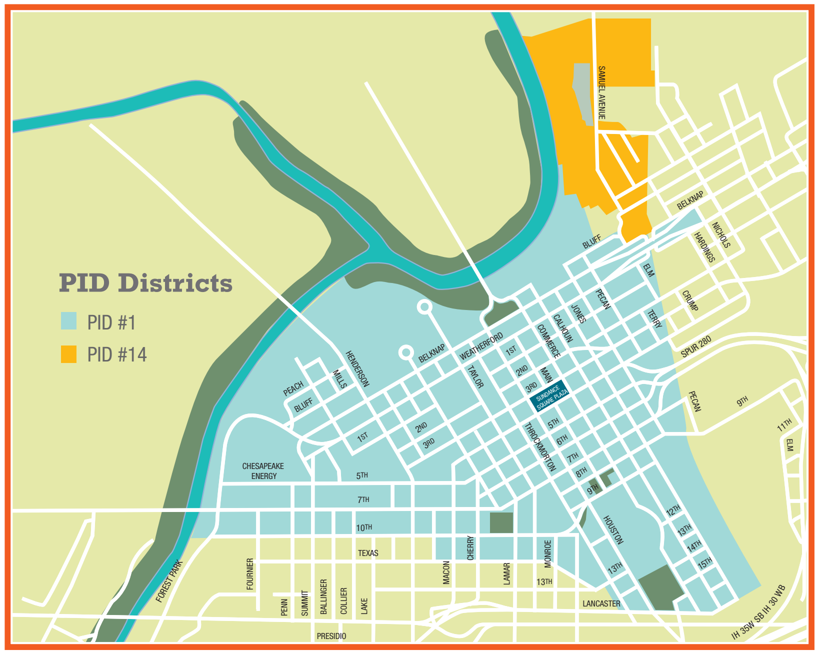
Entertainment Venues
Downtown Fort Worth

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

MAIN ST. Fort Worth Arts Festival

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. 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 Public Improvement District #14 was established in June 2009. Since then, District contractors provide sidewalk maintenance along Samuels Avenue on Sundays and supplemental weekly trash pickup.

PID DOWNTOWN FORT WORTH

$1,996,846
in PID services annually

7,488 miles of curb and gutter cleaning 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

182 Downtown trees lighted

17 full-time clean-team members

21 dump trucks of recycle material collected each year

11,000 sq feet of planters in bloom year round 72,000 Plants Planted Annually

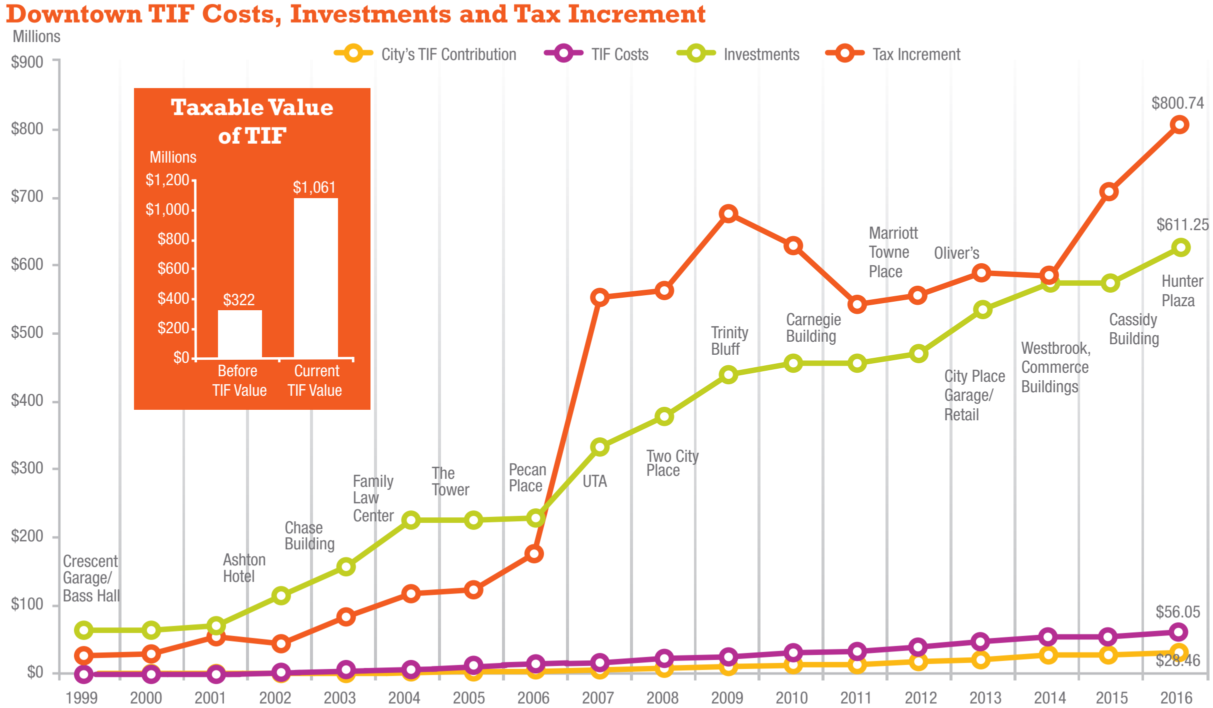
Tax Increment Finance District #3

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

To date, the TIF has obligated over $92 million, leveraging **$693 MILLION in private development** and facilitating $46.8 million in public investment. In 2016 the TIF generated $12.3 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, $6.7 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



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

Education

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

100% College Acceptance
2016 graduating class - YWLA

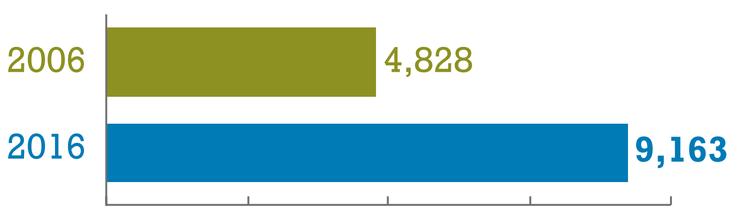
YWLA selected as National Blue Ribbon School

9,163 higher education students

Downtown in 2016

- **potential customers**
- **future workforce**
- **potential residents**

Downtown higher education **enrollment has grown by 89.9%** in 10 years



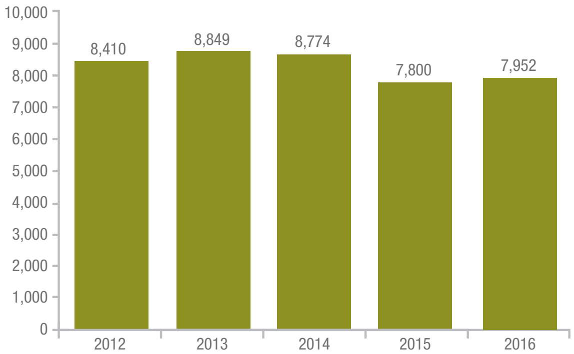
879 K-12 education students

Downtown in 2016

Fort Worth ISD's STEM and VPA School to open in 2017

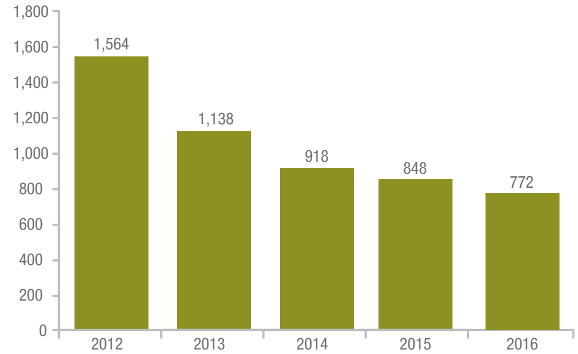
Higher Education Fall Semester Enrollment
Downtown Fort Worth

Tarrant County College



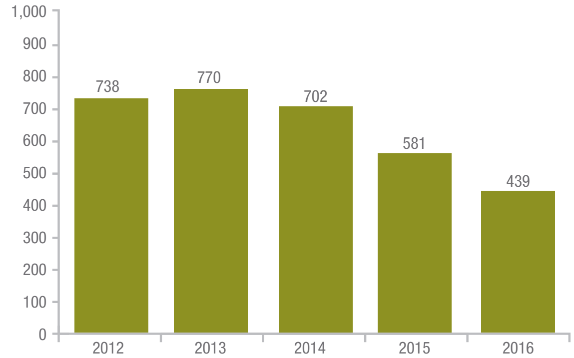
Source: Tarrant County College

University of Texas at Arlington Fort Worth Center



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 has increased by **17%** since 2010.

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

Educational Institutions Downtown Fort Worth	FALL 2016 ENROLLMENT
Montessori at Sundance Square	104
St. Paul Lutheran School	210
Young Women's Leadership Academy	385
Nash Elementary School	284
Texas A&M School of Law	439
University of Texas at Arlington, Fort Worth Center	772
Tarrant County College, Trinity River Campus	7,952

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

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

The Intermodal Transportation Center, which opened in 2002, is the central gathering point for the Greyhound Bus Line, the Fort Worth Transportation Authority (FWTA), Trinity Railway Express (TRE), Amtrak, taxis and the Molly the Trolley Downtown shuttle service. Currently, 28 bus routes serve Downtown.

Downtown is home to 19 Bike Share stations. In 2016, there were over 55,000 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 **4,121 free parking spaces** available after 6 p.m. on weekdays and all day on weekends, courtesy of the Downtown Tax Increment Finance District (TIF). There are more than **42,000** Downtown parking spaces.

To inform the public about the many parking options Downtown, a Fort Worth parking website was created through a partnership between the Downtown TIF, City of Fort Worth, Downtown Fort Worth, Inc., Fort Worth Convention & Visitors Bureau and the Historic Stockyards. **Fortworthparking.com** allows users to quickly find the nearest parking options.

TEX Rail Funding Announcement

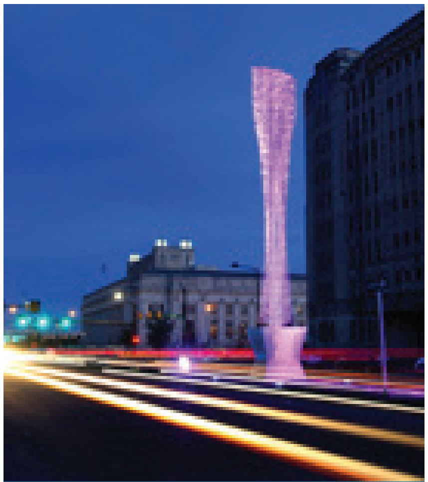
71.1% increase
in bus ridership
since 2007

374,245
Downtown riders on the Trinity Railway Express (2016)

728,401
Molly the Trolley ridership since inception (May 2009)

45 Bike Share system stations
19 are in Downtown in 2016

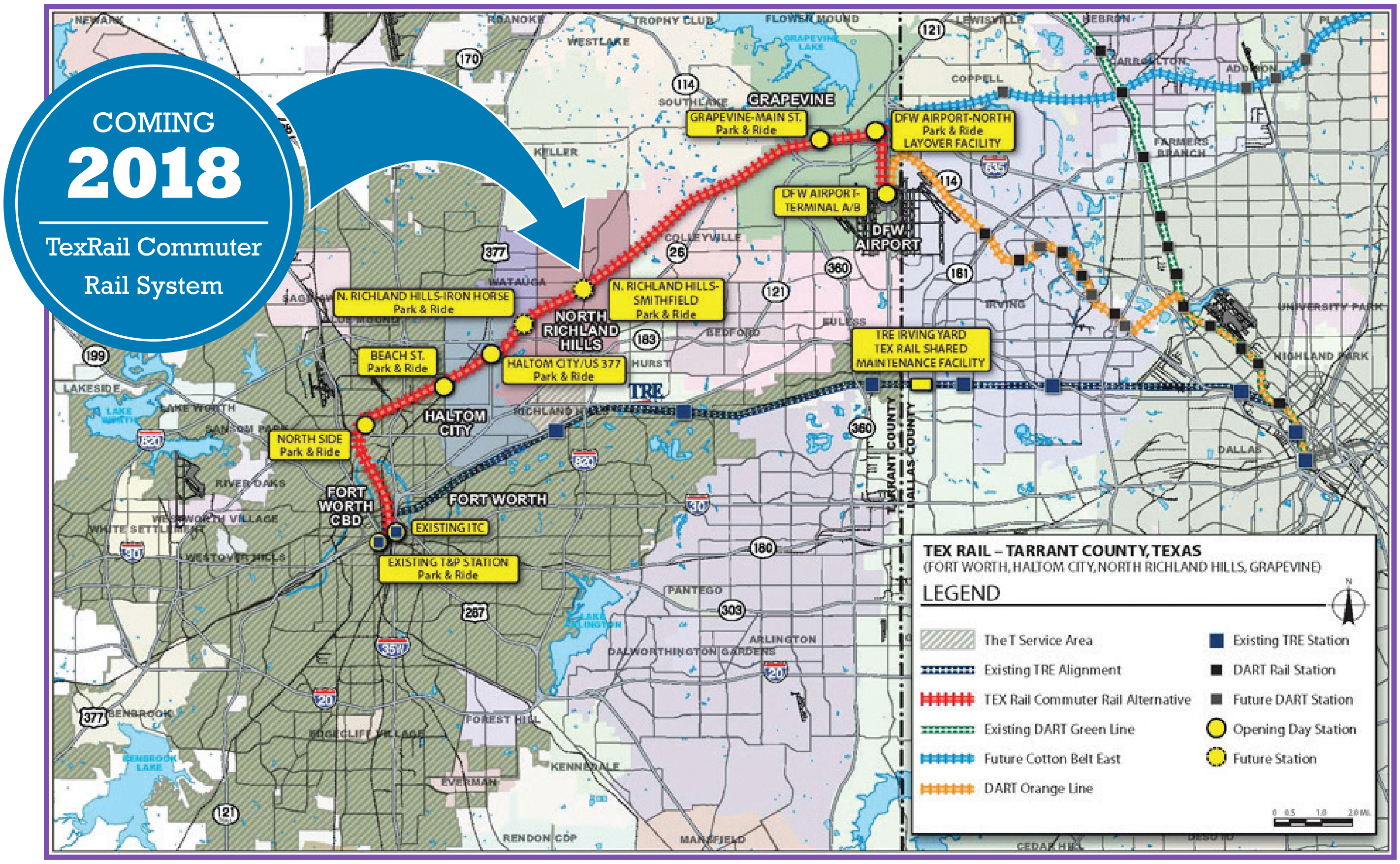
Highways serving Downtown:
- I-35
- I-30
- Hwy 121
- Hwy 287
- Chisholm Trail Parkway



515,000+
Average daily traffic count on Downtown highways

Dallas-Fort Worth International Airport
- 17 miles from Downtown
- 65+ MILLION passengers in 2016
- 221 destinations
- 27 carriers
- **Every major city in the continental United States can be accessed within four hours**
- Approximately 178,000+ passengers daily

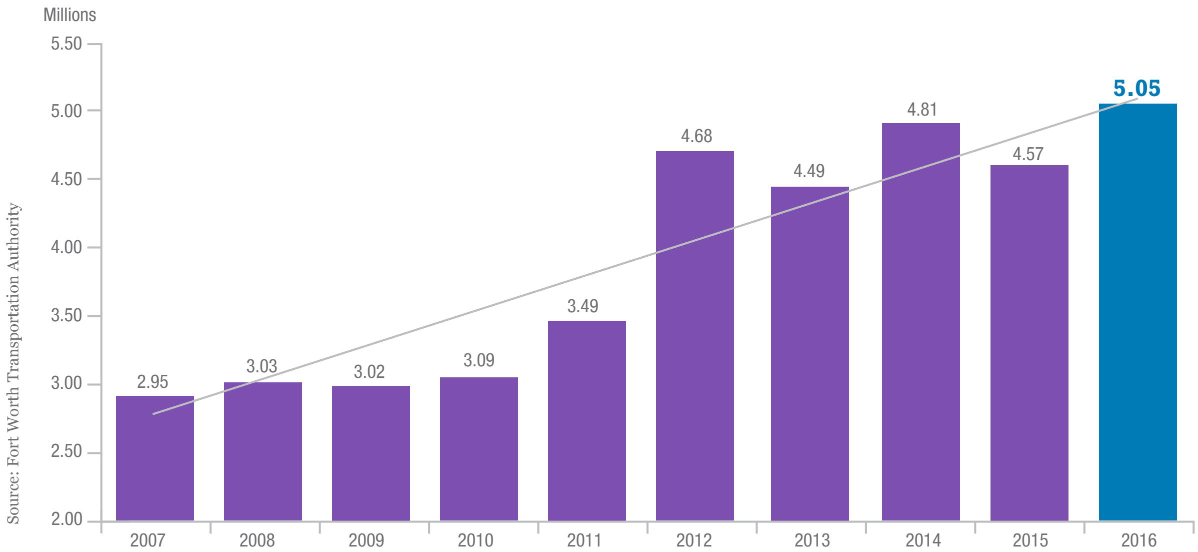
Meacham International Airport, North Texas' premier general aviation facility, is located just 5 miles from Downtown



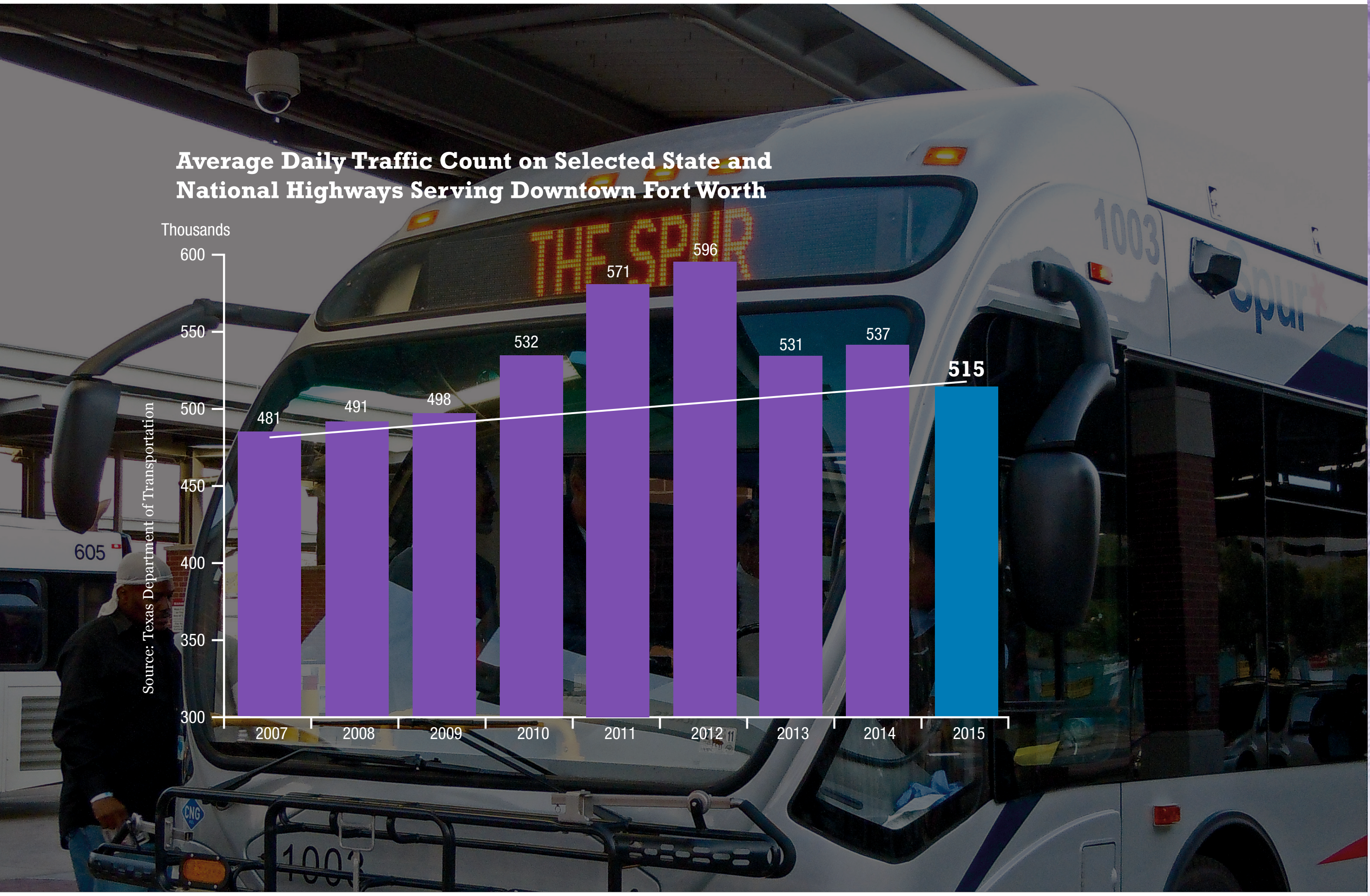
Trinity Railway Express Ridership Fiscal Years 2007–2016

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.

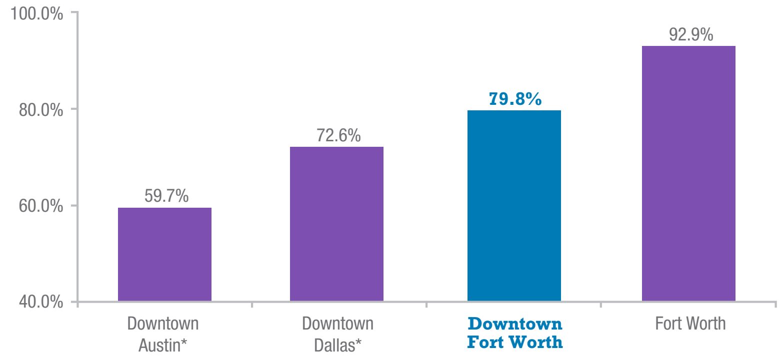
Annual Ridership for Bus Routes Serving Downtown Fort Worth 2007–2016



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

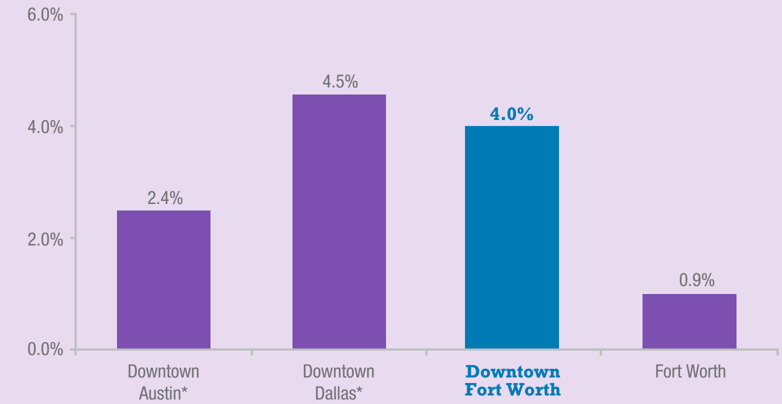


Means of Transportation to Work: Car, Truck or Van



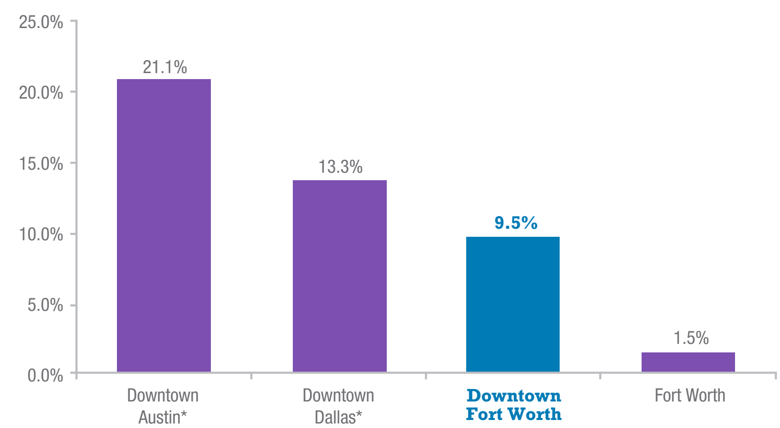
*Zip codes 75201 and 75202 are used for downtown Dallas.
Zip code 78701 is used for downtown Austin.
Source: U.S. Census Bureau.

Means of Transportation to Work: Public Transportation



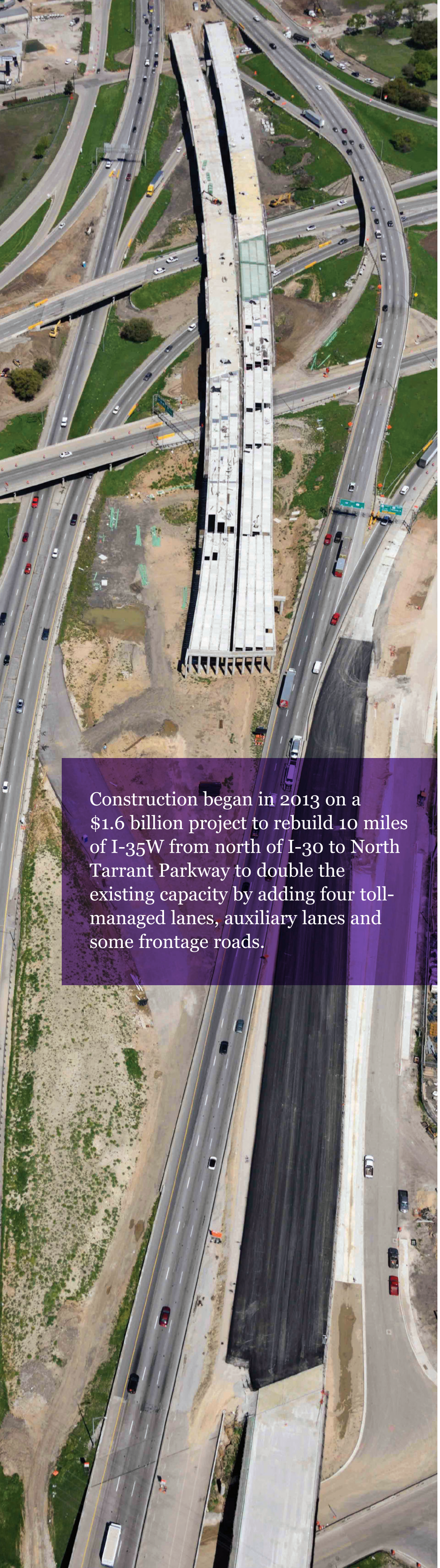
*Zip codes 75201 and 75202 are used for downtown Dallas.
Zip code 78701 is used for downtown Austin.
Source: U.S. Census Bureau.

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.

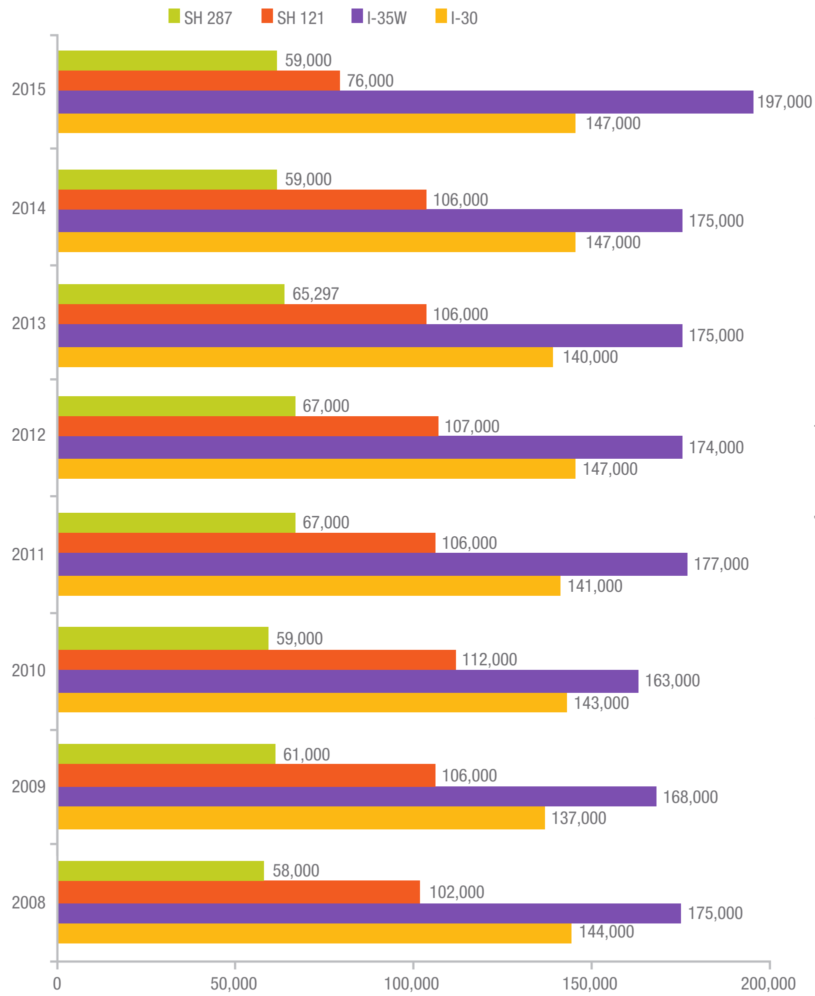


Construction began in 2013 on a $1.6 billion project to rebuild 10 miles of I-35W from north of I-30 to North Tarrant Parkway to double the existing capacity by adding four toll-managed lanes, auxiliary lanes and some frontage roads.

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
Parking meters	1,967
Free evening and weekend parking spaces provided by TIF #3	4,121
Free daytime spaces with validation	2,311

Source: Downtown Fort Worth, Inc.

PID Advisory Board

Jed Wegenknecht
Chair
Downtown Fort Worth Blackstone Couryard

Rita Aves
Oil & Gas Building

Carma Bohannon
Mallick Tower

Johnny Campbell
Sundance Square

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Building Owners & Managers Association

Renee Massey
Red Oak Realty

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TIER REIT

Tom L. Struhs
Struhs Construction

Joy Webster
MorningStar Capital

PID Streetscape 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:

Carmen Escalante
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Phil Dupler
Service Planner
Fort Worth Transportation Authority

Andrea Timbes
CRM Analyst
Convention and Visitors Bureau

Natalie Watkins
City of Fort Worth
Planning and Development Department

Brad Patrick, RPA
Director – BPP, Utilities & Minerals Department
Tarrant County Appraisal District

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

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Downtown Fort Worth, Inc. Publications

Annual Report
Commercial Market Report
Downtown Dashboard
In View
Residential Focus
State of Downtown

Information Sources

Bright Horizons Montessori at Sundance Square
City of Fort Worth
CoStar
Downtown Fort Worth, Inc.
ESRI
Fort Worth Convention & Visitors Bureau
Fort Worth Transportation Authority
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 College
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
U.S. Bureau of Labor Statistics
U.S. Census Bureau
University of Texas at Arlington
Young Women's Leadership Academy

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Executive Assistant/Office Manager

PID DOWNTOWN FORT WORTH

Downtown Fort Worth is a remarkable place
and DFWI members make it even better.

**You are invited to be a part of Downtown –
become a member today!**

Become a member:
Email Becky Fetty beckyf@dfwi.org

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