

Category	City	DFW Metro
Population Est.	686,850	6,406,450
White	387,127	4,103,642
Black	112,650	845,390
American Indian	2,648	31,086
Asian	20,506	284,084
Other Races	103,733	634,122
Two or More Races	10,469	107,770
Hispanic	206,424	1,590,786
Ethnicity		
Under Age 20	192,714	1,823,363
Age 20- 24	48,741	408,910
Age 25-44	207,366	1,927,056
Age 45-64	135,509	1,364,910
Age 65 +	52,848	481,855
Median Age	32.3	33.1
Total Households	251,265	2,465,646
Income Per/Capita	\$22,526	\$26,174
Ave. Income HH	\$45,276	\$52,001

**Demographic Profile  
Fort Worth Metro Area**

*NCTCOG, 2007 Population Est. and  
U.S. Census Bureau, 2006 Detailed Profile*

**Economy**

The D/FW metro area is the largest population center in Texas.

Unlike other large cities, Fort Worth still has plenty of room for growth. Fort Worth is consistently ranked among the top places in the nation to work, live and do business by *Money*, *Fortune* and *Newsweek* magazines, and in 2006 *Site Selection Magazine* named the D/FW Metroplex as the number two metro location in the nation for business.

As one of the most diverse high-tech manufacturing locations in Texas, the Fort Worth area is home to a variety of high tech corporations including Nokia, Motorola and National Semiconductor Corp. A number of international corporations are also headquartered here, such as American Airlines, BNSF Railway, Pier 1 Imports, RadioShack and XTO Energy. Other corporate luminaries include Lockheed Martin, Bell Helicopter, FedEx, Ben E. Keith and Williamson Dickie. Healthcare, finance, telecommunications, education, tourism, retail trade and services are also significant economic sectors for the area. With both the University of North Texas Health Science Center and nearby University of Texas at Arlington, as well as the corporate presence of Alcon Laboratories, Galderma and Healthpoint, the area is on the cutting edge of the biotech industry.

**Introduction**

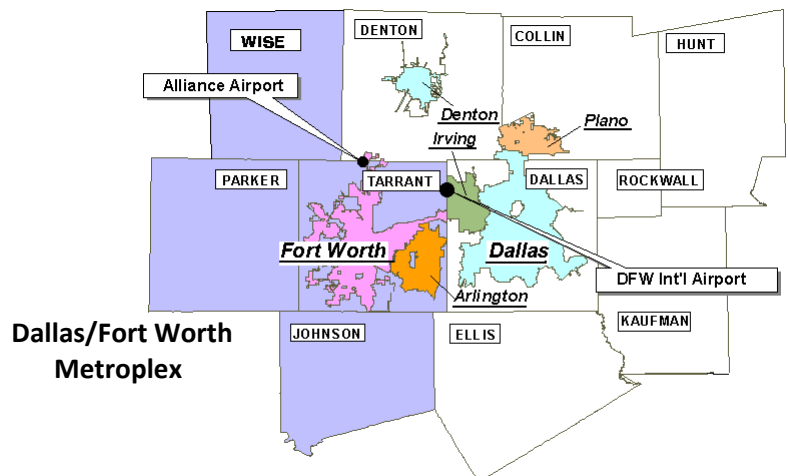
Fort Worth is a city of partnerships and progress, qualities that ensured its survival as a frontier outpost and later transformed the city into one of the best places to live and do business in Texas. Even in its early days, Fort Worth was a bustling business center, first with the livestock industry and then with oil. Known as the city where the west begins, Fort Worth melds rich western heritage with technology, modern amenities and progressive leadership to make it an ideal location to live and work. Fort Worth provides ideal for companies of all sizes and from many different industry sectors. Seven Fortune 1000 companies call Fort Worth home including; XTO Energy, American Airlines, RadioShack, Pier 1, AmeriCredit, BNSF Railway and most recently D.R. Horton. For most visitors to Fort Worth, there is no lack of entertainment attractions; Texas Motor Speedway in north Fort Worth provides thrills by hosting hundreds of events throughout the year, including two Nextel Cup NASCAR races.

**Geography/Climate**

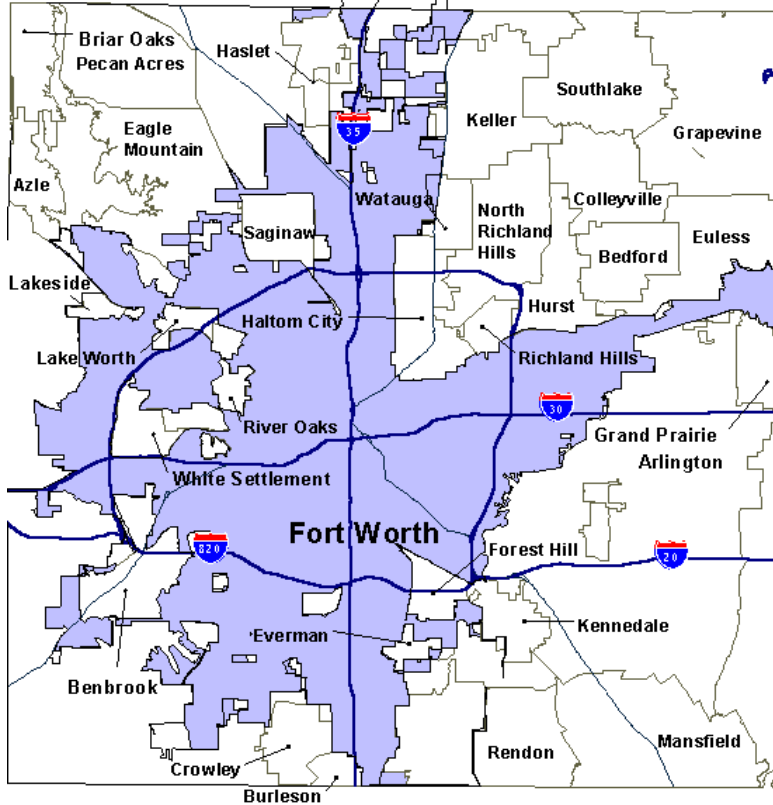
Fort Worth is located in North Central Texas, 30 miles west of Dallas. This central location makes Fort Worth a midpoint for national businesses. With a varied terrain, Fort Worth’s elevation ranges from 500 to 900 feet above sea level. The city enjoys a moderate climate with mild spring and fall weather, warm summers and cool winters with an occasional cold front. Thunderstorms occur in the region an average of 45 days per year. Fort Worth averages 34 inches of rain and three inches of snow annually and is not at risk for hurricanes, volcanoes, earthquakes, blizzards, or catastrophic fires and floods.

**Population**

Dallas-Fort Worth-Arlington MSA is the second fastest growing metro area in the U.S., behind Atlanta. The estimated population of the City of Fort Worth is 686,850 making it the 17th largest city in the nation. The estimated population for the North Texas Region is 6,406,450. Both the City of Fort Worth and the Fort Worth-Arlington MD (Tarrant, Johnson, Parker and Wise Counties) populations continue to grow. The City added 22,750 new residents in 2006, leading the region’s growth. Tarrant County led all counties by adding 38,750 persons, pushing the county’s total population to 1,745,050 residents. The Fort Worth-Arlington MD forms the western half of the D/FW “Metroplex”. With a population nearing 6,500,000, the Metroplex is the largest market in the southern U.S. and fourth largest in the nation.



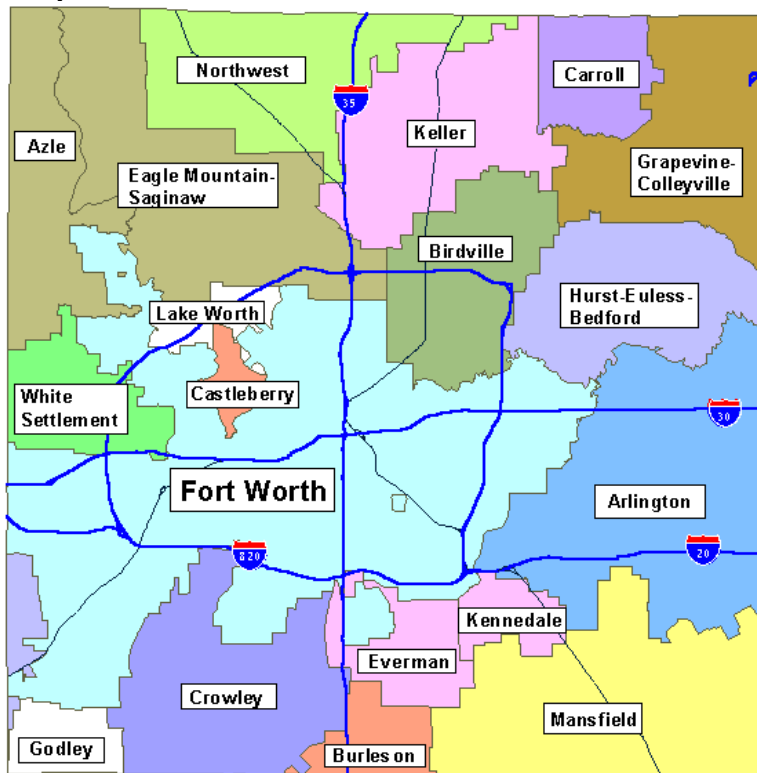
**Tarrant County Communities  
& Fort Worth City Limits (shaded)**



<u>Company</u>	<u>Rank</u>	<u>Location</u>
Exxon Mobil	2	Irving
American Airlines	101	Fort Worth
Electronic Data Systems	111	Plano
J.C. Penney	116	Plano
Kimberly-Clark	137	Irving
Centex	153	Dallas
D.R. Horton	155	Fort Worth
BNSF Railway	157	Fort Worth
Texas Instruments	162	Dallas
Fluor	174	Irving
TXU	234	Dallas
Dean Foods	246	Dallas
Tenet Healthcare	258	Dallas
Southwest Airlines	276	Dallas
Energy Transfer Partners	306	Dallas
Commercial Metals	316	Irving
Celanese	346	Dallas
Atmos Energy	372	Dallas
Blockbuster	410	Dallas
Triad Hospitals	417	Plano
Affiliated Computer Svcs.	424	Dallas
GameStop	426	Grapevine
RadioShack	466	Fort Worth
XTO Energy	482	Fort Worth

**2007 Fortune 500 Companies**

**Tarrant County  
Independent School District Boundaries**



**2008 Fort Worth Calendar Major Events**

- January**  
Fort Worth Stock Show & Rodeo
- February**  
The Last Great Gunfight
- March**  
Cowtown Goes Green/St. Patrick's Day Celebration
- April**  
MAIN ST. Fort Worth Arts Festival  
Samsung/RadioShack NASCAR 500 Cup Series
- May**  
Mayfest  
Colonial Golf Tournament
- June**  
Concerts in the Garden  
Indy Racing League
- July**  
Miss Texas Pageant  
NCHA Summer Cutting Spectacular
- August**  
American Quarter Horse Youth Championship
- September**  
Gallery Night  
Jazz by the Boulevard
- October**  
Boo at the Zoo  
Fort Worth Alliance Air show
- November**  
NASCAR Nextel Cup Series  
Parade of Lights
- December**  
Christmas in the Stockyards

<u>Occupation</u>	<u>Persons</u>
Management	37,650
Bus. & Financial	31,760
Comp. Science	16,370
Arch. & Engineer	18,900
Production	67,100
Education	50,550
Office & Admin.	153,480
Healthcare	54,470
Transportation	69,890
Construction	38,580

**Employment by Occupation  
Fort Worth-Arlington MD**

*Bureau of Labor Statistics*

<u>Occupation</u>	<u>Ave. Wage</u>
Accountant	\$21.06
Assembler	\$12.26
Billing Rep.	\$14.57
Collection Clerk	\$16.02
Computer Operator	\$16.30
Customer Service Rep.	\$13.59
Customer Service Mgr.	\$27.00
Data Entry Clerk I	\$10.97
Database Analyst	\$31.69
Electronics Technician	\$22.89
Forklift Operator	\$13.10
Machinist I	\$15.51
Maintenance Mechanic	\$14.84
Material Handler	\$13.98
Network Administrator	\$32.48
Network Technician	\$23.17
Programmer	\$24.35
Quality Assurance Insp.	\$15.32
Receptionist	\$13.10
Secretary I	\$12.98
Stock Clerk	\$13.29
Warehouse Supervisor	\$23.04

**Average Hourly Wages  
Tarrant County**

*Whitney Smith Company*

<u>Sector</u>	<u>Union Jobs</u>
Total	126,728
Public	63,384
Private	63,344

**Texas is a right-to-work state.**

**Union Membership  
DFW Metroplex**

[www.unionstats.com](http://www.unionstats.com)

**Published Evaluations**

"Fort Worth 5 <sup>th</sup> best city for jobs in 2008."	<i>Forbes, 2008</i>
"Fort Worth-Arlington best region to relocate families."	<i>Worldwide ERC, 2007</i>
"Fort Worth has best CBD office market in U.S."	<i>Moody's Investors Services, 2007</i>
"Ranked 4 <sup>th</sup> among America's 50 Hottest Cities."	<i>Expansion Management, 2006</i>
"DFW top two metro location for business."	<i>Site Selection Magazine, 2006</i>
"TCU No. 1 ranked Business School in Texas."	<i>Wall Street Journal, 2006</i>
"Fort Worth top 4 housing market in nation."	<i>Business Week, 2005</i>
"DFW named Mega Market of the Year."	<i>Southern Business &amp; Dev., 2005 &amp; 2006</i>
"Fastest growing of the nation's 20 largest cities."	<i>US Census Bureau, 2005-2006</i>
"One of nation's most livable cities."	<i>Partners for Livable Communities, 2004</i>
"One of the top domestic travel destinations for 2004."	<i>Washington Post, 2004</i>
"One of the great art destinations in the world."	<i>Vanity Fair, 2002</i>
"Fort Worth 1 <sup>st</sup> in the nation as a place for entrepreneurs."	<i>Entrepreneur, 2000</i>
"Cowtown has the hottest downtown in Texas."	<i>Texas Monthly, 1998</i>

**Labor Force**

A growing population in North Texas provides area companies with access to a workforce of more than 3.1 million; those numbers are expected to exceed seven million in the next 15 years. Current employment in Tarrant County is 841,913 with an unemployment rate staying at just over 4.0%. The Civilian Labor Force for the City of Fort Worth is 307,968 with an unemployment rate of 4.4%. Colleges and Universities in the Dallas/Fort Worth area turn out about 30,000 graduates annually.

<u>Fort Worth Metro Employment</u>	<u>Jan. '05</u>	<u>Jan. '06</u>	<u>Jan. '07</u>
Total Civilian Labor Force	989,200	1,005,500	1,204,100
Total Employment	932,600	956,500	956,500
Unemployment	5.7	4.9	4.8
Mining & Construction	50,100	53,500	56,700
Information	17,000	16,600	16,200
Manufacturing	92,800	95,200	96,400
Trans., Warehouse, Utilities	61,200	60,700	62,200
Financial Activities	46,500	48,000	48,200
Government	111,800	114,300	117,100
Services - Providing	650,400	666,000	682,700

*Texas Workforce Commission, February 2008*

**Employee Benefits**

Health insurance, free parking, 401k plans, dental insurance, and tuition reimbursement are the most common employee benefits provided by area businesses.

**Labor Costs – Miscellaneous**

<u>Cost Item</u>	<u>Typical Cost</u>
Unemployment Ins:	
Experienced	0.22% - 6.22% on first \$9,000 wages
New Business	2.7% on first \$9,000 wages
Workers Compensation:	
Clerical	\$0.39 per \$100 wages
Outside Sales	\$0.63 per \$100 wages
Executive Officers	\$0.55 per \$100 wages
Drivers	\$8.84 per \$100 wages

*Texas Department of Insurance*

<u>ISD</u>	<u>Enrollment</u>	<u>SAT</u>
Aledo	4,193	1058
Arlington	62,830	1020
Azle	5,813	1025
Birdville	22,488	1023
Burleson	8,522	1018
Carroll	7,772	1119
Castleberry	3,322	894
Crowley	14,160	994
Eagle Mt-Saginaw	12,629	1025
Everman	4,500	889
Fort Worth	79,369	944
Godley	1,491	1002
Grapevine-Colley.	13,877	1094
H-E-B	20,209	1023
Keller	27,794	1037
Kennedale	3,052	991
Lake Worth	2,696	869
Mansfield	27,940	997
Northwest	10,334	1030
White Settlement	5,405	1001

**FWISD:** According to Texas Education Agency School Ratings for 2007, a total of 3 schools rated Exemplary 16 Recognized and 82 Academically Acceptable.

**2007-2008 School Districts Statistics**  
*Texas Education Agency*

## Fort Worth Area Colleges & Universities

<u>College or University</u>	<u>Type</u>	<u>Location</u>	<u>Known For</u>	<u>Enrollment</u>
Tarrant County College	Public	4 campuses	Tech. Training	45,408
Univ. North Texas	Public	Denton	Liberal Arts	34,000
Univ. Texas at Arlington	Public	Arlington	Engineering	24,863
Texas Christian Univ.	Private	Fort Worth	Business	8,668
Texas Woman's Univ.	Public	Denton	Education	12,260
UNT Health Science Ctr.	Public	Fort Worth	Medicine	1,046
Texas Wesleyan Univ.	Private	Fort Worth	Business	2,350

Fort Worth and Dallas area colleges enroll over 250,000 students annually and graduate more than 30,000.

## K-12 Public & Private Education

In Texas, public elementary & secondary education is provided by independent school districts that are supported by local property taxes. The geographic boundary of a district does not necessarily match the boundary of a city or county. In Tarrant County, Fort Worth Independent School District is the largest district, but there are 20 other districts whose boundaries are within the county. There are over 200 private schools, inclusive of many faiths and teaching philosophies, in Fort Worth & Tarrant County. Below are some of the larger private schools.

<u>Private School</u>	<u>Type</u>	<u>Students</u>	<u>Ave. Tuition/Yr.</u>
Fort Worth Country Day	PK-12	1,100	\$14,437
Nolan Catholic High	9-12	1,100	\$8,230
Trinity Valley	K-12	950	\$13,610
All Saints Episcopal	K-12	800	\$14,300
Fort Worth Christian	PK-12	825	\$7,300

## Employee Recruiting, Screening & Training

The State of Texas, City of Fort Worth and Tarrant County are eager to assist companies with recruiting, screening & training employees. The Workforce Solutions Board provides recruitment & screening services at no cost to businesses in Fort Worth & Tarrant County. Job Links, a Fort Worth Chamber-sponsored monthly forum, brings employers & employee candidate providers together in a "one-stop" approach to matching workers with jobs.

The Skills Development Fund provides millions of dollars annually for training employees. Funds can be used for classroom, on-site or other types of training that meet the needs of a particular employer. Tarrant County College has a strong history of providing job training for local employers and will assist employers in acquiring training funds. Their list of area clients includes Lockheed Martin Aeronautics Company, American Airlines, Bell Helicopter-Textron and General Motors.

## Primary Airports

Fort Worth's central location and efficient transportation make it an international hub with hundreds of daily flights from its four area airports – D/FW International, Alliance Airport, Meacham and Spinks. Serving more than 60 million travelers each year, D/FW International is a major passenger hub located only 15 miles from downtown Fort Worth & serves as a hub for American Airlines. As the world's first master-planned industrial-use airport, Alliance Airport tenants include FedEx, Bell Helicopter and others. Alliance offers many convenient transportation options including air, rail and highway as well as being designated a "foreign trade zone."

<u>Airport</u>	<u>Description</u>	<u>Longest Runway</u>
Alliance Airport	Master-planned industrial airport	9,600 ft.
D/FW Int'l	Top 3 airport, major dom. & int'l hub	13,400 ft.
Meacham	Top 100 US airport, aviation & training	7,501 ft.
Spinks	General aviation & private hangers	6,002 ft.

<u>Highway Transportation</u>	
# of Interstates	4
Ave. Commute	20-30 min.
Toll Roads	Proposed 121
Trucking Companies	Several
Public Transit	Rail, Bus, Van, Light Rail

<u>Rail Transportation</u>	
Region's Status	Major Hub
Intermodal Facility	Yes
Major Lines	BNSF, UP
Passenger Rail	Amtrak
Commuter Rail	TRE

<u>Air Transportation</u>	
Region's Status	Major Hub
# Airports	4
Hubs	American Airlines
Int'l Airport	Yes (DFW)
Rankings	3 <sup>rd</sup> largest airport
Annual Passengers	60 million
DFW Total Destinations	175

**Transportation Statistics**

### Electricity - Deregulated

Primary Provider	Oncor
Reliability	99.9854631
System Capacity	18,000 Mw

### Natural Gas

Primary Provider	Atmos
BTU Content	1,000
System Capacity	+1 trillion

### Water

Primary Provider	Fort Worth
System Capacity	450 MGD
Max Daily Use	130 MGD

### Sewer

Primary Provider	Fort Worth
Ave. Daily Use	108.5 MGD
System Capacity	166 MGD

### Telecommunications

Primary Provider	AT&T
Digital COs	Yes
Fiber Availability	Widespread

### **2008 Utility Statistics**

### **Public Transportation**

Scheduled bus service throughout Fort Worth is provided by the Fort Worth Transportation Authority, known as the T. The Trinity Railway Express commuter rail line links northeast Tarrant County, DFW International Airport, downtown Dallas and downtown Fort Worth. In addition, the T partners with local companies to meet employee transportation needs minimizing road congestion and maximizing clean air.

### **Commute Patterns**

Typical commutes for persons working and living in the Fort Worth area are 20-30 minutes. Commutes between Dallas and Fort Worth are usually 30-45 minutes.

### **Real Estate – Fort Worth Market Statistics**

<u>Office</u>	<u>Total SF</u>	<u>Vacancy Rate</u>	<u>Ann. Lease Rate</u>
Fort Worth CBD	9,666,790	6.0%	\$26.37
East Fort Worth	2,127,432	13.4%	\$19.25
North Fort Worth	3,295,629	3.6%	\$22.00
South Fort Worth	2,834,151	4.2%	N/A
West Fort Worth	2,741,597	5.5%	\$23.00

*Cushman & Wakefield – 4<sup>th</sup> Quarter 2007*

<u>Industrial</u>	<u>Total SF</u>	<u>Vacancy Rate</u>	<u>Ann. Lease Rate</u>
North Fort Worth	55,646,476	6.6%	\$3.52
South Fort Worth	71,322,054	4.0%	\$3.67

*Grubb-Ellis – 4<sup>th</sup> Quarter 2007*

<u>Year</u>	<u>SF</u>	<u>MF-units</u>
2002	8,119	1,230
2003	8,413	2,127
2004	9,956	2,046
2005	10,103	2,919
2006	10,762	2,167
2007	7,763	2,751

### **Permit Activity**

*City of Fort Worth*

### **Utilities**

Fort Worth offers reliable and inexpensive utility service. Public and private providers stay well ahead of the demand curve for critical services. Fort Worth offers the best in utility and services with a deregulated electricity market and an ample water infrastructure 30 years ahead of projected demands.

### **Permitting**

The City of Fort Worth adopted the 2003 International Codes beginning April 14, 2004. All include local amendments. The City of Fort Worth offers a one-stop approach to permitting new facilities and will expedite the issuance of permits. Typically, the local permitting process takes from four to eight weeks for new construction.

The Texas Commission on Environmental Control Quality (TCEQ) issues air, wastewater and hazardous materials permits in Texas. The TCEQ has a business friendly reputation and can expedite permits. Texas standards are similar to RPA standards.

The Dallas-Fort Worth area is in moderate non-attainment for ozone. A regional program is in place to reduce vehicle and other mobile source emissions that result in non-attainment.

### **Fort Worth Industrial Parks**

<u>Park</u>	<u>Acres</u>	<u>Rail</u>	<u>Miles DFW</u>	<u>Triple Freeport</u>	<u>Tenants</u>	<u>Representative Tenants</u>
Alliance	17,000	Yes	12	Yes	150+	BNSF Railway, AA Maint., FedEx, Cabela's
Cater Ind.	950	Yes	23	Yes	30+	Whirlpool, Miller Brewing, Ball Corp., Alcon
Carter Dist.	800	Yes	23	Yes	0-new	New, currently under construction
CentrePort	1,300	Yes	1	No	100+	AA Corp., Cott Bev., CUNA, Office Max
Fossil Creek	1,150	No	15	Yes	50+	Coca-Cola, Countrywide, Haggar, Marriot
Mark IV	1,000	No	17	Yes	100+	Behr, Georgia Pacific, U.S. Postal Service
Mercantile	1,300	Yes	16	Yes	30+	American Paint Horse, Coors, Dillard's, FAA
Railhead	633	Yes	18	Yes	11	Con Agra/AmeriCold, Mattel, Del Monte
Riverbend	97	Yes	12	Yes	275	Dexide, Tarrant Appraisal District

<u>Taxing Jurisdiction</u>	<u>Rate per \$100</u>
<u>City:</u> Fort Worth	\$0.85500
<u>County:</u> Tarrant (total) Denton	0.656277 0.23589
<u>ISD:</u> Aledo Arlington Azle Birdville Burleson Carroll Castleberry Crowley Eagle Mtn - Saginaw Everman Fort Worth Godley Grapevine-Colleyville H-E-B Keller Kennedale Lake Worth Mansfield Northwest White Settlement	1.3900 1.2780 1.1900 1.4050 1.4051 1.4650 1.2033 1.4099 1.3300 1.2500 1.1900 1.0318 1.2900 1.3037 1.3574 1.3586 1.6650 1.4500 1.3351 1.4660
<b>2008 Property Tax Rates City of Fort Worth</b> <i>Tarrant County Appraisal District</i>	

Item	Tax Consideration
Manufacturing Equip.	Exempt (S)
Packaging Material	Exempt (S)
Raw Materials	Exempt (S)
Cleanroom Equip.	Exempt (S)
Mfg. Utilities	Exempt (S)
Food	Exempt (S)
Office Furnishings	Taxable
Computer Hardware	Taxable
Computer Software	Taxable
Telecom. Lines	Taxable
In-Transit Inventory	Exempt (P)
Office Furn.	10 Yr. depreciation
Office Equip.	6 Yr. depreciation
Machinery	10 Yr. depreciation
<b>Sales (S) &amp; Property (P) Tax Exemptions &amp; Depreciation</b> <i>Tarrant County Appraisal District</i>	

**Taxes**

Real and personal property are assessed locally. Cities, counties and school districts each tax real and personal property. Usually, the total combined property tax rate will range from \$3.00 to \$3.30 per \$100 of assessed value. In Texas, assessed value equals fair market value. For example, a combined tax rate of \$3.00 per \$100 of assessed (fair market) value would result in an annual tax bill; before exemptions, abatements or depreciation; of \$3,000 annually on \$100,000 worth of property.

The **sales tax rate** is a combination of the State of Texas rate (6.25 cents) and local rate (maximum 2.0 cents), for a maximum rate of 8.25 cents. There are numerous exemptions from sales tax.

The Texas **franchise tax** is a privilege tax imposed on each taxable entity chartered/organized in Texas or doing business in Texas. The tax applies to corporations, limited liability companies, business trusts, professional associations, joint ventures and most other legal entities. The tax rate is 1% for most taxable entities and 0.5% for entities primarily engaged in retail or wholesale trade (as defined in Divisions F or G of the 1987 Standard Industrial Classification Manual) as well as other eating and drinking establishments.

**Incentives**

The State of Texas allows local property taxing jurisdictions to partially or fully abate, for a maximum of ten years, a company's real and personal property taxes. **Property tax abatement** is limited by state law to new investment; property already on the tax roll is ineligible for abatement. The City of Fort Worth adheres to a "case-by-case" application, review and negotiation process when presented with requests of abatement.

The State of Texas allows local property taxing jurisdictions to **exempt-in-transit inventory** from personal property taxes. This is commonly referred to as the "Freeport" exemption. In-transit inventory is inventory which leaves the Texas within 175 days. Most locations in Fort Worth allow this exemption at all three taxing levels. This is known as a "triple Freeport" exemption.

**Job training funds** are available through Texas' Skills Development Fund. These programs are flexible; funds can be applied to classroom training, on-site training, remote training or other arrangements that meet a company's needs. The Skills Development Fund has a cap of \$500,000 per project.

Franchise tax reductions, sales tax refunds and utility rate discounts are available by state law for corporations which locate in **State Enterprise Zones** and are designated Enterprise Projects. To qualify, a company commits that at least 25% of their new employees will meet economically disadvantaged or enterprise zone residence requirements.

The State of Texas allows cities and counties to designate areas as State Enterprise Zones, and to nominate facilities in these zones as Enterprise Zone Projects. Designated projects are eligible to apply for state sales and use tax refunds on qualified expenditures. The level and amount of refund is related to capital investment and job creation at the qualified business site.

Fort Worth's **Foreign Trade Zone** locations allow companies to import goods without paying custom duties until those goods enter the U.S. market.

**Significant Community Projects**

Acme Brick	New \$15 million, 70,000 SF corporate headquarter in Edwards Ranch Development
Carnegie Building	300,000 SF Class A office building in downtown, scheduled to open summer 2008
CUNA Mutual	110,000 SF facility in CentrePort, will create 700 new jobs and \$18.6 million invested
Daimler Financial	160,000 SF financial services company to move to Alliance, will hire 750 new employees

<u>City</u>	<u>Overall</u>	<u>Housing</u>
Fort Worth	88.2	72.5
Dallas	90.9	69.0
Austin	95.7	81.2
San Antonio	94.3	85.8
Houston	87.6	75.3
Atlanta	98.0	93.5
Philadelphia	123.2	147.1
Raleigh	99.1	97.3
New York	213.0	397.5
Oklahoma City	87.4	74.7

### Cost of Living Index

ACCRA; 100=U.S. Average

<u>Year</u>	<u>Total</u>	<u>Property</u>	<u>Violent</u>
2000	38,144	34,326	3,818
2001	40,483	36,602	3,881
2002	44,797	40,553	4,244
2003	41,280	37,529	3,751
2004	42,469	38,683	3,786
2005	41,130	37,210	3,920
2006	40,227	36,238	3,989

### Crimes in Fort Worth

www.fortworthpd.com

Sunny Days	137
Days High Above 90 <sup>o</sup>	100
Days Below 32 <sup>o</sup>	35
Average Wind Speed	10.5 MPH
Average Rain Fall	34 in.
Average Snowfall	2.5 in.
Park Acreage	+10,000
Museum Acreage	+190
Lake Acreage	+100,000
Tarrant Co. Square Miles	898
Fort Worth Square Miles	313
Fort Worth ETJ	318
Downtown Hotel Rooms	1,400
Fort Worth Hotel Rooms	11,300
Major Events (100,000 +)	10

### General Information City of Fort Worth

<u>City</u>	<u>Population</u>
Tarrant County	1,745,050
Johnson County	155,900
Parker County	116,150
Wise County	63,050

### 2007 Population Estimates Fort Worth-Arlington MD

NCTCOG

### City Government

Fort Worth has a council-manager form of government. The mayor is elected at-large. The City Council is elected from eight, single-member districts.

### Cost of Living

The ACCRA Cost of Living Index for Fort Worth is 88.2; with 100 being the average of U.S. cities participating in the survey. The housing index for Fort Worth is 72.5, the grocery index is 97.4, the utility cost index is 98.3 and the miscellaneous goods index is 91.7. The City of Fort Worth was ranked one of America's Most Livable Communities in 2004 according to *USA Today* and *Partners for Livable Communities*. In addition, the Fort Worth-Arlington MD was named "2007 Best Region to Relocate Families." All of this makes Fort Worth a very affordable place to live.

### Crime

Recently Fort Worth was ranked 9<sup>th</sup> for America's Safest Cities with 500,000 or more residents. Fort Worth's overall crime rate has steadily decreased since 2004. This reduction can be attributed to the Fort Worth Police Department's innovative community policing efforts, which includes Citizens on Patrol, Neighborhood Policing Districts and Neighborhood Police Officers.

### Quality of Life

Fort Worth residents enjoy the area's affordable, easy-going lifestyle, thriving business environment, outstanding educational system, active arts community and a dynamic downtown that dazzles locals and tourists alike. Fort Worth's Bass Performance Hall is listed among the Top 10 opera halls in the world. In addition to its world-renowned Kimbell Art Museum, Fort Worth enjoys the Amon Carter Museum and the spectacular, new Modern Art Museum. Not forgetting the city's western heritage, the National Cowgirl Museum and Hall of Fame has joined other museums in the Culture District. And to the north of downtown, western culture lives on in the Stockyard Historic District.

### Select New or Expanding Businesses

- Clifton Capital Partners** – new 10,000 SF headquarters on Camp Bowie & Merrick
- Holiday Inn Express** – new 132-room hotel on Lancaster & Henderson
- Hilton Garden Inn & Homewood Suites** – planned for Forest Park Blvd. & Rosedale
- AZZ Inc.** – mfg. electrical products; has leased 27,000 SF in One Museum Place
- West Seventh St.** – 315,000 SF retail; 200,000 SF office and residential units
- Museum Place** - 1 million SF mixed-use urban dev. in West 7<sup>th</sup> St. Corridor
- Peregrine Point** – new HQ for startup air-charter co.; 58,000 SF at AllianceTexas
- Urban Race Street** – "green" urban redevelopment on east side; 120,000 SF dev.
- Daimler Financial** – 750 new jobs; 160,000 SF office at Alliance
- Omni Hotel** – new convention center hotel; 604-rooms and condos; open 2008
- Klabzuba** – new 200,000 SF office building in downtown Fort Worth
- Touchstone Wireless** – 130,000 SF development at CentrePort; 340 new jobs
- Cinram International** – 788,000 SF development at Alliance; 1,500 jobs
- Saxon Mortgage** – \$2.5 million; 70,000 SF expansion; increasing by 400 jobs

<u>Year</u>	<u>Fort Worth</u>	<u>Metroplex</u>
2000	524,535	5,067,400
2010	624,956	6,328,200
2020	727,416	7,646,600
2030	826,665	9,107,900

### Population Forecast

NCTCOG – based on 2000 Census

<u>Year</u>	<u>Value-Billions</u>
1998	\$22.5
2000	\$29.3
2005	\$42.3
2006	\$47.8
2007	\$52.1

### Fort Worth Ad Valorem Value

Tarrant County Appraisal District

## 2008 Economic Forecast

The upcoming year holds great promise for the City of Fort Worth. Fort Worth was recently named "The Best City for Jobs" in 2008 by Moody's Economy.com. Fort Worth received this 5<sup>th</sup> place designation after analysis of the area's unemployment rate, job growth, income growth, median household income and cost of living.

<u>Employee Size</u>	<u>Businesses</u>
1 to 5	22,553
6 to 10	7,431
11 to 25	5,081
26 to 50	2,088
51 to 100	927
101 to 250	609
251 to 500	159
501 or more	104
Total	38,952

### Businesses by Employees Tarrant County

*Metroplex Business Directory*

<u>Sector</u>	<u>Businesses</u>
Agriculture	551
Mining	168
Construction	2,309
Manufacturing	2,199
Trans., Utilities	1,205
Legal	786
Education Serv.	344
Wholesale Trade	2,466
Public Admin.	82
Retail Trade	10,517
Fin., Ins., Real Estate	3,836
Social Service	849
Serv. (except health)	10,956
Healthcare	2,684

### Businesses by Sector Tarrant County

*Metroplex Business Directory*

<u>Sector</u>	<u>Dec. 07</u>	<u>Dec. 06</u>
Mfg.	99,500	97,800
Information	15,800	16,500
Con. & Mining	59,400	57,800
Retail Trade	101,900	102,600
Finance	49,500	48,500
Edu & Health	96,000	95,700
Gov.	121,400	118,800

### Employment by Industry Fort Worth-Arlington MD

*Texas Workforce Commission*

## 2008 Select Employers

### Headquarters & Offices

American Airlines (F500 HQ)  
JP Morgan Chase Bank  
AT&T  
BNSF Railway (F500 HQ)  
RadioShack (F500 HQ)  
AmeriCredit Financial Services (HQ)  
Pier 1 Imports (HQ)  
XTO Energy (F500 HQ)  
D.R. Horton, Inc. (F500 HQ)  
American Iron Horse Motorcycle (HQ)  
Justin Brands (HQ)  
Bimbo Bakeries USA/ Mrs Baird's (HQ)

### Manufacturing

Lockheed Martin  
Bell Helicopter – Textron, Inc.  
Alcon Laboratories (HQ)  
General Motors Assembly Plant  
Motorola, Inc.  
Siemens Dematic  
National Semiconductor Corp.  
Dockcil Manufacturing Co.  
Miller Brewing Company  
Coca Cola Bottling Company  
Williamson Dickie (HQ)  
Nokia Inc.

### Distribution

Albertson's  
ATC Logistics  
Ben E. Keith (HQ)  
Dillard's Distribution Center  
Haggar Clothing Company  
Allied Electronics (HQ)  
Acme Brick (HQ)  
Mattel Toys Inc.

### Customer Service Centers

Fidelity Investments  
Sabre Holdings Corp.  
Sprint Nextel  
Verizon Online  
JP Morgan Chase Call Center  
Wells Fargo Phone Bank  
Ameritrade Inc.

### Others

Fort Worth ISD  
City of Fort Worth  
Harris Methodist Hospital  
Tarrant County Government  
Cook Children's Medical Center  
JPS Health Network  
Tarrant County College  
Texas Christian University  
Star Telegram

*Fort Worth Chamber 2008*

### Product/Service

Air Transportation 25,457  
Banking & Finance 4,200  
Telecommunications 3,000  
Rail Transportation 2,907  
Electronics Retailing 2,523  
Finance 2,136  
Home Furnishings 946  
Oil & Gas 909  
Home Builder 448  
Motorcycle & Supplies 375  
Footwear 250  
Baked Goods 140

### Product/Service

F-16 & F-22 Aircraft 14,332  
V-22 Osprey Aircraft 6,004  
Pharmaceuticals 3,182  
Automobiles 2,600  
Communication Equip. 1,200  
Machinery 1,100  
Semiconductor Mfg. 1,000  
Plastic Products 756  
Beverages 700  
Beverages 600  
Work Clothing 500  
Communication Equip. 350

### Product/Service

Grocery Items 3,800  
Third Party Distribution 2,203  
Wholesale Foods 1,328  
Retail Sales 1,000  
Clothing 500  
Electronics 330  
Brick and Tile 150  
Toys 121

### Product/Service

Investment Services 3,150  
Travel & Reservations 2,000  
Telecommunications 1,913  
Computer Services 500  
Financial Services 450  
Credit Services 440  
Online Discount Broker 204

### Product/Service

Public Education 10,041  
City Government 6,144  
Healthcare 4,500  
County Government 4,173  
Healthcare 3,900  
Healthcare 3,811  
Public College 3,085  
Private University 1,742  
Newspaper 1,422

