REAL ESTATE MARKET ANALYSIS

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NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS

PLANNING

LIVABLE MILITARY COMMUNITIES

1 REAL ESTATE MARKET ANALYSIS

A. INTRODUCTION

The following section provides an analysis of the real estate market trends and conditions impacting a six-city study area that is adjacent to Naval Air Station Fort Worth-Joint Reserve Base. The Planning Livable Military Communities (PLMC) study area includes the cities of: (1) Benbrook, (2) Lake Worth, (3) River Oaks, (4) Sansom Park, (5) Westworth Village, (6) White Settlement and (7) portions of the City of Fort Worth north of downtown. The Cities of Lakeside and Westover Hills were also considered as part of this analysis, as well as Tarrant County, which comprises much of the western portion of the Dallas/Fort Worth Metroplex.

The purpose of this analysis was to document recent real estate trends, as well as conditions as they exist within the study area. Prevailing trends are critical to understanding the market forces that have shaped the larger study area over time. Although this section examines existing conditions and commercial space inventories within each community, the analysis takes a broader macro view of the Tarrant County market and tries to identify the supply and demand forces that are creating the development patterns that are present in mid-2012.

While some data for the entire DFW Metroplex are provided for comparative purposes, the analysis focuses on areas west of the DFW International Airport, which is the geographic center-point for the greater economic region and a real dividing line between the Dallas and Fort Worth markets. For all intents and purposes, the analysis focuses on growth and development activity north of downtown Fort Worth, which is most relevant to the study area communities and happens to be where the most aggressive growth and development activity is being projected for the future.

The study presents data at various submarkets comprising Tarrant County. Typically, submarket boundaries are established by the local real estate brokerage community to track different real estate segments (i.e., industrial, office, retail, etc.). These submarkets do not often follow political boundaries, but rather are defined by major transportation corridors or changes in development patterns and real estate types, pricing, and quality of development.

B. SUMMARY OF MAJOR FINDINGS

Demographic Trends

- The population of the PLMC Study Area communities was estimated at 56,720, as of January 1, 2012, up roughly 10,777 or 23.5% since 1980.
- Tarrant County's total population experienced a 19% increase between 1990 and 2000 and a 20% increase between 2000 and 2010.
- The growth rate of City of Fort Worth rose sharply from 19% between 1990 and 2000 to 28% between 2000 and 2010.
- The six communities contained in the PLMC study area experienced a range of growth rates between 2000 and 2010, ranging from a slight decrease of -0.74% in Lake Worth to a 16% increase in Westworth Village.

- The PLMC study area is generally comparable in age to Texas and Tarrant County and it reflects the increasing diversity of the state and region. In particular, since 1990, the age profile of Benbrook and Lake Worth has shifted sharply with a median age over 40.
- Almost all communities in the PLMC study area saw growth in the Hispanic population, with approximately half of residents in River Oaks and Sansom Park identifying as Hispanic in the 2010 Census.

Regional Economy

- The Metroplex market and economy is currently rebounding after contracting slightly in 2009. Inventories are growing, vacancies are declining, and absorption rates are increasing.
- The region's most significant development has occurred near highway interchanges and major transportation corridors, primarily IH 35W and Loop 820.
- Payroll employment increased by 69,000 jobs in the Metroplex over the previous 12 month period.
- The Dallas/Fort Worth Metropolitan Statistical Area (MSA) unemployment rate dropped to 7.1% in December 2011, down from 8.0% the previous year.
- Leisure and hospitality sectors are driving job growth in DFW, while business travel to the Metroplex continues to rise.

Office Market

- The Greater Fort Worth office market comprises only 17% of the Metroplex total, indicating that the Fort Worth market is a secondary office market to Dallas.
- Major office and industrial/warehouse/distribution developments are located within 5-10 miles of the study area
- A large retail mixed-use development is being proposed on 850 acres north of the Trinity River known as the Edwards Ranch property. The main part of the development called "Clearfork" consists of 2 million SF of office space, 1.2 million SF of retail and approximately 2,500 residential units.

Industrial Market

- The Greater Fort Worth industrial market accounts for 37% of the Metroplex total and has several large and expanding industrial submarkets, primarily along interstate corridors.
- In 2011, the DFW industrial market absorbed nearly 14 million SF as compared to 885,000 SF in 2010
- The warehouse/distribution market accounted for 95% of net absorption in 2011.
- There was over 1.1 million SF of new industrial space under construction at the end of 2011, of which 88% was preleased. By the 1st quarter, total construction had increased to 2.1 million SF.
- In 2011, 1.5 million SF of new industrial space was delivered in the DFW Metroplex, with 95% leased by the end of the year.
- In the 1st Quarter 2012, industrial net absorption was 3.4 million square feet (SF),
- Industrial vacancy rates declined from 10.4% in the 4th Quarter of 2011 to 9.7% in the 1st quarter 2012.

Retail Market

- The City of Benbrook is working with local retail experts and developers, Buxton Company, on the approval of The Trails Shopping Center at the corner of IH 20 and Winscott Road. The new 193-acre development will support 1.5 million SF of mixed-use development, which will include retail and entertainment uses. The project is projected to create over 6,200 jobs and generate over $375 million in annual retail sales, based on the developer's early estimates.
- The Planning for Livable Military Communities (PLMC) study area has approximately 15.3 million SF of commercial space along major transportation corridors and at major shopping destinations.

Roughly 6.2 million SF, or 40.5% of existing building space, is classified as service businesses, auto-related businesses, maintenance shops, hotel/motels and other non-retail establishments.

Mixed-Use Development

- Small and large mixed-use developments are gaining in popularity within Fort Worth market. Three new urban mixed-use projects will be completed near Fort Worth's Downtown Cultural District within the next few years. Museum Place, SoSeven and West 7th are creating attractive new developments taking advantage of the City's cultural and entertainment amenities and attracting new residents downtown.
- AllianceTexas is a fully intermodal facility offering air, rail and highway access. Alliance is home to over than 240 companies, including 65 from the Fortune 500, Global 500 or Forbes List of Top Private Companies. Over 28,000 employees and 7,340 single-family homes are included in this master-planned development. Primary uses include office, manufacturing, distribution, retail and service businesses.
- The level of development occurring in the North Fort Worth area is creating a "gravity effect" and is pulling more development north of the PLMC Study Area. This is not an indication that the study area is not suitable for development, but rather the market and the City of Fort Worth are making strategic investments that are attracting development interests 5 to 10 miles north of the study area. The "leap-frogging" nature of this development is creating a hyper-competitive market environment north of downtown.
- Other large-scale mixed-use developments are proposed at the Edwards Ranch and Wallace Ranch developments west of Downtown Fort Worth. These projects have the potential to draw new residents, businesses and employment to an area west of downtown Fort Worth and away from the PLMC study area.

PLMC Study Area

- Building values within the PLMC study area show evidence of poor building conditions, which is contributing to an erosion of the tax base in some communities.
- Affordably-priced housing is a net benefit for the region, but very low value housing attracts lower income households without other options

C. AREA DESCRIPTION AND DEMOGRAPHICS

1. PLMC Study Area Description

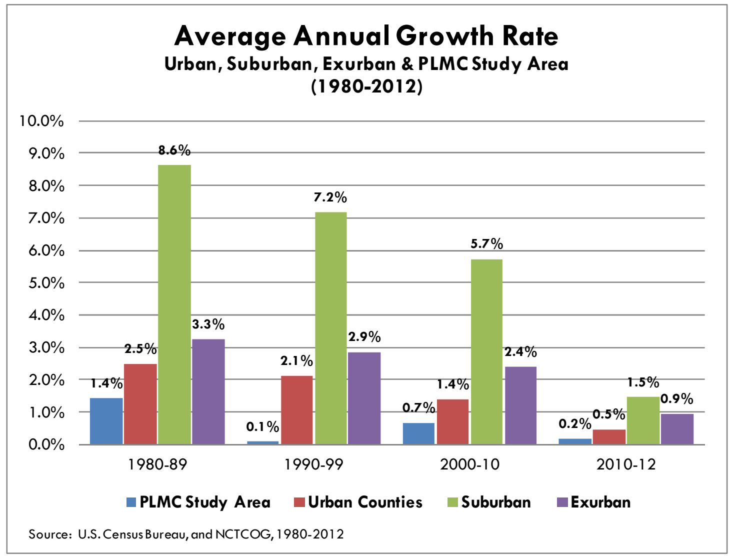
The PLMC Study Area is consists of roughly a 2.5 to 3 mile radius circle around NAS Fort Worth JRB. This area consists of the cities of: : (1) Benbrook, (2) Lake Worth, (3) River Oaks, (4) Sansom Park, (5) Westworth Village, (6) White Settlement and (7) portions of the City of Fort Worth north of downtown.
The Cities of Lakeside and Westover Hills are not technically part of the study area, but have been examined as part of the market analysis. The majority of the PLMC Study Area sits within an area defined by IH 820 in the north and west, IH 30 in the south and IH 35 in the east. Only Lake Worth and Benbrook extend north and south of that area.

2. Demographic Trends Analysis

A. Introduction

This Demographic Trend Analysis provides an assessment of growth trends and population changes within the Planning for Livable Military Communities (PLMC) six-city study area adjacent to Naval Air Station Fort Worth-Joint Reserve Base (NAS Fort Worth JRB). The study area communities include the cities of: (1) Lake Worth, (2) River Oaks, (3) Sansom Park, (4) White Settlement, (5) Benbrook, (6) Westworth Village and (7) portions of Fort Worth north of downtown. Portions of the Cities of Lakeside and Westover Hills are also included in the PLMC study area, as well as parts of unincorporated Tarrant County. Though demographic and growth trends vary by jurisdiction, overall the PLMC study area tends to lag the county, region and state in several key indicators of community stability and economic prosperity, including population growth, median household incomes levels, and median housing values. The Appendix contains more detailed demographic data by community.

Figure 1



B. Overview

The population of the PLMC Study Area communities was estimated at 56,720, as of January 1, 2012, up roughly 10,777 or 23.5% since 1980. On an average annual basis, the study area has grown at a very slow 0.7% over the past 32 years (Figure 1). Only the City of Benbrook has exceeded this average with an annual growth rate of 1.8%. Meanwhile, the North Central Texas Council of Government (NCTCOG) region has grown at a much more rapid annual rate of approximately 3.5%.

The NCTCOG region contains 16 urban, suburban and exurban counties surrounding the cities of Dallas and Fort Worth. In 2012, it was estimated that the Fort Worth Region had a combined population of 2.3 million and the Dallas Region had approximately 4.3 million people. Over the past 32 years, both sides of the Metroplex have grown at roughly the same annual rate (3.5%). However, when examined in an urban, suburban, and exurban context, it's clear that as much population growth has occurred outside the two urban counties of Dallas and Tarrant as has occurred inside the region's most populous counties.

According to recent population estimates prepared by the NCTCOG, roughly 1.72 million people have moved into the 14 suburban and exurban counties that comprise the Metroplex, while another 1.79 million have moved into Dallas and Tarrant Counties since 1980. Not surprisingly, the annual growth rates reported outside the urban counties have been much faster during this period. The most significant and fastest population gains are occurring in the three suburban counties surrounding Dallas County.[1] Collin, Denton and Rockwall counties have accounted for 1.27 million new population at an average rate of 13.1% per year.

[1] Urban: Dallas, Tarrant Counties, Suburban: Collin, Denton, and Rockwall Counties, Exurban: Johnson, Hood, Erath, Palo Pinto, Parker, Somervell, Wise, Ellis, Hunt, Kaufman, and Navarro Counties.

While regional growth rates have slowed since the 1980s, the suburban and exurban counties are still experiencing very strong growth, by any conventional measure. During the past decade, average annual growth rates of 2.5% to 6% were typical outside the central cities. One unique aspect of the Dallas/Fort Worth Metropolitan Area is the fact that this suburban and exurban growth pattern has not been driven by urban outmigration as is typical in many U.S. population centers.

Equally unique has been the slow growth pattern exhibited within the PLMC Study Area. Compared to other suburban locations, the study area communities have experienced stagnant population growth since the 1980s. The future of these communities will depend, to some degree, on their ability to attract new residents who will support local business, reinvest in the community and strengthen civic leadership.

C. Population Trends

Growth Rates by Jurisdiction

An analysis of growth rates indicates that while the PLMC study area is set within a dynamic and quickly growing state and regional context, the six communities have not consistency captured a proportionate share of recent population increases. In the past two decades, Texas experienced a strong state-wide growth rate, expanding its population base by approximately 19% between the years of 1990 – 2000 and 17% from 2000 to 2010. Following a similar trend, the NCTCOG 16-county region saw significant population increases, with a total growth rate of 23% between 1990 and 2000 and 19% between 2000 and 2010.

While growth rates in both the state and NCTCOG region fell slightly between decades, Tarrant County's total population growth rate remained strong with a 19% increase between 1990 and 2000 and a 20% increase between 2000 and 2010. Growth was also more robust in the City of Fort Worth than the state and region overall, as the rate of population increase rose sharply from 19% between 1990 and 2000 to 28% between 2000 and 2010.

As outlined in Table 1, the six communities contained in the PLMC study area did not experience such dramatic growth rates between 2000 and 2010, ranging from a slight decrease of -0.74% in Lake Worth to a 16% increase in Westworth Village. Figure 2 illustrates total 2010 population by census tract. The Appendix includes population totals within a driving radius of 10 minutes, one mile, three miles and five miles of NAS Fort Worth JRB.

Table 1 Population Change by Jurisdiction, 1990-2010

Population Trends **(1990-2012)**	**1990***	**2000***	**1990-2000 % Change**	**2010***	**2000-2010 % Change**	**2011****	**2012****
State of Texas	16,986,510	20,851,820	**22.76%**	25,145,561	**20.59%**	-	-
NCTCOG-12 County Region	4,013,418	5,197,317	**29.50%**	6,417,724	**23.48%**	6,461,120	6,515,710
Tarrant County	1,170,103	1,446,219	**23.60%**	1,809,034	**25.09%**	1,818,240	1,832,230
Fort Worth	447,619	534,694	**19.45%**	741,206	**38.62%**	748,450	757,810
Study Area Cities							
Benbrook	19,564	20,208	**3.29%**	21,234	**5.08%**	21,270	21,360
Lake Worth	4,591	4,618	**0.59%**	4,584	**-0.74%**	4,750	4,630
River Oaks	6,580	6,985	**6.16%**	7,427	**6.33%**	7,420	7,310
Sansom Park	3,928	4,181	**6.44%**	4,686	**12.08%**	4,690	4,690
Westworth Village	2,350	2,124	**-9.62%**	2,472	**16.38%**	2,470	2,470
White Settlement	14,831	15,472	**4.32%**	16,116	**4.16%**	16,240	16,260
Adjacent Cities							
Lakeside	816	1,040	**27.45%**	1,307	**25.67%**	1,310	1,310
Westover Hills	672	658	**-2.08%**	682	**3.65%**	(unavailable)	(unavailable)

Source: *U.S. Census Bureau
Source: ** NCTCOG

Growth Rates by Census Tracts

Table 2 outlines the population trends by census tract within the study area, excluding those tracts comprising the boundaries of the six communities. Figures 3 and 4 illustrate population change for all census tracts within the study area for the years 1990 to 2000 and 2000 to 2010.[2] Analysis of population change by census tracts highlights the influence of available land on growth opportunities. Undeveloped land is scarce within the cities and unincorporated portions of the study area, placing greater emphasis on future growth through redevelopment. Recent development activity has produced modest increases in single family and townhome units.

The areas of Fort Worth to the east of the study area and north of Benbrook are mature and more stable, with limited population increases and, in some cases, a slight loss of population from 2000 to 2010. Recent population growth is focused primarily to the west of I-820, where undeveloped land is more readily available. Additionally, the improvements to I-820 are also attracting new development in the western census tracts of the study area.

[2] In some cases the census tract boundaries within the study area changed between the 1990, 2000, and 2010 censuses. These changes in tract boundaries are noted in Table 2. Those tracts experiencing boundary changes do not show population change data in Figures 2 and 3.

Table 2 Population Change by Census Tract, 1990-2010

Existing Fort Worth Census Tracts with 2010 Tract #s	Census Tract	1990	2000	1990-2000 % Change	2010	2000-2010 % Change
Fort Worth		447,619	534,694	**19.45%**	741,206	**38.62%**
FW North of Sansom Park	1005.01	5,981	7,109	**18.86%**	9,707	**36.55%**
FW within NAS-JRB	1006.02	2,877	3,457	**20.16%**	3,759	**8.74%**
Ridgemar Mall Area	1230	4,010	4,886	**21.85%**	6,173	**26.34%**
FW between Sansom Park & River Oaks	1005.02	6,365	7,600	**19.40%**	7,491	**-1.43%**
Portions of FW on eastern edge of Study Area						
FW South & East of River Oaks	1007	3,959	4,530	**14.42%**	4,847	**7.00%**
FW East of Westworth Village	1022.01	3,481	3,568	**2.50%**	3,344	**-6.28%**
FW East of Westover Hills	1022.02	3,017	2,835	**-6.03%**	2,626	**-7.37%**
FW East of Westover Hills & North of I-30	1026.02[1]	6,254	7,053		3,581	
Total for Sub-Regional Area		16,711	17,986	**7.63%**	14,398	**-19.95%**
FW South of I-30 North of Benbrook						
South of I-30 East of US 377	1026.01[2]	6,254	7,053		3,557	
South of I-30 Between Como Park & Bryan-Irvin	1025	3,931	3,878	**-1.35%**	3,546	**-8.56%**
South of I-30 Camp Bowie to W. Vickery Blvd	1024.01	3,870	3,632	**-6.15%**	3,698	**1.82%**
South of I-30 South of US 377 and North of W Vickery	1024.02	3,986	4,221	**5.90%**	4,185	**-0.85%**
South of I-30 to Williams Rd	1023.01	3,128	3,520	**12.53%**	3,176	**-9.77%**
South of I-30 East of Benbrook Hwy	1023.02	5,063	5,152	**1.76%**	5,551	**7.74%**
South of I-30 North of Camp Bowie, Cherry to Las Vegas	1052.01	4,196	5,281	**25.86%**	5,523	**4.58%**
South of Camp Bowie to I-820	1052.03	2,054	2,243	**9.20%**	2,202	**-1.83%**
North of Camp Bowie to I-30	1052.04[3]	3,136	3,433	**9.47%**	3,143	**-8.45%**
North of Camp Bowie at SE corner of I-820 & I-30	1052.05[4]	3,136	6,285	**100.41%**	4,502	**-28.37%**
Total for Sub-Regional Area (adjusted for changes in '90 tracts)[5]		29,364	37,645	**28.20%**	39,083	**3.82%**
West of Interstate 820						
FW I-820 area North of lake not in Lake Worth	1066	646	1,592	**146.44%**	2,286	**43.59%**
FW area around Lake Worth to Eagle Mt. Lake	1006.01	1,810	1,719	**-5.03%**	2,027	**17.92%**
FW area West of Lake Worth to Cattlebaron Dr.	1142.07[6]	5402	5788	**7.15%**	5,931	**2.47%**
2000/1990 Census Chapel Ck south to US 377	1108.04	2,369	4,474	**88.86%**	See above	
White Settlement Rd. South to Chapel Ck	1108.05[7]	4559	6,312	**38.45%**	6,058	
White Settlement Rd. South to Old Weatherford Rd	1108.06[8]	See above	See above		4,580	
FW area Chapel Creek to South of I-30	1108.07[9]	See Chapel CK	See Chapel CK		5,581	
At Western Intersection of I-820 & I-20	1108.08[10]	See Chapel Ck	See Chapel Ck		1,900	

Year 2010 1108.05 & 1108.06/ Year 2000 1108.01						**68.54%**
Year 2010 1108.07 &1108.08/ Year 2000 1108.04						**67.21%**
Total for Sub-Regional Area		14,786	19,885	**34.49%**	28,363	**42.64%**

Source: US Census Bureau

Notes:

[1] Some of 1026.02 in 1990 and 2000

[2] Tract in 2010 smaller than in 1990 and 2000

[3] 1990 tract part of 1052.02

[4] 1990 tract part of 1052.02

[5] Adjusted for 1026.02 and 1052.02

[6] 1990 and 2000 tract part of 1142.02

[7] 1990 and 2000 tract part of 1108.01

[8] 1990 and 2000 tract part of 1108.01

[9] 1990 and 2000 tract part of 1108.04

[10] 1990 and 2000 tract part of 1108.04

Figure 2 Total Population by Census Tract, 2010

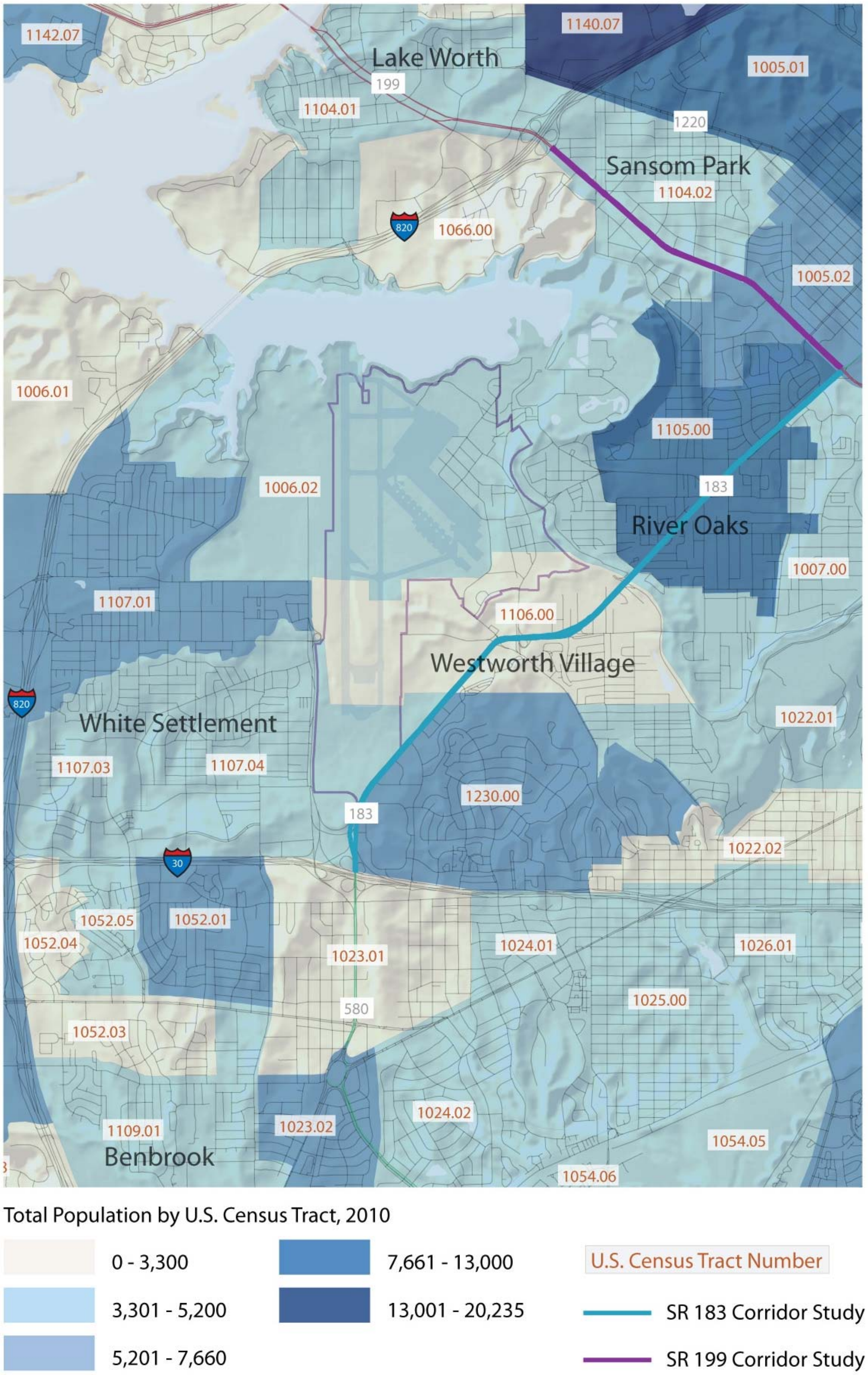


Figure 3 Total Population Change by Census Tract, 1990-2000

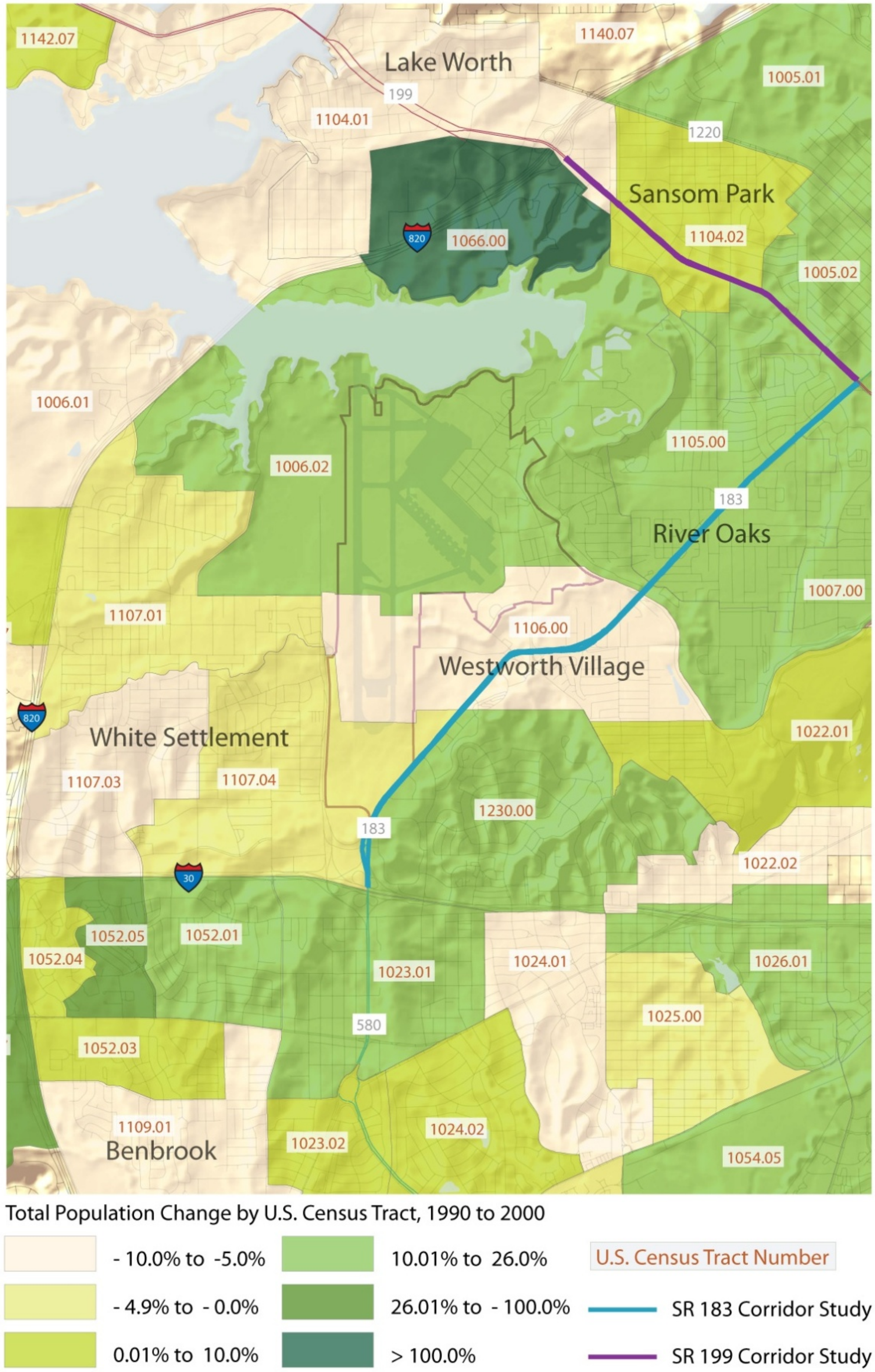
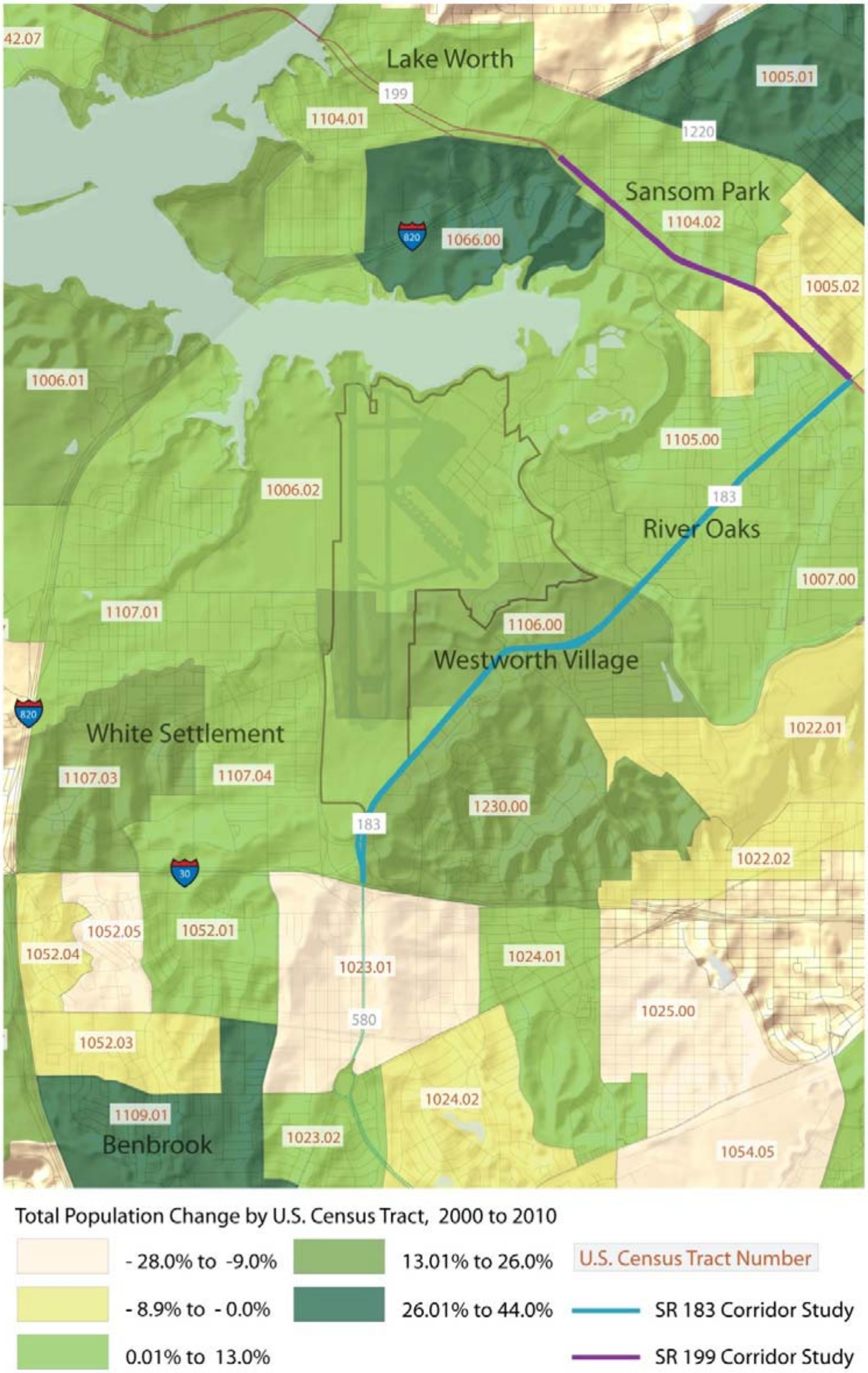


Figure 4 Total Population Change by Census Tract, 2000-2010



D. Demographic Characterisitcs

The PLMC study area is generally comparable in age to Texas and Tarrant County and it reflects the increasing diversity of the state and region. Following a pronounced national trend, the state, county and cities saw an aging population across the previous two decades (See Table 3). Since 1990, the age profile of Benbrook and Lake Worth has shifted sharply with a median age over 40. White Settlement also experienced a significant increase in median age between 2000 and 2010. In contrast, the median age in Sansom Park and River Oaks during this decade actually fell, which is likely attributable to the growing Hispanic population. Almost all communities in the PLMC study area saw growth in the Hispanic population, with approximately half of residents in River Oaks and Sansom Park identifying as Hispanic in the 2010 Census (See Table 4).

Table 3 Median Age, 1990-2010

Median Age	1990	2000	2010
State of Texas	30.7	32.3	33.6
Tarrant County	30.5	32.3	33.4
Fort Worth	30.3	30.9	31.2
Study Area Cities			
Benbrook	34.1	39.2	42.7
Lake Worth	34.8	38.1	40.1
River Oaks	35.1	35.5	34.4
Sansom Park	32.6	33.9	30.3
Westworth Village	29.8	33.8	33.6
White Settlement	33.8	30.6	34.7

Source: US Census Bureau

Table 4 Race and Ethnicity, 2000-2010

State of Texas	2000 Pop	% of Total 2000 Pop	2010 Pop	% of Total 2010 Pop
White	14,799,505	71.0%	17,701,552	70.4%
Black	2,404,566	11.5%	2,979,598	11.8%
Asian	562,319	2.7%	964,596	3.8%
Hispanic	6,669,666	32.0%	9,460,921	37.6%
Total Population	20,851,820[1]	See Note 1	25,145,561[1]	See Note 1
Tarrant County	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	1,030,208	71.2%	1,205,530	66.6%
Black	185,143	12.8%	268,983	14.9%
Asian	52,594	3.6%	84,561	4.7%
Hispanic	285,290	19.70%	482,977	26.7%
Total Population	1,446,219[1]	See Note 1	1,809,034	See Note 1
Benbrook	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	17,844	88.3%	18,423	86.8%
Black	894	4.4%	1,130	5.3%
Asian	433	2.1%	409	1.9%
Hispanic	1,406	7.0%	2,373	11.2%
Total Population	20,208	See Note 1	21,234[1]	See Note 1
Lake Worth	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**

White	4,073	71.0%	3,853	84.1%
Black	40	11.5%	68	1.5%
Asian	44	2.7%	34	0.7%
Hispanic	670	32.0%	1,192	26.0%
Total Population	4,618[1]	See Note 1	4,584[1]	See Note 1
River Oaks	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	5,926	84.8%	3,853	51.9%
Black	28	0.4%	68	0.9%
Asian	54	2.7%	34	0.7%
Hispanic	1,902	27.2%	3,610	48.6%
Total Population	6,985[1]	See Note 1	7,427[1]	See Note 1
Sansom Park	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	3,397	81.2%	1,967	42.0%
Black	18	0.4%	58	1.2%
Asian	24	0.6%	27	0.7%
Hispanic	1,180	28.2%	2,563	54.7%
Total Population	4,181[1]	See Note 1	4,686[1]	See Note 1
Westworth Village	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	1,738	81.8%	2,012	81.4%
Black	90	4.2%	142	5.7%
Asian	28	1.3%	33	0.7%
Hispanic	396	18.6%	645	26.1%
Total Population	2,124[1]	See Note 1	2,472[1]	See Note 1
White Settlement	**2000 Pop**	**% of Total 2000 Pop**	**2010 Pop**	**% of Total 2010 Pop**
White	12,730	82.3%	12,949	80.3%
Black	600	3.9%	548	3.4%
Asian	217	1.4%	262	1.6%
Hispanic	2,017	13.0%	4,030	25.0%
Total Population	15,472[1]	See Note 1	16,116	See Note 1

Source: US Census Bureau

Notes: [1] The population total by category and category percentages in table do not add to 100%. US Census statistics treat race and ethnicity as separate categories. The Hispanic category includes individuals that self-identify with one or more race categories.

E. Housing and Income

<u>Housing Trends</u>

Indicative of population growth over the previous decade, the state, region and county, along with the City of Fort Worth, experienced an increase of about 20% in the formation of new households between 2000 and 2010 (see Table 5). The PLMC communities formed new households at a much more modest rate of about 10%. River Oaks experienced a slight decline in the number of households. The number of Westworth Village households increased by 34.5% in the last 10 years due to new housing and apartment development.

Table 5 Household Formation Trends, 1990-2010

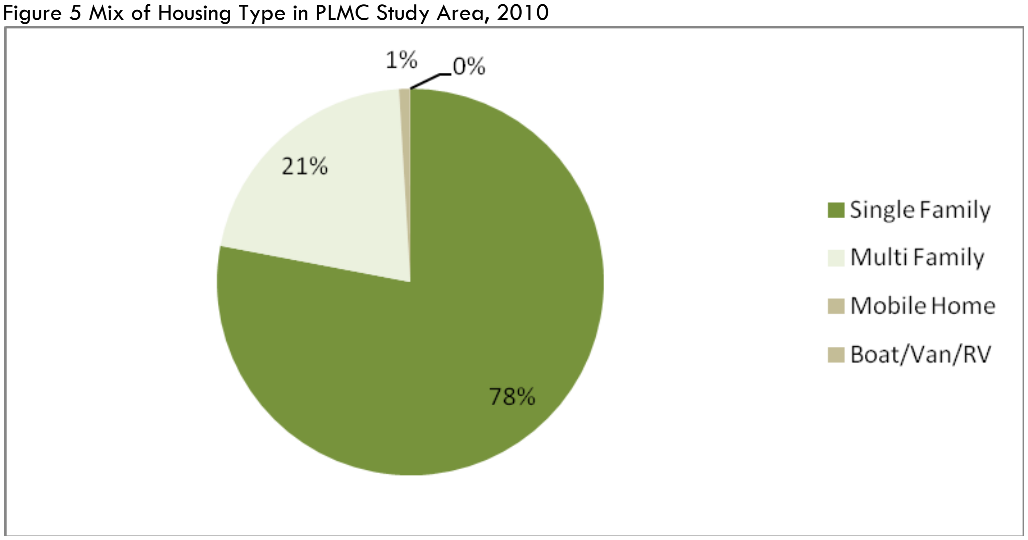
Total Households	US Census 1990	US Census 2000	% change 90-00	US Census 2010	% change 00-10
Texas	6,070,937	7,393,354	21.8%	8,922,933	20.7%
Dallas-Fort Worth-Arlington MPA	1,497,259	1,895,138	26.6%	2,298,498	21.3%
Tarrant County	438,634	533,864	21.7%	657,134	23.1%

Benbrook	7,863	8,599	9.4%	9,408	9.4%
Fort Worth	168,274	195,078	15.9%	262,652	34.6%
Lake Worth	1,638	1,660	1.3%	1,662	0.1%
River Oaks	2,682	2,713	1.2%	2,636	-2.8%
Sansom Park	1,348	1,422	5.5%	1,428	0.4%
Westworth Village	814	783	-3.8%	1,044	33.3%
White Settlement	5,611	5,614	0.1%	5,987	6.6%

Source: US Census Bureau

The mix of available housing in the PLMC study area is less diverse than the state, region, and county overall. As shown in Figure 5, more than three in four housing units in the six communities are single-family. Westworth Village and White Settlement have the highest share of multi-family units, consisting of about one-quarter of the total housing supply. Table 6 outlines the breakdown of housing types in further details, showing housing type totals and change for the years 1990 to 2000.

Figure 5 Mix of Housing Type in PLMC Study Area, 2010



Source: US Census Bureau

Table 6 Housing Type Totals and Percent Change, 1990-2010

Housing Types by State, MPA, County, and City – 2000 to 2010								
Texas	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	7,008,999		8,157,575	16.4%		9,996,209	22.5%	
Single Family	4,604,014	65.7%	5,420,910	17.7%	66.5%	6,775,831	25.0%	67.8%
Multi Family	1,774,324	25.3%	1,970,700	11.1%	24.2%	2,444,680	24.1%	24.5%
Mobile Home	547,911	7.8%	731,652	33.5%	9.0%	758,960	3.7%	7.6%
Boat/Van/RV	82,750	1.2%	34,313	-58.5%	0.4%	16,738	-51.2%	0.2%
Dallas-Fort Worth-Arlington	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,685,191		2,014,755	19.6%		2,507,538	24.5%	
Single Family	1,037,620	61.6%	1,282,775	23.6%	63.7%	1,662,181	29.6%	66.3%
Multi Family	555,138	32.9%	629,505	13.4%	31.2%	749,314	19.0%	29.9%

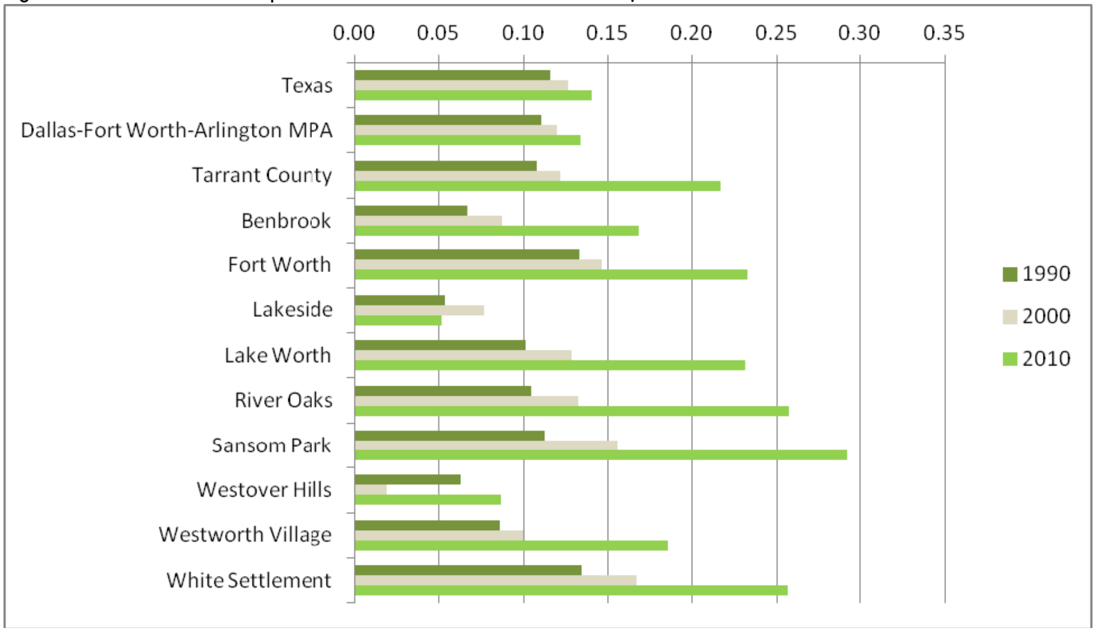
Mobile Home	92,333	5.5%	98,515	6.7%	4.9%	94,294	-4.3%	3.8%
Boat/Van/RV			3,559		0.2%	1,749	-50.9%	0.1%
**Note 1990 MblHms & Boats Combined*								
Tarrant County	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	491,152		565,830	15.2%		716,099	26.6%	
Single Family	317,891	64.7%	381,553	20.0%	67.4%	493,146	29.2%	68.9%
Multi Family	156,319	31.8%	169,632	8.5%	30.0%	206,089	21.5%	28.8%
Mobile Home	16,942	3.4%	14,065	-17.0%	2.5%	16,016	113.9%	2.2%
Boat/Van/RV			580	0.0%	0.1%	642	0.2%	0.1%
**Note 1990 MblHms & Boats Combined*								
Benbrook	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	8,377		8,885	6.1%		9,858	11.0%	
Single Family	5,794	69.2%	6,339	9.4%	71.3%	7,089	0.0%	71.9%
Multi Family	2,549	30.4%	2,533	-0.6%	28.5%	2,769	9.3%	28.1%
Mobile Home	34	0.4%	13	-2100.0%	0.1%	-		
Boat/Van/RV	-		-			-		
**Note 1990 MblHms & Boats Combined*								
Fort Worth	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	194,429		211,035	8.5%		291,676	38.2%	
Single Family	124,107	63.8%	139,160	12.1%	65.9%	199,692	43.5%	68.5%
Multi Family	65,349	33.6%	68,029	4.1%	32.2%	86,780	27.6%	29.8%
Mobile Home	4,973	2.6%	3,786	-23.9%	1.8%	4,828	27.5%	1.7%
Boat/Van/RV			190	0.0%	0.1%	376	97.9%	0.1%
**Note 1990 MblHms & Boats Combined*								
Lakeside	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	333		435	30.6%		609	40.0%	
Single Family	330	99.1%	424	28.5%	97.5%	609	43.6%	100.0%
Multi Family	1	0.3%	4	300.0%	0.9%	0	-100.0%	0.0%
Mobile Home	2	0.6%	0	-100.0%	0.0%	0	0.0%	0.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Lake Worth	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,778		1,750	-1.6%		1,742	-0.5%	
Single Family	1,678	94.4%	1,656	-1.3%	94.6%	1,685	1.8%	96.7%
Multi Family	50	2.8%	57	14.0%	3.3%	46	-19.3%	2.6%
Mobile Home	50	2.8%	37	-26.0%	2.1%	11	-70.3%	0.6%
Boat/Van/RV			-	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
River Oaks	**1990**	**% of**	**2000**	**90-00**	**% of**	**2010**	**00-10**	**% of**

		Total		Change	Total		Change	Total
Total Housing Units	2,877		2,851	-0.9%		2,916	2.3%	
Single Family	2,664	92.6%	2,665	0.0%	93.5%	2,710	1.7%	92.9%
Multi Family	148	5.1%	164	10.8%	5.8%	206	25.6%	7.1%
Mobile Home	65	2.3%	75	15.4%	2.6%	0	-100.0%	0.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Sansom Park	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,482		1,493	0.7%		1,450	-2.9%	
Single Family	1,364	92.0%	1,387	1.7%	92.9%	1,337	-3.6%	92.2%
Multi Family	62	4.2%	6	-90.3%	0.4%	57	850.0%	3.9%
Mobile Home	56	3.8%	76	35.7%	5.1%	56	-26.3%	3.9%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Westover Hills	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	267		274	2.6%		294	7.3%	
Single Family	265	99.3%	274	3.4%	100.0%	291	6.2%	99.0%
Multi Family	1	0.4%	0	-100.0%	0.0%	0	0.0%	0.0%
Mobile Home	1	0.4%	0	-100.0%	0.0%	3	0.0%	1.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Westworth Village	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,133		855	-24.5%		1,150	34.5%	
Single Family	1,119	98.8%	846	-24.4%	98.9%	865	2.2%	75.2%
Multi Family	10	0.9%	9	-10.0%	1.1%	268	2877.8%	23.3%
Mobile Home	4	0.4%	0	-100.0%	0.0%	17	0.0%	1.5%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
White Settlement	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	6,167		6,029	-2.2%		6,377	5.8%	
Single Family	4,367	70.8%	4,223	-3.3%	70.0%	4,640	9.9%	72.8%
Multi Family	1,598	25.9%	1,554	-2.8%	25.8%	1,599	2.9%	25.1%
Mobile Home	202	3.3%	188	-6.9%	3.1%	125	-33.5%	2.0%
Boat/Van/RV			64	0.0%	1.1%	13	-79.7%	0.2%
**Note 1990 MblHms & Boats Combined*								

Source: US Census

A higher percentage of female-headed households in a community indicates a greater risk of poverty and economic instability in families. Several PLMC communities, including Sansom Park, River Oaks, Lake Worth and White Settlement have 2010 percentages of female-headed households that exceed state, regional and county ratios (See Figure 6).

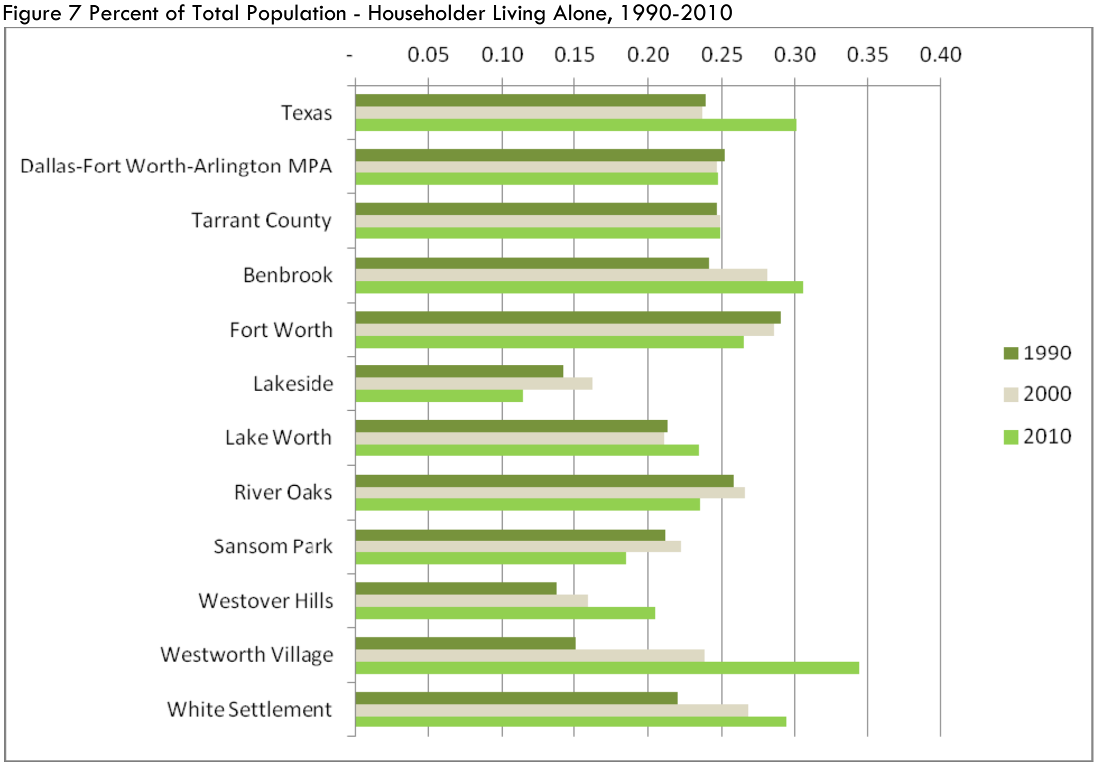
Figure 6 Percent of Total Population – Female-Headed Household, 1990-2010



Source: US Census Bureau

The number of householders living alone in the PLMC study area has remained fairly constant over last three census periods (See Figure 7). Westworth Village saw growth in the share of single householders attributable to apartment development. The number of single households declined in Sansom Park and River Oaks, reflecting an increase likely due to an increase in the Hispanic population.

Figure 7 Percent of Total Population - Householder Living Alone, 1990-2010



Source: US Census Bureau

Average household size grew in the PLMC study area communities of River Oaks and Sansom Park, but declined in Benbrook and Westworth Village (See Table 7).

Table 7 Average Household Size, 2000-2010

	2000	2010
State of Texas	2.74	2.75
Tarrant County	2.67	2.72
Fort Worth	2.67	2.77
Benbrook	2.33	2.25
Lake Worth	2.70	2.69
River Oaks	2.57	2.82
Sansom Park	2.87	3.22
Westworth Village	2.71	2.37
White Settlement	2.55	2.59

Source: US Census Bureau

Though relatively constant over the last three years, housing values in the PLMC study area lag the state, county and region (See Tables 8 and 9). Owner-occupied median value is above $100,000 for Texas, Tarrant County, Benbrook and Fort Worth. Sansom Park has the lowest value at $64,600. Housing values in White Settlement, Westworth Village, River Oaks and Lake Worth range from the upper $70s to mid $80s. White Settlement has experienced a sharp decline in appraised average market value since 2010.

Table 8 Median Owner-Occupied Home Value, 2010

Median Owner-Occupied Home Value	2010
Texas	$128,000
Tarrant County	$137,100
Benbrook	$132,900
Fort Worth	$124,400
Lake Worth	$83,900
River Oaks	$82,000
Sansom Park	$64,600
Westworth Village	$78,100
White Settlement	$77,100

Source: US Census Bureau

Table 9 Single-Family Average Market Value, 2010

Single-Family Average Market Value – Tarrant County Appraisal District			
	2010	2011	2012
Texas	N/A	N/A	N/A
Dallas-Fort Worth-Arlington MPA	N/A	N/A	N/A
Tarrant County	$ 146,873	$ 146,873	$ 147,542
Benbrook	$ 143,510	$ 144,080	$ 143,700
Fort Worth	$ 118,137	$ 119,944	$ 120,041
Lakeside	$ 176,266	$ 177,573	$ 174,281
Lake Worth	$ 70,165	$ 69,247	$ 69,620
River Oaks	$ 68,432	$ 68,229	$ 67,949
Sansom Park	$ 55,139	$ 51,682	$ 51,634
Westover Hills	$ 1,630,031	$ 1,695,766	$ 1,746,263
Westworth Village	$ 139,057	$ 126,188	$ 138,420
White Settlement	$ 93,887	$ 61,238	$ 60,712

Source: Tarrant County Appraisal District

The housing tenure mix within the PLMC study area is comparable to the county overall (See Table 10). Westworth Village and White Settlement have the highest shares of rental housing at 41%.

Table 10 PLMC Housing Tenure, 2010

PLMC Housing Tenure	2010 Owner Occupied Housing Units	% of Occupied	2010 Renter Occupied Housing Units	% of Occupied
Tarrant County	408,824	62%	248,310	38%
Benbrook	6,512	69%	2,896	31%
Fort Worth	155,420	59%	107,232	41%
Lake Worth	1,220	76%	391	24%
River Oaks	1,915	73%	721	27%
Sansom Park	985	68%	465	32%
Westworth Village	560	59%	391	41%
White Settlement	3,395	59%	2,360	41%

Source: US Census Bureau

<u>Income Trends</u>

The Dallas-Fort Worth-Arlington Metropolitan Planning Area (MPA) exceeds the State of Texas in median household income for 2010, highlighting a robust regional economy (See Table 11). With the exception of Benbrook, all PLMC communities lagged regional and county median household incomes. However, River Oaks and White Settlement saw significant growth in median income levels over the previous decade. Though income is growing in all areas, the gap between region/county and city median income levels is greatest in Sansom Park.

Table 11 PLMC Median Household Income, 2000-2010

PLMC Median Household Income	US Census 2000	US Census 2010	% change 00-10
Texas	$39,927	$48,615	22%
Dallas-Fort Worth-Arlington MPA	$49,277	$54,449	10%
Tarrant County	$46,179	$52,385	13%
Benbrook	$50,978	$61,917	21%
Fort Worth	$37,074	$48,224	30%
Lake Worth	$39,101	$43,901	12%
River Oaks	$31,229	$46,100	48%
Sansom Park	$28,714	$33,750	18%
Westworth Village	$40,493	$45,550	12%
White Settlement	$32,598	$41,976	29%

Source: US Census Bureau

2. Economic Base Analysis

A. Introduction

This Economic Base Analysis provides an assessment of industry and employment characteristics and trends within the Planning for Livable Military Communities (PLMC) six-city study area adjacent to Naval Air Station Fort Worth-Joint Reserve Base (NAS Fort Worth JRB). The study area communities include the cities of: (1) Lake Worth, (2) River Oaks, (3) Sansom Park, (4) White Settlement, (5) Benbrook, (6) Westworth Village and (7) portions of Fort Worth north of downtown. The Appendix contains more detailed economic data.

B. Major employers

The PLMC study area claims two of the largest economic engines in Tarrant County. Naval Air Station Fort Worth Joint Reserve Base (NAS Fort Worth JRB) and Lockheed Martin Aeronautics employ almost 25,000 workers. Other large employers are in the oil and gas or technical fields. The public sector and several local retailers also generate a significant job base in the study area.

Table 12 Largest Employers

Largest Employers (100+)			
Name of Employer	**No. of Employees**	**Type of Product or Service**	**Location**
NAS Fort Worth, Joint Reserve Base	13,500	Military Services	Fort Worth
Lockheed Martin Aeronautics Co.	11,000	Aeronautics	Fort Worth
Weir SPM	1,500	Hdqtrs in Oil and Gas	White Settlement
RidgeMar Mall	1,400	Retail Center +5 Dept Stores	Fort Worth
White Settlement ISD	613	Public Education	White Settlement
Parker Aerospace-Stratoflex Products Division	580	Aerospace conveyance products	Fort Worth
Wal-Mart Super Center	550	Department Store	Lake Worth
Lake Worth ISD	535	Public Education	Lake Worth
Elbit Systems of America	500	Flight vision Systems	Fort Worth

FMC Carswell-Federal Medical Center	496	Federal Women Prisoner Health Care	Fort Worth
Castleberry ISD	468	Public Education	River Oaks, Sansom Park
Wal-Mart Super Center	400	Department Store	Westworth Village
FTW ISD-Burton Hill, Stripling MS and Arlington Heights HS	318	Education	Westworth Village
Wal-Mart Super Center	300	Department Store	Benbrook
Weatherford Industries	259	Geophysical Equipment	Benbrook
Lowe's Home Improvement Warehouse	200	Hardware and Bldg Materials	White Settlement
Target	200	Department Store	Lake Worth
Western Hills HS	181	Public High School	Benbrook
Cooperative Industries Aerospace & Defense	175	Aerospace wiring harnesses	White Settlement
Sam's Club	170	Wholesale General Merchandise	Westworth Village
West Side Campus of Care	150	Retirement home	White Settlement
Kohl's	150	Department Store	Lake Worth
Home Depot	150	Hardware & Bldg. Materials	Lake Worth
Lowes	140	Hardware & Bldg Materials	Westworth Village
City of White Settlement	137	Municipality	White Settlement
Benbrook Community Center/YMCA	120	Non Profit Fitness Center	Benbrook
Renaissance Park	110	Nursing Home	Benbrook
City of Benbrook	110	Municipality	Benbrook
Target	105	Department Store & Center	Fort Worth
City of Lake Worth	102	Municipality	Lake Worth
Abode Treatment Center	100	Nursing Home	White Settlement
Q-Max of American	101	Environmental	Benbrook
Benbrook Nursing & Rehabilitation	100	Nursing Home	Benbrook
Whip Industries	100	Metal Fabrication	White Settlement
Cracker Barrel Old Country Store	100	Restaurant	Benbrook
Buford Thompson	100	Hdts Development	White Settlement

Sources: Local Eco Development Agencies
City offices and local store managers

C. INDUSTRY TRENDS

Data on the formation of new businesses emphasizes the highly dynamic nature of the regional economy over the previous decade. The number of new establishments in the Dallas-Fort Worth Metropolitan Planning Area rose by more than 50% between 2000 and 2010 (See the Appendix for more detailed establishment data). The more modest 11% rate of business growth in Tarrant County was comparable to that of the State of Texas over the same period. The county saw significant growth in the oil and gas industry, as well as in the finance, professional, education, health care, arts, accommodations, and food service sectors. Following long-term national trends, the county saw a sharp decline in manufacturing between 2000 and 2010.

Table 13 Establishment Trends by Industry

	2000 Tarrant Co. Total Establishments	2010 Tarrant Co. Total Establishments	% Change
By NAICS codes			
All Establishments	33,368	37,001	10.9%
Agriculture, forestry, fishing	17	14	-17.6%
Mining, quarrying, oil & gas extraction	174	266	52.9%
Utilities	60	45	-25.0%
Construction	2,811	2,728	-3.0%
Manufacturing	1,897	1,595	-15.9%
Wholesale Trade	2,373	2,251	-5.1%
Retail Trade	5,111	5,409	5.8%
Transportation & warehousing	874	1,077	0.1%
Information	503	564	12.1%
Finance & insurance	2,151	2,718	26.4%
Real Estate	1,484	1,797	0.1%
Professional, scientific and technical	3,438	4,170	21.3%
Management of companies	309	297	-3.9%
Administrative and support	1,829	2,050	0.1%
Educational	344	459	33.4%
Health Care and social assistance	3,276	4,351	32.8%
Arts, entertainment & recreation	348	442	27.0%
Accommodation and food service	2,415	3,224	33.5%
Other Services	3,435	3,440	0.1%
Industries not classified	112	104	-7.1%
Unclassified	407	-	

Source: County Business Patterns

An analysis of employment trends by industry also reveals exceptional county growth in the oil and gas sector, along with strong increases in jobs related to the wholesale, transportation & warehousing, professional, scientific & technical, and arts and health care fields. Despite significant increases in multiple industry categories, the county lags the state and particularly the region in job growth over the previous decade.

Table 14 Employment Trends by Industry

	2000 Tarrant County Paid Employees	2010 Tarrant County Paid Employees	% Change
By NAICS codes			
Total all Sectors	640,927	671,984	4.8%
Agriculture, forestry, fishing	291	268	-7.9%
Mining, quarrying, Oil & Gas extraction	1,412	5,423	284.1%
Utilities	1,494	1,364	-8.7%
Construction			-12.4%

	38,382	33,616	
Manufacturing	91,966	70,617	-23.2%
Wholesale Trade	35,896	40,982	14.2%
Retail Trade	83,019	88,751	6.9%
Transportation & warehousing	22,958	39,250	71.0%
Information	15,352	13,456	-12.4%
Finance & insurance	28,788	39,396	36.8%
Real Estate	10,259	11,859	15.6%
Professional, scientific and technical	29,619	37,003	24.9%
Management of companies	15,024	18,624	24.0%
Administrative and support	76,503	56,505	-26.1%
Educational	9,436	11,323	20.0%
Health Care and social assistance	62,569	83,473	33.4%
Arts, entertainment & recreation	10,213	12,110	18.6%
Accommodation and food service	56,036	74,728	33.4%
Other Services	31,809	33,124	4.1%
Industries not classified	19,901	112	-99.4%

D. LABOR TRENDS

The region and county both have rates of labor force participation that exceed the state as a whole, as well as a higher percentage of females in the labor force. Reflecting proximity to NAS Fort Worth JRB, Westworth Village shows a notably higher percent of its population in the Armed Forces. See Table 15.

Table 15 Civilian Labor Force Trends

	% of Total Pop. in Civilian Labor Force	% of Pop. In Armed Forces	% of Pop. Not In Labor Force	% of Females in Labor Force over 16
2000-2010 US Census	**2010**	**2010**	**2010**	**2010**
Texas	64.7%	0.5%	34.8%	58.7%
12 County NCTCOG/MPA	70.2%	0.1%	29.7%	62.6%
Tarrant County	70.4%	0.2%	29.5%	62.9%
Benbrook	64.9%	0.1%	35%	58.4%
Fort Worth	67.9%	0.2%	31.9%	60.6%
Lake Worth	55.5%	0%	44.5%	53.7%
River Oaks	62.6%	0%	37.4%	48.9%
Sansom Park	61%	0%	39%	52.1%

Westworth Village	65.7%	2.7%	31.7%	63.8%
White Settlement	65.1%	0.1%	34.8%	55.2%

Source: US Census Bureau

As shown in Table 16, comparable to the state and region, the management, business, science & arts sector has the most employees followed by the sales industry.

Table 16 Occupation Distribution of Workforce, 2010

	2010 Texas	% of Total	2010 DFW MPA	% of Total	2010 Tarrant County	% of Total
Civilian Employed at 16 years or older	11,271,851		3,010,455		864,346	
Management, business, science & arts	3,862,509	34.3%	1,092,301	36.3%	306,096	35.4%
Service	2,005,054	17.8%	443,414	14.7%	129,059	14.9%
Sales and Office	2,833,081	25.1%	811,578	27.0%	234,283	27.1%
Natural Resources, construction & maintenance	1,257,302	11.2%	306,507	10.2%	84,833	9.8%
Construction, transportation & materials moving	1,313,905	11.7%	356,645	11.8%	110,075	12.7%

Source: U.S. Census Bureau

Both entry and experienced wages in the region exceed state wages in almost all occupational categories with the exception of the production sector. See Table 17.

Table 17 Wage Rates by Occupation, 2010

Occupational Title	Texas Mean Wage	DFW MSA Mean Wage	Texas Entry Wage	DFW MSA Entry Wage	Texas Experienced Wage	DFW MSA Experienced Wage
Total all occupations (Hourly)	$ 20.30	$21.89	$ 8.81	$ 9.29	$ 26.04	$28.19
Management Occupations (Hourly)	$49.44	$ 52.28	$ 23.69	$25.55	$62.32	$ 65.65
Business and Financial Operations Occupations (Hourly)	$31.94	$ 33.48	$ 17.91	$ 19.26	$38.96	$ 40.59
Computer and Mathematical Occupations (Hourly)	$37.21	$ 39.01	$ 21.24	$ 23.31	$ 45.19	$46.86
Architecture and Engineering Occupations (Hourly)	$ 38.27	$ 37.26	$ 20.11	$ 21.57	$47.34	$ 45.11
Life, Physical, and Social Science Occupations)Hourly)	$ 31.83	$ 33.43	$ 15.65	$16.51	$ 39.91	$ 41.90
Community and Social Service Occupations	$43,645.00	$ 46,919.00	$ 27,542.00	$28,388.00	$51,696.00	$56,185.00
Legal Occupations	$89,372.00	$ 96,930.00	$ 35,438.00	$39,886.00	116,339.00	$125,452.00
Education, Training, and Library Occupations	$48,461.00	$ 50,043.00	$ 25,367.00	$27,827.00	$60,007.00	$ 61,151.00
Arts, Design, Entertainment, Sports, and Media Occupations	$46,717.00	$50,360.00	$ 21,475.00	$22,274.00	$59,338.00	$ 64,402.00
Healthcare Practitioners and Technical Occupations	$67,420.00	$72,320.00	$ 32,131.00	$35,331.00	$85,064.00	$ 90,814.00
Healthcare Support Occupations	$24,565.00	$26,995.00	$ 16,904.00	$18,212.00	$28,395.00	$ 31,386.00
Protective Service Occupations	$39,325.00	$41,224.00	$ 20,726.00	$ 19,761.00	$48,625.00	$ 51,956.00
Food Preparation and Serving Related Occupations	$19,417.00	$19,787.00	$16,225.00	$16,298.00	$21,014.00	$21,532.00

Building and Grounds Cleaning and Maintenance Occupations	$22,077.00	$23,373.00	$16,705.00	$16,885.00	$24,763.00	$26,616.00
Personal Care and Service Occupations	$21,397.00	$ 24,253.00	$ 16,398.00	$16,614.00	$23,897.00	$28,073.00
Sales and Related Occupations	$35,654.00	$ 40,049.00	$ 16,839.00	$17,149.00	$45,061.00	$51,498.00
Office and Administrative Support Occupations	$32,400.00	$ 34,625.00	$ 19,709.00	$21,708.00	$38,746.00	$41,083.00
Farming, Fishing, and Forestry Occupations	$23,885.00	$ 26,024.00	$ 16,558.00	$17,263.00	$27,548.00	$30,405.00
Construction and Extraction Occupations	$36,313.00	$ 36,092.00	$ 22,343.00	$ 22,738.00	$43,299.00	$42,769.00
Installation, Maintenance, and Repair Occupations	$39,731.00	$ 41,256.00	$ 23,113.00	$ 24,993.00	$48,039.00	$49,388.00
Production Occupations	$32,712.00	$ 31,370.00	$18,801.00	$ 18,537.00	$39,667.00	$37,786.00
Transportation and Material Moving Occupations	$31,813.00	$ 33,027.00	$ 17,852.00	$ 18,195.00	$38,794.00	$40,444.00

As shown in Table 18, unemployment in the Tarrant County is comparable to the rates of joblessness across the state and region. While county unemployment has fallen in the last two years and remains significantly lower than the national rate, the ongoing effects of the recession continue to dampen employment well below 2000 levels.

Table 18 Labor Force and Unemployment Rates, 2000, 2010, 2012

	Unemployed Rate in 2000	Unemployed Rate in 2010	Unemployed Rate in 2012
Texas	4.4	8.2	6.9
12 County NCTCOG/MPA	3.6	8.0	6.7
Tarrant County	3.6	8.2	6.8

Source: Texas Workforce Commission

3. Highway Accessibility

Convenient highway access is one of the PLMC Study Area's greatest economic assets. The study area is served by IH 820, which runs along the western and northern edge of the study area and creates the top of a ring-road around the City of Fort Worth. IH 820 intersects with IH 35W in Blue Mound, TX, and runs north/south. Interstate 35 is a major trade route with Mexico running through Laredo, Austin and San Antonio in the south and Oklahoma City, Wichita, Kansas City, and Minneapolis in the north. Likewise, Interstates 30 and 20 run east/west on the south edge of the study area. Interstate 20 makes up the southern portion of the Fort Worth ring-road and runs west until it connects with IH 10, then runs west through Phoenix and on to Los Angeles. In the east, IH 20 continues across the country through Jackson, MS, Birmingham, AL and eventually connects with IH 95 in Florence, SC.

Within the PLMC Study Area, SH 199 (Jacksboro Highway) runs south from the City of Lake Worth through River Oaks and connects with N. Henderson Street in Downtown Fort Worth. SH 183 is the most significant east/west highway which starts near Ridgmar Mall in White Settlement and runs north through Westover Hills and River Oaks and intersects with IH 35 just east of the study area. Another important route in the southern portion of the study area is Camp Bowie Boulevard, which run east/west and is a significant commercial corridor. Camp Bowie Blvd. connects downtown Fort Worth to White Settlement.

D. GENERAL MARKET OVERVIEW AND GROWTH PROJECTIONS

1. Military and Defense Industry Presence in PLMC Study Area

Naval Air Station Fort Worth Joint Reserve Base (NAS Fort Worth JRB) includes Carswell Field, a military airbase located roughly 5 miles west of downtown Fort Worth, Texas. This military installation functions as a joint reserve base and is operated by U.S. Navy Reserve. NAS Fort Worth JRB was formerly known as Carswell Air Force Base, one of the nation's first strategic air command bases. In 1991 the facility was closed through the Base Realignment and Closure process; federal legislation governing the closure and realignment of military bases throughout the country. The 1,775-acre installation was recommissioned in 1994 as the country's first joint reserve base serving the training needs of multiple branches of the nation's armed services.[3]

The base, now part of Navy Installations Command (CNIC), is under the oversight of Commander, Navy Region Southeast. It hosts a variety of fighter/attack and airlift units from the reserve components of Navy, Marine Corps and U.S. Air Force. As of Spring 2012, there were 11,347 military and civilian personnel assigned to NAS Fort Worth JRB (including active duty, reserve, national guard, and civilians).

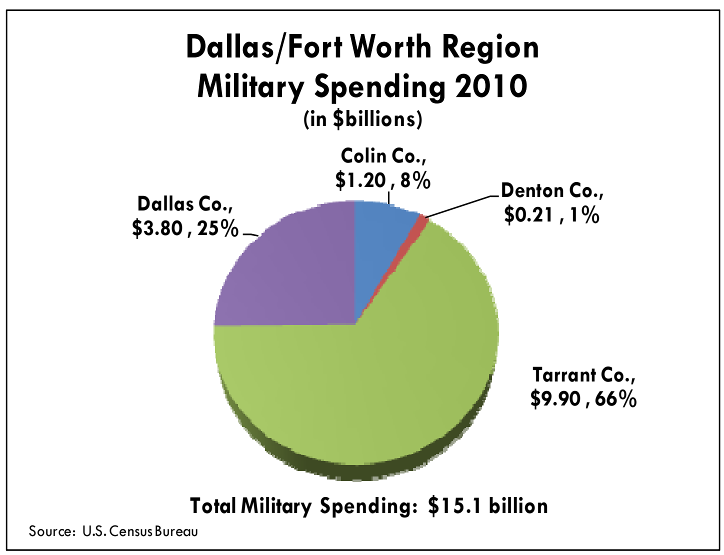
NAS Fort Worth JRB Personnel
March, 2012

Military Service	Active Duty	Reserves	Civilians	Total	% of Total
U.S. Army	20	405	-	425	3.7%
U.S. Marine Corp.	707	928	-	1,635	14.4%
U.S. Navy	989	3,066	-	4,055	35.8%
U.S. Air Force	545	1,525	-	2,070	18.3%
Air National Guard	235	804	-	1,039	9.2%
Department of Defense	-	-	2,113	2,113	18.6%
Total Personnel	2,496	6,728	2,113	11,337	100.0%
% of Total Personnel	22.0%	59.3%	18.6%	100.0%	

Source: Commander's Briefing, March 2012

According to NAS Fort Worth JRB Base Command, the installation contributes approximately $2.3 billion to the Dallas/Fort Worth MSA economy each year. The total personnel employed at the base makes NAS Fort Worth JRB the third largest employer in the State of Texas. In addition, the base serves a population of roughly 195,000 military personnel and their dependents, including a population of over 170,000 in retired military households.[4]

Figure 8



In conjunction with the military operations occurring at the installation, defense contractor, Lockheed Martin Corp. is located along the western edge of the air base and is Fort Worth's largest private employer. Lockheed is currently contracted to build the F-35 Lightening II Joint Strike Fighter. While Lockheed's presence at NAS Fort Worth JRB is not linked to the military mission, the contractor enjoys

[3] http://www.cnic.navy.mil/fortworth/index.htm
[4] Presentation of Commanding Officer, Capt. R.A. Bennett, March 2012.

joint use of the airfield for test flights. The F-35 contract awarded to Lockheed in 2001called for three variants of an affordable stealth fighter for the Air Force, Navy and Marine Corps and at least 10 other nations, including Britain, Canada, Turkey and Japan. The total cost is estimated at $395.7 billion, a 70 percent increase from a 2001 estimate equal to $233 billion in current dollars.[5] About 6,100 of Lockheed's 14,000 employees in Fort Worth are assigned to the F-35 project. With recent concerns over cost overruns, and the need to control federal spending, some defense industry experts are concerned about future production levels of the Joint Strike Fighter, which was originally set at 2,443 units. Reductions in these numbers could impact growth and economic prosperity in the region.

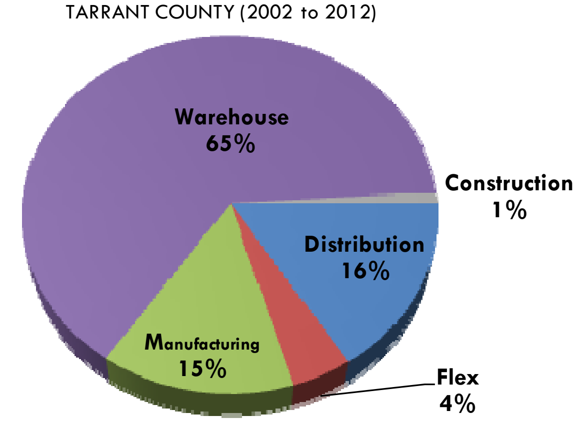
Annual defense spending in the Greater Dallas/Fort Worth Region equaled roughly $15.1 billion in 2010, and included money spent on procurement contracts (90.9%), salaries and wages (5.3%), retirement and disability payments (3.6%), and federal grants (0.2%). Figure 8 shows that roughly $9.9 billion or 66% of all annual military spending in the region occurred in Tarrant County. The PLMC study area is one of the region's largest and most important employment centers.[6]

4. Recent Development Trends (2002 to 2012)

In order to evaluate the pace of new non-residential development in Tarrant County, the analysis tracked different types of development during the past 10-year period (2002-2012). The data used for this analysis was obtained from the North Central Texas Council of Governments (NCTCOG) Development Monitoring database. The NCTCOG tracks all new residential and commercial development activity on a quarterly basis based on type of development and total building square feet and number of units, in the case of residential development.

Figure 9

INDUSTRIAL DEVELOPMENT BY BUILDING SF BUILT, UNDER CONSTRUCTION & PLANNED
TARRANT COUNTY (2002 to 2012)



Source: NCTCOG

Industrial development activity was segmented into: (1) warehouse, (2) distribution, (3) manufacturing, (4) flex and (5) construction. Flex space is typically defined as single story, industrial-type building space that's generally 25-100 percent office space, depending on the type of business. Contractors, product assemblers, Internet companies will utilize this space in different ways, thus the term "flex."

Between 2002 and 2012, roughly 65% of all space as built, under construction and planned, in Tarrant County has been classified as warehouse space and another 16% has been distribution (Figure 9). Together these two market segments total more than 28 million SF of new building space (Table 19). Another 7.1 million SF of manufacturing space has been added to the county's supply.

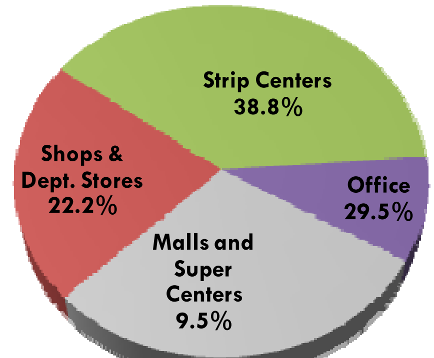
Approximately 10.5 million SF of new building space is currently under construction or has been proposed for development. Roughly 43% of all manufacturing space in the county is being proposed for development in the near future, as of March 2012.

[5] http://www.bloomberg.com/news/2012-06-19/lockheed-needs-pressure-to-pare-f-35-costs-levin-says.html
[6] *"Military Money Boosts Texas,"* DallasNews.com, Brendan Case and Mike Setzer, March 11, 2012.

In terms of office and retail development activity, more than 47.8 million SF of new building space has been constructed or has been proposed for development. This data were segmented into four categories including: (1) office, (2) shops & department stores, (3) strip centers, and (4) malls and super centers (Figure 10). Roughly 18.5 million SF or 38% of all commercial space was classified as strip centers over the past decade (Figure 10). Another 14 million SF was classified as office space (Table 20). Unlike industrial, where only 18.3% of new space was announced or conceptual, nearly 47% of office and retail space is so classified. This is seen as a very positive sign of economic recovery as most of this space is classified as strip shopping centers, shops and department stores.

Figure 10

OFFICE & RETAIL DEVELOPMENT BY BUILDING SF BUILT, UNDER CONSTRUCTION & PLANNED
TARRANT COUNTY (2002 to 2012)



TOTAL BUILDING SF = 47.8 MILLION

Source: NCTCOG

Figures 11 and 12 illustrate the geographic distribution of new industrial, office and retail space throughout Tarrant County between 2002 and 2012, as well as new development under construction and announced developments. Not surprisingly, the vast majority of industrial, warehouse/distribution and flex space has been constructed or proposed in close proximity to DFW International Airport along SH 360, just south of the airport. Another cluster of industrial development has occurred in the Blue Mound area at the intersection of IH 820 and IH 35W, as well as the Saginaw area at IH 820/SH 486 (Figure 11). For the most part, the PLMC Study Area has not attracted these types of uses over the past 10 years.

Table 19

Major Industrial Development Trends
Fort Worth; 2002 to 2012

Type	Number	Square Feet	% Total SF
BUILT			
Distribution	14	4,697,417	73.9%
Flex	4	1,822,695	95.4%
Manufacturing	15	4,026,844	56.4%
Warehouse	61	16,364,026	74.4%
Construction	1	22,000	100.0%
Total	**95**	**26,932,982**	72.0%
UNDER CONSTRUCTION			
Distribution	1	141,600	2.2%
Flex	0	0	0.0%
Manufacturing	1	3,108,000	43.6%
Warehouse	1	400,000	1.8%
Construction	0	0	0.0%
Total	**3**	**3,649,600**	9.8%
ANNOUNCED/CONCEPTUAL			
Distribution	3	1,515,875	23.9%
Flex	1	88,828	4.6%
Manufacturing	0	0	0.0%
Warehouse	11	5,226,128	23.8%
Construction	0	0	0.0%
Total	**15**	**6,830,831**	18.3%
TOTAL			
Distribution	18	6,354,892	17.0%
Flex	5	1,911,523	5.1%
Manufacturing	16	7,134,844	19.1%
Warehouse	73	21,990,154	58.8%
Construction	1	22,000	0.1%
Total	**113**	**37,413,413**	100.0%

Source: North Central Texas Council of Governments Development Monitoring Data and RKG Associates, Inc., (2002-2012)

Table 20

Major Office and Retail Development Trends
Fort Worth; 2002 to 2012

Type	Number	Square Feet	% Total SF
BUILT			
Office	29	7,049,300	50.0%
Shops & Dept. Stores	22	4,544,358	42.8%
Strip Centers	32	6,678,660	36.0%
Malls and Super Centers	13	4,095,423	100.0%
Total	**96**	**22,367,741**	47.2%
UNDER CONSTRUCTION			
Office	5	1,250,000	8.9%
Shops & Dept. Stores	4	326,000	3.1%
Strip Centers	7	1,435,954	7.7%
Malls and Super Centers	0	0	0.0%
Total	**16**	**3,011,954**	6.4%
ANNOUNCED/CONCEPTUAL			
Office	14	5,789,905	41.1%
Shops & Dept. Stores	7	5,740,600	54.1%
Strip Centers	19	10,435,817	56.3%
Malls and Super Centers	1	0	0.0%
Total	**41**	**21,966,322**	46.4%
TOTAL			
Office	48	14,089,205	29.8%
Shops & Dept. Stores	33	10,610,958	22.4%
Strip Centers	58	18,550,431	39.2%
Malls and Super Centers	14	4,095,423	8.6%
Total	**153**	**47,346,017**	100.0%

Source: North Central Texas Council of Governments Development Monitoring Data and RKG Associates, Inc., (2002-2012)

Figure 11

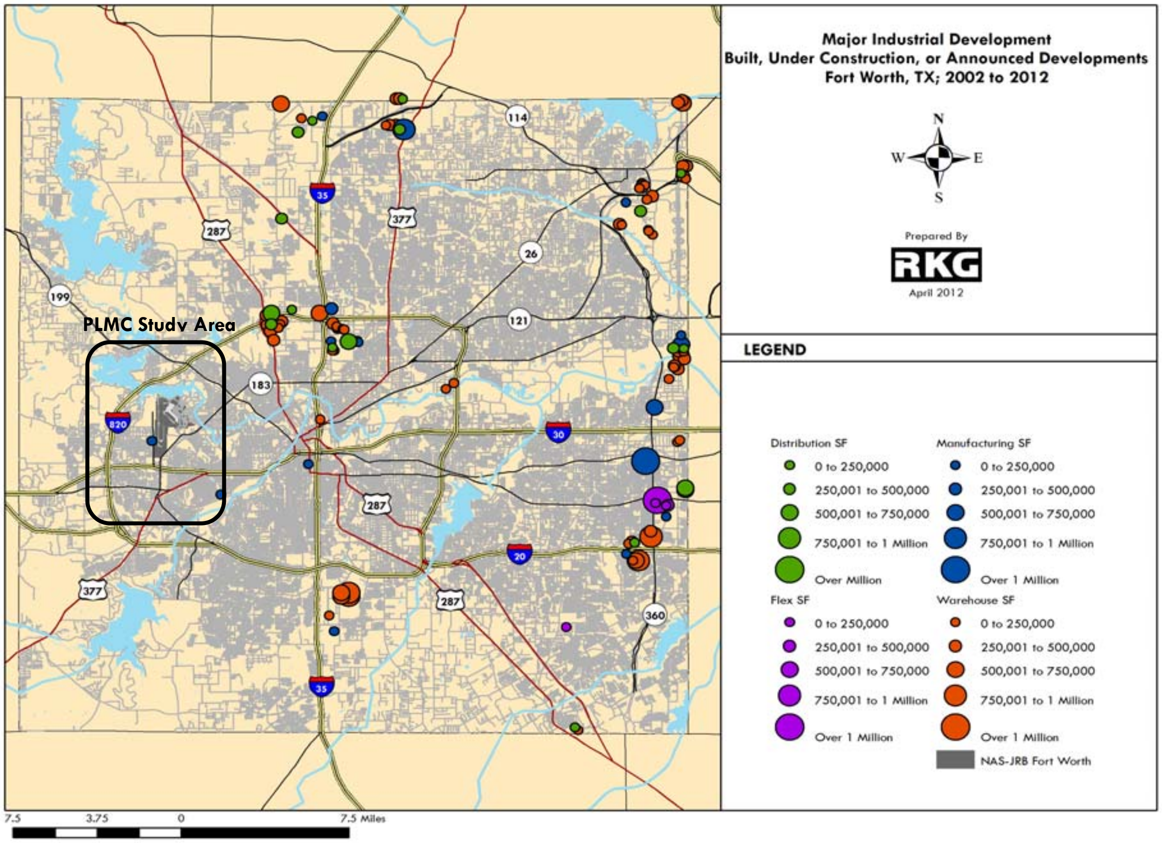
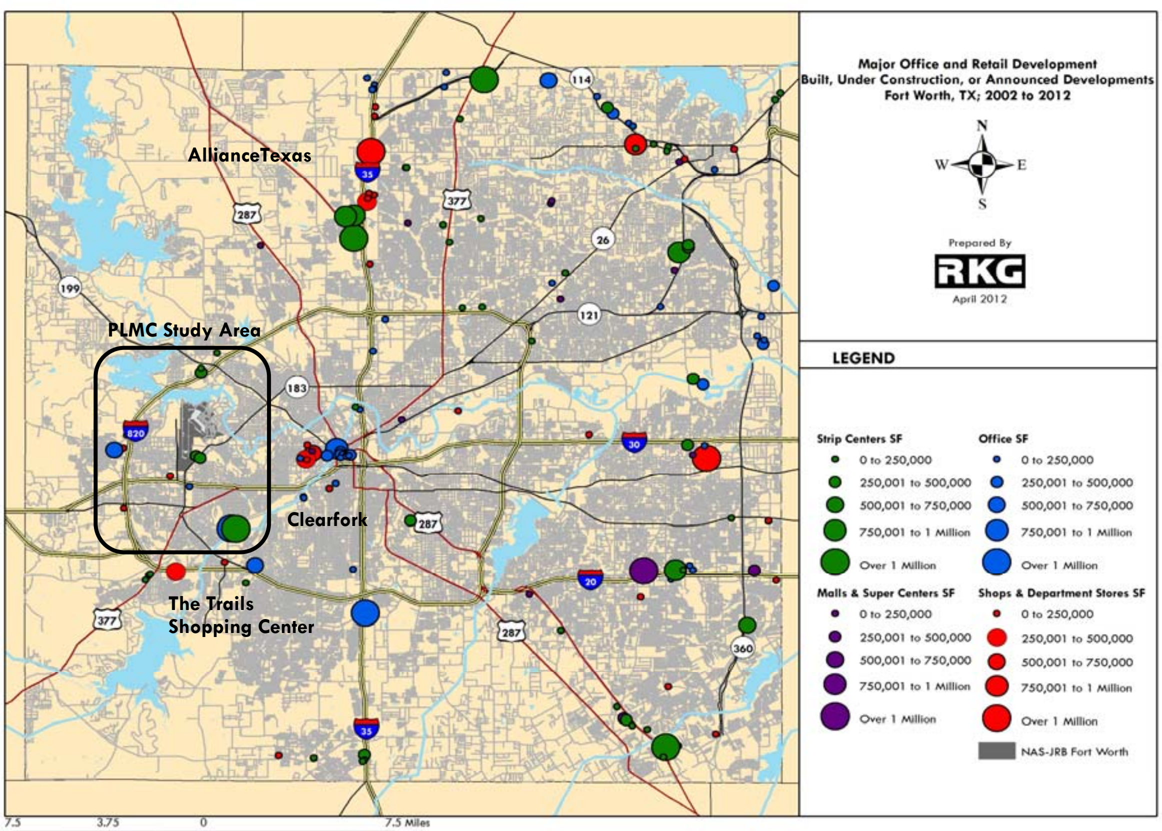


Figure 12



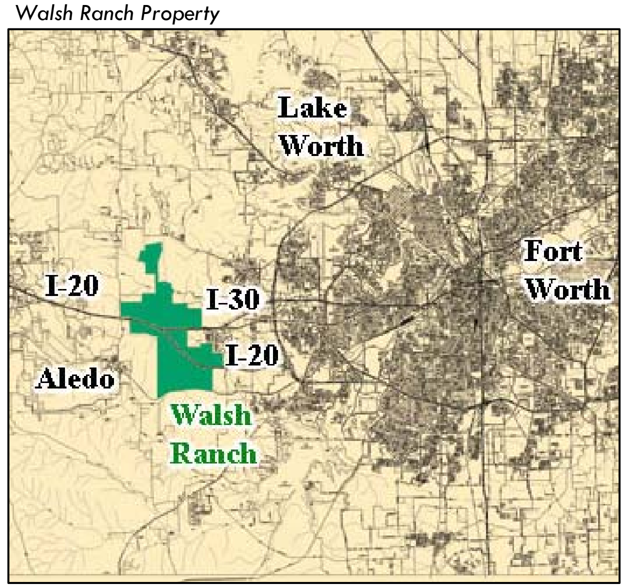
The distribution of office and retail development has been quite different, as much of the new development has clustered around the IH 35W corridor. The largest clusters appear at the intersection of IH 35W and IH 30 (office), downtown Fort Worth (office and strip retail) and in the AllianceTexas area, where large scale office, industrial, distribution, residential and retail development is occurring (Figure 12). The only area within the PLMC Study Area that has experienced significant industrial and commercial development is in the City of Lake Worth, where between 500,000 and 1 million SF of big box retail has been developed at the junction of Loop 820 and SH 199 (Jacksboro Highway) within the past decade.

A large cluster of retail, office and mixed-use development has been proposed on 850 acres north of the Trinity River known as the Edwards Ranch property. The main part of the development called "Clearfork" consists of 2 million SF of office space, 1.2 million SF of retail and approximately 2,500 residential units. This proposed development, located off Vickery Road, will be served by a new toll way called the Chisholm Trail Parkway. The six-lane parkway will extend 8.7 miles from the City of Fort Worth's Central Business District at IH 30 to southwest Fort Worth. In the future, the parkway will be extended 19 miles west to U.S. 67 in Cleburne, Texas.

Within the PLMC Study Area, the City of Benbrook is working with local retail experts and developers, Buxton Company, on the approval of The Trails Shopping Center at the corner of IH 20 and Winscott Road. The new 193-acre development will support 1.5 million SF of mixed-use development, which will include retail and entertainment uses. The project is project to create over 6,200 jobs and generate over $375 million in annual retail sales, based on the developer's early estimates.[7]

The largest single proposed development within proximity of the PLMC Study Area is known as the Walsh Ranch. Walsh Ranch is located in western Tarrant County and eastern Parker County about 3 1/2 miles west of the intersection of IH 30 with W. Loop 820. It is approximately 9 miles from the property to Downtown Fort Worth and 6 miles to Lockheed Martin production facility. Walsh Ranch has served as the headquarters of the Howard Walsh Family ranching operations for almost 60 years and is roughly 7,275 acres.

Walsh Ranch Property



The Walsh Ranch is projected to achieve build-out at more than 44,000 residents over several decades. The development would consist of:

- **Residential** - 18,157 units (Priced from $150,000 to $1 million)
- **Office** - 6.6 million SF
- **Commercial –** 1.8 million SF
- **Employment** - 37,000 jobs.[8]

[7] http://www.bizjournals.com/dallas/news/2011/07/06/regional-shopping-center-planned-for.html
[8] http://www.walshranch.com/index.html

In addition to the larger mixed-use developments described above, there are a number of urban mixed-use developments occurring within close proximity of the PLMC study area. Mixed-use developments are not tracked in the same way that other conventional developments are, because real estate development in this country has typically separated major land uses from each other. However, today's consumers are becoming more accepting of mixed-use projects where residential units are closely mixed with retail shopping, office space and entertainment facilities. In fact, three significant urban mixed-use projects that are present, or are currently being constructed in downtown Fort Worth near the city's cultural district.

A strong selling point for these developments is the opportunity for residents to live in an urban setting and to enjoy the cultural, transit and entertainment amenities available in a revitalized Downtown Fort Worth. Many of the people moving to these developments may work downtown and are seeking to eliminate or reduce their daily commutes and the fuel costs associated with getting into and out of the city. Below is a summary of these projects as prepared by the Congress for the New Urbanism.

a.) West 7th

Former abandoned industrial zone between museum district and revitalized Downtown. West 7th is the infill redevelopment of approximately six city blocks in Fort Worth's Cultural District near the Modern Art Museum of Fort Worth (designed by Tadao Ando). Property formerly occupied by Acme Brick. All former buildings were demolished and a new urban form established.

West 7th combines 315,000 square feet of retail, 240,000 square feet of office space, and 345 for-rent residential units. Tenants include a Movie Tavern theater, a Lucky Strike bowling alley, LA Fitness, Paciugo, and many local establishments such as Tillman's Roadhouse, Fort Worth City Market, Fred's Texas Cafe, Backwoods, Ali Baba Mediterranean Grill, and more.

Land area (in acres):	13 acres
Retail area (in sq. ft.):	315,000 SF
Office area (in sq. ft.):	240,000 SF
Number of residential units (include live/work):	345 Units
Project team designers:	Good, Fulton, & Farrell, Gideon Toal, and RTKL
Project team developers:	Cypress Equities

Features: Bus transit, Mixed uses, Rail/fixed guideway transit.

b.) SoSeven

SoSeven sites on an undeveloped infill site in a former abandoned industrial zone between the museum district and revitalizing Downtown Fort Worth. SoSeven is a 25-acre mixed-use development on a former undeveloped infill and greenfield sites adjacent to Trinity Park in Fort Worth's Cultural District. SoSeven combines 130,000 square feet of ground-level retail space with 72 upper-floor lofts, upper-floor office space, 59 Palladian townhomes, 65 modern condos, a Residence Inn hotel, and The Stayton at Museum Way high-rise retirement condo development. Currently announced retail tenants include Performance Playground, a bicycle shop, Primo's Bar & Grill, Hola! Tapas, Saint-Emilion, and Vino Jean Michael. The development features a new interior street system on the former greenfield site and several fountains & public plazas. Planned Fort Worth modern streetcar will run directly in front of development.

Land area (in acres):	25 acres
Retail area (in sq. ft.):	130,000 SF
Number of hotel units:	Residence Inn Hotel
Number of residential units (include live/work):	367 units
Project team designers:	Good, Fulton, and Farrell; Selzer Associates, Inc.
Project team developers:	Hughes Development

Features: Bus transit, Civic buildings & parks, Mixed uses, Rail/fixed guideway transit.

c.) Museum Place

Museum Place sits on a former abandoned infill area adjacent to the museum district and revitalized Downtown. Museum Place is an 11 acre mixed-use infill development in Fort Worth's Cultural District, directly adjacent to the Modern Art Museum, Kimbell Art Museum, and Carter Art Museum. The project restores urbanity to an existing street grid and creates new neighborhood center. The development totals 1,050,000 square feet of infill: 173,000 square feet of retail space, 40 for-purchase condos, 500 apartments, and 130,000 square feet of Class A office space, plus a new 6,000 square foot Post Office designed by Robert Venturi.

Land area (in acres):	11 acres
Total built area (in sq. ft.):	1,050,000 SF
Retail area (in sq. ft.):	173,000 SF
Office area (in sq. ft.):	130,000 SF
Number of residential units (include live/work):	540 units
Civic uses (type and size):	Post Office, public plazas
Project team designers:	Museum Place Development, Robert Venturi
Project team developers:	Museum Place Development

Features: Bus transit, Civic buildings & parks, Mixed uses, Rail/fixed guideway transit.[9]

5. North Fort Worth Development Gravity

The AllianceTexas area, which is home to one of the region's largest employment centers, is a 17,000-acre master planned, mixed-use community located approximately 14 miles north of downtown Fort Worth. Billed as the world's first purely industrial airport, it was developed in a joint venture between the City of Fort Worth, the Federal Aviation Administration, and the Hillwood Development Company, a real estate development company owned by Ross Perot, Jr. The official groundbreaking occurred in July 1988, and the airport officially opened the following year. The airport is owned by the City of Fort Worth and managed by Alliance Air Services, a subsidiary of Hillwood Development, and is the second largest airport facility in North Texas, behind only Dallas/Fort Worth International Airport (DFW).[10]

AllianceTexas is a fully intermodal facility offering air, rail and highway access. Alliance is home to over than 240 companies, including 65 from the Fortune 500, Global 500 or Forbes List of Top Private Companies. Over 28,000 employees and 7,340 single-family homes are included in this master-planned development. Primary uses include office, manufacturing, distribution, retail and service businesses.[11]

In recent years, residential and retail development have become more active as Alliance has expanded its mixed-use footprint beyond being a large airport commerce hub. Alliance Town Center is a 538,000 SF regional hybrid retail center. Phase I includes a 300-acre power center and lifestyle mixed-use development, which opened in Fall of 2008. A joint venture between Trademark Development and Hillwood Development, Inc., Alliance Town Center integrates retail, office, residential and hospital uses with seven national anchor stores.

The level of development occurring in the North Fort Worth area is creating a "gravity effect" and is pulling more development north of the PLMC Study Area. This is not an indication that the study area is not suitable for development, but rather the market and the City of Fort Worth are making strategic investments that are attracting development interests 5 to 10 miles north of the study area. The "leap-frogging" nature of this development is creating a hyper-competitive market environment north of downtown. In order to capture a fair share of future growth, the PLMC Study Area communities will have to reposition themselves as an attractive, in-close alternative to other rapidly growing areas like Alliance.

[9] Congress for the New Urbanism: http://www.cnu.org/taxonomy/term/236
[10] http://en.wikipedia.org/wiki/Fort_Worth_Alliance_Airport
[11] http://www.fortworthcoc.org/eco/industrial_bus.html#1

E. PLMC PROPERTY VALUES AND GENERAL BUILDING CONDITIONS

In order to understand the relative condition of buildings in the PLMC Study Area, an analysis of assessed property values was conducted for all residential, commercial (i.e., office and retail), and industrial/warehousing/distribution properties in Tarrant County. This analysis was supported by field research to verify conditions on the ground. Utilizing Tarrant County property assessor's data obtained from NCTCOG at the parcel level, assessed building values for each property, on a per square foot basis, was compared to the average assessed building value per square foot for all other properties within the same land use category. As an example, each residential structure (not including land) was compared against the average assessed building values of all other residential structures in Tarrant County. The individual values of each property ($/SF) were then calculated as a percentage of the average value in that building category. The comparison of per square foot values equalized differences between very large homes and modest size homes.

The analysis used average assessed values as a proxy for building conditions. In other words, the lower a building's value is (on a per square foot basis), as compared to other similar buildings, the more likely it is that the building is of lower quality. Typically, buildings are assessed at lower values when they become structurally or functionally obsolete or the structure has not been maintained. Although not a perfect indictor of building condition, the analysis highlights concentrations of properties that are valued comparatively lower, on average, than other properties in the same category. Areas where there are concentrations of lower values are represented as red or dark red and higher value buildings are depicted as pink. Parcels without buildings are not shown in Map 1.

The majority of buildings in the study area communities have values that are equal to at least half the average value of buildings in the County, if not greater. Compared to Tarrant County as a whole, the neighborhoods and Towns near NAS Fort Worth JRB are not drastically higher or lower than the average. However, there are pockets of comparatively low values (less than 50% of the average) that occur at several locations. In the future, these lower value areas may become prime revitalization areas. In such cases, strategies designed to encourage private owners to reinvest in their properties may be necessary to avoid further erosion of the city's tax base. In more extreme circumstances, property abandonment and blight conditions can increase the presence of crime and change neighborhoods over night.

Some of the areas of greatest concern include:

- <u>Sansom Park</u> – An area along the western side of Jacksboro Highway from IH 820 to Sansom Park's southern boundary shows signs of disinvestment. Much of this area is characterized as older, lower value commercial properties, many of them poorly suited for today's retail and service environment. Jacksboro Highway is an important commuting and commercial corridor leading into downtown Fort Worth. The traffic counts are in excess of 34,000 (both directions) at the intersection of IH 820 and Jacksboro Highway. Heading south on SH 199, traffic counts drop to roughly 17,000 vehicles per day (vpd) at the intersection with N. University Drive. Traffic volumes increase again heading into downtown Fort Worth. After crossing the Trinity River on N. Henderson vehicle counts exceed 33,000 vpd.[12]

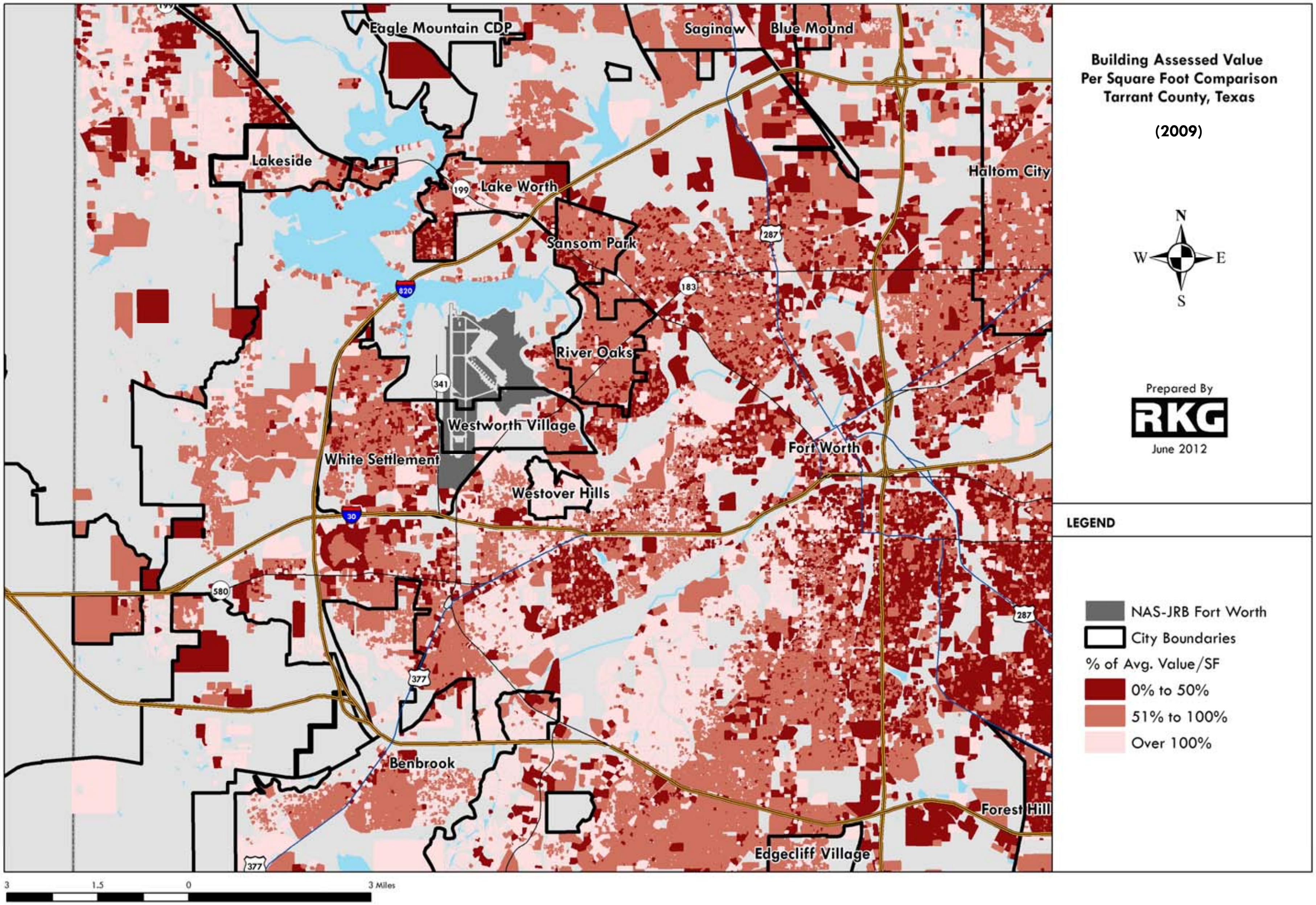
  Behind that row of commercial properties are several residential neighborhoods. Given the prime location, roughly 1 mile south of the interstate, revitalization of this area may be possible.
- <u>Lake Worth</u> – On the southwestern side of Lake Worth, a similarly situated group of residential neighborhoods exists. The homes are older and smaller and perhaps only need exterior repairs. The most sizeable concentration of lower property values occurs in the area

[12] Historical Traffic Counts, NCTCOG (http://www.nctcog.org/trans/data/trafficcounts/)

bounded by Navajo Trail (south), Hiawatha Trail (west), Comanche Trail (north) and Dakota Trail (east).

- River Oaks – A cluster of lower property values exist just outside the southeastern border of the River Oaks community. This area is bounded by Brookside Drive (south and east), Ester Drive (north), and Churchill Road.
- Fort Worth – A large, higher density apartment complex located on the southeast quadrants of the Interstate 820 and 30 intersection appears to be valued at less than 50% of the average assessed value of other apartment complexes in the County.

Map 1


Eagle Mountain CDP
Saginaw
Blue Mound
Lakeside
Lake Worth
Sansom Park
Haltom City
River Oaks
Westworth Village
White Settlement
Fort Worth
Westover Hills
Benbrook
Edgecliff Village
Forest Hill
Building Assessed Value
Per Square Foot Comparison
Tarrant County, Texas
(2009)
N
W
E
S
Prepared By
RKG
June 2012
LEGEND
NAS-JRB Fort Worth
City Boundaries
% of Avg. Value/SF
0% to 50%
51% to 100%
Over 100%
3
1.5
0
3 Miles

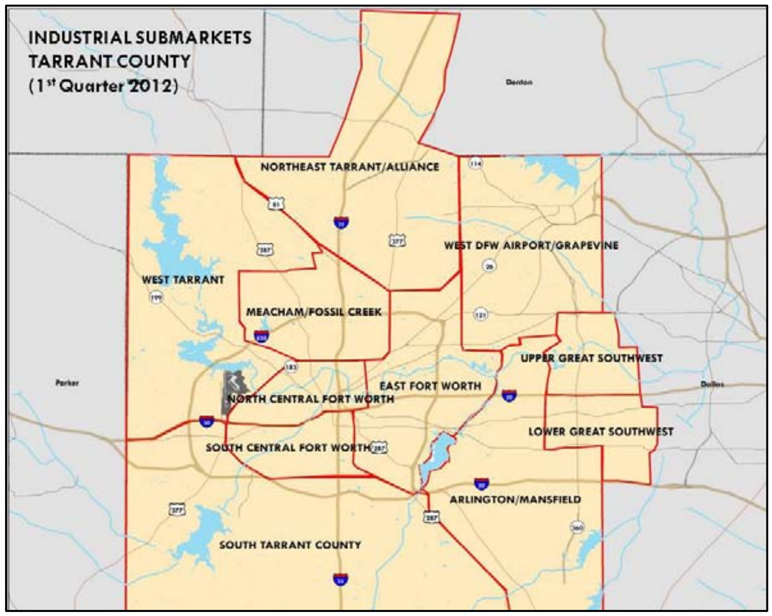
F. INDUSTRIAL MARKET

1. Submarket Description

The Tarrant County industrial market is comprised of 11 submarkets (Figure 13). The submarkets are devised by local brokers and market reporters. The data used for this analysis was obtain from Transwestern, a national commercial real estate services firm located in Houston, Texas with offices throughout the country. Transwestern's industrial submarket boundaries generally follow major highways or sometimes natural boundaries. In Tarrant County, the industrial submarkets include:

- Northeast Tarrant/Alliance
- West Tarrant
- West DFW Airport/ Grapevine
- Meacham/Fossil Creek
- North Central Fort Worth
- East Fort Worth
- Upper Great Southwest
- Lower Great Southwest
- South Central Fort Worth
- Arlington/Mansfield
- South Tarrant County

Figure 13

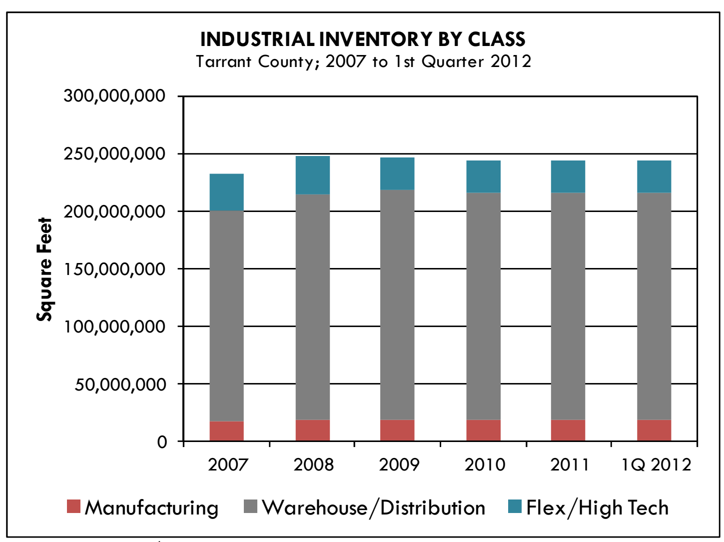


The Tarrant County industrial market is particularly well positioned by virtue of the region's interstate highway system. In fact, 10 of the 11 submarkets are served by at least one interstate highway. The only exception is the West DFW Airport/Grapevine submarket, which happens to benefit from its proximity to DFW International Airport.

2. Inventory Trends

The Tarrant County industrial inventory has remained fairly stable over the past five years. Since the beginning of the last recession in December 2007, the region realized a slight increase in industrial building supply from around 232 million SF to approximately 244 million SF in the first quarter of 2012. This resulted in a 5.1% increase in a little over four years (Figure 14). As a point comparison, the Dallas industrial market had roughly 458 million SF of industrial space in 19 submarkets in the first quarter of 2012. It should be noted that the inventory numbers

Figure 14



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012) reflect only non-owner-occupied buildings of at least 50,000 SF.

Approximately 197 million SF or 81% of the Tarrant County industrial supply is classified as warehouse/distribution space. Flex/High Tech space comprises 11.6% and manufacturing accounts for 9.5%. Industrial flex/high tech space is typically defined as single story, industrial-type building space that's generally 25-100 percent office space, depending on the type of business. Contractors, product assemblers, Internet companies will utilize this space in different ways, thus the term "flex."

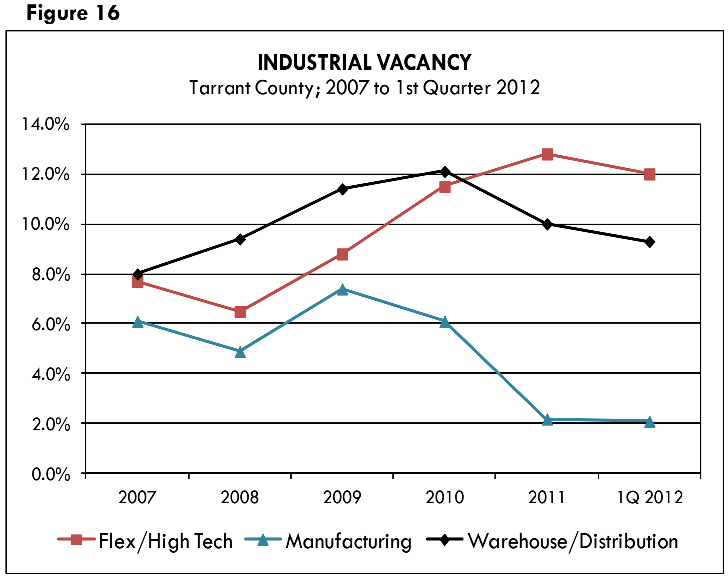
Since 2007, nearly all the net new industrial space added to the supply has been classified as warehouse/distribution space. Figure 15 illustrates how industrial space is distributed through the region by submarket. Two of the largest industrial submarkets include Upper Great Southwest (41 million SF) and Lower Great Southwest (29 million SF), which are located adjacent to DFW International Airport. These two submarkets account for nearly 29% of all industrial space in the Tarrant County market. The second largest submarket is located a few miles east of the PLMC Study Area, where nearly 31.5 million SF is clustered in the Meacham/Fossil Creek submarket. Fort Worth Meacham International Airport is one of the busiest general aviation and corporate air facilities in the DFW Metroplex and is the centerpiece to this large warehouse/distribution center.

Another large and emerging industrial market is located 5 to 10 miles north of the PLMC Study Area in the Northeast Tarrant/Alliance submarket. This area contains 28.7 million SF of space, with nearly 90% classified as warehouse/distribution space. Much of this industrial space is associated with the AllianceTexas development, which is rapidly shaping development patterns in the North Fort Worth area. The West Tarrant submarket is the area that includes the PLMC Study Area and NAS Fort Worth JRB. As compared to other Tarrant County submarkets, West Tarrant is quite small, comprising only 4.3 million SF, but proportionally has the largest share of manufacturing space (37%). The West Tarrant industrial submarket does not include the Lockheed Martin facilities, which are considered owner-occupied facilities on government-owned land.

3. Vacancy Trends

Since 2007, industrial vacancy rates have generally increased in the flex /high tech and warehouse and distribution markets. Vacancy rates peaked in 2010 for the warehouse/distribution market and 2011 in the flex market (Figure 16). Since these recent peaks, the share of vacant space has started to decline. Overall, Dallas/Fort Worth industrial vacancies declined from 11.9% in the 1st quarter 2011 to 9.9% in the 1st quarter in 2012. The Fort Worth/Tarrant County market experienced a decline from 9.7% to 9.0% during the same period.

Figure 16



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

The manufacturing market, which is the smallest of the three, has seen vacancy rates drop from 7.4% in 2009 to only 2.1% in the 1st quarter of 2012. This is largely due to robust leasing activity in the Upper and Lower Great Southwest submarkets near DFW International Airport.

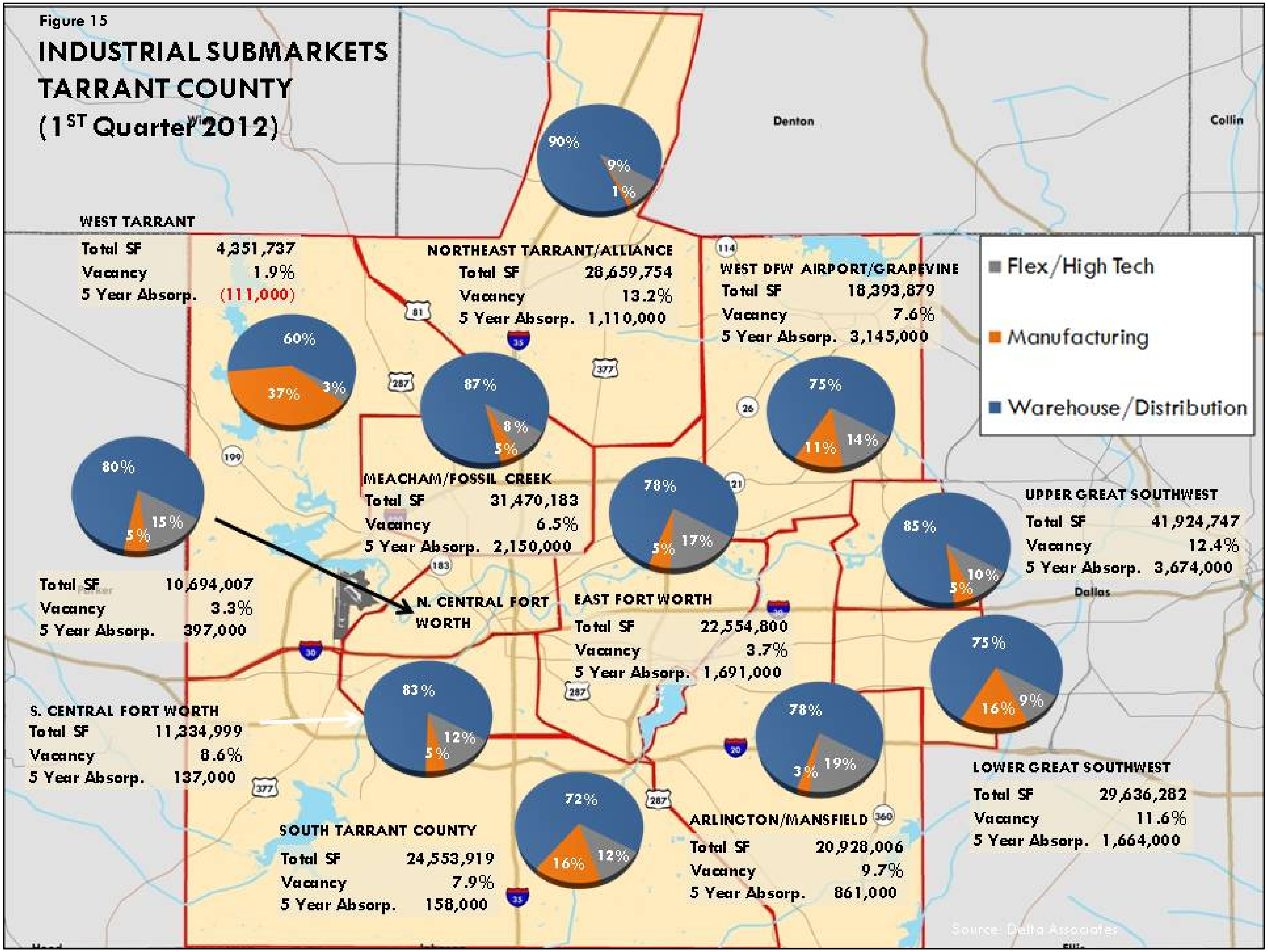
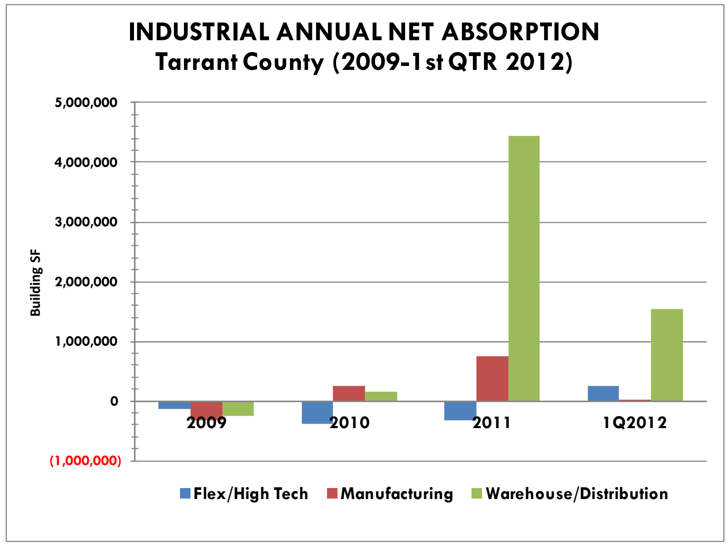


Figure 15
INDUSTRIAL SUBMARKETS
TARRANT COUNTY
(1ST Quarter 2012)
Flex/High Tech
Manufacturing
Warehouse/Distribution
WEST TARRANT
Total SF 4,351,737
Vacancy 1.9%
5 Year Absorp. (111,000)
60%
37%
3%
80%
15%
5%
Total SF 10,694,007
Vacancy 3.3%
5 Year Absorp. 397,000
NORTHEAST TARRANT/ALLIANCE
Total SF 28,659,754
Vacancy 13.2%
5 Year Absorp. 1,110,000
90%
9%
1%
87%
8%
5%
MEACHAM/FOSSIL CREEK
Total SF 31,470,183
Vacancy 6.5%
5 Year Absorp. 2,150,000
N. CENTRAL FORT WORTH
78%
5%
17%
EAST FORT WORTH
Total SF 22,554,800
Vacancy 3.7%
5 Year Absorp. 1,691,000
WEST DFW AIRPORT/GRAPEVINE
Total SF 18,393,879
Vacancy 7.6%
5 Year Absorp. 3,145,000
75%
11%
14%
85%
10%
5%
UPPER GREAT SOUTHWEST
Total SF 41,924,747
Vacancy 12.4%
5 Year Absorp. 3,674,000
75%
16%
9%
LOWER GREAT SOUTHWEST
Total SF 29,636,282
Vacancy 11.6%
5 Year Absorp. 1,664,000
S. CENTRAL FORT WORTH
Total SF 11,334,999
Vacancy 8.6%
5 Year Absorp. 137,000
83%
12%
5%
SOUTH TARRANT COUNTY
Total SF 24,553,919
Vacancy 7.9%
5 Year Absorp. 158,000
72%
16%
12%
78%
3%
19%
ARLINGTON/MANSFIELD
Total SF 20,928,006
Vacancy 9.7%
5 Year Absorp. 861,000
Denton
Collin
Dallas
Source: Delta Associates

4. Net Absorption Trends

Figure 17



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

Since the end of the economic recession in 2009, the Tarrant County industrial market has experienced positive net absorption of over 6 million SF (Figure 17). Most notably, the warehouse/distribution market has experienced the strongest net absorption by adding nearly 6 million SF within the past calendar year.

Since 2007, the most significant net absorption occurred in the Upper Great Southwest (3.7 million SF), Lower Great Southwest (3.1 million SF), and Meacham/Fossil Creek (2.4 million SF) submarkets (Figure 15). The West Tarrant submarket has not performed as well and has experienced negative net absorption of 111,000 SF over the past four years. However, within the past year roughly 50,000 SF of industrial space has been absorbed in this submarket.

5. Implications to PLMC Study Area

Based on the market research and an analysis of vacant land (see Map 3), the PLMC study area would seem to lack suitable land area of 50 to 250 acres to attract large-scale manufacturing or warehouse/distribution uses, similar to those found in the Meacham/Fossil Creek and the Northeast/Alliance submarkets. Integrated rail service is available to industrial users located off exits 13 and 15 of IH 820 near Meacham Airport and the Alliance area is served by Fort Worth Alliance Airport. As such, these submarkets are well equipped to meet the needs of the region's larger industrial tenants. However, there may be opportunities off IH 820 near the PLMC Study Area where larger, undeveloped land parcels appear to be available. With population growth moving further west of the study area, it is quite likely that developers will start to seek alternatives to locating large employment uses along the heavily traveled IH 35W corridor. Perhaps these uses will be smaller in size, but less congested and more easily accessible by the region's workforce.

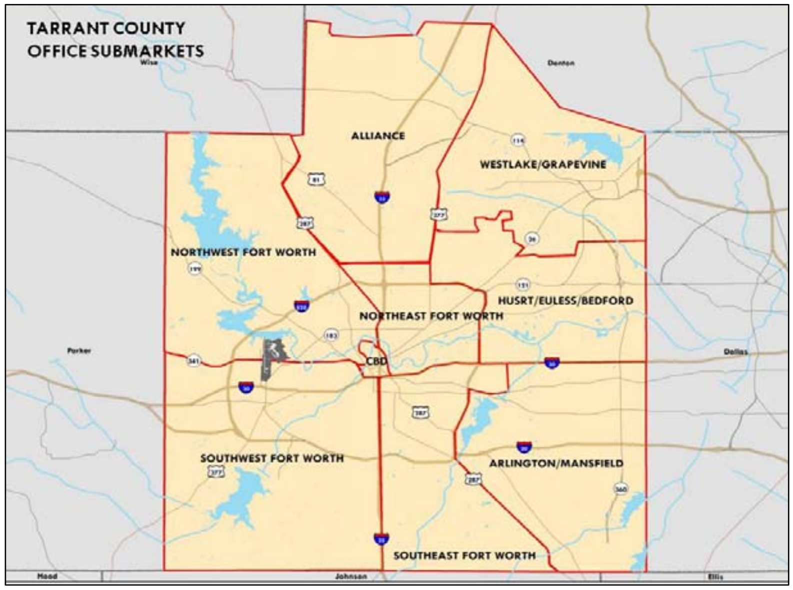
G. OFFICE MARKET

1. Submarket Description

The Tarrant County office market is comprised of 9 submarkets (Figure 18). The submarkets are devised by local brokers and market reporters. The data used for this analysis was obtain from Transwestern, a national commercial real estate services firm located in Houston, Texas with offices throughout the country. Transwestern's office submarket boundaries generally follow major highways or sometimes natural boundaries. In Tarrant County, the office submarkets include:

- Fort Worth CBD
- Northwest Fort Worth
- Alliance Air/Fossil Creek
- Westlake/Grapevine
- Hurst/Euless/Bedford
- Northeast Fort Worth
- Arlington
- Southeast Fort Worth
- Southwest Fort Worth

Figure 18



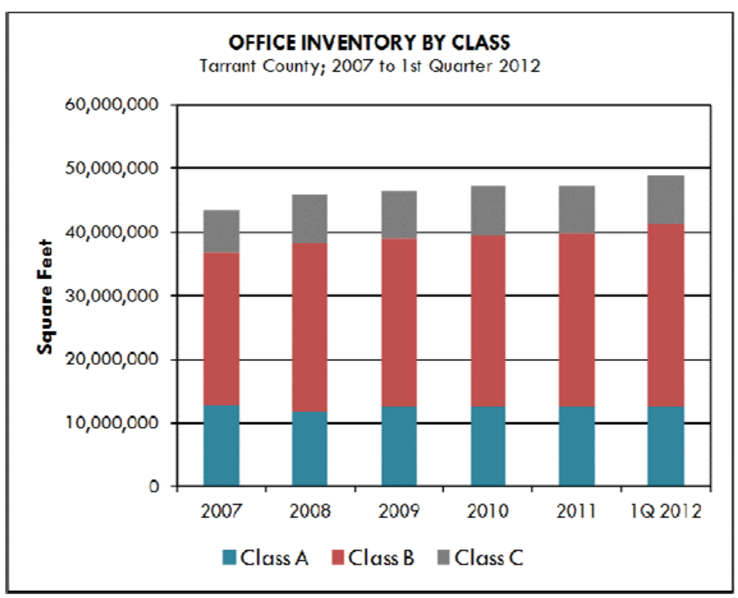
Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

2. Inventory Trends

Historical office inventory data from Transwestern was obtained that tracks office buildings of at least 15,000 SF in size. On a comparative basis, the Tarrant County office market is substantially less developed than the Dallas market. In the 1st quarter 2012, the total office space in Tarrant County was approximately 48.9 million SF, according to Transwestern (Figure 19). This amounted to roughly 20% of the 241 million SF office supply in Dallas during the same period.

This should not be surprising, given the difference in market size and the types of businesses located in the two markets. Dallas has been a premier

Figure 19



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012) corporate office location for decades and the supply of office space has been constructed in response to this level of demand. Although the Dallas CBD is still the region's biggest office market with over 36 million SF of building space, the Dallas suburbs now dwarf the CBD with over 204 million SF of building space.

Since the end of 2007, the Tarrant County office inventory has grown from 43.2 million SF to 48.9 million SF; an increase of 5.7 million SF or 13.2% increase during a very difficult economic period. For the most part, the Tarrant County office market is a Class B office market. Office buildings are typically classified as either A, B or C grade space. This classification is somewhat subjective and is based on a combination of location and physical characteristics. The CoStar Group, Inc., which is a national real estate market analytics firm, classifies office space in the following manner:

- **Class A** – Office buildings that generally qualify as extremely desirable investment-grade properties and command the highest rents or sale prices compared to other buildings in the same market. Such buildings are well located and provide efficient tenant layouts as well as high quality, and in some buildings, one-of-a-kind floor plans. These buildings contain modern mechanical systems, and have above-average maintenance and management as well as the best quality materials and workmanship in their trim and interior finishes. They are generally the most attractive and eagerly sought by investors willing to pay a premium for quality.

- **Class B –** A classification used to describe buildings that generally qualify as a more speculative investment, and as such, command lower rents or sale prices compared to Class A properties. Such buildings offer utilitarian space without special attractions, and have ordinary design, if new or fairly new; good to excellent design if an older non-landmark building. These buildings typically have average to good maintenance, management and tenants. They are less appealing to tenants than Class A properties, and may be deficient in a number of respects including floor plans, condition and facilities. They lack prestige and must depend chiefly on a lower price to attract tenants and investors.

- **Class C –** A classification used to describe buildings that generally qualify as no-frills, older buildings that offer basic space and command lower rents or sale prices compared to other buildings in the same market. Such buildings typically have below-average maintenance and management, and could have mixed or low tenant prestige, inferior elevators, and/or mechanical/electrical systems. These buildings lack prestige and must depend chiefly on a lower price to attract tenants and investors.

The Southwest Fort Worth is Tarrant County's largest office submarket at roughly 10.8 million SF in early 2012 (Figure 20). This submarket is located southwest of the Fort Worth CBD and is served by Interstates 20, 30, 820 and 35W, which makes it extremely accessible within the region. Based on the market research, an additional 2 million SF of office space may come on line within the next few years as part of the Clearfork development, which a large mixed-use development on 850-acres is known as the Edward's Ranch property. This proposed development, located off Vickery Road, will be served by a new toll way called the Chisholm Trail Parkway.

The submarkets closer to DFW International Airport such as Arlington/Mansfield, West Lake/Grapevine, and Hurst/Euless/Bedford are comprised of between 5 million and 8 million SF of office space, mostly Class B. The Northwest Fort Worth office submarket, which includes the PLMC study area, is the smallest office submarket in Tarrant County at nearly 605,000 SF. This represents about 1.2% of the total office supply in the region.

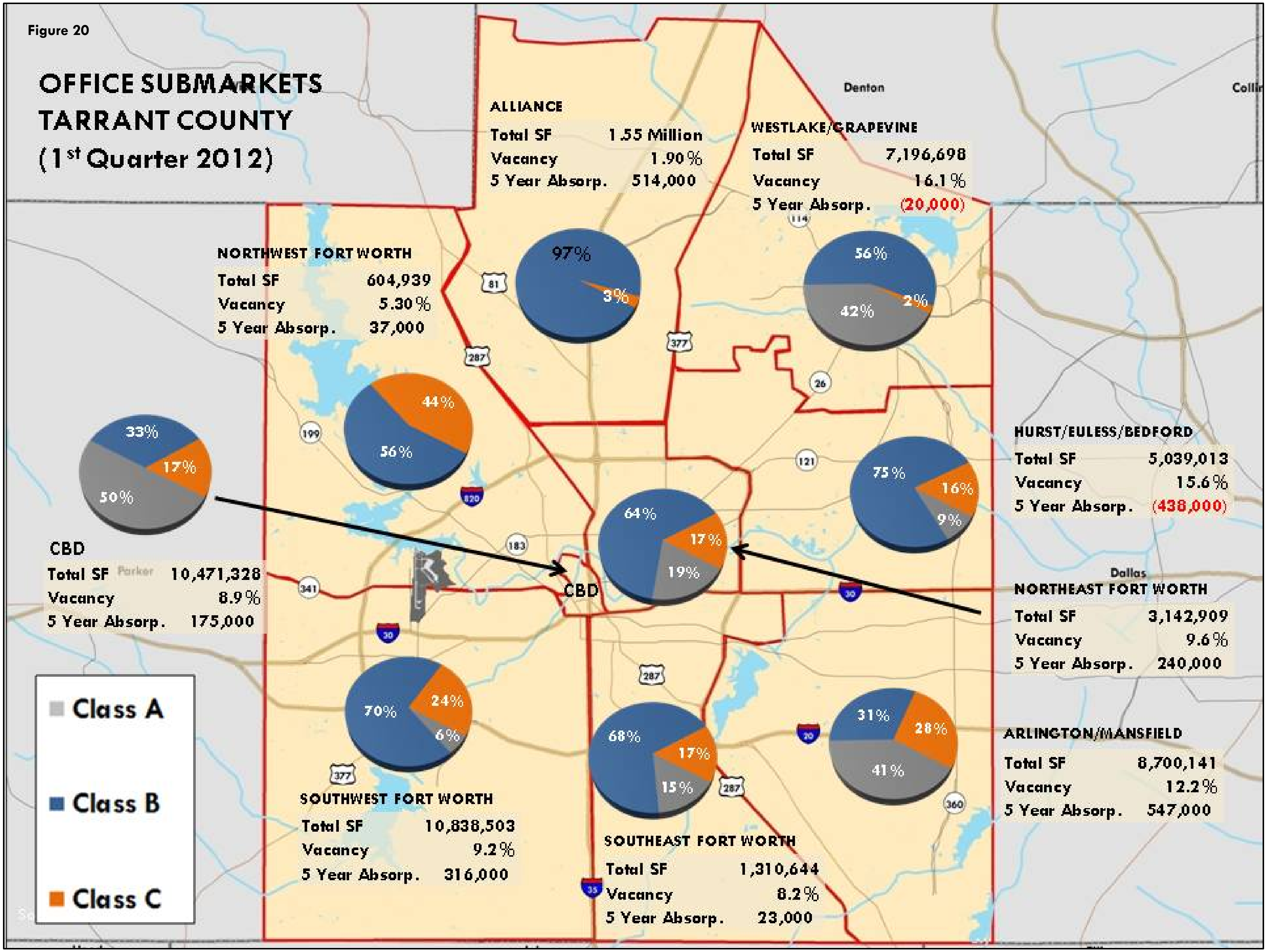
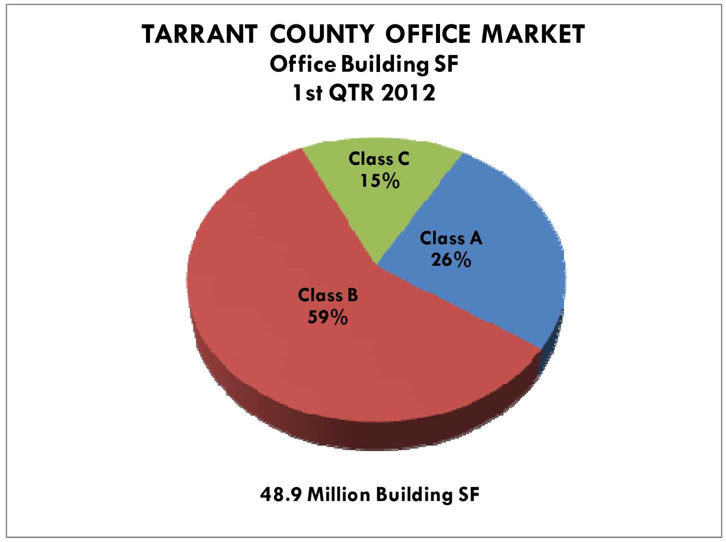


Figure 20
OFFICE SUBMARKETS
TARRANT COUNTY
(1st Quarter 2012)
ALLIANCE
Total SF 1.55 Million
Vacancy 1.90%
5 Year Absorp. 514,000
97%
3%
WESTLAKE/GRAPEVINE
Total SF 7,196,698
Vacancy 16.1%
5 Year Absorp. (20,000)
56%
42%
2%
Denton
NORTHWEST FORT WORTH
Total SF 604,939
Vacancy 5.30%
5 Year Absorp. 37,000
44%
56%
33%
17%
50%
CBD
Total SF 10,471,328
Vacancy 8.9%
5 Year Absorp. 175,000
64%
17%
19%
CBD
HURST/EULESS/BEDFORD
Total SF 5,039,013
Vacancy 15.6%
5 Year Absorp. (438,000)
75%
16%
9%
Dallas
NORTHEAST FORT WORTH
Total SF 3,142,909
Vacancy 9.6%
5 Year Absorp. 240,000
70%
24%
6%
SOUTHWEST FORT WORTH
Total SF 10,838,503
Vacancy 9.2%
5 Year Absorp. 316,000
68%
17%
15%
SOUTHEAST FORT WORTH
Total SF 1,310,644
Vacancy 8.2%
5 Year Absorp. 23,000
31%
28%
41%
ARLINGTON/MANSFIELD
Total SF 8,700,141
Vacancy 12.2%
5 Year Absorp. 547,000
Class A
Class B
Class C

The second largest office submarket is the Fort Worth CBD, which accounts for roughly 10.4 million SF of office space. Approximately 50% of this space (5.2 million SF) is classified as Class A quality, making downtown the largest Class A office market in Tarrant County. Overall, Tarrant County is essentially a Class B office market with approximately 59% of the total supply classified in this way. Another 15% of the supply is classified as lower quality Class C space (Figure 21).

Much of the growth that has occurred in the local office market has been in Class B space, which has increased from 23.7 million SF in 2007 to 28.7 million SF, for an increase of roughly 5 million SF or 21%.

Figure 21



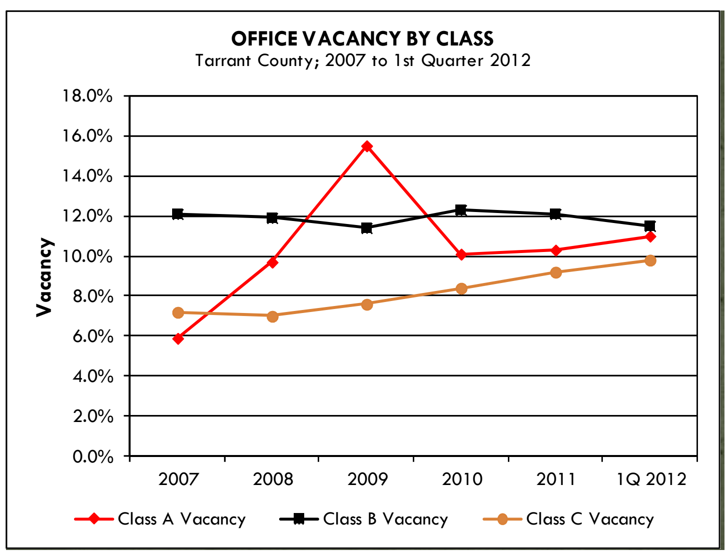
Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

The most robust office growth market has been Southwest Fort Worth, which has increased from 5 million SF to 10.8 million SF since 2007. This represents an increase of more than 116%. The Westlake/Grapevine (1.6 million SF) and Northeast Fort Worth (931,691 SF) have also experienced strong growth in the past four years.

3. Vacancy Trends

The Tarrant County office market has remained fairly steady in terms of vacancy rates since 2007, with the exception of Class A rates, which peaked in 2009. Total vacancy, including sublet space, has ranged from around 10% to just under 12% in early 2012 (not including sublet space) (Figure 22). Compared to the Dallas market, which has vacancy rates in close to 17% in early 2012 (including sublet space), Fort Worth has fared well.

Figure 22



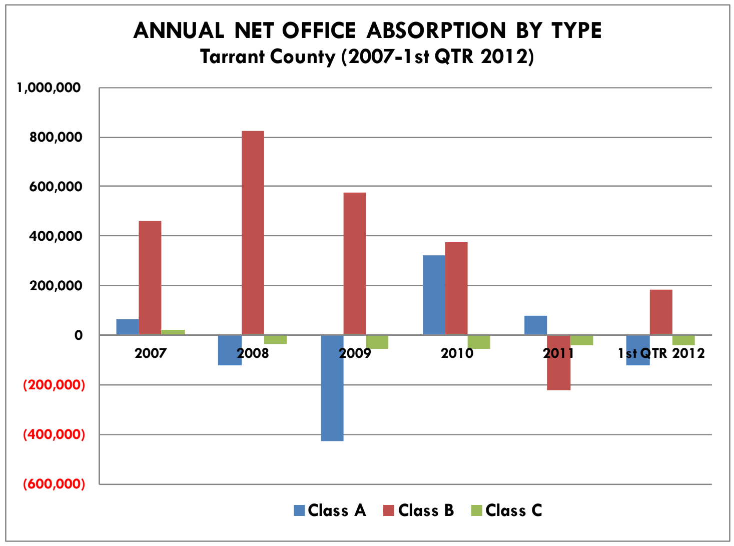
Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

The office submarkets with the highest volatility are those closest to Dallas. These submarkets include West Lake/Grapevine (17%), Hurst/Euless/Bedford (26.5%), and Arlington (12.3 %), which consistently experience higher office vacancy rates. The impact of subleased space is quite significant in the Hurst/Euless/Bedford submarket, 10.9 percentage points on the vacancy rate is attributable to companies occupying space left vacant by the original tenant of record.

4. Net Absorption Trends

According to Transwestern, the Tarrant County office market has realized approximately 1.8 million in net positive annual absorption since 2007. Net absorption measures the total amount of building square feet occupied or leased over a period of time, less the space that is vacated during the same period.

Figure 23



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

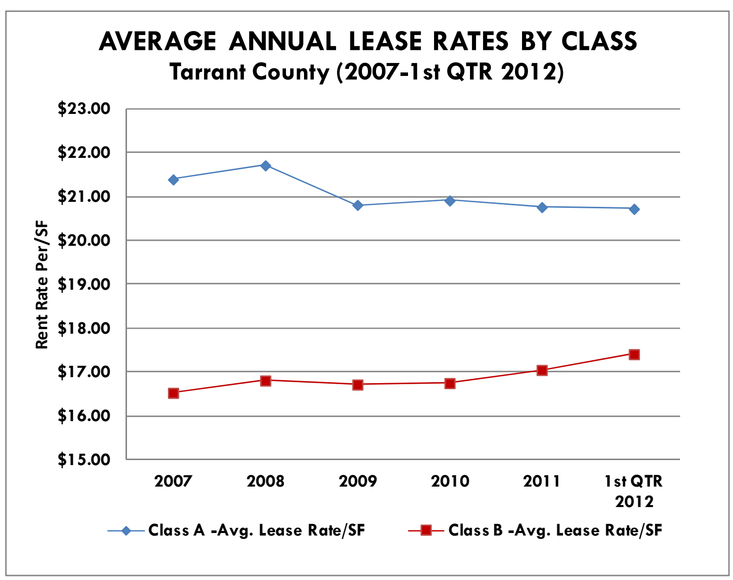
While Class A and C space experienced negative net absorption of around 200,000 SF each during the study period, Class B space generated positive absorption of roughly 2.2 million SF (Figure 23). The highest positive absorption occurred in 2008, when 665,000 SF more office was occupied than the previous year. New office construction of approximately 681,000 SF occurred in 2008, which contributed to the increased absorption levels.

Southwest Fort Worth (716,000 SF), Arlington (547,000 SF) Alliance/Fossil Creek (514,000 SF) experienced the greatest absorption increases during the study period. The Northwest Fort Worth submarket, where the PLMC study area is located, only experienced 37,000 SF of net positive absorption during the four year period.

5. Lease Rate Trends

Class A office lease rates in Tarrant County have ranged from a high of \$21.73/SF in 2008 to the current low of \$20.72/SF. Conversely, as the demand for Class B space has increased over the past four years, lease rates have steadily increased as well. Over the four year study period, lease rates declined by 3.1% for Class A and rose by 5.3% for Class B space (Figure 24).

Figure 24



Source: Dallas/Ft. Worth Metropolitan Outlook, Transwestern (2007-2012)

Class B lease rates in the local market range from a low of \$14.11/SF in the Southeast Fort Worth submarket to a high of \$22.23/SF in the Fort Worth CBD submarket. Class A office rents in the CBD were averaging just under \$25/SF in the 1st quarter 2012. However, as a percentage of Class A rents, Class B rents have increased from 77% of average Class A rent levels to over 84% in 2012. This shift from higher cost Class A space to more affordable Class B space has actually reduced the spread between the two office products. With fewer creditworthy corporate office tenants in the Fort Worth market, the highest rents will be reserved for the top submarkets such as Southwest Fort Worth and the CBD.

The Fort Worth CBD and the Southwest Fort Worth submarkets have experienced the strongest rent appreciation since 2007, as both submarkets have seen Class A and B rents rise. The strongest increase has occurred in the CBD where average Class B office rents have risen from $17.15/SF to $22.23/SF, for an increase of 29.6% in roughly four years. Class C office rents were not reported by Transwestern.

5. Implications to PLMC Study Area

The PLMC study area did not attract new office development on a significant scale during the 2002-2012. Until the population increases to the north, west and south of Fort Worth, there may be no need to focus new regional office development between downtown Fort Worth and the Alliance development. That is not an indication that new office development couldn't occur in the study area, but rather market forces and investment decisions have caused a "leap frogging" of development to the North Fort Worth area where development constraints are less significant. This is partially due to major public infrastructure investments that have been made in highways, airports, and water/sewer lines.

G. RETAIL MARKET

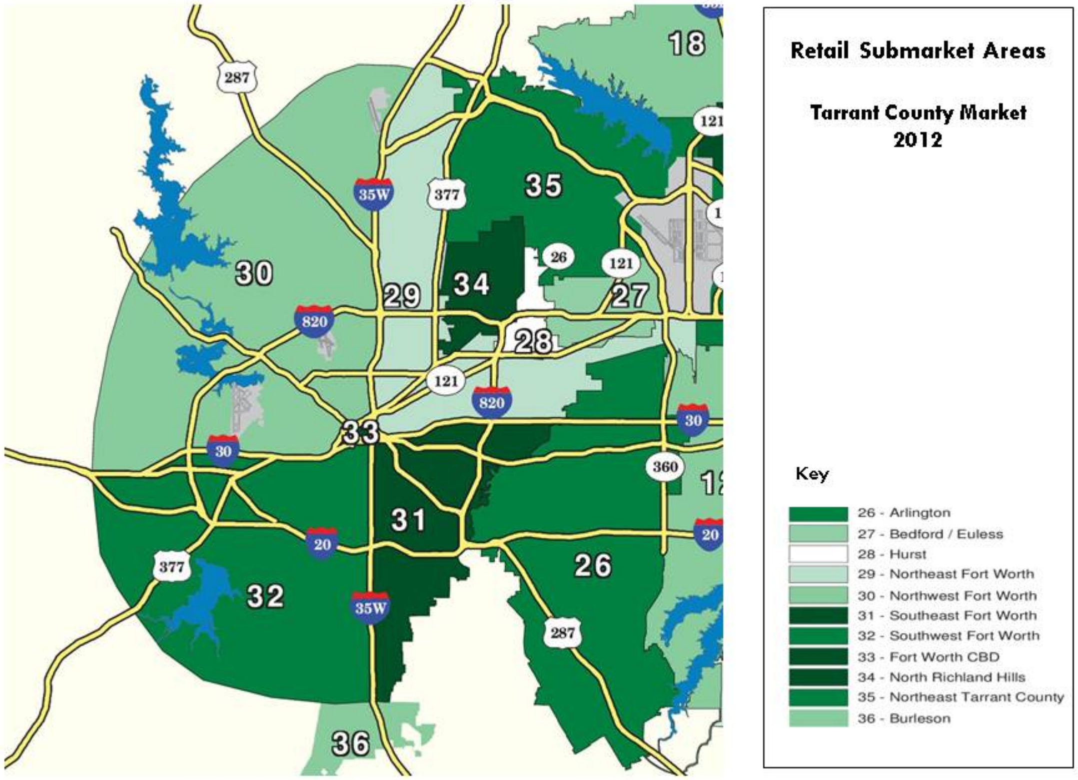
1. Submarket Descriptions

Historical retail market data for the Tarrant County market was obtained from The Weitzman Group/Cencor Realty Services, an integrated real estate services company located in Dallas, Texas. Tarrant County's retail submarkets are similar but not identical to the office submarkets presented earlier. According to The Weitzman Group's definition, there are 11 retail submarkets covering the region (Figure 25).

The 11 Tarrant County retail submarkets include:

- Arlington
- Bedford/Euless
- Hurst
- Northeast Fort Worth
- Northwest Fort Worth
- Southeast Fort Worth
- Southwest Fort Worth
- Fort Worth CBD
- North Richland Hills
- Northeast Tarrant County
- *Burleson (removed from analysis)*

Figure 25



Source: The Weitzman Group/Cencor Realty Services

For purposes of this analysis, and to remain consistent with the industrial and office analyses, the Burleson retail submarket has been removed from this analysis. The City of Burleson is located primarily in Johnson County, Texas, although a small northern portion of the City is located in Tarrant County. With a retail inventory of approximately 1.5 million SF, the Burleson submarket comprises only 2.7% of the Tarrant County market.

2. Inventory Trends

As of year-end 2011, the retail inventory in Tarrant County was estimated at roughly 52.8 million SF, up 2.8 million SF or 5.7% since year-end 2007. The largest retail clusters are located in Arlington (14.2 million SF), Southwest Fort Worth (9.5 million SF) and Northeast Tarrant County (9.1 million SF). The Northwest Fort Worth submarket, where the PLMC study area is located, contains 5.3 million SF of retail space, including the Ridgmar Mall.

Despite fairly modest growth in retail supply, a number of submarkets have experienced more robust growth, in terms of building supply. The most significant new supply, more than 1 million SF, has been added to the Arlington submarket over the past four years, for a growth rate of 8%. The Northeast Fort Worth submarket increased its supply by more than 27% or 760,000 SF during the same period. The Northeast Fort Worth submarket is located on the eastern side of IH 35W and includes the Fossil Creek development and the new Alliance Town Center project. Both areas are being driven by new residential development and there are several large master planned communities that are either under construction or proposed that will continue to drive retail expansion north of the PLMC study area. Northwest Fort Worth submarket has captured new development at a faster rate than Tarrant County as a whole. Between 2007 and 2011, more than 481,000 SF has been added to the supply, according to The Weitzman Group.

3. Vacancy Trends

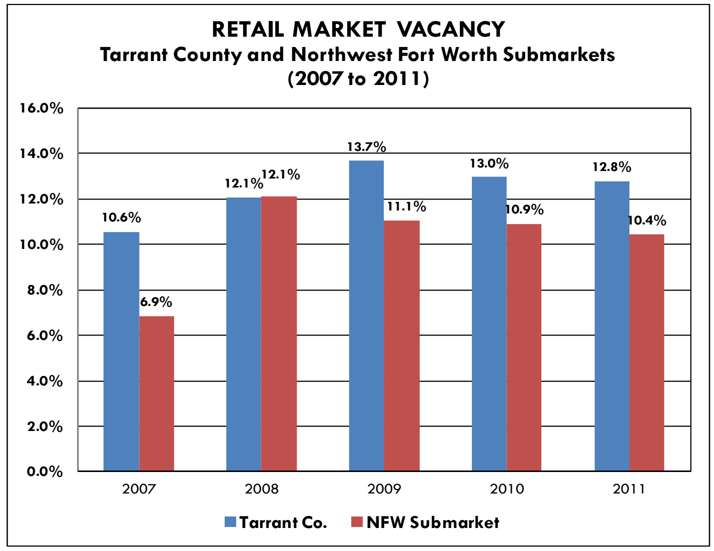
Retail vacancies are dropping in the Tarrant County market from a high of 13.7% in 2009 (Figure 26). Comparatively, the Northwest Fort Worth submarket has performed better than the rest of the market in terms of vacancy rates. In fact, the submarket serving the PLMC study area peaked in 2008 at 12.1% and has been steadily declining each year to 10.4% at the end of 2011. The highest retail vacancies have been reported in North Richland Hills submarket (23%) and the lowest are reported in the Fort Worth CBD (8%).

4. Net Absorption Trends

According to The Weitzman Group, the Tarrant County retail market has absorbed approximately 1.8 million SF in the past four years. The Northwest Fort Worth submarket has accounted for approximately 114,770 SF or 6.3% of the total net positive absorption (Figure 27).

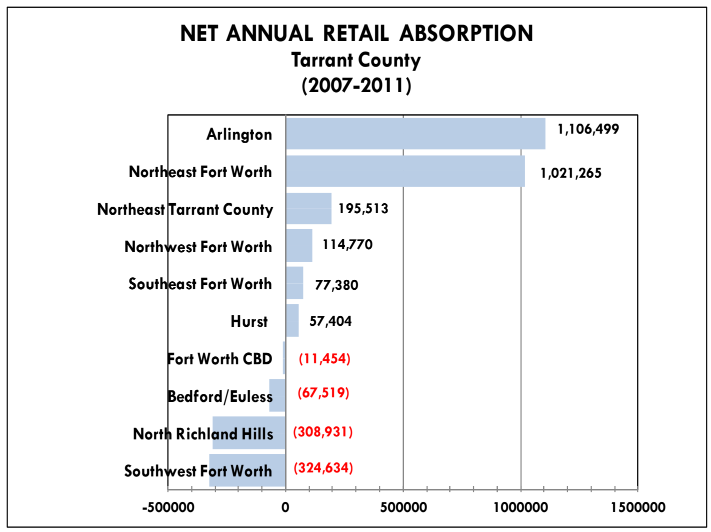
The largest positive absorption has occurred in two submarkets in Arlington (1.1 million SF) and Northeast Fort Worth (1 million SF). Despite the positive industrial and office absorption in the Southwest Fort Submarket, it has experience a negative retail absorption trend since 2007 (-334,634 SF)

Figure 26



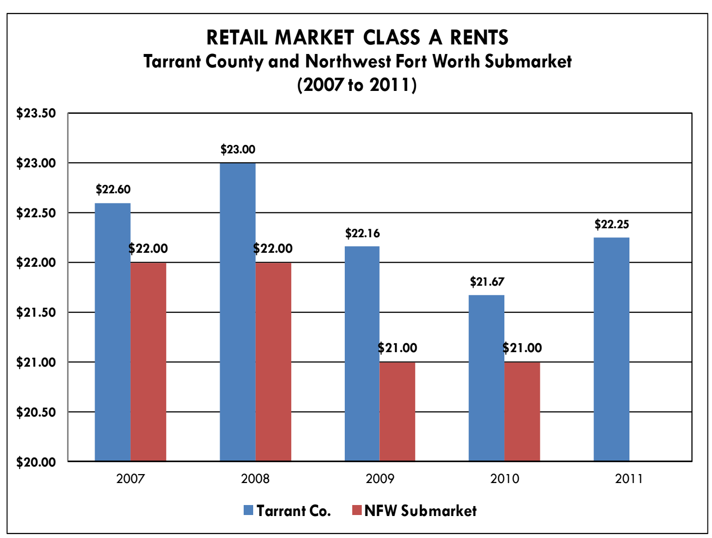
Source: The Weitzman Group/Cencor Realty Services

Figure 27



Source: The Weitzman Group/Cencor Realty Services

Figure 28



Source: The Weitzman Group/Cencor Realty Services

5. Lease Rate Trends

Class A retail rents in the Tarrant County market have not fluctuated significantly since their recent peak in 2008. They have declined by $0.75/SF or 4.3% and have started to rise since the end of 2010 (Figure 28). The Northwest Fort Worth submarket has followed the same trend, but local rents have lagged about 3-5% behind the market average since 2007.

In the Tarrant County market in 2010, Class A rents ranged from $18.00/SF in North Richland Hills (2010) to a high of $24/SF in Southwest Fort Worth and Northeast Tarrant County.

6. Implications to PLMC Study Area

Retail demand is traditionally driven by changes in residential development or population growth. Also, unlike other market segments such as industrial or office, the proximity of retail development to households is very important, depending on the type of retail establishment and the retail goods being sold. Most households meet their daily shopping needs within 3-miles of their place of residence, within proximity to their place of work, or they make purchases heading to and from work. An increasing large percentage of retail sales are now being captured by on-line merchandisers who sell their goods electronically and ship their products directly to consumers.

The future of retail development in the PLMC study area will depend on the type, quality and accessibility of retail centers to the local population. Recent demographic changes have also introduced new buyers into the study area population, many of them Hispanic households. As such, as this population grows, the demand for different types of goods and services could change. This is partially evidenced by the number of Hispanic-owned and operated businesses along parts of Azle Avenue and eastern Camp Bowie Boulevard.

Regarding the potential for neighborhood serving retail to be attracted to the study area, it will depend on the availability of developable sites or existing buildings that are suitable for renovation or adaptive reuse. Along some commercial corridors, the building conditions are creating a negative environment that can discourage private investment in these areas. In addition, the study area communities must be willing to encourage new commercial development where appropriate, and in some cases, partner with commercial developers to ensure the important projects move forward.

Over the long-term, as population increases in West Tarrant County and Parker County, the demand for regional retail centers will likely increase. Currently, the county's retail gravity is being pulled up IH 35W due to the growth occurring in the AllianceTexas area.

H. PLMC STUDY AREA RETAIL CLUSTERS AND COMMERCIAL CORRIDORS

The following section contains an analysis of the PLMC retail market, including an inventory of the existing building inventory, business mix, and overall market health. Where possible, the analysis was based on local data, particularly local property assessment data and in-field inspections to document the existing business mix and building vacancies. Secondary data sources were also used to estimate current consumer demand and spending potential as it relates to the local population.

1. Overview of PLMC Retail Clusters

a.) <u>Mall Development</u>

Ridgmar Mall is the only regional mall in the vicinity of the PLMC Study Area. The mall contains 125 retail stores and five anchor stores including: Dillard's, J.C. Penney, Macy's, Neiman Marcus, and Sears, and Rave Motion Pictures movie theater. At nearly 1.3 million SF, Ridgmar Mall is one of the largest shopping venues in the region. The property is located on

Green Oaks Road within a few miles of downtown Fort Worth and at the intersection of SH 183 and IH 30.

Additional retailers include Aeropostale, Bath and Body Works, Champs Sports, Claire's, Deb Shops, Forever 21, Gamestop, Journey's, Justice, Old Navy, Pac Sun, The Children's Place, and Victoria's Secret among others. Field observations indicate that some recent investment has been made in the perimeter out-parcels (i.e. Mattress Firm, Hertz, AT&T Cellular World, etc.). Vacancies appear fairly limited except for a cluster of vacant stores located along the southeast boundaries of the mall property. This grouping of centers – The Village Upper – appears to be largely vacant with an estimated 50,000 SF of space currently available for lease.

The mall is owned and operated by Macerich, which is based in Santa Monica, CA. The firm is a publically traded company on the New York Stock Exchange and is a major owner, operator and developer of retail properties throughout the U.S.

While it appears that the anchor stores and many of the other retailers in Ridgmar Mall are operating viable businesses, several market factors have coalesced to create a less than ideal tenant mix and limited appeal that once made the mall and surrounding area a regional destination and regional mall. Some of these factors include the shifting household demographics of the surrounding area since the malls inception (1976), the substantial retail and population growth occurring in north Fort Worth. The development of power centers and specialty retail in conjunction with the AllianceTexas development, and the shifting consumer preferences for open-air malls or “lifestyle centers” are making it harder for enclosed malls to compete. .

b.) Big Box and Regional Shopping Centers

Two regional shopping centers exist within the general study area. Lake Worth Towne Crossing is located at the intersection of Jacksboro Highway (SH 199) and NW Loop 820 in Lake Worth. Ridgmar Town Square Shopping Center is located due south of NAS Fort Worth JRB at SH 183 and IH 30, just north of Ridgmar Mall in White Settlement.

- **Lake Worth Towne Crossing** - The Lake Worth Towne Crossing, and the surrounding retail area, offers a wide variety of retail, services, and casual dining. As evident by the building architecture and tenant mix the initial development occurred on the north side of Jacksboro Highway. The major anchors at these centers include Target and Wal-Mart and have a tenant mix that includes Hobby Lobby, Ross, and PetSmart as well as numerous fast food restaurants, banks, and general services. While some store fronts appear to have been renovated in the past, much of the center’s storefronts are in a mature state.

  Much of the new development and renovation is on the north side of Jacksboro Highway and consists of fast food restaurants and banking establishments. Although aging and facing direct competition from new center development across Jacksboro Highway, the retailers on the north side of the highway appear vibrant. Vacancy is mainly limited just a few small to mid-sized store fronts (1,000 SF to 10,000 SF), and one large store front of approximately 25,000 SF to 50,000 SF appeared vacant during the field inspection.

  Development occurring on the southern side of Jacksboro Highway is relatively recent, with some construction on-going and multiple pad sites appear ready for development. In addition to the investment made in the retail sector, the western most outskirts of this portion of the SH199/IH 820 retail center is anchored by newly constructed County offices. The recently completed power center is anchored by Lowe's, Best Buy, and 24 Hour Fitness. In addition, multiple restaurants have recently opened and two more are in what appears to be the final stages of construction. As can be expected, some vacancy exists as the center reaches completion. Some vacant storefronts appear to be the early stages of tenant "fit-out" before being occupied. Ample developable land remains in close proximity to the power center, with much of it located between the center and the perimeter retail that fronts Jacksboro Highway.

- **Ridgmar Town Square Shopping Center** - Due to the age and vibrancy of the Ridgmar Town Square Shopping Center, this retail center can be described as three distinct areas including: (1) North Town Square located north of the Alta Mere Drive, (2) East Town Square bordered by Alta Mere Drive and Ridgmar Boulevard, and (3) South Town Square bordered by Alta Mere Drive, Green Oaks Road, and Ridgmar Meadow Road. In addition, a grouping of big box retailers at the juncture of White Settlement Road and W. Loop 820 combine to create a power center.

  1.) North Town Square is a relatively new power center anchored by a Wal-Mart, Sam's Club, and Lowe's. The southwestern perimeter of the center appears to be the initial portions of the center development. The northeastern perimeter of this center is the most recent addition, with several fast food restaurants, a bank, and smaller strip centers either recently completed or still under construction; vacancy is limited in this power center to these recently completed retail strip centers, approximately 15,000 SF to 25, 000 SF. Currently, the furthest outlier is the L.A. Fitness, which appears to have developable land could accommodate future development.

  2.) East Town Square, which encompasses Westover Village and the adjacent retail, is a community shopping center that, like North Town Square, is a mixture of relatively new store fronts as well as recently activated retail pads. The anchor stores include Target, Party City, Petco, and Half Price Books as well as fast food restaurants and other food and beverage establishments. This shopping center offers an eclectic mix of consumer products.

     There is approximately 25,000 SF of vacancy in the shopping center, primarily comprised of two mid-sized interior store fronts and a few 5,000 to 10,000 SF storefronts. There appear to be an ample number of pad sites to accommodate additional development with visibility to Alta Mere Drive

  3.) South Town Square is the oldest of the three distinct areas. It is evident from the proximity and architectural style of the buildings that this grouping of strip centers is closely linked to Ridgmar Mall. This center is plagued with high vacancy with many of the center's buildings functioning at less than 50% occupancy; current occupants include a packaging and mailing shop, a nail salon, a discount store, a military recruiting station, a restaurant, and a movie theater.

  Unlike the North Town Square and East Town Square, much of South Town Square's store groupings are obscured from the main thoroughfare (Alta Mere Drive/183). Many of the store fronts appear to be in the early stages of the first or possibly second repurposing. While most store fronts appear to be in need of freshening, one structure containing the Big Lots and Sears Outlet has undergone a recent renovation.

- **White Settlement Road Power Center** - The power center at White Settlement Road and W. Loop 820 boasts a total of three big box stores – Wal-Mart, The Home

Depot, and Albertsons, spread amongst multiple shopping center pad sites. This grouping of big boxes is complemented by CVS and Walgreens, numerous national restaurants, salons, and banks to create a small power center experience that meets a multitude of consumer needs.

2. PLMC Commercial Corridors

An analysis was conducted of the primary commercial corridors within the PLMC Study Area. These corridors play a variety of roles including:

- meeting the shopping and service needs of local residents,
- serving as main commuting corridors to the region's employment centers,
- serving as gateway entrances into the study area communities, and
- moving local traffic through the study area.

In order to conduct this analysis, the major commercial corridors were broken into various road segments. The segments denote areas were significant clusters of commercial development are occurring. Where possible the road segments were measured within existing jurisdictional boundaries. Commercial space inventories within each segment included retail, service, hospitality, dining and maintenance uses. All commercially designated parcels within each road segment were identified utilizing Tarrant County property assessment records obtained from the NCTCOG. Since the assessor's data does not provide detailed building use classifications (e.g., gas station, department store, etc.), other secondary data sources were used to determine the business mix for each road segment. In order to determine square footage estimates by type of use, average space requirements for various business types were applied.

Business information for each road segment was obtained from CCIM's Site to Do Business (STDB) database, a proprietary source of geographic-based business data. Business counts by NAICS classification for each corridor segment were extracted with the use of STDB. After applying square footage estimates to each business in a segment, a proportional distribution of building square feet by business type was calculated. These distribution percentages were applied to the building square footage totals obtained from the property assessment records. For example, if department stores comprised 45% of total estimated building square feet in a given segment, and the segment contained 1 million SF of commercial building space, then it was assumed that department stores equaled 450,000 SF. While not exact inventory calculations, they provide a good proportional estimate of commercial uses along the main corridors.

In order to field check these assumptions, detailed aerial photography was used to confirm existence of major building categories such as shopping centers, big box stores, hotels and similar large buildings. The business mix was then field checked against visual inspection of the corridors.

a.) <u>Jacksboro Highway (Segments 1-4)</u>
Segments 1 through 4 consist of retail establishments located along the Jacksboro Highway from the edge of the Lake Worth commercial cluster at NW Loop 820 to just north of River Oaks Boulevard (Figure 29). Segment one and the northern portions segment two consists of Lake Worth's Towne Crossing power center and adjacent power centers that converge to create a regional shopping center with approximately 1 million square feet of retail at the intersection of Jacksboro Highway and NW Loop 820. Large anchor stores include Wal-Mart, Target, Lowes and Best Buy. Grocers, pharmacies, and numerous national chain restaurants and banks round out the retail offering at this location (Table 21).

As segment two traverses NW Loop 820 and transitions into segments 3 and 4, the retail stock drastically changes; from a regional shopping center comprised of multiple power centers to an eclectic mixture of standalone establishments typically occupied with what appears to be a repurposed department store. Included in these segments are aging office buildings, a large warehouse facility currently utilized as a community Bazaar, local restaurants and national fast food chains, independent used car lots, vehicle repair maintenance and parts stores line the highway. Interestingly, vacancy along this corridor appears to be fairly limited. This would imply that the landlord/tenant relationship is in balance with the local market demand for these unique and/or local offerings of services and products.

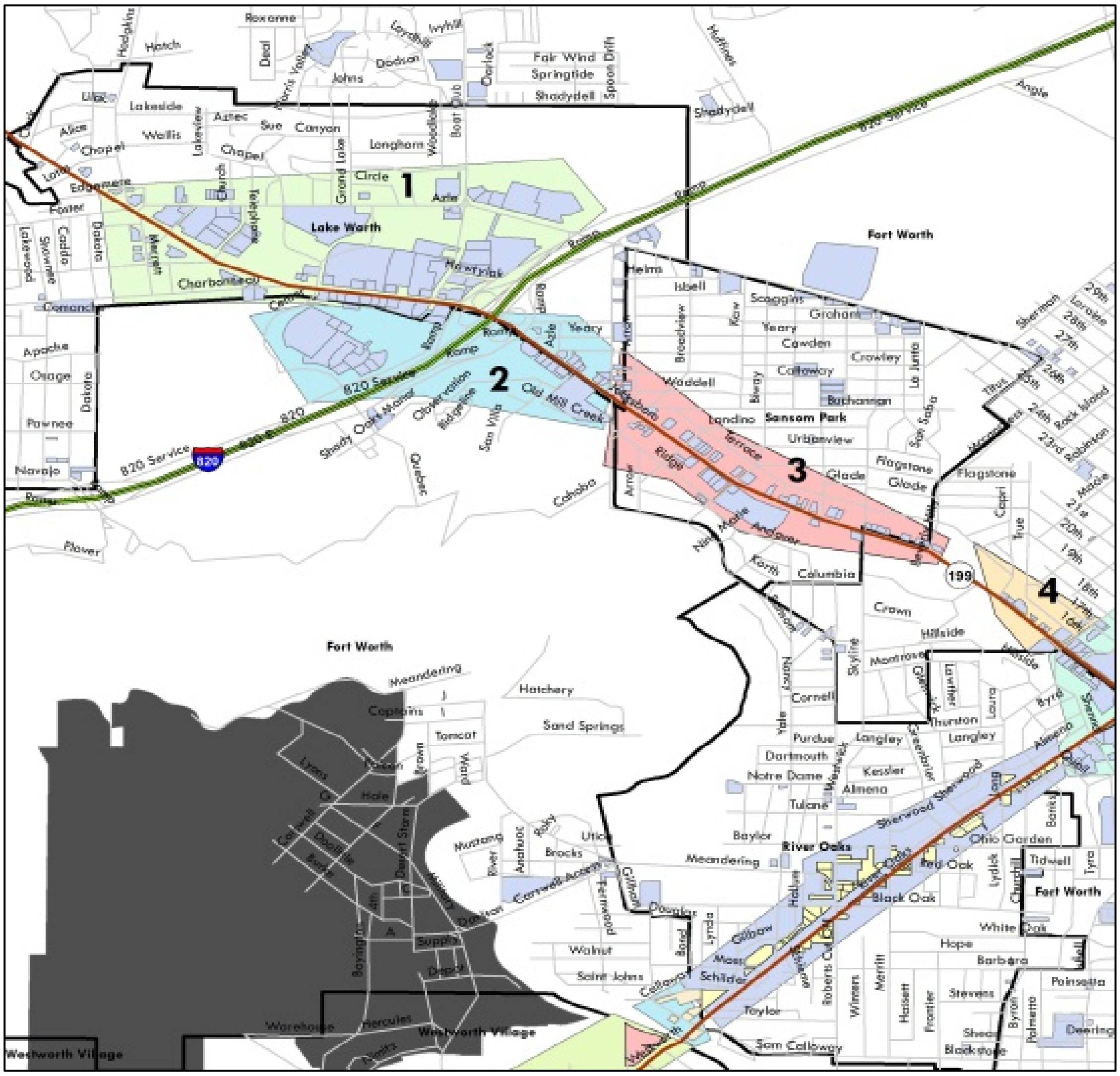
It's estimated that segments 1 - 4 contain approximately 224 retail establishments totaling an estimated 2.15 million square feet (Table 21); this places this segment 4th out of the 6 total combined segments in number of establishments and estimated square feet. As expected, the big box anchors of the regional shopping centers are evident in the General Merchandise and Building Material and Supply categories – few establishments with high associated square footage.

Table 21
Retail Composition: Jacksboro Highway (Segment 1-4)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	23	121,164	5,268
442	Furniture and Home Furnishing Stores	6	110,030	18,338
443	Electronics	4	34,653	8,663
444	Building Material and Supply	7	291,487	41,641
445	Food and Beverage Stores	13	115,262	8,866
446	Health and Personal Care Stores	8	58,325	7,291
448	Clothing and Clothing Accessories	10	51,225	5,122
451, 453, and 454	Sporting Goods, Miscellaneous and Non-store	18	256,440	14,247
452	General Merchandise	8	630,491	78,811
522 to 524	Insurance and Credit Intermediation	30	97,960	3,265
721	Accomodation	4	79,600	19,900
722	Food Services and Drinking Places	48	170,802	3,558
811	Repair and Maintenance	15	56,960	3,797
812	Personal and Laundry Services	30	82,500	2,750
TOTAL	**--**	**224**	**2,156,899**	**9,629**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012

Figure 29
Jacksboro Highway (Segments 1-4)



b.) <u>Jacksboro Highway & Camp Bowie Boulevard (Segments 5-7)</u>
Segments 5 through 7 are located along Jacksboro Highway between SH 183/River Oaks and Camp Bowie Blvd, and Camp Bowie Blvd from W. 7th Street between Jacksboro Highway and IH 30 (Figure 30).

Segments 5 and 6 represent a completely different mix of retail establishments and target market than segment 7. As Jacksboro Highway continues southward from NW Loop 820, segments 5 and 6 continue with much of the same retail offering as segments 3 and 4. Segment 7 includes the Fort Worth Cultural District, including the Amon Carter Museum, Modern Art Museum of Fort Worth, and the Will Rogers Memorial Center, the northern border of the Trinity Park, and the western outskirts of downtown Fort Worth.

The inclusion of the Cultural District in segment 7 presents the greatest opportunity for exposure for the PLMC Study Area. The district's composition of attractions, including multiple theaters, the Will Rogers Center and Equestrian Center, seven museums, galleries, and restaurants, and the nearby Botanical Gardens, spans all age segments and socio-economic groups. The City's continued pursuit of the Trinity River Master Plan will enhance the existing attractions of Trinity Park and provide linkages throughout the City.

The combined segments 5 - 7 have an estimated 447 retail establishments totaling roughly 2.7 million square feet (Table 22). The majority of the retail establishments are located within segment seven. As compared to the segment totals, segment 7 ranks 2nd out of 6 in number of establishments and estimated square feet. This combined segment boasts more Furniture and Home Furnishing Stores and Repair and Maintenance establishments than any of the other combined segments. Segments 5-7 contains the most NAICS categories of all segments in Furniture and Home Furnishing Stores (16 establishments) and Repair and Maintenance (50 establishments).

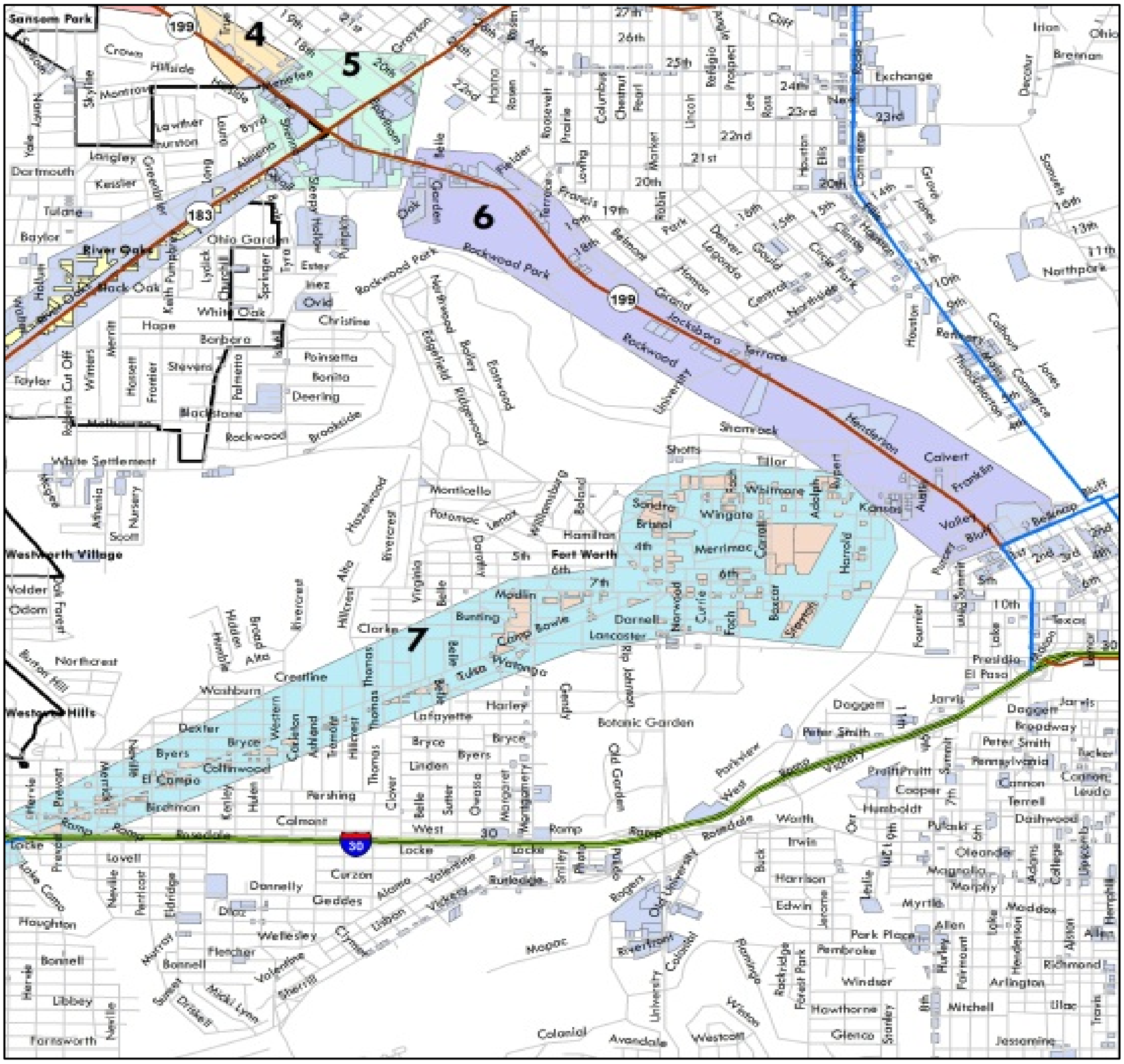
The largest single category is motor vehicle parts and gas stations, which also includes car dealerships. A total of 64 businesses comprising more than 640,000 SF fall into this category and make up nearly 25% of total building square feet. Segments 5 – 7 contain a diverse collection of retail, service and hospitality businesses. However, there are very few large retail establishments in this area.

Table 22
Retail Composition: Jacksboro Hwy./ Camp Bowie (Segments 5 – 7)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	64	678,359	10,599
442	Furniture and Home Furnishing Stores	16	243,717	15,232
443	Electronics	7	26,509	3,787
444	Building Material and Supply	11	121,181	11,016
445	Food and Beverage Stores	13	45,474	3,498
446	Health and Personal Care Stores	10	72,782	7,278
448	Clothing and Clothing Accessories	29	186,188	6,420
451, 453, and 454	Sporting Goods, Miscellaneous and Non-store	52	253,643	4,878
452	General Merchandise	9	130,988	14,554
522 to 524	Insurance and Credit Intermediation	27	105,431	3,905
721	Accomodation	6	207,192	34,532
722	Food Services and Drinking Places	79	249,568	3,159
811	Repair and Maintenance	50	279,601	5,592
812	Personal and Laundry Services	74	130,933	1,769
TOTAL	**--**	**447**	**2,731,566**	**6,111**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012

Figure 30
Jacksboro Highway (Segments 5-7)



c.) <u>Camp Bowie Boulevard (Segments 8 – 10)</u>
Segments 8 through 10 are located along Camp Bowie to along SH 377 to SH 183 and further southwest to IH 20. Segment 8 encompasses the area from IH 30 to the intersection with SH 183. Segment 9 runs south along Benbrook Highway/377 from Camp Bowie to Willis Avenue, and segment 10 extends through the Benbrook Highway/377 and IH 20 juncture (Figure 31).

The stretch of Camp Bowie included in segment 8 is a vibrant, unique mixture of modernized mid-twentieth century buildings that have been adapted to house such establishments as salons and other personal services, home furnishings, sporting goods, and restaurants. Many of the newly renovated buildings are fast food restaurants and banking establishments. The availability of grocery stores and other home goods establishments provide the surrounding neighborhoods basic goods and services. Although parking appears to meet code, the high level of usage displayed during the site assessment conveyed the desirability of this segment to the local community.

As segment 8 transitions into segments 9 and 10, the retail stock begins to make a drastic shift from the unique urban village settings found in lifestyle and town centers to small retail strips and standalone establishments with a limited market draw, heavily comprise of personal services, local restaurants, and national fast food chains.

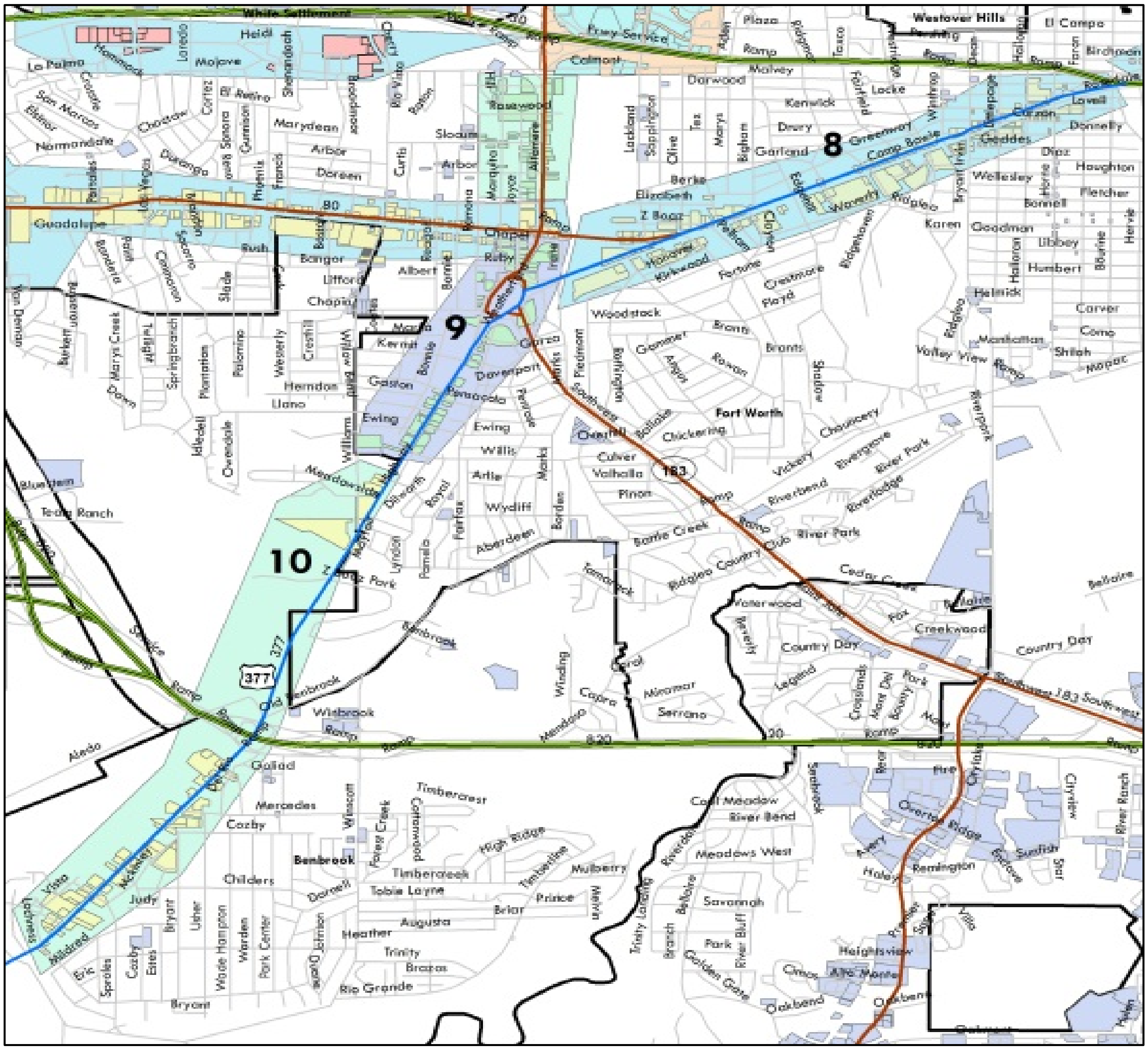
This distribution of retail is evident in the composition among the three similarly-sized segments. The high density development of the urban village and lifestyle centers of segment eight comprises 64% of the total establishments and 58% of the total estimated square footage of the combined segment totals. Small strip centers prevalent in segments 9 and 10, as well as a couple of power centers located at the SH 377 and IH 20 location account for just 36% of total establishments and 42% of total estimated square footage. Segments 8 -10 contains the most NAICS categories of all segments in Electronics (11 establishments), Food and Beverage Stores (26 establishments), Food Services and Drinking Places (94 establishments), and Personal and Laundry Services (77 establishments) (Table 23).

Table 23
Retail Composition: Comp Bowie Blvd. (Segment 8 - Segment 10)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	21	187,415	8,925
442	Furniture and Home Furnishing Stores	4	233,841	58,460
443	Electronics	11	26,902	2,446
444	Building Material and Supply	7	67,377	9,625
445	Food and Beverage Stores	26	229,349	8,821
446	Health and Personal Care Stores	16	165,153	10,322
448	Clothing and Clothing Accessories	18	139,115	7,729
451, 453, and 454	Sporting Goods, Miscellaneous and Non-store	40	172,693	4,317
452	General Merchandise	13	404,670	31,128
522 to 524	Insurance and Credit Intermediation	41	181,086	4,417
721	Accomodation	3	109,416	36,472
722	Food Services and Drinking Places	94	266,160	2,831
811	Repair and Maintenance	31	174,941	5,643
812	Personal and Laundry Services	77	217,315	2,822
TOTAL	**--**	**402**	**2,575,433**	**6,407**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012

Figure 31
Camp Bowie Boulevard (Segments 8-10)



d.) <u>Camp Bowie Boulevard (Segments 11-18)</u>
Segments 11 through 18 are located along SH 183, south of the naval air station entrance to the junction of SH183 and IH 30; SH 183 between IH 30 and Camp Bowie Blvd./SH 580, and Camp Bowie Blvd./SH 580 from the junction of State Highways 377 and 580 and South Loop 820 (Figure 32).

This grouping of segments represents the largest composition of retail establishments and estimated square footage (28% of all study area establishments and 40% of all study area estimated square footage) (Table 22); eight of the fourteen NAICS categories summarized in this grouping of segments rank first in number of establishments when compared to all segment groups in the study area. Much of the associated 6.1M square feet in this segment grouping can be attributed to Ridgmar Mall and the Town Square area developments (Segments 16 and 17).

The grouping of segments is dominated by the regional shopping centers and numerous power centers, the former of which is becoming quickly outdated in terms of physical features and consumer preference.

Segment 11 is the continuation of Camp Bowie Blvd. (known as SH 580 along this corridor) based on segment 8 although there is a marked difference from one segment to the other. Segment 11 features a number of motels/ hotels, discounters, and new car dealerships. Segment 12 is comprised of an eclectic mix of retail store fronts with a high concentration of motor vehicle parts/gas and repair and maintenance establishments. The eastern border of segment 12 is the Z. Boaz Golf Course. Segment 13, located directly south of IH 30, has a limited number of retail establishments including a new car dealership, multiple parts/gas establishments, and multiple large self-storage establishments. Segment 14, located directly north of IH 30, is predominantly comprised of vehicle parts/gas establishments and restaurants.

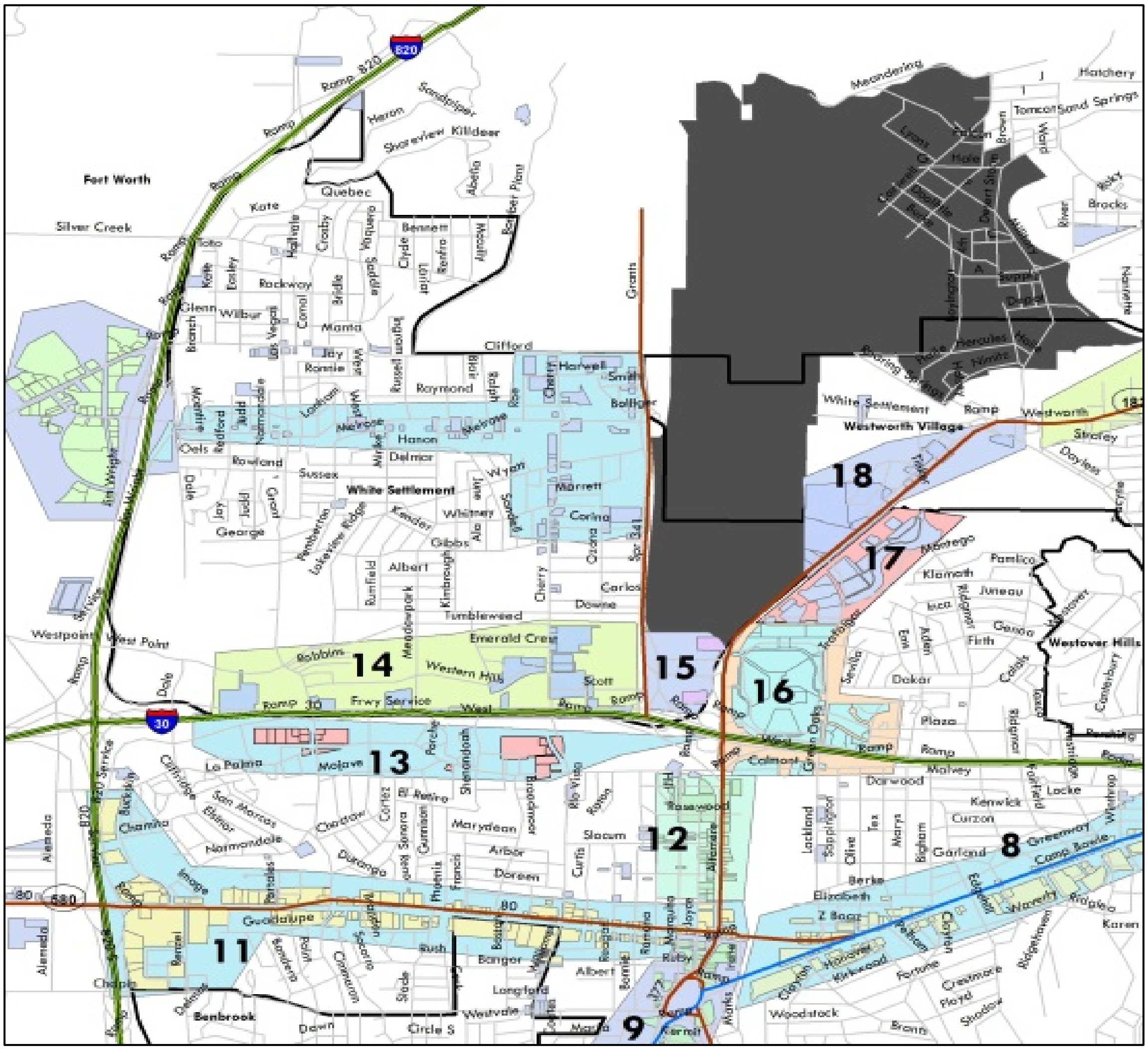
These commercial segments contain the largest retail operations in or near the PLMC Study Area. Approximately 512 businesses totaling 6.1 million SF of building space are contained in these corridor segments, which include the 1.3 million SF Ridgmar Mall (Table 24). These segments benefit greatly from the presence of Interstates 20 and 30 in this area. Within the next 3 to 5 years, another 2.7 million SF of retail, hotels and entertainment uses could come on line at the 850-acre mixed-use development known as Clearfork, which is located off Vickery Road south of the Trinity River and a 193-acre commercial/mixed-use development called the Trails Shopping Center.

Table 24
Retail Composition: Camp Bowie Blvd. (Segment 11 - Segment 18)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	77	996,506	12,942
442	Furniture and Home Furnishing Stores	8	71,003	8,875
443	Electronics	6	46,441	7,740
444	Building Material and Supply	12	320,221	26,685
445	Food and Beverage Stores	24	332,483	13,853
446	Health and Personal Care Stores	26	159,647	6,140
448	Clothing and Clothing Accessories	58	75,027	1,294
451, 453, and 454	Sporting Goods, Miscellaneous and Non-store	53	502,702	9,485
452	General Merchandise	16	2,193,319	137,082
522 to 524	Insurance and Credit Intermediation	51	187,263	3,670
721	Accomodation	16	457,533	28,596
722	Food Services and Drinking Places	80	291,555	3,639
811	Repair and Maintenance	35	370,966	10,599
812	Personal and Laundry Services	50	114,243	2,285
TOTAL	**--**	**512**	**6,118,909**	**11,948**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012
*Segment 16 includes Ridgmar Mall

Figure 32
Camp Bowie Boulevard (Segments 11-18)



e.) SH 183 South (Segments 19-21)

Segments 19, 20 and 21 encompass the SH 183 corridor between Jacksboro Highway and the NAS JRB (Figure 33). Segment 19 does not contain any retail establishments.

This grouping of commercial segments represents the smallest concentration of establishments and total estimated square feet of all combined segments with a total of 74 establishments and only 350,000 SF of building space.

Segment 20, the smallest segment, has a total of seven establishments; a 7-Eleven and a small retail strip center with a State Farm Insurance, two local restaurants, two local clothing stores and one barber shop. Although not as old as much of the retail stock located in segment twenty-one, the smaller footprint and relative close proximity to new residential housing stock as well as the new development occurring just west of the base would suggest that the aging structures are viable candidates for reinvestment.

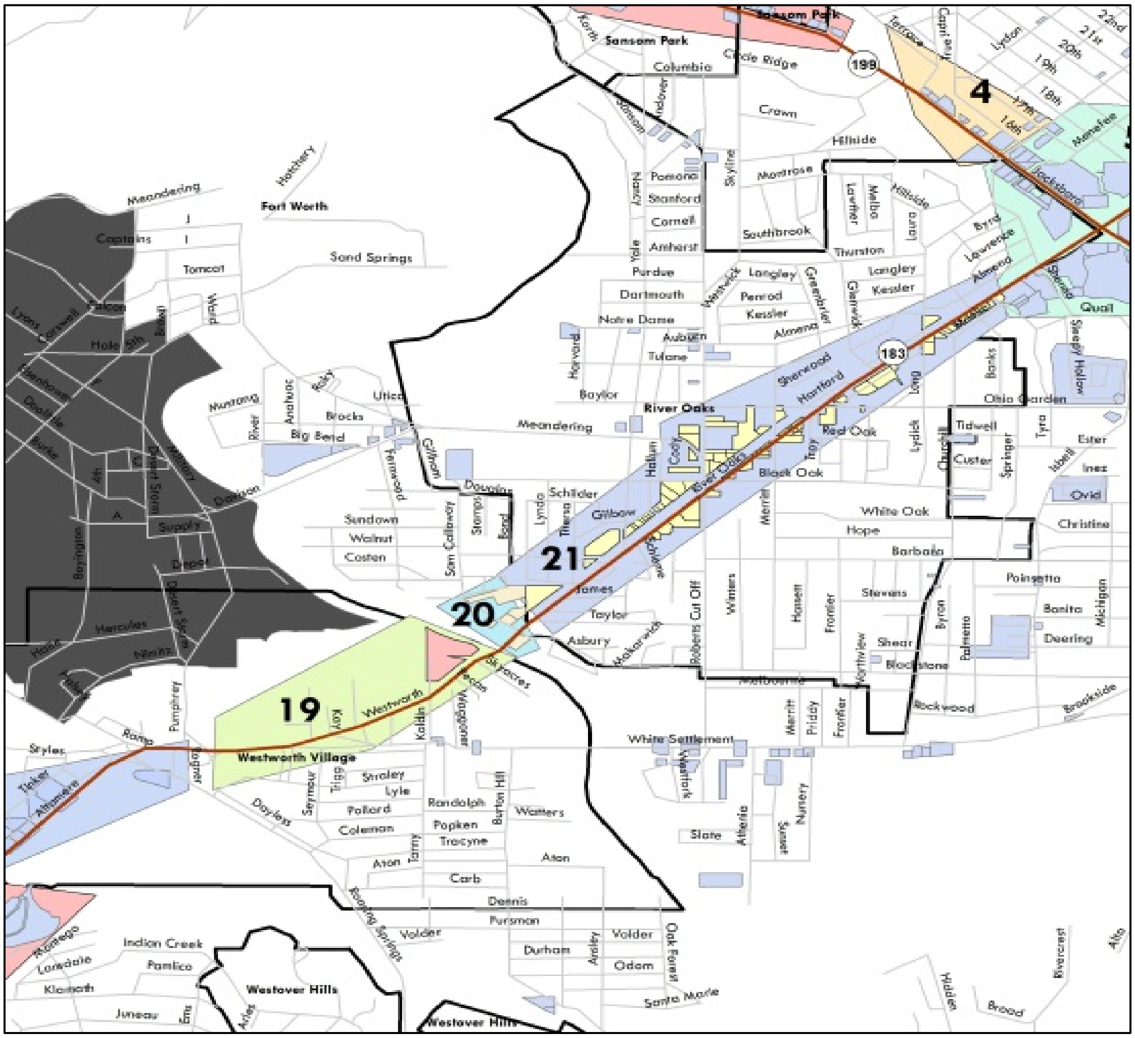
Segment 21 has a large number of dining and drinking places and personal and laundry services (40% of total establishments) (Table 25) situated along the corridor in typical mid-twentieth century commercial strips. While many of the store fronts are "reasonably" sized, much of the infrastructure is in poor health. It appears that the present composition of retailers meet a market need as vacancy for small to mid-sized store fronts is limited to non-existent in most of the strip centers; however, many of the strip centers with mid-size to large (15K+ square feet) store fronts were vacant. With such a high composition of independent local retailers located along this strip, it's not surprising that larger footprints remain vacant.

Table 25
Retail Composition: Highway 183 South (Segment 19 - Segment 21)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	8	51,172	6,396
442	Furniture and Home Furnishing Stores	1	11,123	11,123
443	Electronics	1	2,225	2,225
444	Building Material and Supply	1	11,123	11,123
445	Food and Beverage Stores	4	46,228	11,557
446	Health and Personal Care Stores	3	24,582	8,194
448	Clothing and Clothing Accessories	4	9,113	2,278
451, 453, and 454	Sporting Goods, Miscellaneous and Non-store	3	10,017	3,339
452	General Merchandise	2	35,522	17,761
522 to 524	Insurance and Credit Intermediation	8	27,962	3,495
721	Accomodation	-	-	-
722	Food Services and Drinking Places	17	47,540	2,796
811	Repair and Maintenance	9	51,277	5,697
812	Personal and Laundry Services	13	21,770	1,675
TOTAL	**--**	**74**	**349,653**	**4,725**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012

Figure 33
Highway 183 South (Segments 19 – 21)



f.) White Settlement Road (Segments 22-24)

Segments 22, 23, and 24 extend along White Settlement Road and the main ingress/egress of the Lockheed Martin Corporation to W. loop 820 (Figure 34).

Segments 22 and 23 are predominantly comprised of repair and maintenance, personal and laundry services, and insurance and credit intermediation establishments located in an assortment of strip centers.

Segment 23 is comprised of a collection big box retailers along with a tenant mixture of restaurants and personal services are located at the juncture of White Settlement Road and W. Loop 820. Anchoring this small power center consists of a Wal-Mart, Home Depot, and Albertsons supermarket. Complementing these big box retailers is a cluster of pharmacies, salons, national restaurant chains and a car dealership.

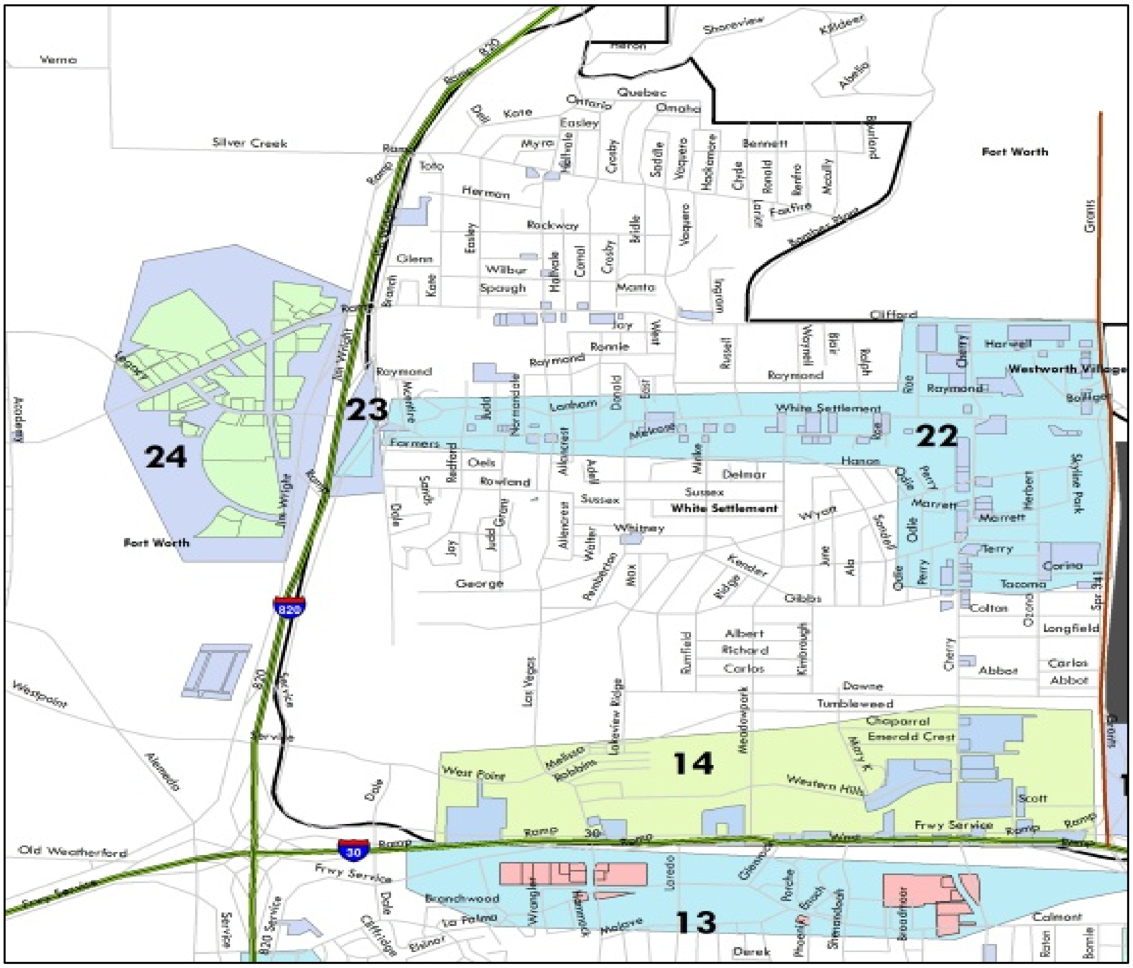
The total combined segment boasts the fifth most retail establishments (166) as well as total estimated square footage (1.4 million SF) of the six combined segments in the study area (Table26).

Table 26
Retail Composition: White Settlement Road (Segment 22 - Segment 24)

NAICS Code	Description	# of Establishments	Total Estimated SF	Average SF/ Establishment
441 and 447	Motor Vehicle Parts and Gas	13	145,506	11,193
442	Furniture and Home Furnishing Stores	2	9,955	4,977
443	Electronics	-	-	-
444	Building Material and Supply	4	138,193	34,548
445	Food and Beverage Stores	10	140,792	14,079
446	Health and Personal Care Stores	6	45,963	7,661
448	Clothing and Clothing Accessories	2	4,374	2,187
451, 453, 454, 532	Sporting Goods, Miscellaneous and Non-store	13	53,169	4,090
452	General Merchandise	5	284,189	56,838
522 to 524	Insurance and Credit Intermediation	29	90,568	3,123
721	Accomodation	3	217,496	72,499
722	Food Services and Drinking Places	32	87,474	2,734
811	Repair and Maintenance	19	137,156	7,219
812	Personal and Laundry Services	28	44,922	1,604
TOTAL	**--**	**166**	**1,399,756**	**8,432**

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc.; 2012

Figure 34
White Settlement Road (Segments 22-24)



g) Distribution of Commercial Development by Community (All Segments)

In order to analyze the distribution of commercial space within the PLMC study area, the corridor segment data was assembled by jurisdiction. Table 27 shows that approximately 15.3 million SF of commercial space exists within close proximity of the study area communities. A good share of this space is not classified as retail space, but serves the needs of a wide variety of local shoppers, businesses and visitors to the area. In fact, roughly 6.2 million SF or 40.5% of existing building space is classified as service businesses, auto-related businesses, maintenance shops, hotel/motels and other non-retail establishments.

Not surprisingly, 72.5% of all commercial space within the study area is located in the City of Fort Worth. The Cities of Lake Worth (1.5 million SF) and White Settlement (1 million SF) currently have clusters of retail development, mostly in big box or power center developments.

Table 27

Distribution of Commercial Building Space by Community
PLMC Study Area

NAICS	Description	Lake Worth	River Oaks	Sansom Park	White Settlement	Benbrook	Westworth Village	Fort Worth	Total
441 and 447	Motor Vehicle Parts and Gas	67,270	51,172	28,947	137,818	47,495	-	1,847,421	2,180,122
442	Furniture and Home Furnishing Stores	78,124	11,123	16,559	19,956	-	11,116	542,790	679,668
443	Electronics	4,412	2,225	-	2,000	1,941	-	126,151	136,730
444	Building Material and Supply	138,624	11,123	23,751	25,004	23,483	163,171	564,426	949,582
445	Food and Beverage Stores	100,802	35,026	12,633	79,976	43,835	-	637,314	909,587
446	Health and Personal Care Stores	37,371	24,582	-	10,747	28,928	-	424,824	526,452
448	Clothing and Clothing Accessories	46,951	4,449	4,274	995	7,953	-	400,419	465,042
451, 453, 454, 532	Sporting Goods, Miscellaneous and Non-store	88,320	10,017	25,307	179,434	40,334	-	905,253	1,248,665
452	General Merchandise	619,631	35,522	8,988	156,032	185,337	367,439	2,306,231	3,679,179
522 to 524	Insurance and Credit Intermediation	68,390	25,630	14,739	61,761	33,659	14,602	471,488	690,270
721	Accomodation	34,958	-	8,102	182,022	37,216	-	808,939	1,071,237
722	Food Services and Drinking Places	110,306	41,710	29,617	53,415	60,665	58,361	759,026	1,113,099
811	Repair and Maintenance	38,607	51,277	7,390	74,659	31,311	-	867,656	1,070,901
812	Personal and Laundry Services	44,828	20,021	16,844	25,964	22,309	1,667	480,050	611,684
	TOTAL	**1,478,593**	**323,875**	**197,151**	**1,009,785**	**564,467**	**616,357**	**11,141,988**	**15,332,216**

Distribution of Commercial Building Space by Community
Percentage Share

NAICS	Description	Lake Worth	River Oaks	Sansom Park	White Settlement	Benbrook	Westworth Village	Fort Worth	Total
441 and 447	Motor Vehicle Parts and Gas	3.1%	2.3%	1.3%	6.3%	2.2%	0.0%	84.7%	100.0%
442	Furniture and Home Furnishing Stores	11.5%	1.6%	2.4%	2.9%	0.0%	1.6%	79.9%	100.0%
443	Electronics	3.2%	1.6%	0.0%	1.5%	1.4%	0.0%	92.3%	100.0%
444	Building Material and Supply	14.6%	1.2%	2.5%	2.6%	2.5%	17.2%	59.4%	100.0%
445	Food and Beverage Stores	11.1%	3.9%	1.4%	8.8%	4.8%	0.0%	70.1%	100.0%
446	Health and Personal Care Stores	7.1%	4.7%	0.0%	2.0%	5.5%	0.0%	80.7%	100.0%
448	Clothing and Clothing Accessories	10.1%	1.0%	0.9%	0.2%	1.7%	0.0%	86.1%	100.0%
451, 453, 454, 532	Sporting Goods, Miscellaneous and Non-store	7.1%	0.8%	2.0%	14.4%	3.2%	0.0%	72.5%	100.0%
452	General Merchandise	16.8%	1.0%	0.2%	4.2%	5.0%	10.0%	62.7%	100.0%
522 to 524	Insurance and Credit Intermediation	9.9%	3.7%	2.1%	8.9%	4.9%	2.1%	68.3%	100.0%
721	Accomodation	3.3%	0.0%	0.8%	17.0%	3.5%	0.0%	75.5%	100.0%
722	Food Services and Drinking Places	9.9%	3.7%	2.7%	4.8%	5.5%	5.2%	68.2%	100.0%
811	Repair and Maintenance	3.6%	4.8%	0.7%	7.0%	2.9%	0.0%	81.0%	100.0%
812	Personal and Laundry Services	7.3%	3.3%	2.8%	4.2%	3.6%	0.3%	78.5%	100.0%

Source: ESRI, Tarrant County Assessment Database, and RKG Associates, Inc., 2012

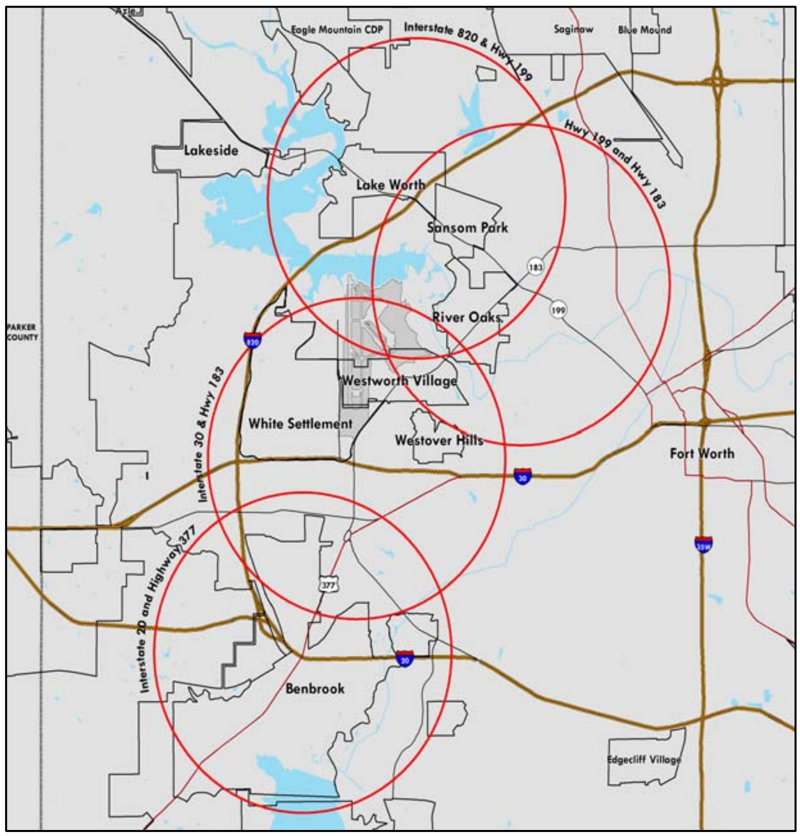
3. PLMC Retail Gap Analysis

The analysis assessed the supply and demand of retail sales in order to show areas that may have opportunities for additional retail as well as areas that may be over-served. The consultant analyzed four different 3-mile trade areas in order to show how different communities within study area compare. The retail trade areas are shown in Map 2. Retail supply and demand information was obtained from ESRI, a private purveyor of local and regional retail market data. The retail gap data for each of the four trade areas is shown in Tables 27 and 28, located at the end of this section.

a.) <u>IH 820 and SH 199 Trade Area</u>

The IH 820 and SH 199 Trade Area include Sansom Park and River Oaks, but also encompass Lake Worth and portions of Fort Worth located north of the base. Of all the trade areas analyzed for this report, the Lake Worth Trade Area has the lowest amount of sales surplus ($78.2 million). Sales leakage occurs in 13 categories (excluding Non-Store Retailers). The largest categories of sales leakage occur in Grocery Stores ($15.1 million), Automobile Dealers ($8.4 million) and Clothing Stores ($4.7 million). Although there is leakage in Automobile Dealers, the large amount of competition located within all three proximate trade areas diminishes the opportunity for additional dealers in the IH 820 and SH 199 Trade Area.

Map 2
Retail Trade Area Identification



b.) <u>SH 199 and SH 183 Trade Area</u>

The SH 199 and SH 183 Trade Area includes the City of Sansom Park and the City of River Oaks, as well as the eastern half of Westworth Village, a small portion of southeast Lake Worth, and portions of Fort Worth located east of the base. This trade area also has a total surplus of sales ($475.2 million). Although the surplus is less than found in the IH 30 and SH 183 Trade Area, it is still shows the area is substantially over-served in retail. Downtown Fort Worth is located just east of the trade area boundaries, and the increase in development that occurs near the Downtown likely attributes to this areas large surplus. Similar to the IH 30 and SH 183 Trade Area, there is also a substantial surplus in Automobile Dealers ($260.1 million). Dealerships in this trade area include Audi, BMW, and Land Rover.

This trade area is leaking sales in only six categories (excluding Non-Store Retailers). The largest sales leakage occurs in Book, Periodical, and Music Stores ($2.2 million) and Clothing Stores ($1.6 million). The other categories, including Home Furnishing Stores, Electronics & Appliance Stores, Jewelry, Luggage and Leather Goods Stores, and Sporting Goods/Hobby/Musical Instrument Stores are all leaking less than $1 million in sales. The relatively low leakage in this trade area provides further indications that the area is over-served in retail.

c.) <u>IH 30 and SH 183 Trade Area</u>
The IH 30 and SH 183 Trade Area encompass the City of White Settlement, the City of Westworth Village, the Town of Westover Hills, and portions of the City of Fort Worth located south of the base. The analysis reveals that this trade area has a "surplus" of total sales ($772.6 million). In other words, the supply exceeds local demand. Situations in which there is a surplus of sales indicate the trade area has a market cluster, or concentration of businesses, pulling sales in from outside the area. A good example of a market cluster is a large retail mall. Malls typically have several retailers offering a wide range of goods located in one place, making it more convenient for shoppers. As a result, they draw customers from a larger geographic region than if the stores attempted to locate independently. In fact, the IH 30 Trade Area is the location of the 1.27 million square foot Ridgmar Mall, located at 1888 Green Oaks Road. This mall largely contributes to the sizeable surplus of sales experienced in this trade area. In addition, there is a substantially large surplus of sales in the Automobile Dealers category ($452.0 million). This trade area is home to a cluster of dealers including Cadillac and Nissan, as well as a variety of used-car dealers.

Although there is a large total surplus of sales in this trade area, there are some specific categories of retail that are experiencing "sales leakage." Sales leakage indicates the demand for goods is greater than the supply of sales. When this occurs, consumers typically make retail purchases outside their trade area. Because this consumer spending is not captured by local businesses, it is said to have "leaked" to other businesses outside the local market. In such cases, conventional wisdom suggests that there may be opportunities for existing businesses to expand their product lines and for new local businesses to be created to capture this unmet spending potential.

The IH 30 and SH 183 Trade area is leaking sales in 10 of the 31 4-Digit NAICS categories of retail. The largest sales leakage occurs in Furniture Stores ($9.6 million) and Special Food Services ($4.5 million). The other categories of retail are all leaking less than $2 million in sales. These include Home Furnishing Stores ($1.1 million), Building Material and Supply Dealers ($797,773), Specialty Food Stores ($229,437), Book Periodical and Music Stores ($1.1 million) and Used Merchandise Stores ($414,126). It should be noted that Non-Store Retailers also are leaking a comparatively large amount of sales ($13.1 million leakage); however this category of retail does not have the need for brick-and-mortar retail spaces. While the sales leakage amounts in any of the retail categories within this trade area would likely not be enough to warrant investment in a new establishment, there may be opportunity for existing stores to expand their product lines in some of these categories.

d) <u>IH 20 and SH 377 Trade Area</u>
The IH 20 and SH 377 Trade Area is located south of NAS-JRB Fort Worth and primarily encompasses the City of Benbrook. There is a retail surplus of $278.3 million in this trade area. The majority of surplus is in Automobile Dealers ($378.9 million). The dealerships in this area include Toyota, Mazda, Infiniti, Ford, among others. There are sales leakages in 19 4-digit categories (excluding Non-Store Retailers). The larger categories leaking sales include Grocery Stores ($50.1 million), Gasoline Stations ($24.7 million), and Building Material and

Supply Dealers ($10.8 million). It should be noted that Grocery Stores, in particular, have a comparatively large amount of sales leakage. This provides initial indications that the area could support a new grocery establishment.

e) Implications

All four trade areas are over-served with retail ranging from neighborhood strip center to regional shopping malls. The study area is home to clusters of automobile dealers, which accounts for the large amounts of surplus in the IH 30 and SH 183, SH 199 and SH 183, and IH 20 and SH 377 trade areas. In addition the Ridgmar Mall contributes to the large amount of surplus within the IH 30 and SH 183 Trade Area.

Despite the relatively large amount of surplus found in all the trade areas, there are certain categories in which there may be opportunity for expanded lines of retail, or in select cases, a new establishment. Most notably, the IH 20 and SH 377 Trade Area is under-served in grocery and clothing stores. This Trade Area likely has the highest potential for additional new retail establishments in these categories. Other trade areas may want to improve their retail base by redeveloping existing retail or expanding product lines in existing establishments.

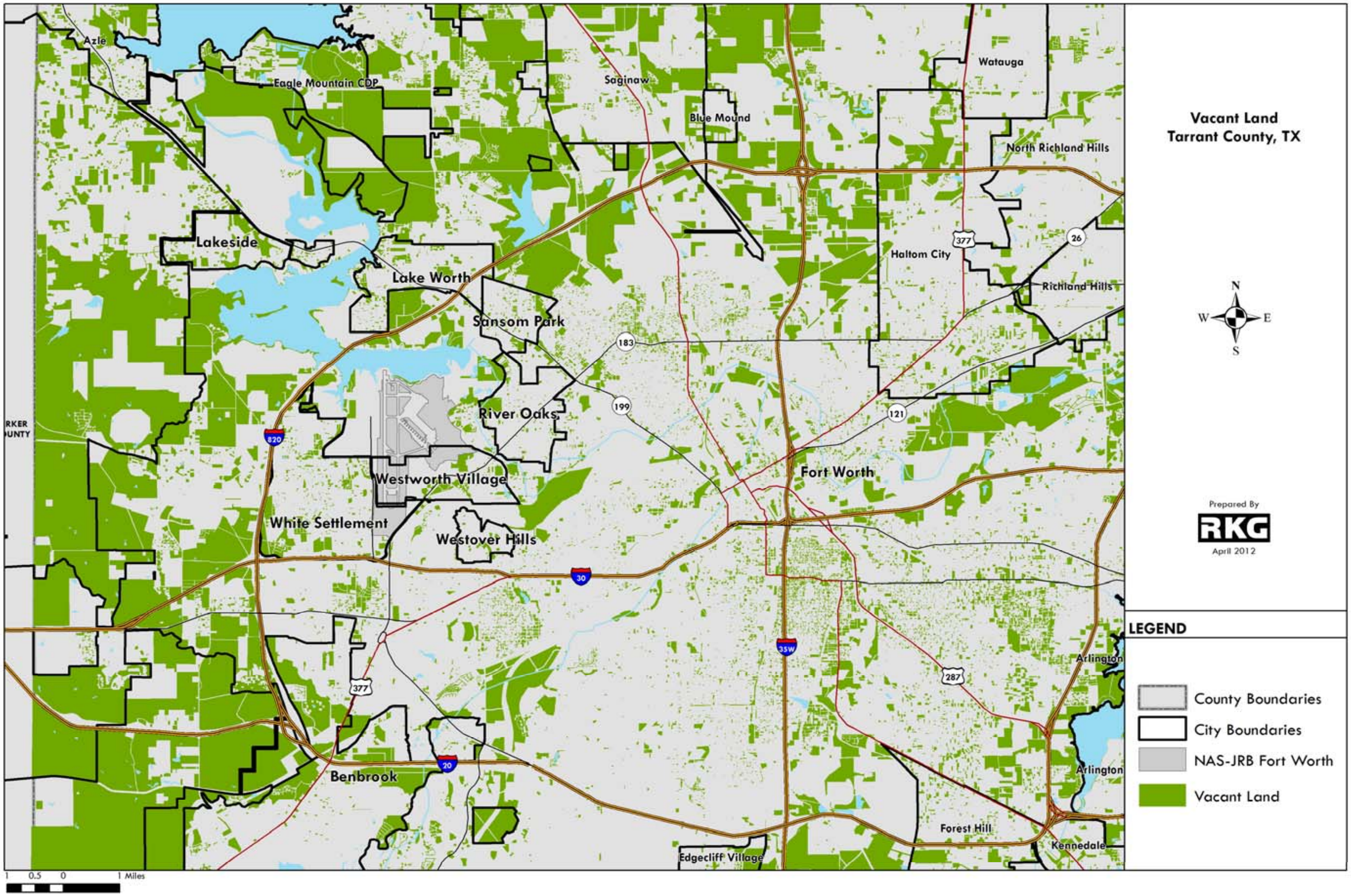
As the region's population grows in the future, retail and service demand will shift based on where those growth patterns are established. New residential development north of Loop 820 along the IH 35W corridor is pulling retail gravity to North Fort Worth area. Within the next few years, an additional 2.7 million SF of retail space will be constructed at just two developments located between Interstates 20 and 30, north of Benbrook. This may start to shift the region's retail spend below the PLMC study area and will be positioned to capture growing demand from Parker County and points west of Fort Worth.

I. LAND AVAILABILITY

In order to examine where future development might occur, an analysis of vacant parcels near and within the PLMC study area communities was conducted. The vacant land shown in Map 3 is representative of parcels with no buildings and classified as: (1) farmland, (2) timberland, (3) commercial, (4) industrial, and (5) undeveloped based on their land use codes. It should be noted that utilities, federally owned properties, Fort Worth Refuge, and institutional uses were sorted out of the analysis.

A particularly large cluster of undeveloped land exists within the PLMC study area near Fort Worth just south of River Oaks. It is categorized as farmland and is in a centrally located. There is also a large cluster of undeveloped land near the northeastern border of Benbrook, which is categorized as ranchland. Some of the largest vacant land parcels are located outside the study area communities along Loop 820. There are particularly large undeveloped parcels near the junction of Loop 820 and IH 20 near Benbrook. These areas appear to be unincorporated parts of Tarrant County.

Map 3



Vacant Land
Tarrant County, TX
Prepared By
RKG
April 2012
LEGEND
County Boundaries
City Boundaries
NAS-JRB Fort Worth
Vacant Land
Azle
Eagle Mountain CDP
Saginaw
Blue Mound
Watauga
North Richland Hills
Lakeside
Lake Worth
Haltom City
Richland Hills
Sansom Park
River Oaks
Westworth Village
White Settlement
Westover Hills
Fort Worth
Benbrook
Edgecliff Village
Forest Hill
Kennedale
Arlington
0.5
1 Miles

APPENDIX

APPENDIX 1
Retail Gap Analysis
1-Mile Trade Areas

		Interstate 30 and Highway 183			Highway 199 and Highway 183			Interstate 820 and Highway 199			Interstate 20 and Highway 377		
NAICS	**Category**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**
--	**Total Retail Sales**	**$85,695,812**	**$311,968,199**	**($226,272,387)**	**$81,649,649**	**$137,528,514**	**($55,878,865)**	**$48,608,645**	**$194,957,753**	**($146,349,108)**	**$32,919,092**	**$34,789,277**	**($1,870,185)**
NAICS 441	Motor Vehicle & Parts Dealers	$17,236,662	$67,135,451	($49,898,789)	$16,864,349	$58,238,078	($41,373,729)	$9,886,882	$7,216,304	$2,670,578	$6,576,705	$460,177	$6,116,528
NAICS 441	Automobile Dealers	$14,833,762	$60,600,343	($45,766,581)	$14,534,745	$56,207,373	($41,672,628)	$8,531,812	$3,660,472	$4,871,340	$5,613,443	$27,339	$5,586,104
NAICS 441	Other Motor Vehicle Dealers	$1,141,759	$3,833,583	($2,691,824)	$1,157,208	$113,988	$1,043,220	$652,292	$467,764	$184,528	$480,377	$32,185	$448,192
NAICS 441	Auto Parts, Accessories, and Tire Stores	$1,261,141	$2,701,525	($1,440,384)	$1,172,396	$1,916,717	($744,321)	$702,778	$3,088,068	($2,385,290)	$482,885	$400,653	$82,232
NAICS 442	Furniture & Home Furnishings Stores	$2,232,423	$2,555,620	($323,197)	$2,115,364	$3,715,209	($1,599,845)	$1,259,888	$2,973,361	($1,713,473)	$922,977	$597,438	$325,539
NAICS 442	Furniture Stores	$1,542,705	$1,080,221	$462,484	$1,459,129	$3,458,920	($1,999,791)	$868,250	$1,023,506	($155,256)	$620,019	$0	$620,019
NAICS 442	Home Furnishings Stores	$689,718	$1,475,399	($785,681)	$656,235	$256,289	$399,946	$391,638	$1,949,855	($1,558,217)	$302,958	$597,438	($294,480)
NAICS 443	Electronics & Appliance Stores	$2,242,313	$6,086,764	($3,844,451)	$2,117,136	$521,173	$1,595,963	$1,265,021	$8,287,083	($7,022,062)	$866,425	$322,239	$544,186
NAICS 444	Bldg Materials, Garden Equip. & Supply Stores	$2,602,168	$5,908,750	($3,306,582)	$2,605,351	$715,671	$1,889,680	$1,494,639	$25,962,022	($24,467,383)	$1,197,077	$37,625	$1,159,452
NAICS 444	Building Material and Supplies Dealers	$2,396,863	$4,096,496	($1,699,633)	$2,392,216	$591,729	$1,800,487	$1,372,296	$25,962,022	($24,589,726)	$1,099,649	$0	$1,099,649
NAICS 444	Lawn and Garden Equipment and Supplies Stores	$205,305	$1,812,254	($1,606,949)	$213,135	$123,942	$89,193	$122,343	$0	$122,343	$97,428	$37,625	$59,803
NAICS 445	Food & Beverage Stores	$14,748,755	$61,953,114	($47,204,359)	$13,939,634	$14,979,688	($1,040,054)	$8,265,709	$16,940,080	($8,674,371)	$5,500,756	$572,067	$4,928,689
NAICS 445	Grocery Stores	$13,658,803	$58,865,471	($45,206,668)	$12,948,646	$14,022,030	($1,073,384)	$7,663,683	$14,955,810	($7,292,127)	$5,097,938	$572,067	$4,525,871
NAICS 445	Specialty Food Stores	$448,008	$1,282,116	($834,108)	$423,697	$482,948	($59,251)	$249,959	$357,968	($108,009)	$165,200	$0	$165,200
NAICS 445	Beer, Wine, and Liquor Stores	$641,944	$1,805,527	($1,163,583)	$567,291	$474,710	$92,581	$352,067	$1,626,302	($1,274,235)	$237,618	$0	$237,618
NAICS 446	Health & Personal Care Stores	$2,419,464	$11,291,180	($8,871,716)	$2,374,499	$6,192,836	($3,818,337)	$1,390,505	$9,358,034	($7,967,529)	$986,080	$2,511,698	($1,525,618)
NAICS 447	Gasoline Stations	$11,854,583	$23,286,389	($11,431,806)	$11,621,701	$24,426,860	($12,805,159)	$6,868,685	$22,671,458	($15,802,773)	$4,455,053	$10,122,385	($5,667,332)
NAICS 448	Clothing and Clothing Accessories Stores	$3,212,526	$39,997,651	($36,785,125)	$2,935,300	$359,280	$2,576,020	$1,793,794	$3,061,680	($1,267,886)	$1,216,639	$412,014	$804,625
NAICS 448	Clothing Stores	$2,562,329	$32,322,299	($29,759,970)	$2,346,838	$80,327	$2,266,511	$1,433,511	$2,424,254	($990,743)	$972,121	$412,014	$560,107
NAICS 448	Shoe Stores	$339,129	$3,945,801	($3,606,672)	$314,363	$136,001	$178,362	$187,944	$604,576	($416,632)	$118,377	$0	$118,377
NAICS 448	Jewelry, Luggage, and Leather Goods Stores	$311,068	$3,729,551	($3,418,483)	$274,099	$142,952	$131,147	$172,339	$32,850	$139,489	$126,141	$0	$126,141
NAICS 451	Sporting Goods, Hobby, Book, and Music Stores	$1,260,623	$9,809,736	($8,549,113)	$1,138,841	$0	$1,138,841	$700,357	$1,987,711	($1,287,354)	$470,494	$0	$470,494
NAICS 451	Sporting Goods/Hobby/Musical Instrument Stores	$719,635	$7,532,411	($6,812,776)	$670,050	$0	$670,050	$405,533	$1,835,888	($1,430,355)	$278,332	$0	$278,332
NAICS 451	Book, Periodical, and Music Stores	$540,988	$2,277,325	($1,736,337)	$468,791	$0	$468,791	$294,824	$151,823	$143,001	$192,162	$0	$192,162
NAICS 452	General Merchandise Stores	$11,638,738	$36,678,176	($25,039,438)	$11,029,137	$11,469,059	($439,922)	$6,562,429	$45,622,359	($39,059,930)	$4,442,191	$4,927,469	($485,278)
NAICS 452	Department Stores Excluding Leased Depts.	$4,512,867	$11,251,659	($6,738,792)	$4,266,900	$0	$4,266,900	$2,547,478	$34,116,739	($31,569,261)	$1,748,898	$1,647,277	$101,621
NAICS 452	Other General Merchandise Stores	$7,125,871	$25,426,517	($18,300,646)	$6,762,237	$11,469,059	($4,706,822)	$4,014,951	$11,505,620	($7,490,669)	$2,693,293	$3,280,192	($586,899)
NAICS 453	Miscellaneous Store Retailers	$1,028,895	$5,765,678	($4,736,783)	$982,743	$2,728,821	($1,746,078)	$585,874	$2,911,300	($2,325,426)	$408,447	$307,901	$100,546
NAICS 453	Florists	$87,318	$193,825	($106,507)	$91,449	$111,354	($19,905)	$52,303	$128,924	($76,621)	$42,344	$89,724	($47,380)
NAICS 453	Office Supplies, Stationery, and Gift Stores	$377,439	$3,430,525	($3,053,086)	$359,410	$35,049	$324,361	$212,518	$1,726,215	($1,513,697)	$148,555	$4,241	$144,314
NAICS 453	Used Merchandise Stores	$104,176	$151,241	($47,065)	$91,896	$919,459	($827,563)	$57,106	$53,736	$3,370	$37,973	$141,741	($103,768)
NAICS 453	Other Miscellaneous Store Retailers	$459,962	$1,990,087	($1,530,125)	$439,988	$1,662,959	($1,222,971)	$263,947	$1,002,425	($738,478)	$179,575	$72,195	$107,380
NAICS 454	Nonstore Retailers	$2,283,057	$897,886	$1,385,171	$2,147,579	$0	$2,147,579	$1,306,239	$691,426	$614,813	$949,171	$13,533	$935,638
NAICS 454	Electronic Shopping and Mail-Order Houses	$1,603,437	$471,908	$1,131,529	$1,495,344	$0	$1,495,344	$899,307	$0	$899,307	$621,825	$0	$621,825
NAICS 454	Vending Machine Operators	$184,052	$80,725	$103,327	$172,632	$0	$172,632	$102,691	$368,106	($265,415)	$67,589	$13,533	$54,056
NAICS 454	Direct Selling Establishments	$495,568	$345,253	$150,315	$479,603	$0	$479,603	$304,241	$323,320	($19,079)	$259,757	$0	$259,757
NAICS 722	Food Services & Drinking Places	$12,935,605	$40,601,804	($27,666,199)	$11,778,015	$14,181,839	($2,403,824)	$7,228,623	$47,274,935	($40,046,312)	$4,927,077	$14,504,731	($9,577,654)
NAICS 722	Full-Service Restaurants	$4,978,674	$7,933,911	($2,955,237)	$4,503,085	$7,939,283	($3,436,198)	$2,777,258	$17,946,412	($15,169,154)	$1,921,955	$2,870,314	($948,359)
NAICS 722	Limited-Service Eating Places	$6,776,634	$30,154,482	($23,377,848)	$6,239,690	$5,766,004	$473,686	$3,796,639	$28,339,561	($24,542,922)	$2,563,123	$11,299,508	($8,736,385)
NAICS 722	Special Food Services	$732,566	$366,806	$365,760	$671,786	$40,120	$631,666	$410,060	$330,126	$79,934	$276,906	$334,909	($58,003)
NAICS 722	Drinking Places - Alcoholic Beverages	$447,731	$2,146,605	($1,698,874)	$363,454	$436,432	($72,978)	$244,666	$658,836	($414,170)	$165,093	$0	$165,093

Source: ESRI and RKG Associates, Inc., 2012

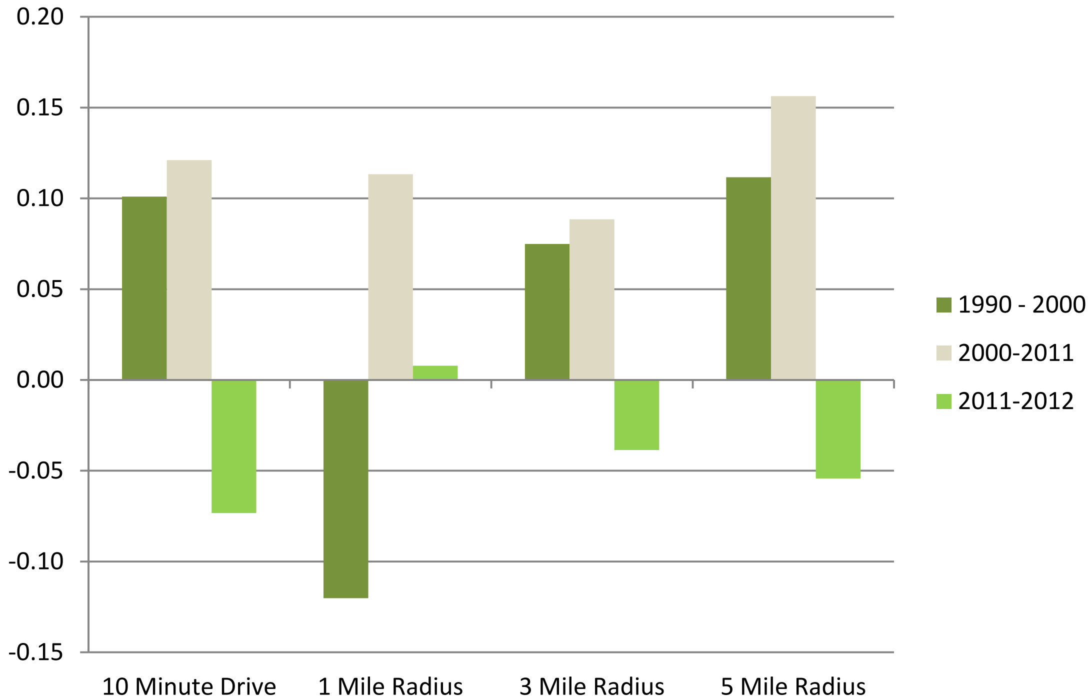
APPENDIX 2
Retail Gap Analysis
3-Mile Trade Areas

		Interstate 30 and Highway 183			**Highway 199 and Highway 183**			**Interstate 820 and Highway 199**			**Interstate 20 and Highway 377**		
NAICS	**Category**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**	**Demand**	**Supply**	**Retail Gap**
--	**Total Retail Sales**	**$818,972,012**	**$1,591,604,549**	**($772,632,537)**	**$508,943,907**	**$984,130,800**	**($475,186,893)**	**$343,035,119**	**$421,252,943**	**($78,217,824)**	**$677,483,963**	**$955,751,404**	**($278,267,441)**
NAICS 441	Motor Vehicle & Parts Dealers	$164,619,175	$620,586,654	($455,967,479)	$104,697,715	$367,369,147	($262,671,432)	$70,683,924	$61,276,038	$9,407,886	$137,532,214	$513,038,570	($375,506,356)
NAICS 4411	Automobile Dealers	$140,906,527	$592,890,045	($451,983,518)	$90,037,798	$350,064,270	($260,026,472)	$60,754,946	$52,360,776	$8,394,170	$117,811,710	$496,756,038	($378,944,328)
NAICS 4412	Other Motor Vehicle Dealers	$11,721,375	$11,824,695	($103,320)	$7,322,621	$7,484,794	($162,173)	$4,994,517	$1,230,438	$3,764,079	$9,764,001	$3,245,655	$6,518,346
NAICS 4413	Auto Parts, Accessories, and Tire Stores	$11,991,273	$15,871,914	($3,880,641)	$7,337,296	$9,820,083	($2,482,787)	$4,934,461	$7,684,824	($2,750,363)	$9,956,503	$13,036,877	($3,080,374)
NAICS 442	Furniture & Home Furnishings Stores	$21,997,635	$11,272,215	$10,725,420	$13,288,640	$21,572,658	($8,284,018)	$9,000,804	$8,572,237	$428,567	$18,652,717	$22,285,506	($3,632,789)
NAICS 4421	Furniture Stores	$15,042,707	$5,394,486	$9,648,221	$9,172,016	$17,890,634	($8,718,618)	$6,180,637	$4,920,295	$1,260,342	$12,768,586	$20,041,772	($7,273,186)
NAICS 4422	Home Furnishings Stores	$6,954,928	$5,877,729	$1,077,199	$4,116,624	$3,682,024	$434,600	$2,820,167	$3,651,942	($831,775)	$5,884,131	$2,243,734	$3,640,397
NAICS 443/NAICS 4431	Electronics & Appliance Stores	$21,486,456	$119,642,937	($98,156,481)	$13,198,518	$12,832,466	$366,052	$8,968,199	$9,277,200	($309,001)	$17,947,057	$15,472,562	$2,474,495
NAICS 444	Bldg Materials, Garden Equip. & Supply Stores	$27,050,533	$28,195,586	($1,145,053)	$16,446,362	$32,386,110	($15,939,748)	$11,159,009	$28,260,669	($17,101,660)	$22,993,078	$12,745,824	$10,247,254
NAICS 4441	Building Material and Supplies Dealers	$24,872,965	$24,075,192	$797,773	$15,110,867	$30,736,156	($15,625,289)	$10,238,236	$27,908,762	($17,670,526)	$21,170,711	$10,339,624	$10,831,087
NAICS 4442	Lawn and Garden Equipment and Supplies Stores	$2,177,568	$4,120,394	($1,942,826)	$1,335,495	$1,649,954	($314,459)	$920,773	$351,907	$568,866	$1,822,367	$2,406,200	($583,833)
NAICS 445	Food & Beverage Stores	$138,914,571	$226,316,000	($87,401,429)	$86,813,451	$131,902,315	($45,088,864)	$57,947,617	$45,412,800	$12,534,817	$113,369,952	$58,213,256	$55,156,696
NAICS 4451	Grocery Stores	$128,682,616	$215,149,029	($86,466,413)	$80,606,082	$116,988,906	($36,382,824)	$53,774,310	$38,682,257	$15,092,053	$104,934,113	$54,837,289	$50,096,824
NAICS 4452	Specialty Food Stores	$4,191,972	$3,962,535	$229,437	$2,634,555	$3,013,946	($379,391)	$1,752,906	$992,890	$760,016	$3,419,897	$416,381	$3,003,516
NAICS 4453	Beer, Wine, and Liquor Stores	$6,039,983	$7,204,436	($1,164,453)	$3,572,814	$11,899,463	($8,326,649)	$2,420,401	$5,737,653	($3,317,252)	$5,015,942	$2,959,586	$2,056,356
NAICS 446/NAICS 4461	Health & Personal Care Stores	$23,756,274	$40,978,627	($17,222,353)	$14,820,315	$22,959,063	($8,138,748)	$9,948,733	$20,564,176	($10,615,443)	$19,377,892	$31,343,087	($11,965,195)
NAICS 447/NAICS 4471	Gasoline Stations	$112,489,447	$113,021,597	($532,150)	$71,871,786	$80,009,636	($8,137,850)	$48,351,907	$67,259,330	($18,907,423)	$91,898,625	$67,219,040	$24,679,585
NAICS 448	Clothing and Clothing Accessories Stores	$30,473,500	$53,213,233	($22,739,733)	$18,394,433	$19,146,946	($752,513)	$12,431,859	$6,589,991	$5,841,868	$25,394,143	$24,210,399	$1,183,744
NAICS 4481	Clothing Stores	$24,279,320	$40,659,457	($16,380,137)	$14,682,169	$13,101,233	$1,580,936	$9,935,461	$5,276,666	$4,658,795	$20,221,805	$20,951,386	($729,581)
NAICS 4482	Shoe Stores	$3,111,474	$5,536,080	($2,424,606)	$1,956,261	$4,461,580	($2,505,319)	$1,298,323	$994,505	$303,818	$2,562,979	$1,323,840	$1,239,139
NAICS 4483	Jewelry, Luggage, and Leather Goods Stores	$3,082,706	$7,017,696	($3,934,990)	$1,756,003	$1,584,133	$171,870	$1,198,075	$318,820	$879,255	$2,609,359	$1,935,173	$674,186
NAICS 451	Sporting Goods, Hobby, Book, and Music Stores	$11,962,442	$20,055,590	($8,093,148)	$7,126,043	$6,247,301	$878,742	$4,890,457	$4,246,117	$644,340	$9,915,374	$7,216,595	$2,698,779
NAICS 4511	Sporting Goods/Hobby/Musical Instrument Stores	$6,918,217	$16,159,064	($9,240,847)	$4,193,182	$5,549,356	($1,356,174)	$2,871,397	$3,614,968	($743,571)	$5,776,288	$5,295,713	$480,575
NAICS 4512	Book, Periodical, and Music Stores	$5,044,225	$3,896,526	$1,147,699	$2,932,861	$697,945	$2,234,916	$2,019,060	$631,149	$1,387,911	$4,139,086	$1,920,882	$2,218,204
NAICS 452	General Merchandise Stores	$110,845,831	$183,830,675	($72,984,844)	$68,782,396	$98,288,350	($29,505,954)	$46,236,447	$82,219,365	($35,982,918)	$91,233,405	$97,176,119	($5,942,714)
NAICS 4521	Department Stores Excluding Leased Depts.	$43,252,178	$61,925,120	($18,672,942)	$26,650,822	$39,368,685	($12,717,863)	$17,993,203	$48,882,307	($30,889,104)	$35,950,244	$23,693,102	$12,257,142
NAICS 4529	Other General Merchandise Stores	$67,593,653	$121,905,555	($54,311,902)	$42,131,574	$58,919,665	($16,788,091)	$28,243,244	$33,337,058	($5,093,814)	$55,283,161	$73,483,017	($18,199,856)
NAICS 453	Miscellaneous Store Retailers	$10,026,299	$14,556,473	($4,530,174)	$6,157,706	$17,908,996	($11,751,290)	$4,182,635	$6,384,193	($2,201,558)	$8,277,956	$6,628,582	$1,649,374
NAICS 4531	Florists	$936,547	$942,737	($6,190)	$573,126	$1,649,892	($1,076,766)	$396,023	$395,034	$989	$784,791	$249,075	$535,716
NAICS 4532	Office Supplies, Stationery, and Gift Stores	$3,643,833	$7,795,021	($4,151,188)	$2,250,134	$4,690,283	($2,440,149)	$1,515,895	$2,277,822	($761,927)	$3,030,795	$3,123,411	($92,616)
NAICS 4533	Used Merchandise Stores	$980,102	$565,976	$414,126	$575,731	$1,660,978	($1,085,247)	$394,069	$1,018,251	($624,182)	$809,310	$396,602	$412,708
NAICS 4539	Other Miscellaneous Store Retailers	$4,465,817	$5,252,739	($786,922)	$2,758,715	$9,907,843	($7,149,128)	$1,876,648	$2,693,086	($816,438)	$3,653,060	$2,859,494	$793,566
NAICS 454	Nonstore Retailers	$22,688,704	$9,625,393	$13,063,311	$13,630,287	$9,524,782	$4,105,505	$9,145,000	$2,120,977	$7,024,023	$18,572,490	$4,972,322	$13,600,168
NAICS 4541	Electronic Shopping and Mail-Order Houses	$15,406,749	$7,623,132	$7,783,617	$9,363,817	$6,693,280	$2,670,537	$6,340,778	$1,089,020	$5,251,758	$12,774,116	$4,131,867	$8,642,249
NAICS 4542	Vending Machine Operators	$1,720,996	$472,844	$1,248,152	$1,074,753	$2,139,386	($1,064,633)	$717,055	$511,258	$205,797	$1,404,426	$383,443	$1,020,983
NAICS 4543	Direct Selling Establishments	$5,560,959	$1,529,417	$4,031,542	$3,191,717	$692,116	$2,499,601	$2,087,167	$520,699	$1,566,468	$4,393,948	$457,012	$3,936,936
NAICS 722	Food Services & Drinking Places	$122,661,145	$150,309,569	($27,648,424)	$73,716,255	$163,983,030	($90,266,775)	$50,088,528	$79,069,850	($28,981,322)	$102,319,060	$95,229,542	$7,089,518
NAICS 7221	Full-Service Restaurants	$47,491,961	$51,356,625	($3,864,664)	$28,241,292	$83,051,216	($54,809,924)	$19,228,676	$31,129,067	($11,900,391)	$39,682,316	$38,279,771	$1,402,545
NAICS 7222	Limited-Service Eating Places	$64,024,746	$86,777,503	($22,752,757)	$38,968,399	$49,304,562	($10,336,163)	$26,410,682	$45,280,770	($18,870,088)	$53,355,543	$50,984,855	$2,370,688
NAICS 7223	Special Food Services	$6,921,350	$2,415,985	$4,505,365	$4,197,704	$20,730,409	($16,532,705)	$2,847,083	$1,309,041	$1,538,042	$5,767,861	$590,181	$5,177,680
NAICS 7224	Drinking Places - Alcoholic Beverages	$4,223,088	$9,759,456	($5,536,368)	$2,308,860	$10,896,843	($8,587,983)	$1,602,087	$1,350,972	$251,115	$3,513,340	$5,374,735	($1,861,395)

Source: ESRI and RKG Associates, Inc., 2012

Population Data

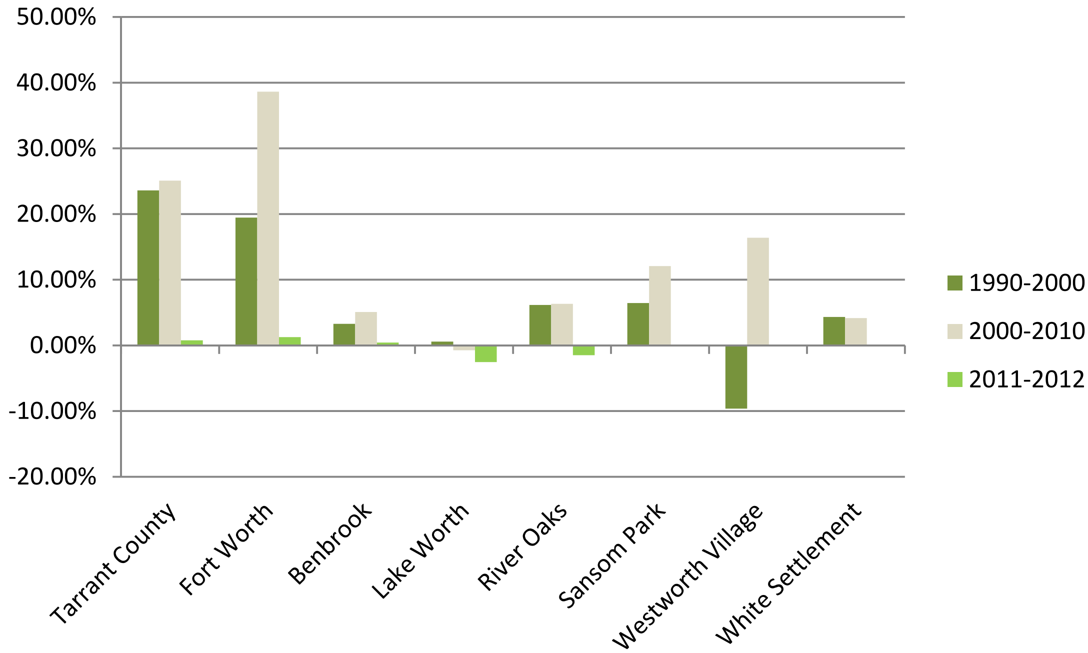
1. Population Change by Nielson Driving Distance from NAS JRB, Fort Worth



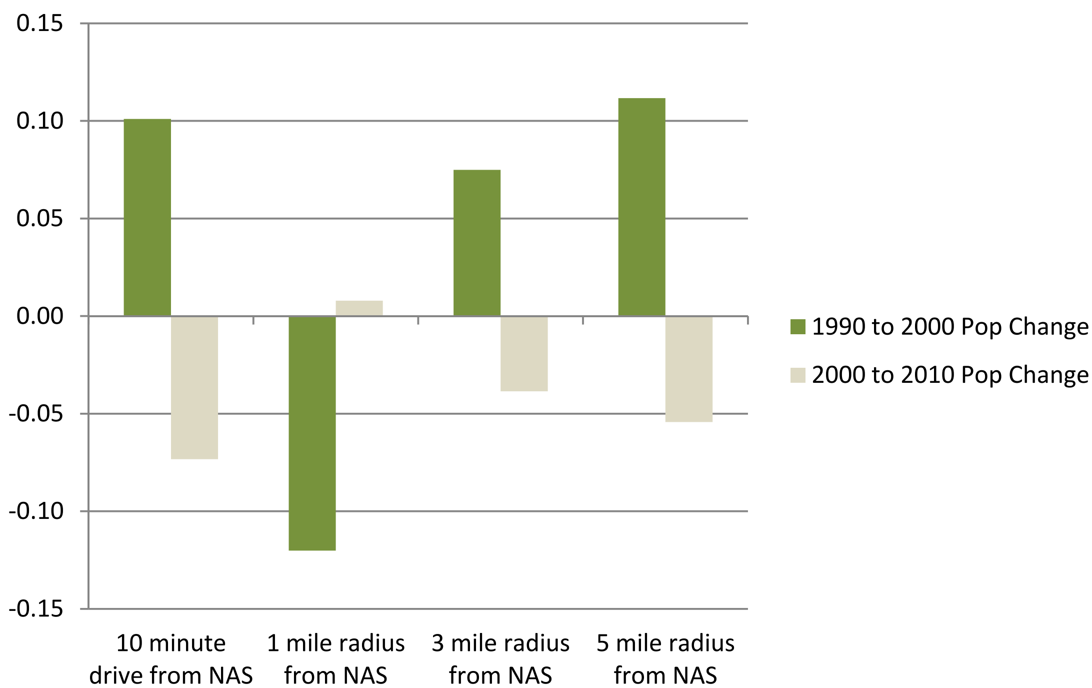
2. Population Totals by Nielson Driving Distances

Nielson Driving Radius	1990	2000	2011	2012
10 minute drive from NAS	163,959	180,521	202,382	187,544
1 mile radius from NAS	4,535	3,990	4,442	4,477
3 mile radius from NAS	61,659	66,277	72,138	69,356
5 mile radius from NAS	162,278	180,396	208,593	197,271

3. Population Change for Tarrant County, Fort Worth, and PLMC 6 Cities



4. Population Change by Nielson Driving Radius



Household Formation, Housing Type, Home Value, and Income Data

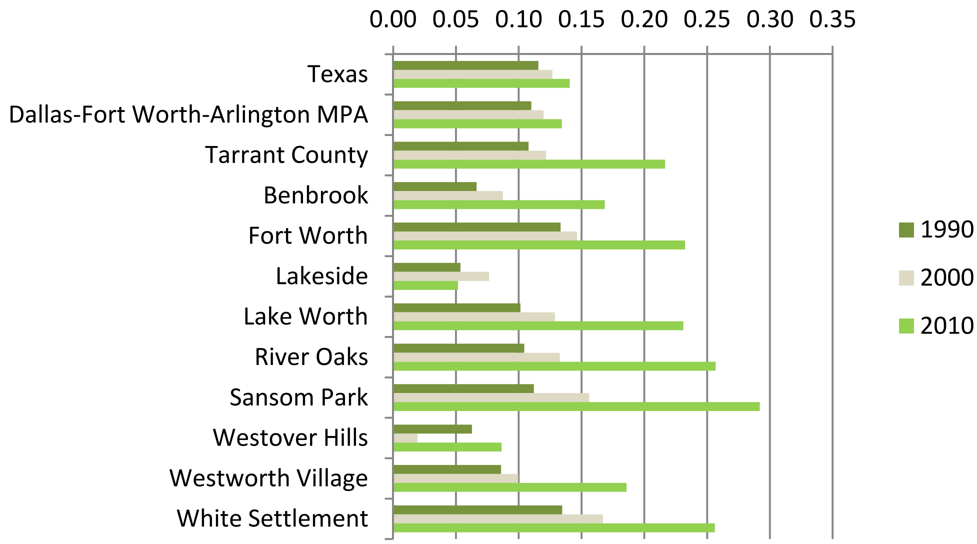
5. Average Household Size

Average Household Size	1990	2000	2010
Texas	2.73	2.74	2.75
Dallas-FortWorth-Arlington MPA	2.73	2.75	2.74
Tarrant County	2.62	2.67	2.72
Benbrook	2.47	2.33	2.25
Fort Worth	2.58	2.67	2.77
Lakeside	2.57	2.48	2.40
Lake Worth	2.69	2.70	2.69
River Oaks	2.45	2.57	2.82
Sansom Park	2.85	2.87	3.22
Westover Hills	2.64	2.55	2.42
Westworth Village	2.89	2.71	2.37
White Settlement	2.66	2.55	2.59

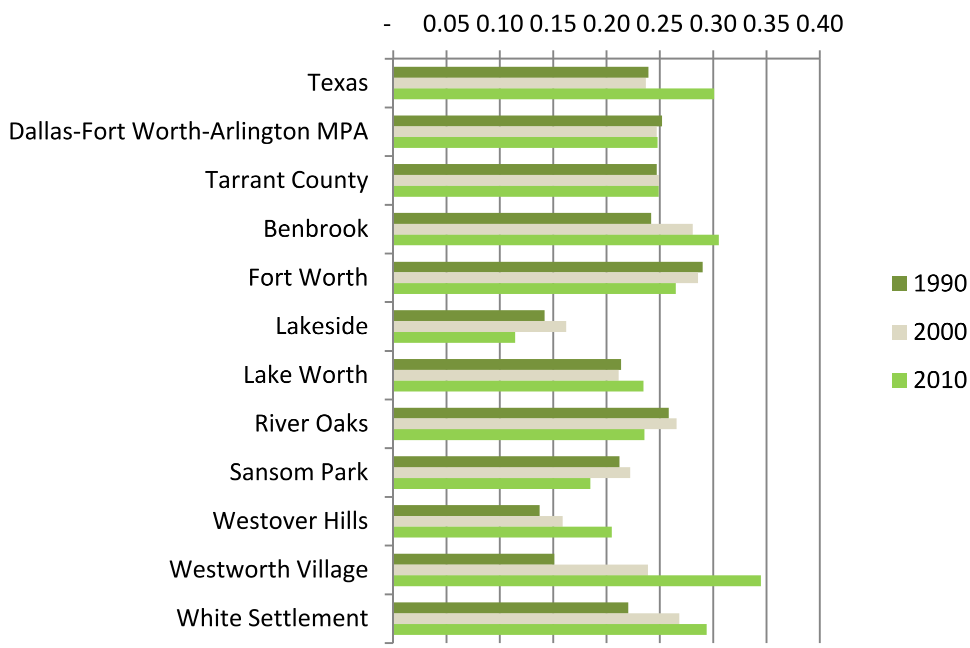
6. Average Family Size

Average Family Size	1990	2000	2010
Texas	(not available)	3.28	3.31
Dallas-FortWorth-Arlington MPA	(not available)	2.91	3.31
Tarrant County	(not available)	3.22	3.29
Benbrook	(not available)	2.86	2.79
Fort Worth	(not available)	3.33	3.41
Lakeside	(not available)	2.75	2.69
Lake Worth	(not available)	3.12	3.16
River Oaks	(not available)	3.11	3.34
Sansom Park	(not available)	3.36	3.67
Westover Hills	(not available)	2.86	2.84
Westworth Village	(not available)	3.27	3.13
White Settlement	(not available)	3.08	3.22

7. Percent of Total Population Female, No Husband



8. Percent of Total Population, Householder Living Alone



9. Female Household with No Husband and Householder Living Alone, Total and Percent of Total

Female Household with No Husband	1990	% of Total City Household	2000	% of Total City Household	2010	% of Total City Household
Texas	701,826	0.12	937,589	0.13	1,254,704	0.14
Dallas-Fort Worth-Arlington MPA	164,802	0.11	226,949	0.12	308,747	0.13
Tarrant County	47,335	0.11	64,968	0.12	142,285	0.22
Benbrook	522	0.07	751	0.09	1585	0.17
Fort Worth	22,441	0.13	28,582	0.15	61076	0.23
Lakeside	17	0.05	32	0.08	28	0.05
Lake Worth	166	0.10	214	0.13	384	0.23
River Oaks	280	0.10	360	0.13	677	0.26
Sansom Park	151	0.11	222	0.16	417	0.29
Westover Hills	16	0.06	5	0.02	24	0.09
Westworth Village	70	0.09	78	0.10	194	0.19
White Settlement	755	0.13	938	0.17	1534	0.26
Householder Living Along	**1990**	**% of Total City Household**	**2000**	**% of Total City Household**	**2010**	**% of Total City Household**
Texas	1,452,936	0.24	1,752,141	0.24	2,685,785	0.30
Dallas-Fort Worth-Arlington MPA	377,436	0.25	468,193	0.25	569,780	0.25
Tarrant County	108,362	0.25	133,079	0.25	163,559	0.25
Benbrook	1,902	0.24	2,415	0.28	2872	0.31
Fort Worth	48,833	0.29	55,757	0.29	69,613	0.27
Lakeside	45	0.14	68	0.16	62	0.11
Lake Worth	350	0.21	351	0.21	390	0.23
River Oaks	693	0.26	721	0.27	621	0.24
Sansom Park	286	0.21	316	0.22	264	0.18
Westover Hills	35	0.14	41	0.16	57	0.21
Westworth Village	123	0.15	187	0.24	360	0.34
White Settlement	1,237	0.22	1,506	0.27	1760	0.29

10. Households and Family Household Totals

Total Households	1990	2000	% Change 90-00	2010	% Change 00-10
Texas	6,070,937	7,393,354	21.8%	8,922,933	20.7%
Dallas-Fort Worth-Arlington MPA	1,497,259	1,895,138	26.6%	2,298,498	21.3%
Tarrant County	438,634	533,864	21.7%	657,134	23.1%
Benbrook	7,863	8,599	9.4%	9,408	9.4%
Fort Worth	168,274	195,078	15.9%	262,652	34.6%
Lakeside	317	419	32.2%	542	29.4%
Lake Worth	1,638	1,660	1.3%	1,662	0.1%
River Oaks	2,682	2,713	1.2%	2,636	-2.8%
Sansom Park	1,348	1,422	5.5%	1,428	0.4%
Westover Hills	255	258	1.2%	278	7.8%
Westworth Village	814	783	-3.8%	1,044	33.3%
White Settlement	5,611	5,614	0.1%	5,987	6.6%
Family Households	**1990**	**2000**	**% Change 90-00**	**2010**	**% Change 00-10**
Texas	4,343,878	5,247,794	0.21	6,237,148	0.19
Dallas-Fort Worth-Arlington MPA	1,036,432	1,312,213	0.27	1,590,148	0.21
Tarrant County	306,547	369,306	0.20	455,033	0.23
Benbrook	5,633	5,781	0.03	6,065	0.05
Fort Worth	110,338	127,530	0.16	176,923	0.39
Lakeside	265	344	0.30	428	0.24
Lake Worth	1,237	1,234	0.00	1,165	-0.06
River Oaks	1,903	1,877	-0.01	1,894	0.01
Sansom Park	1,003	1,052	0.05	1,088	0.03
Westover Hills	219	211	-0.04	215	0.02
Westworth Village	675	552	-0.18	602	0.09
White Settlement	4,137	3,791	-0.08	3,893	0.03

11. Median Owner Occupied Home Values

Median Owner Occupied Home Value	2010
Texas	$ 128,000
Dallas-Fort Worth-Arlington MPA	$ 150,400
Tarrant County	$ 137,100
Benbrook	$ 132,900
Fort Worth	$ 124,400
Lakeside	$ 154,700

Lake Worth	$ 83,900
River Oaks	$ 82,000
Sansom Park	$ 64,600
Westover Hills	$ 1,000,000
Westworth Village	$ 78,100
White Settlement	$ 77,100

12. Single Family Average Market Values – Tarrant County Appraisal District

	2010	2011	2012
Texas	N/A	N/A	N/A
Dallas-Fort Worth-Arlington MPA	N/A	N/A	N/A
Tarrant County	$ 146,873	$ 146,873	$ 147,542
Benbrook	$ 143,510	$ 144,080	$ 143,700
Fort Worth	$ 118,137	$ 119,944	$ 120,041
Lakeside	$ 176,266	$ 177,573	$ 174,281
Lake Worth	$ 70,165	$ 69,247	$ 69,620
River Oaks	$ 68,432	$ 68,229	$ 67,949
Sansom Park	$ 55,139	$ 51,682	$ 51,634
Westover Hills	$ 1,630,031	$ 1,695,766	$ 1,746,263
Westworth Village	$ 139,057	$ 126,188	$ 138,420
White Settlement	$ 93,887	$ 61,238	$ 60,712

13. Median Owner Occupied Home Value by Nielson Driving Radius

Median Owner Occupied Housing Value	
Radius from JRB/NAS	**2012**
10 minute	93,823
1 mile	97,577
3 mile	91,792
5 mile	96,921

14. Housing Type Total and Percent Change

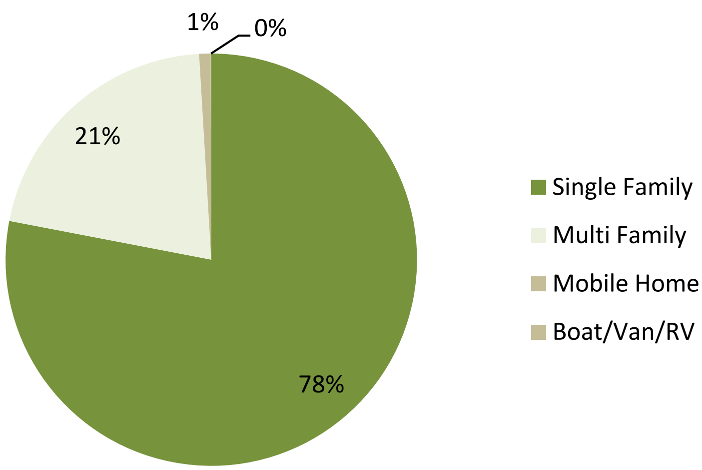
Housing Types by State, MPA, County, and City – 2000 to 2010								
Texas	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	7,008,999		8,157,575	16.4%		9,996,209	22.5%	
Single Family	4,604,014	65.7%	5,420,910	17.7%	66.5%	6,775,831	25.0%	67.8%
Multi Family	1,774,324	25.3%	1,970,700	11.1%	24.2%	2,444,680	24.1%	24.5%
Mobile Home	547,911	7.8%	731,652	33.5%	9.0%	758,960	3.7%	7.6%
Boat/Van/RV	82,750	1.2%	34,313	-58.5%	0.4%	16,738	-51.2%	0.2%
Dallas-Fort Worth-Arlington	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,685,191		2,014,755	19.6%		2,507,538	24.5%	
Single Family	1,037,620	61.6%	1,282,775	23.6%	63.7%	1,662,181	29.6%	66.3%
Multi Family	555,138	32.9%	629,505	13.4%	31.2%	749,314	19.0%	29.9%
Mobile Home	92,333	5.5%	98,515	6.7%	4.9%	94,294	-4.3%	3.8%
Boat/Van/RV			3,559		0.2%	1,749	-50.9%	0.1%
**Note 1990 MblHms & Boats Combined*								
Tarrant County	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	491,152		565,830	15.2%		716,099	26.6%	
Single Family	317,891	64.7%	381,553	20.0%	67.4%	493,146	29.2%	68.9%
Multi Family	156,319	31.8%	169,632	8.5%	30.0%	206,089	21.5%	28.8%
Mobile Home	16,942	3.4%	14,065	-17.0%	2.5%	16,016	113.9%	2.2%
Boat/Van/RV			580	0.0%	0.1%	642	0.2%	0.1%
**Note 1990 MblHms & Boats Combined*								
Benbrook	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	8,377		8,885	6.1%		9,858	11.0%	
Single Family	5,794	69.2%	6,339	9.4%	71.3%	7,089	0.0%	71.9%
Multi Family	2,549	30.4%	2,533	-0.6%	28.5%	2,769	9.3%	28.1%
Mobile Home	34	0.4%	13	-2100.0%	0.1%	-		
Boat/Van/RV	-		-			-		
**Note 1990 MblHms & Boats Combined*								
Fort Worth	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	194,429		211,035	8.5%		291,676	38.2%	
Single Family	124,107	63.8%	139,160	12.1%	65.9%	199,692	43.5%	68.5%
Multi Family	65,349	33.6%	68,029	4.1%	32.2%	86,780	27.6%	29.8%
Mobile Home	4,973	2.6%	3,786	-23.9%	1.8%	4,828	27.5%	1.7%
Boat/Van/RV			190	0.0%	0.1%	376	97.9%	0.1%
**Note 1990 MblHms & Boats Combined*								
Lakeside	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**

Total Housing Units	333		435	30.6%		609	40.0%	
Single Family	330	99.1%	424	28.5%	97.5%	609	43.6%	100.0%
Multi Family	1	0.3%	4	300.0%	0.9%	0	-100.0%	0.0%
Mobile Home	2	0.6%	0	-100.0%	0.0%	0	0.0%	0.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Lake Worth	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,778		1,750	-1.6%		1,742	-0.5%	
Single Family	1,678	94.4%	1,656	-1.3%	94.6%	1,685	1.8%	96.7%
Multi Family	50	2.8%	57	14.0%	3.3%	46	-19.3%	2.6%
Mobile Home	50	2.8%	37	-26.0%	2.1%	11	-70.3%	0.6%
Boat/Van/RV			-	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
River Oaks	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	2,877		2,851	-0.9%		2,916	2.3%	
Single Family	2,664	92.6%	2,665	0.0%	93.5%	2,710	1.7%	92.9%
Multi Family	148	5.1%	164	10.8%	5.8%	206	25.6%	7.1%
Mobile Home	65	2.3%	75	15.4%	2.6%	0	-100.0%	0.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Sansom Park	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,482		1,493	0.7%		1,450	-2.9%	
Single Family	1,364	92.0%	1,387	1.7%	92.9%	1,337	-3.6%	92.2%
Multi Family	62	4.2%	6	-90.3%	0.4%	57	850.0%	3.9%
Mobile Home	56	3.8%	76	35.7%	5.1%	56	-26.3%	3.9%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Westover Hills	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	267		274	2.6%		294	7.3%	
Single Family	265	99.3%	274	3.4%	100.0%	291	6.2%	99.0%
Multi Family	1	0.4%	0	-100.0%	0.0%	0	0.0%	0.0%
Mobile Home	1	0.4%	0	-100.0%	0.0%	3	0.0%	1.0%
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								
Westworth Village	**1990**	**% of Total**	**2000**	**90-00 Change**	**% of Total**	**2010**	**00-10 Change**	**% of Total**
Total Housing Units	1,133		855	-24.5%		1,150	34.5%	
Single Family	1,119	98.8%	846	-24.4%	98.9%	865	2.2%	75.2%
Multi Family	10	0.9%	9	-10.0%	1.1%	268	2877.8%	23.3%
Mobile Home	4	0.4%	0	-100.0%	0.0%	17	0.0%	1.5%

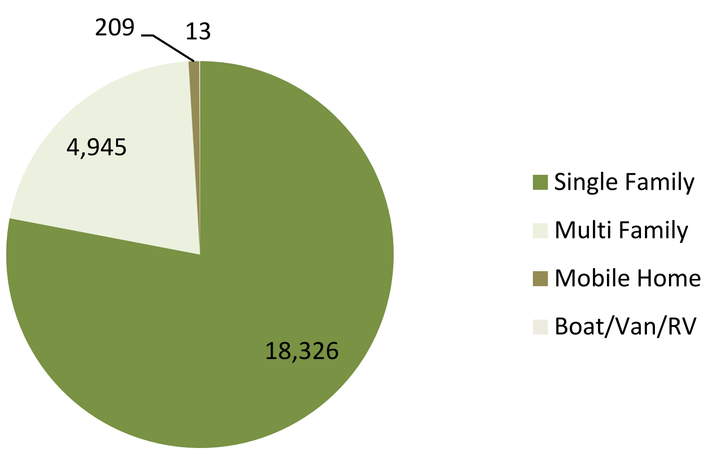
Boat/Van/RV			0	0.0%	0.0%	0	0.0%	0.0%
**Note 1990 MblHms & Boats Combined*								

White Settlement	1990	% of Total	2000	90-00 Change	% of Total	2010	00-10 Change	% of Total
Total Housing Units	6,167		6,029	-2.2%		6,377	5.8%	
Single Family	4,367	70.8%	4,223	-3.3%	70.0%	4,640	9.9%	72.8%
Multi Family	1,598	25.9%	1,554	-2.8%	25.8%	1,599	2.9%	25.1%
Mobile Home	202	3.3%	188	-6.9%	3.1%	125	-33.5%	2.0%
Boat/Van/RV			64	0.0%	1.1%	13	-79.7%	0.2%
**Note 1990 MblHms & Boats Combined*								

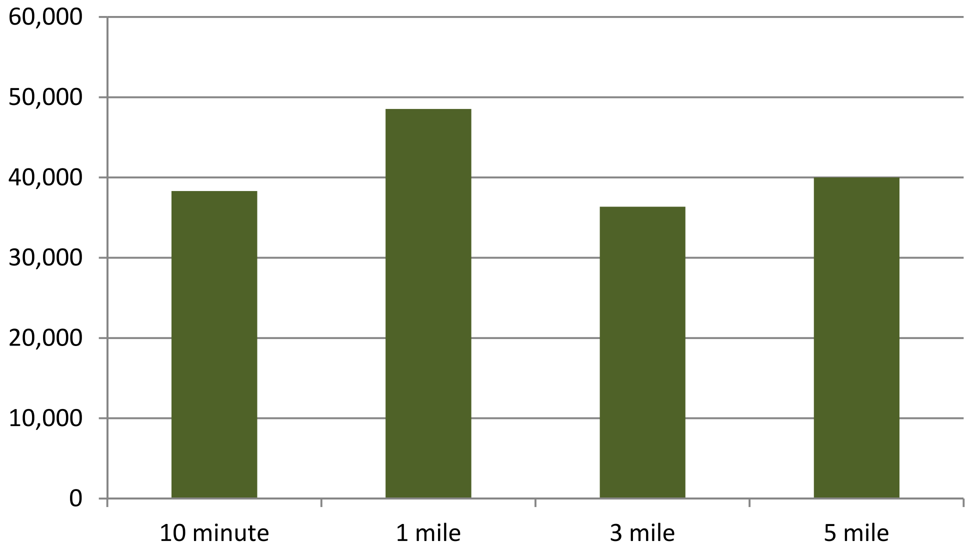
15. Housing Percentage Type



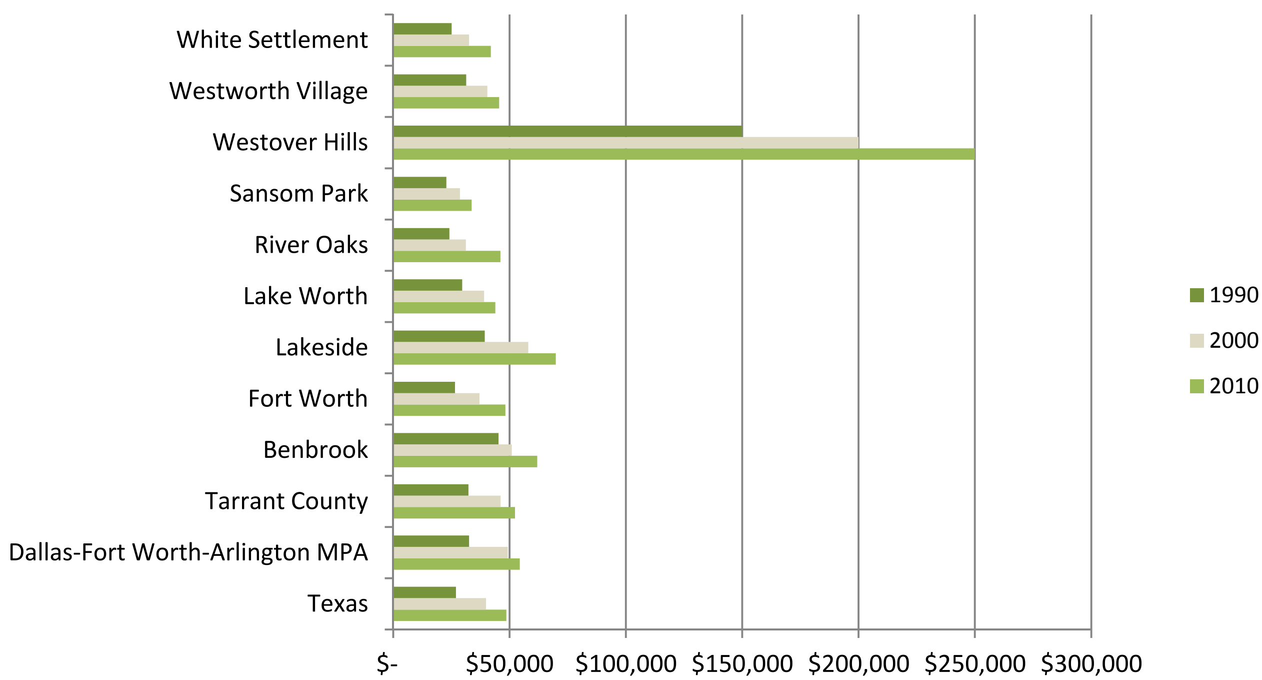
16. Total Housing Units



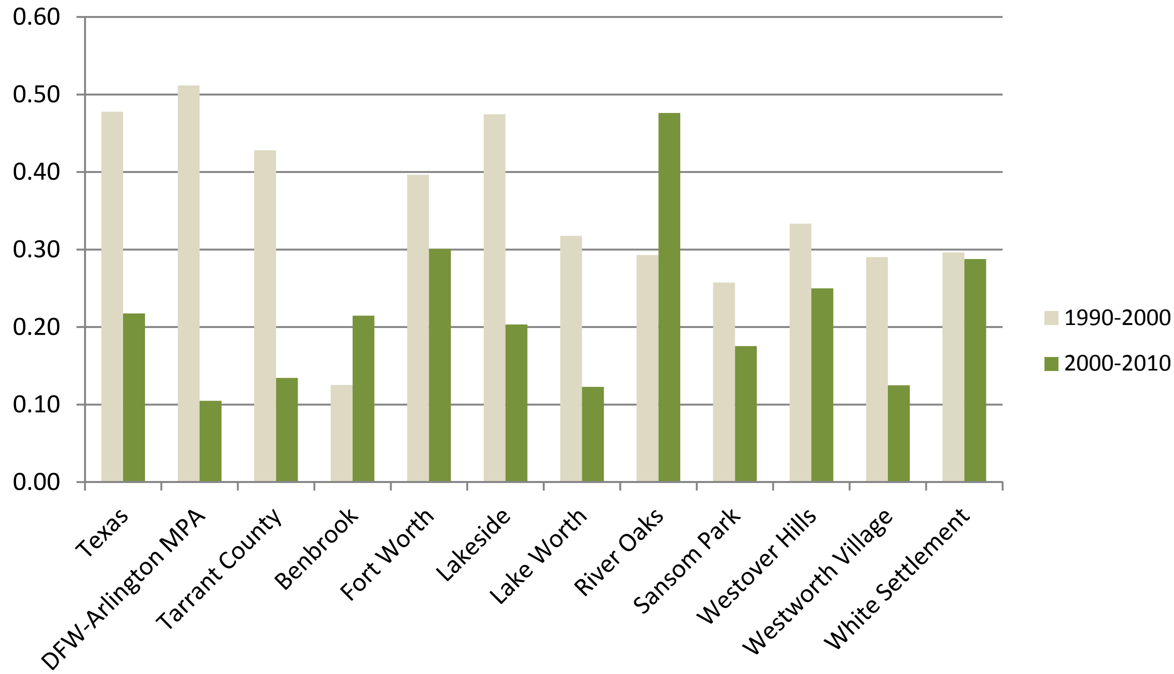
17. Median Household Income by Nielson Driving Distances



18. Median Income by Jurisdiction



19. Median Income Percent Change



20. Housing Tenure 2010

PLMC Housing Tenure	2010 Owner Occupied Housing Units	% of Occupied	2010 Renter Occupied Housing Units	% of Occupied
Tarrant County	408,824	62%	248,310	38%
Benbrook	6,512	69%	2,896	31%
Fort Worth	155,420	59%	107,232	41%
Lake Worth	1,220	76%	391	24%
River Oaks	1,915	73%	721	27%
Sansom Park	985	68%	465	32%
Westworth Village	560	59%	391	41%
White Settlement	3,395	59%	2,360	41%

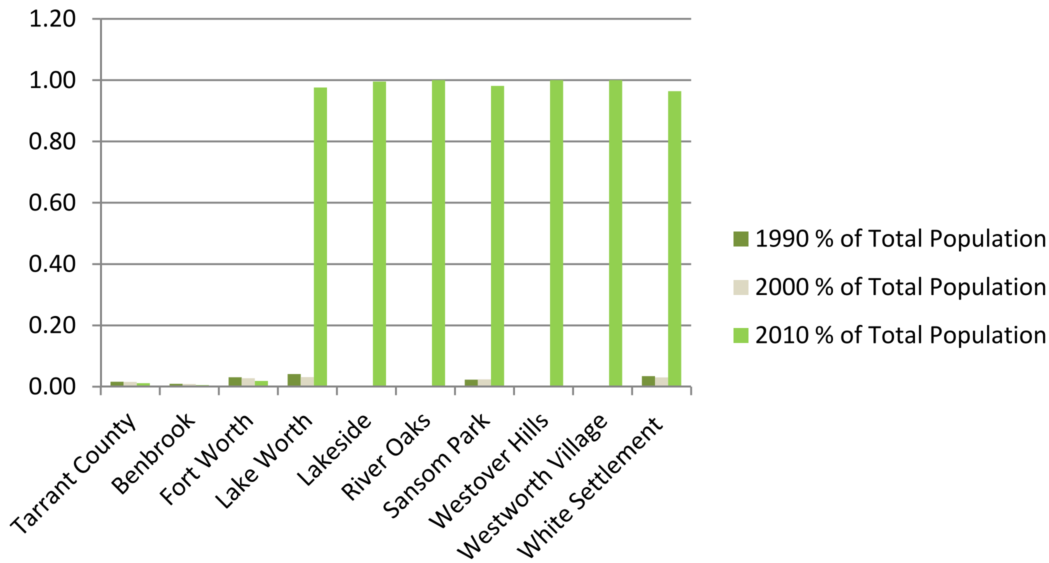
21. Housing Tenure Totals and Percent Change, 1990 to 2010

PLMC Housing Tenure	1990	2000	90-00 % Change	2010	00-10 % Change	% of Occupied
Occupied Housing Units						
Tarrant County	438,634	533,864	0.22	657,134	0.23	100
Benbrook	7,863	8,599	0.09	9,408	0.09	100
Fort Worth	168,274	195,078	0.16	262,652	0.35	100
Lakeside	317	419	0.32	542	0.29	100
Lake Worth	1,638	1,660	0.01	1,611	-0.03	100
River Oaks	2,682	2,713	0.01	2,636	-0.03	100
Sansom Park	1,348	1,422	0.05	1,450	0.02	100
Westover Hills	255	258	0.01	275	0.07	100
Westworth Village	814	783	-0.04	951	0.21	100
White Settlement	5,611	5,614	0.00	5,755	0.03	100
Owner Occupied Housing Units						
Tarrant County	254,907	324,653	0.27	408,824	0.26	0.62
Benbrook	4,964	5,674	0.14	6,512	0.15	0.69
Fort Worth	91,755	109,072	0.19	155,420	0.42	0.59
Lakeside	285	392	0.38	500	0.28	0.92
Lake Worth	1,284	1,333	0.04	1,220	-0.08	0.76
River Oaks	1,955	2,047	0.05	1,915	-0.06	0.73
Sansom Park	950	1,012	0.07	985	-0.03	0.68
Westover Hills	244	256	0.05	258	0.01	0.94
Westworth Village	466	467	0.00	560	0.20	0.59
White Settlement	3,001	3,140	0.05	3,395	0.08	0.59
Renter Occupied Housing Units						
Tarrant County	183,727	209,211	0.14	248,310	0.19	0.38
Benbrook	2,899	2,925	0.01	2,896	-0.01	0.31
Fort Worth	76,519	109,072	0.43	107,232	-0.02	0.41
Lakeside	32	27	-0.16	42	0.56	0.08
Lake Worth	354	327	-0.08	391	0.20	0.24
River Oaks	727	666	-0.08	721	0.08	0.27
Sansom Park	398	410	0.03	465	0.13	0.32
Westover Hills	11	2	-0.82	16	7.00	0.06
Westworth Village	348	316	-0.09	391	0.24	0.41
White Settlement	2,610	2,474	-0.05	2,360	-0.05	0.41

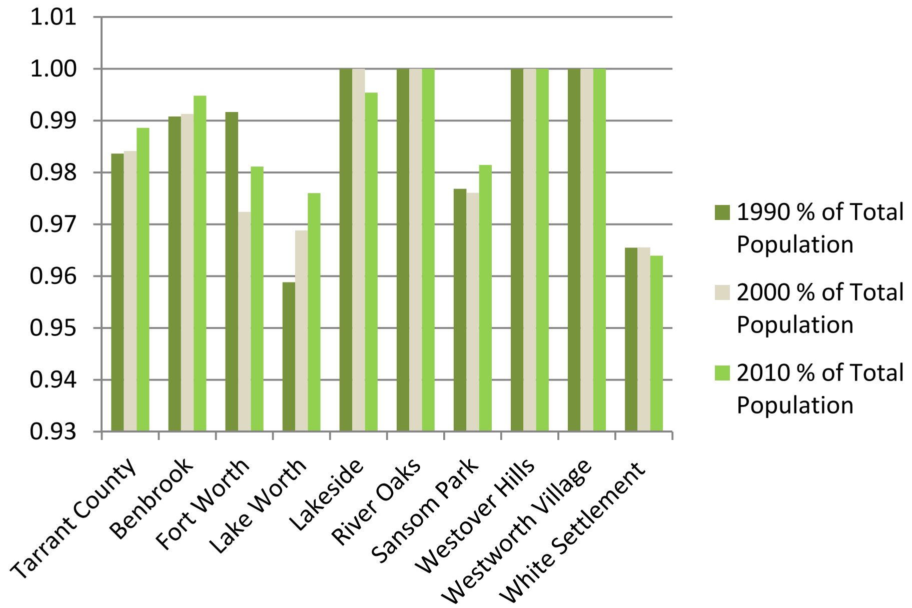
22. Nielson Driving Radius Housing Tenure 2012

Housing Tenure 2012 By Radius from JRB/NAS	10 minutes	% of Occupied	1 mile	% of Occupied	3 mile	% of Occupied	5 mile	% of Occupied
Occupied Housing Units	74,200	100%	1,893	100%	28,159	100%	77,336	100%
Owner Occupied Units	35,654	48%	1,167	62%	14,424	51%	39,338	51%
Renter Occupied Units	38,546	52%	727	38%	13,735	49%	37,998	49%

23. Percent of Total Population in Group Quarters



24. Percent of Total Population in Households



25. Population in Households and Group Quarters by Nielson Driving Radius

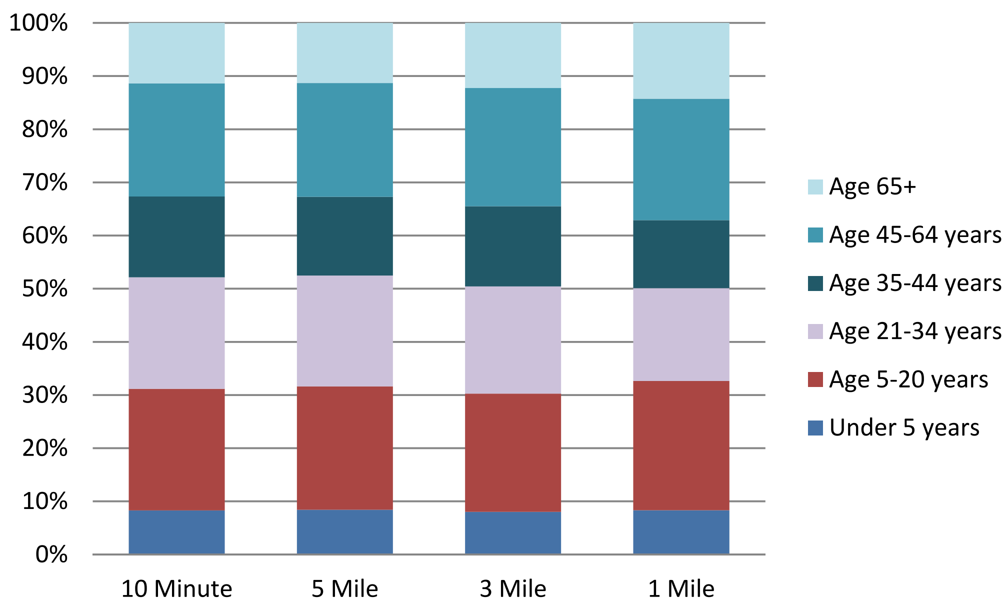
PLMC Population In Households / Group Qtrs	1990	2000	2012	2017
10 Minute Radius JRB/NAS				
Households	64,480	69,168	74,200	77,306
2012 Family Households-Est	43,590			
2012 Nonfamily Households-Est	30,610			
2012 Group Quarters Population	8,623			
1 Mile Radius JRB/NAS				
Households	1,611	1,525	1,893	1,995
2012 Family Households - Est	1,316			
2012 Nonfamily Households - Est	577			
2012 Group Quarters Population	44			
3 Mile Radius JRB/NAS				
Households	25,877	27,156	28,159	29,128
2012 Family Households-Est	16,607			
2012 Nonfamily Households - Est	11,551			
2012 Group Quarters Population	2,536			
5 Mile Radius JRB/NAS				
Households	64,971	70,279	77,336	81,038
2012 Family Households-Est	47,145			
2012 Nonfamily Households - Est	30,191			
2012 Group Quarters Population	5,860			

26. Population in Households and Group Quarters by Jurisdiction, 1990 to 2010

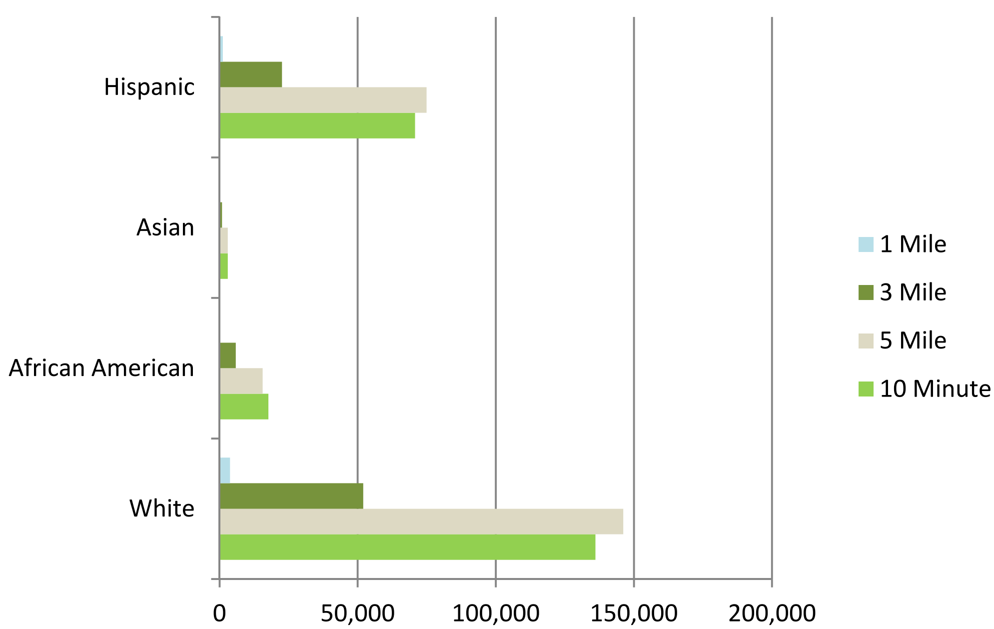
PLMC Population In Households / Group Qtrs	1990 Population	1990 In Households	% of Total Population	1990 In Group Quarters	1990 % of Total Population
US Census					
Tarrant County	1,170,103	1,150,975	0.98	19,128	0.02
Benbrook	19,564	19,384	0.99	180	0.01
Fort Worth	447,619	443,887	0.99	13,732	0.03
Lake Worth	4,591	4,402	0.96	189	0.04
Lakeside	816	816	1.00	0	0.00
River Oaks	6,580	6,580	1.00	0	0.00
Sansom Park	3,928	3,837	0.98	91	0.02
Westover Hills	672	672	1.00	0	0.00
Westworth Village	2,350	2,350	1.00	0	0.00
White Settlement	15,472	14,938	0.97	534	0.03
PLMC Population In Households / Group Qtrs	**2000 Population**	**2000 In Households**	**% of Total Population**	**2000 In Group Quarters**	**2000 % of Total Population**
US Census	**Population**	**Households**	**Population**	**Quarters**	**Population**
Tarrant County	1,446,219	1,423,249	0.98	22,970	0.02
Benbrook	20,208	20,032	0.99	176	0.01
Fort Worth	534,694	519,940	0.97	14,754	0.03
Lake Worth	4,618	4,474	0.97	144	0.03
Lakeside	1,040	1,040	1.00	0	0.00
River Oaks	6,985	6,985	1.00	0	0.00
Sansom Park	4,181	4,081	0.98	100	0.02
Westover Hills	658	658	1.00	0	0.00
Westworth Village	2,124	2,124	1.00	0	0.00
White Settlement	14,831	14,320	0.97	448	0.03
PLMC Population In Households / Group Qtrs	**2010 Population**	**2010 In Households**	**% of Total Population**	**2010 In Group Quarters**	**2010 % of Total Population**
US Census	**Population**	**Households**	**Population**	**Quarters**	**Population**
Texas	25,145,561	24,564,422	0.98	581,139	0.02
DFW-Arlington MPA	6,371,773	6,294,195	0.99	77,578	0.01
Tarrant County	1,809,034	1,788,400	0.99	20,634	0.01
Benbrook	21,234	21,124	0.99	110	0.01
Fort Worth	741,206	727,229	0.98	13,977	0.02
Lake Worth	4,584	4,474	0.98	110	0.98
Lakeside	1,307	1,301	1.00	6	1.00
River Oaks	7,427	7,427	1.00	0	1.00
Sansom Park	4,686	4,599	0.98	87	0.98
Westover Hills	682	682	1.00	0	1.00
Westworth Village	2,472	2,472	1.00	0	1.00
White Settlement	16,116	15,535	0.96	581	0.96

Age and Race Data

27. Age by Nielson Driving Radius



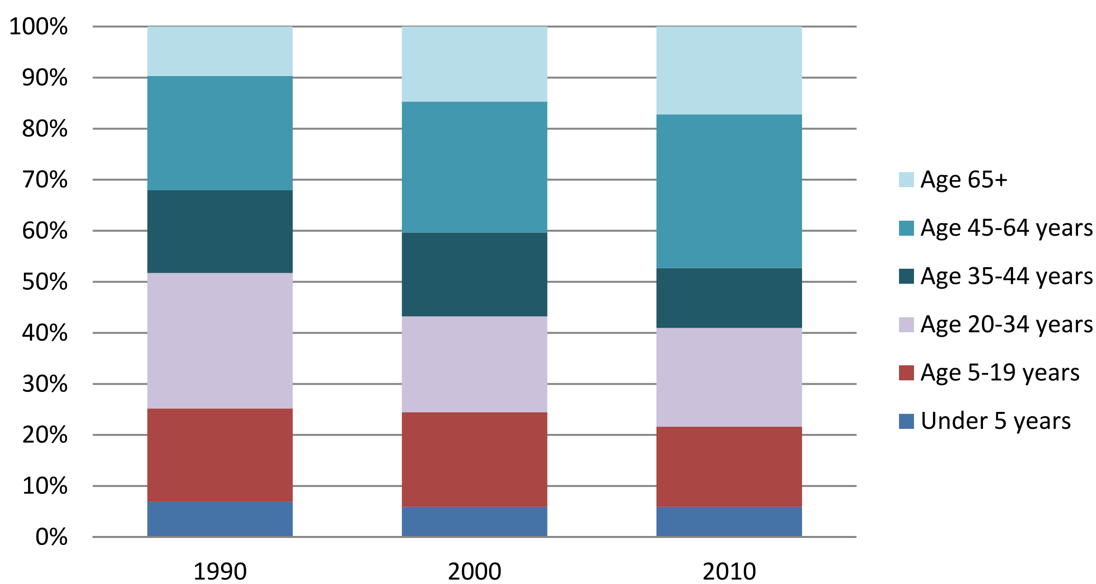
28. Race by Nielson Driving Radius



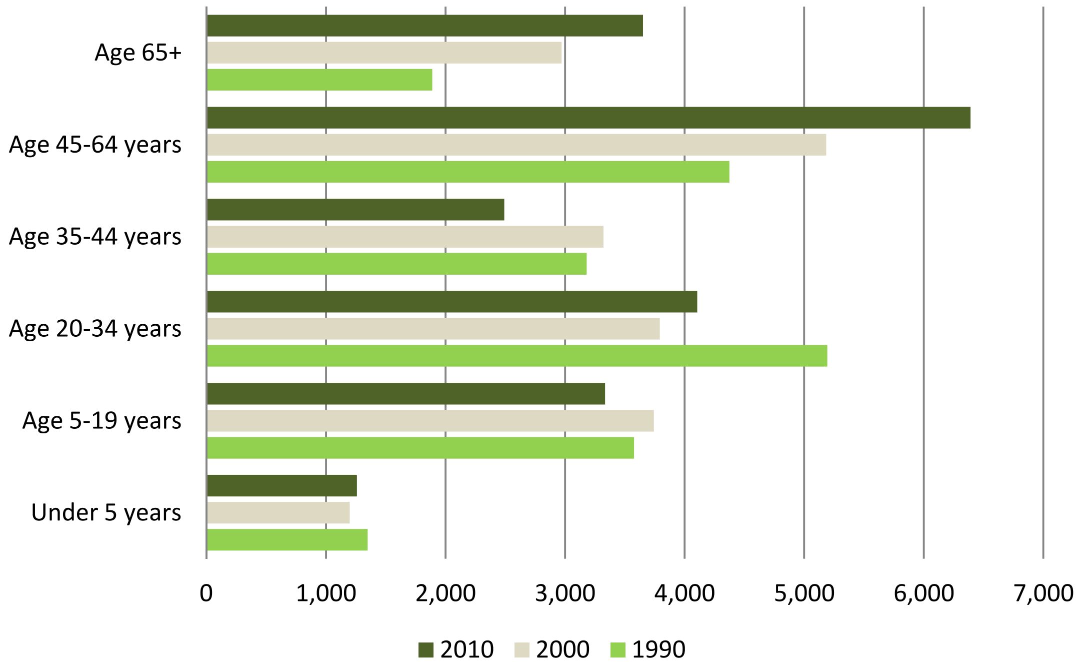
29. Age and Race by Nielson Driving Radius Totals and Percent of Total

	10 Minute Radius	10 Minute % of Total	5 Mile Radius	5 mile % of Total	3 Mile Radius	3 Mile % of Total	1 Mile Radius	1 Mile % of Total
Age Cohorts 2012								
Total Population	187,544		197,271		69,256		4,477	
Under 5 years	15,530	8.3%	16,603	8.4%	5,556	8.0%	373	8.3%
Age 5-20 years	42,922	22.9%	45,748	23.2%	15,400	22.2%	1,089	24.3%
Age 21-34 years	39,338	21.0%	41,160	20.9%	13,961	20.2%	781	17.4%
Age 35-44 Years	28,494	15.2%	29,199	14.8%	10,456	15.1%	573	12.8%
Age 45-64 years	39,933	21.3%	42,220	21.4%	15,398	22.2%	1,022	22.8%
Age 65+	21,327	11.4%	22,341	11.3%	8,485	12.3%	639	14.3%
Median Age	33.66		33.43		34.73		34.91	
Race 2012								
One Race	187,544		197,271		69,256		4,477	
White	136,086	72.6%	146,149	74.1%	51,991	75.1%	3,794	84.7%
Black	17,642	9.4%	15,580	7.9%	5,847	8.4%	190	4.2%
Asian	2,965	1.6%	2,989	1.5%	878	1.3%	56	1.3%
Population	70,782	37.74%	74,952	38.0%	22,595	**32.6%**	1,163	26.0%

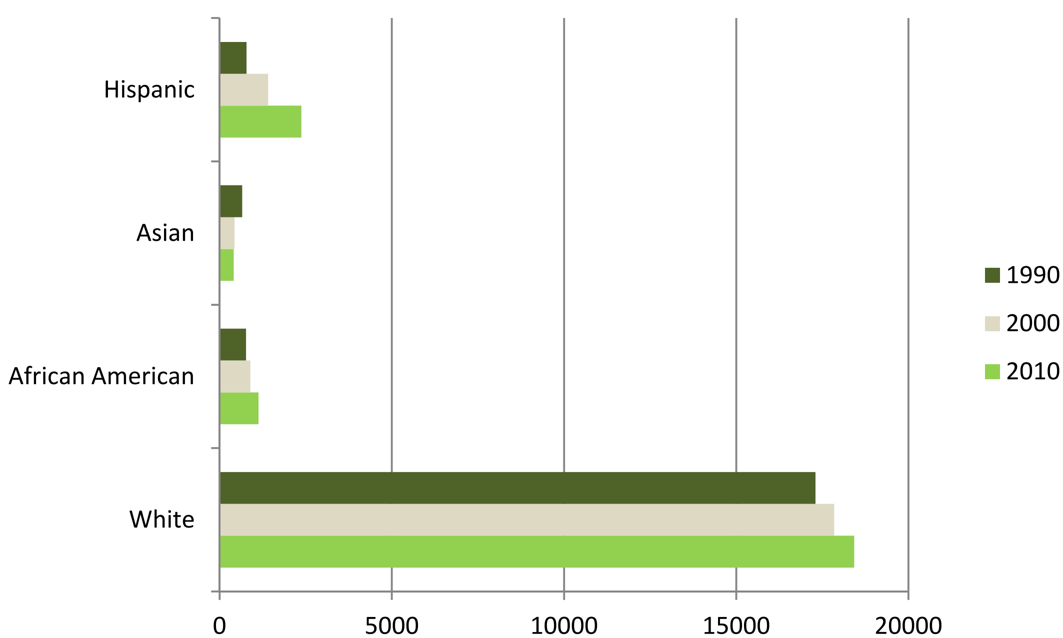
30. Benbrook Age, Percentage of Total



31. Benbrook Age, Totals



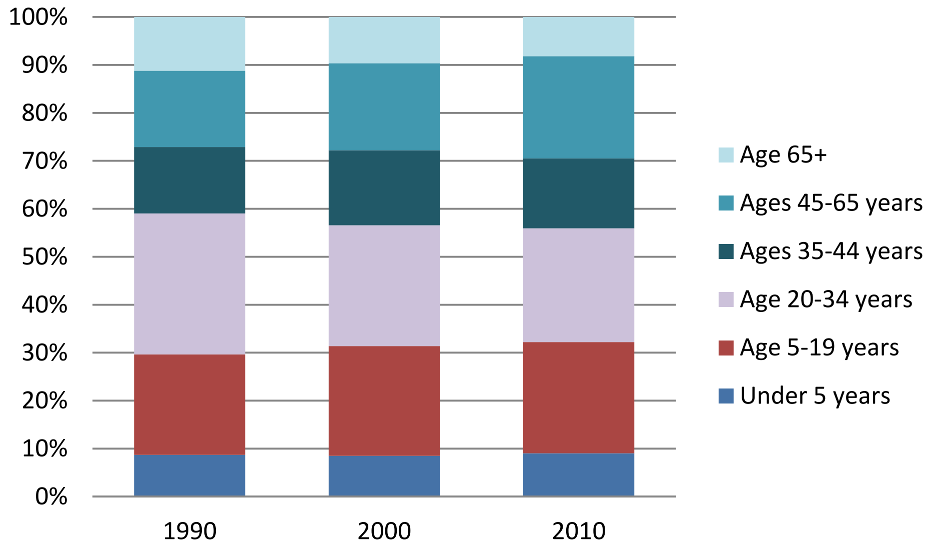
32. Benbrook Race, Total



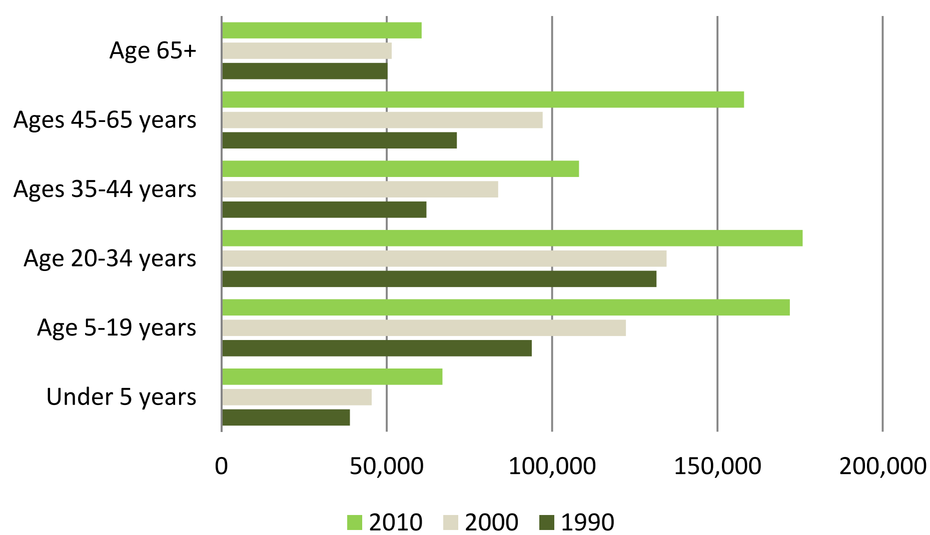
33. Benbrook Age and Race, Totals

Benbrook								
Age								
Age Cohorts	1990	1990% of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Total Population	19,564		Total Population	20,208		Total Population	21,234	
Under 5 years	1,348	6.9%	Under 5 years	1,198	5.9%	Under 5 years	1,259	5.9%
Age 5-19 years	3,577	18.3%	Age 5-19 years	3,743	18.5%	Age 5-19 years	3,335	15.7%
Age 20-34 years	5,194	26.5%	Age 20-34 years	3,792	18.8%	Age 20-34 years	4,106	19.3%
Age 35-44 Years	3,181	16.3%	Age 35-44 Years	3,321	16.5%	Age 35-44 years	2,491	11.7%
Age 45-64 years	4,375	22.4%	Age 45-64 years	5,184	25.7%	Age 45-64 years	6,391	30.1%
Age 65+	1,889	9.7%	Age 65+	2,970	14.7%	Age 65+	3,652	17.2%
Median Age	34.13		Median Age	39.2		Median Age	42.7	
Race								
One Race	19,564	100%	One Race	19830	98.1%	One Race	20762	97.8%
White	17,298	88.4%	White	17844	88.3%	White	18423	86.8%
Black	765	3.9%	Black	894	4.4%	Black	1130	5.3%
Asian	656	3.4%	Asian	433	2.1%	Asian	409	1.9%
Population	780	3.99%	Population	1406	7.0%	Hispanic	2,373	11.2%

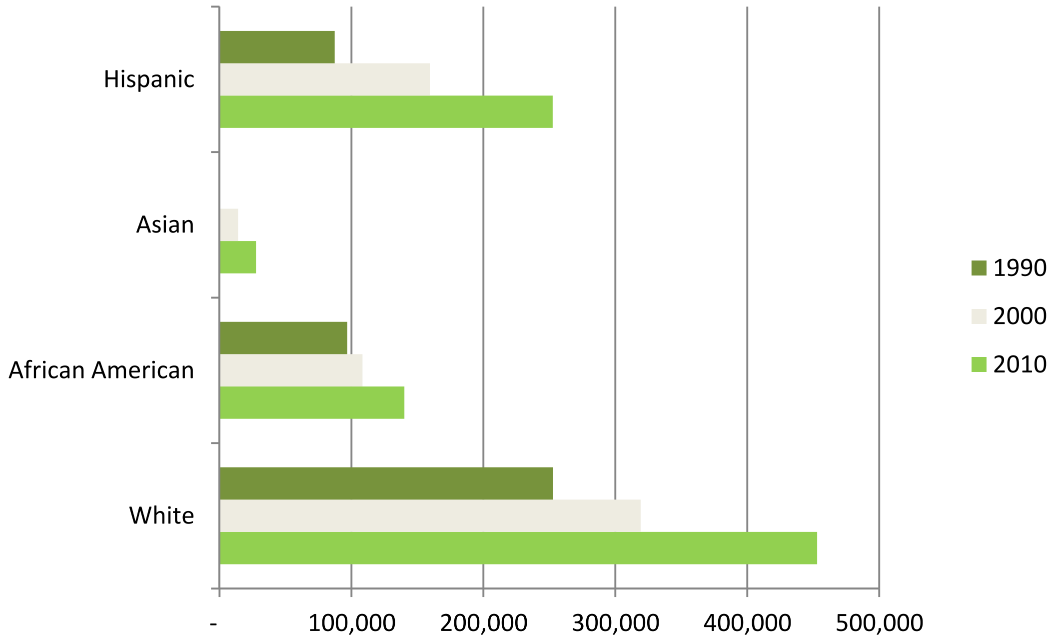
34. Fort Worth Age, Percentage of Total



35. Fort Worth Age, Totals



36. Fort Worth Race, Totals

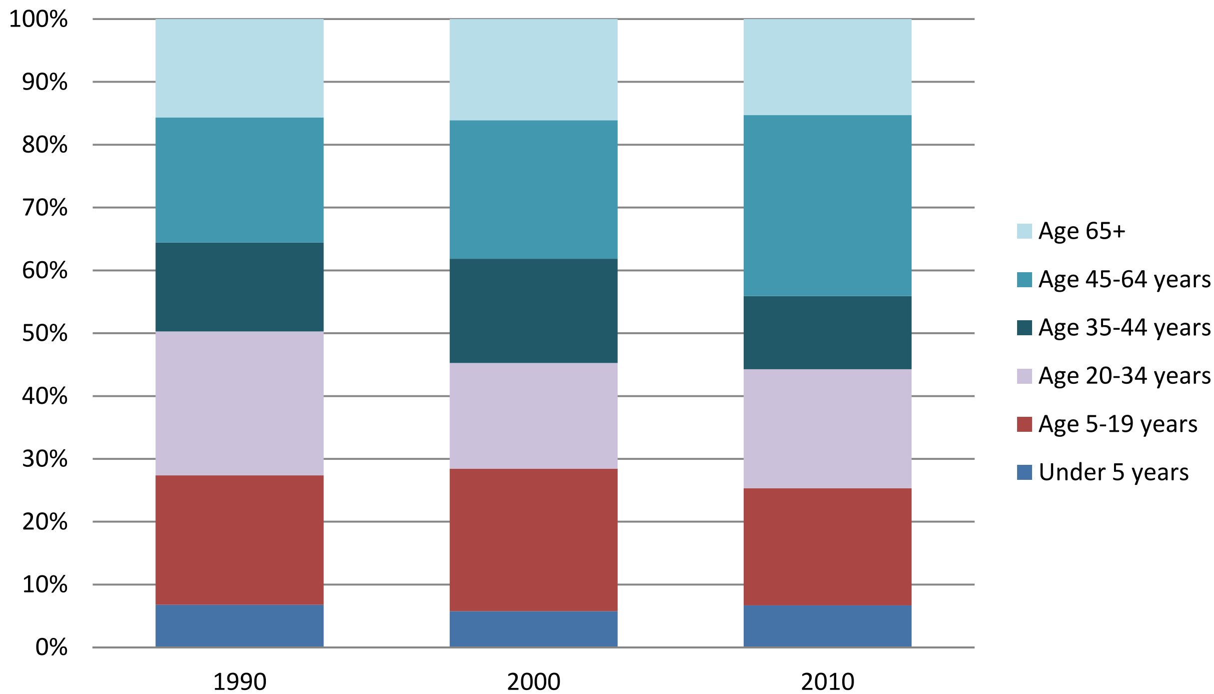


37. Fort Worth Age and Race, Totals

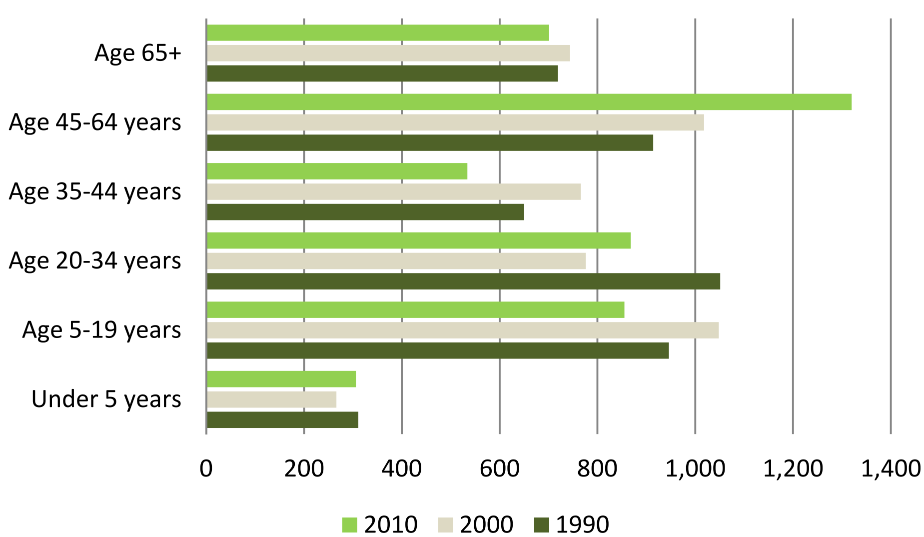
Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	447,619		**Total Population**	534,694		**Total Population**	741,206	
Under 5 years	38,832	8.7%	Under 5 years	45,452	8.5%	Under 5 years	66,819	9.0%
Age 5-19 years	93,833	21.0%	Age 5-19 years	122,340	22.9%	Ages 5-19 years	171,893	23.2%
Age 20-34 years	131,544	29.4%	Age 20-34 years	134,604	25.2%	Age 20-34 years	175,750	23.7%
Ages 35-44	61,971	13.8%	Ages 35-44	83,691	15.7%	Age 35-44 years	108,119	14.6%
Age 45-64 Years	71,214	15.9%	Age 45-64 years	97,145	18.2%	Age 45-64 years	158,064	21.3%
Age 65+	50,225	11.2%	Age 65+	51,462	9.6%	Age 65+	60,561	8.2%
Median Age	30.32		**Median Age**	30.9		**Median Age**	31.2	
Race								
One Race			**One Race**	520,159	97.3%	**One Race**	718,239	96.9%
White	252,815	56.48%	**White**	319,159	59.7%	**White**	452,885	61.1%

Black	96,910	21.65%	**Black**	108,310	20.3%	**Black**	140,133	18.9%
Asian			**Asian**	14,105	2.6%	**Asian**	27,615	3.7%
Hispanic	87,330	19.5%	**Hispanic**	159,368	29.8%	**Hispanic**	252,468	34.1%

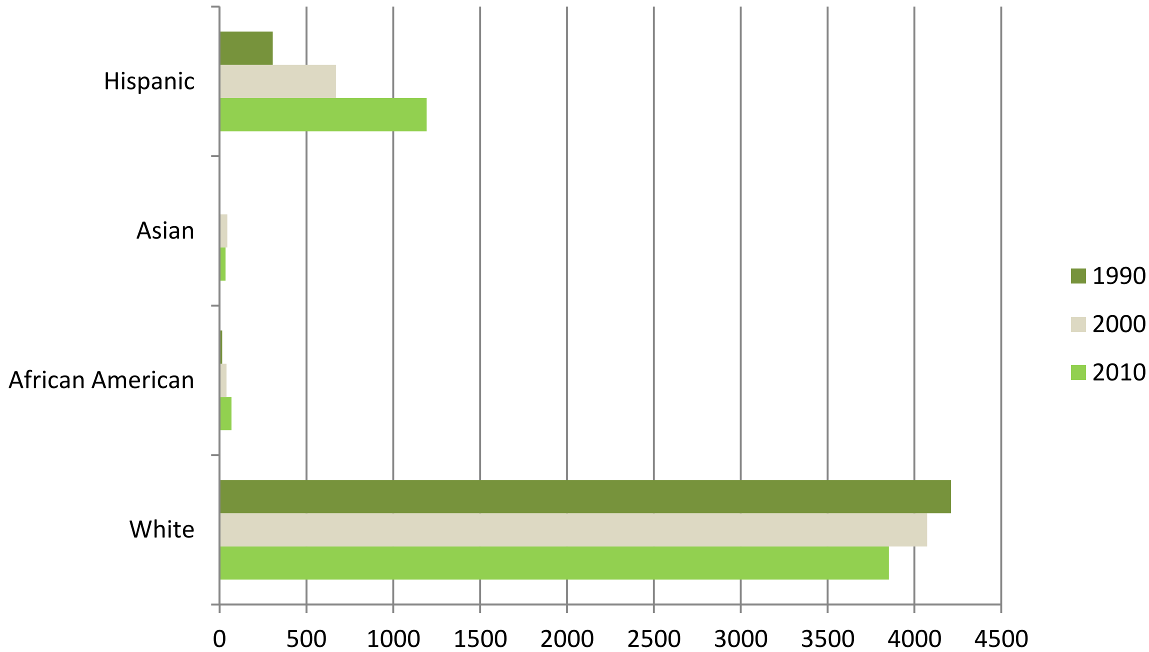
38. Lake Worth Age, Percentage of Total



39. Lake Worth Age, Totals



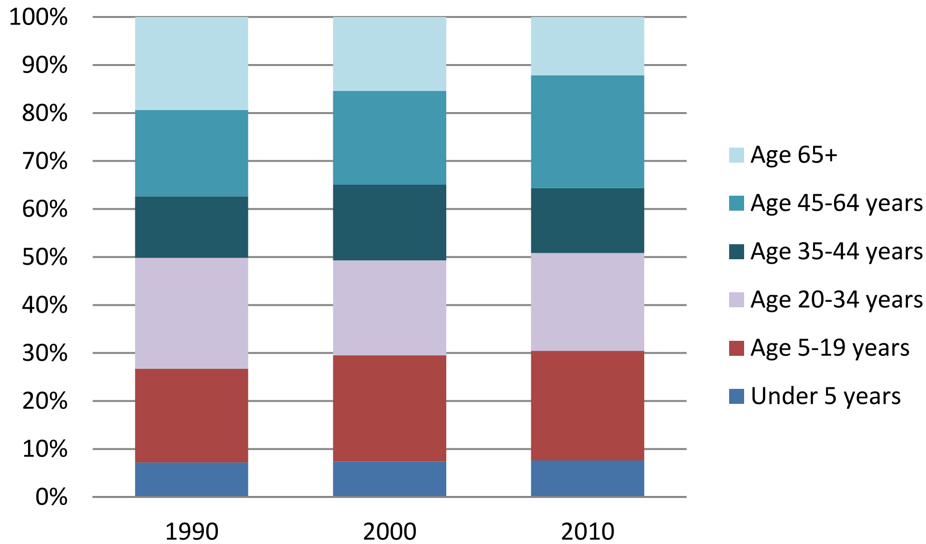
40. Lake Worth Race, Totals



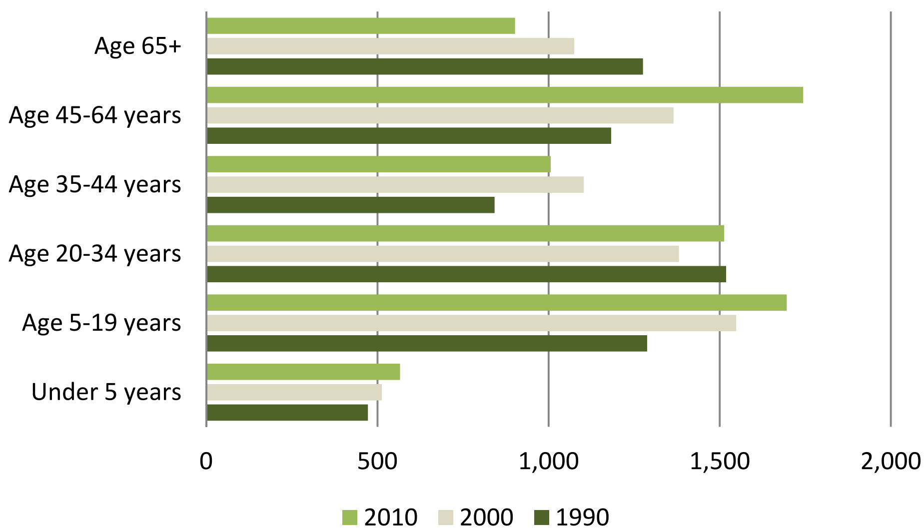
41. Lake Worth Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	4,591		**Total Population**	4,618		**Total Population**	4584	
Under 5 years	311	6.8%	Under 5 years	266	5.8%	Under 5 years	306	6.7%
Age 5-19 years	946	20.6%	Age 5-19 years	1,048	22.7%	Age 5-19 years	855	18.7%
Age 20-34 years	1,051	22.9%	Age 20-34 years	776	16.8%	Age 20-34 years	868	18.9%
Age 35-44 years	650	14.2%	Age 35-44 years	766	16.6%	Age 35-44 years	534	11.6%
Age 45-64 years	914	19.9%	Age 45-64 years	1,018	22.0%	Age 45-64 Years	1320	28.8%
Age 65+	719	15.7%	Age 65+	744	16.1%	Age 65+	701	15.3%
Median Age	34.84		**Median Age**	38.1		**Median Age**	40.1	
Race								
One Race			One Race	4,488	97.5%	One Race	4465	97.4%
White	4,210	91.7%	White	4,073	71.0%	White	3853	84.1%
Black	15	0.3%	Black	40	11.5%	Black	68	1.5%
Asian			Asian	44	2.7%	Asian	34	0.7%
Hispanic	306	6.7%	**Hispanic**	670	32.0%	**Population**	1192	26.0%

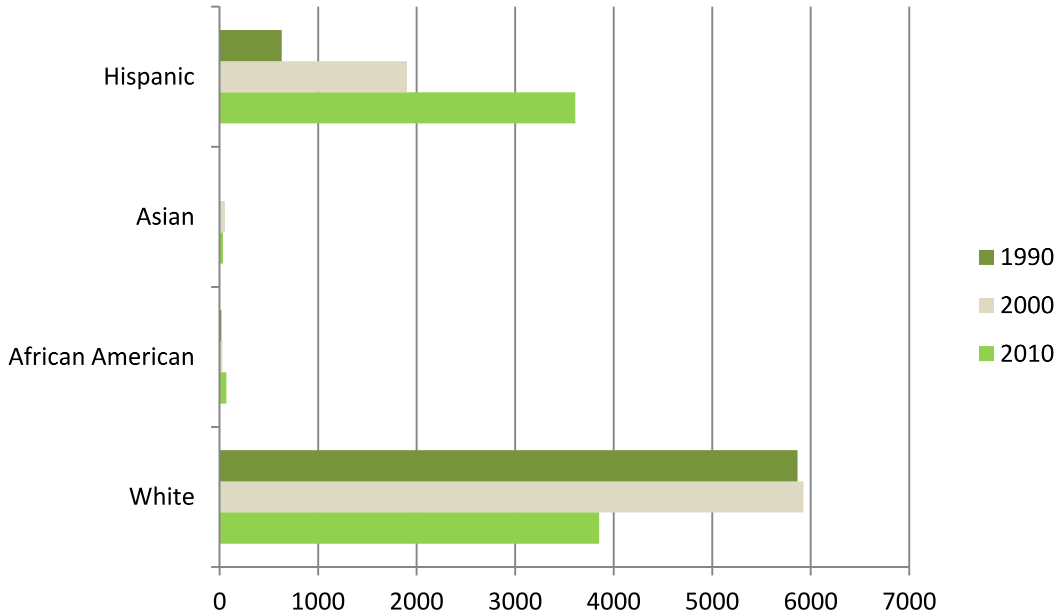
42. River Oaks Age, Percent of Total



43. River Oaks Age, Totals



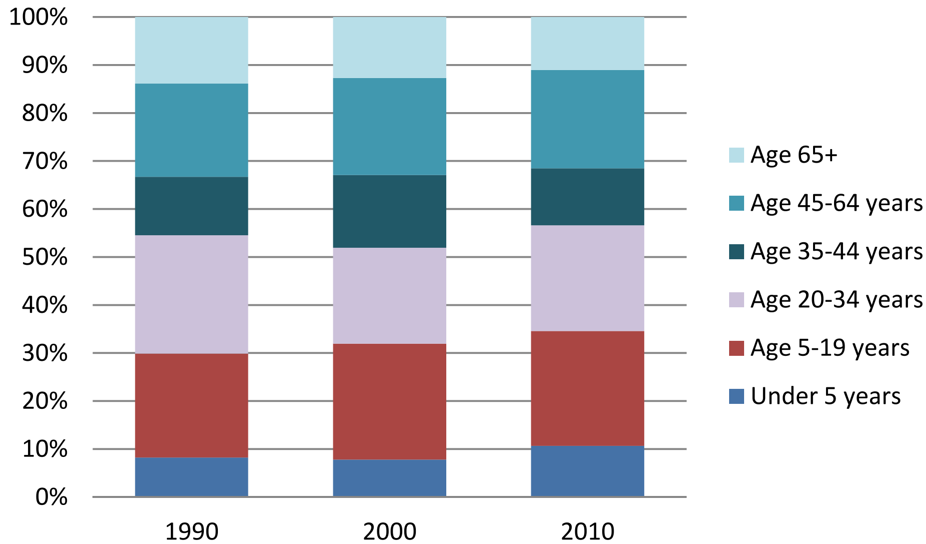
44. River Oaks Race, Totals



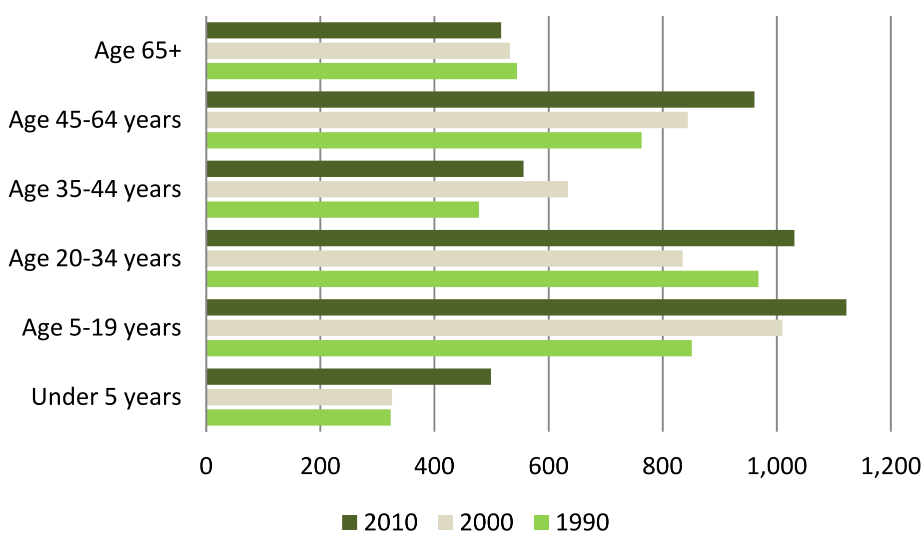
45. River Oaks Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	6,580		**Total Population**	6,985		**Total Population**	7,427	
Under 5 years	472	7.2%	Under 5 years	513	7.3%	Under 5 years	566	7.6%
Age 5-19 years	1,288	19.6%	Age 5-19 Years	1,548	22.2%	Age 5-19 Years	1,696	22.8%
Age 20-34 Years	1,519	23.1%	Age 20-34 Years	1,381	19.8%	Age 20-34 Years	1,513	20.4%
Age 35-44 Years	842	12.8%	Age 35-44 Years	1,103	15.8%	Age 35-44 Years	1006	13.5%
Age 45-64 Years	1,183	18.0%	Age 45-64 Years	1,365	19.5%	Age 45-64 Years	1744	23.5%
Age 65+	1,276	19.4%	Age 65+	1,075	15.4%	Age 65+	902	12.9%
Median Age	35.12		**Median Age**	35.5		**Median Age**	34.4	
Race								
One Race			One Race	6,826	97.7%	One Race	4465	60.1%
White	5,867	89.2%	White	5,926	84.8%	White	3853	51.9%
Black	18	0.3%	Black	28	0.4%	Black	68	0.9%
Asian			Asian	54	2.7%	Asian	34	0.7%
Hispanic	630	9.6%	**Hispanic**	1,902	27.2%	**Hispanic**	3610	48.6%

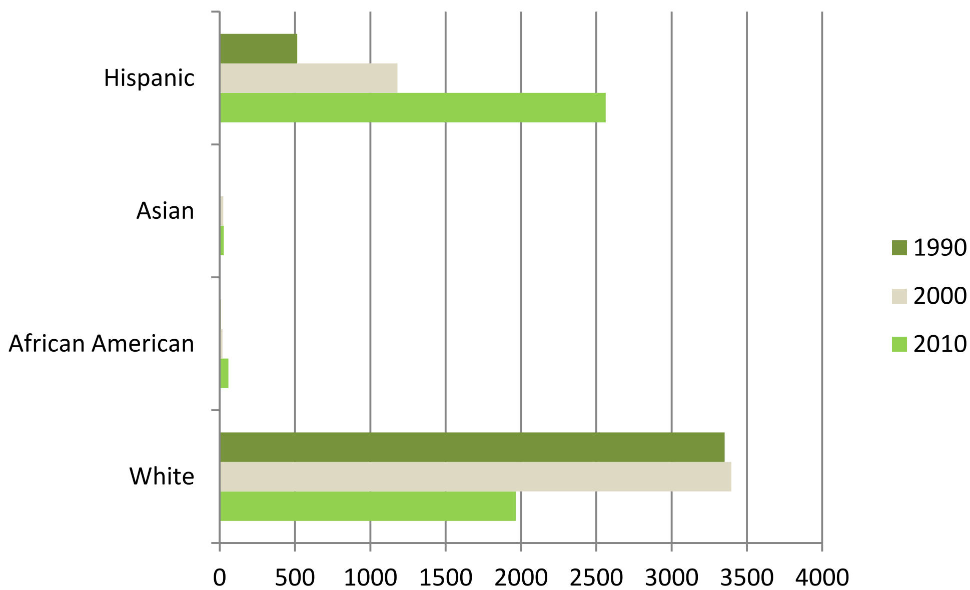
46. Sansom Park Age, Percent of Total



47. Sansom Park Age, Totals



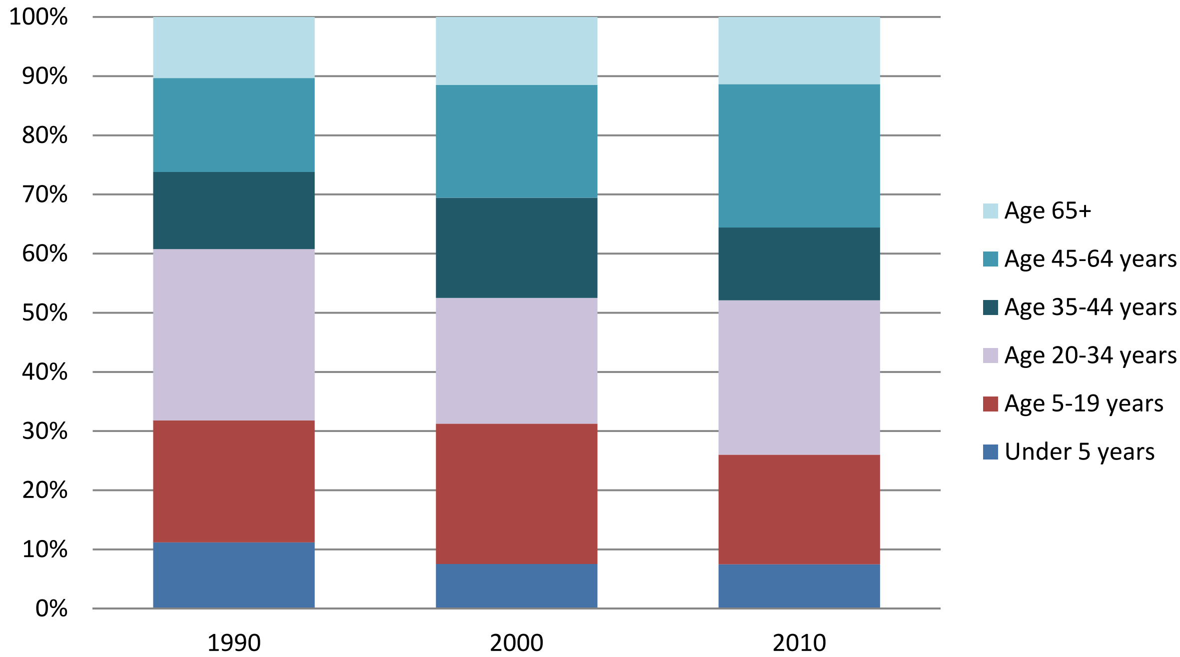
48. Sansom Park Race, Totals



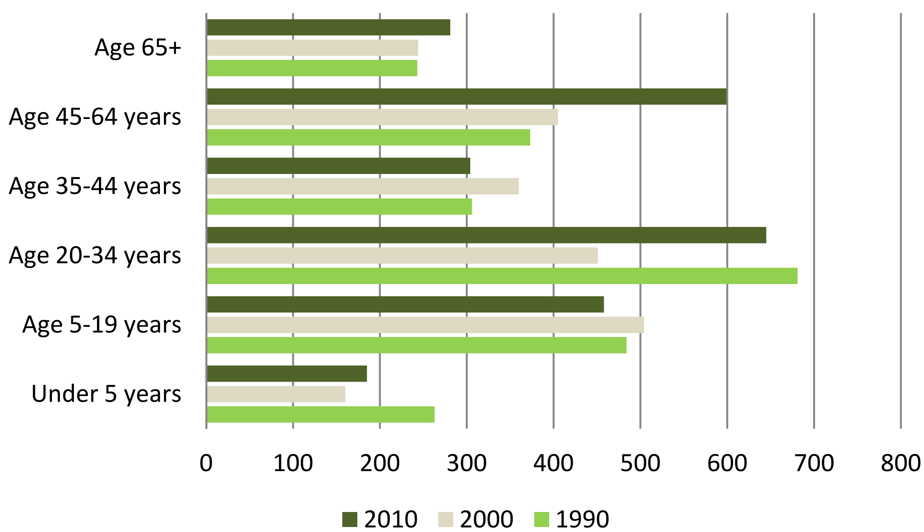
49. Sansom Park Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	3,928		**Total Population**	4,181		**Total Population**	4,686	
Under 5 years	323	8.2%	Under 5 years	326	7.8%	Under 5 years	499	10.6%
Age 5-19 years	851	21.7%	Age 5-19 years	1,010	24.2%	Age 5-19 years	1,122	23.9%
Age 20-34 years	968	24.6%	Age 20-34 years	835	20.0%	Age 20-34 years	1,031	22.0%
Age 35-44 years	478	12.2%	Age 35-44 years	634	15.2%	Age 35-44 years	556	11.9%
Age 45-64 years	763	19.4%	Age 45-64 years	844	20.2%	Age 45-64 years	961	20.5%
Age 65+	545	13.9%	Age 65+	532	12.7%	Age 65+	517	11.0%
Median Age	32.6		**Median Age**	33.9		**Median Age**	30.3	
Race								
One Race			**One Race**	4,095	97.9%	**One Race**	2070	44.2%
White	3,352	85.3%	**White**	3,397	81.2%	**Total Population White**	1967	42.0%
Black	8	0.2%	**Black**	18	0.4%	**Total Population Black**	58	1.2%
Asian			**Asian**	24	0.6%	**Asian**	27	0.7%
Hispanic	514	13.09%	**Hispanic**	1,180	28.2%	**Population**	2563	54.7%

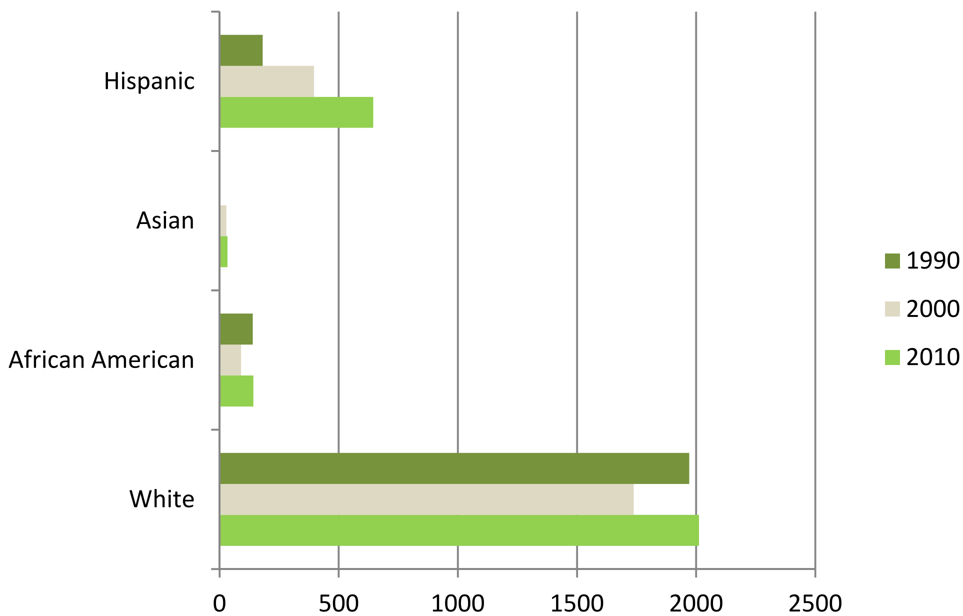
50. Westworth Village Age, Percent of Total Population



51. Westworth Village Age, Totals



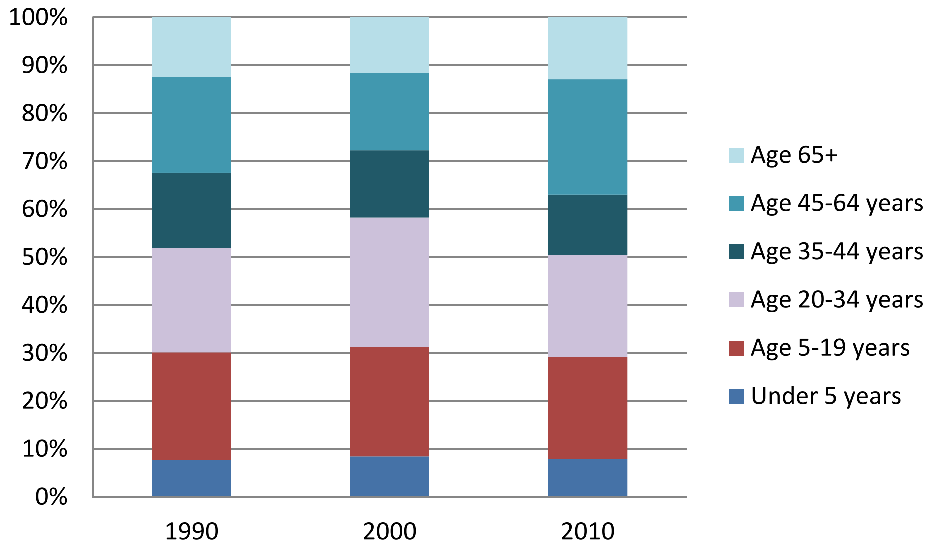
52. Westworth Village Race, Totals



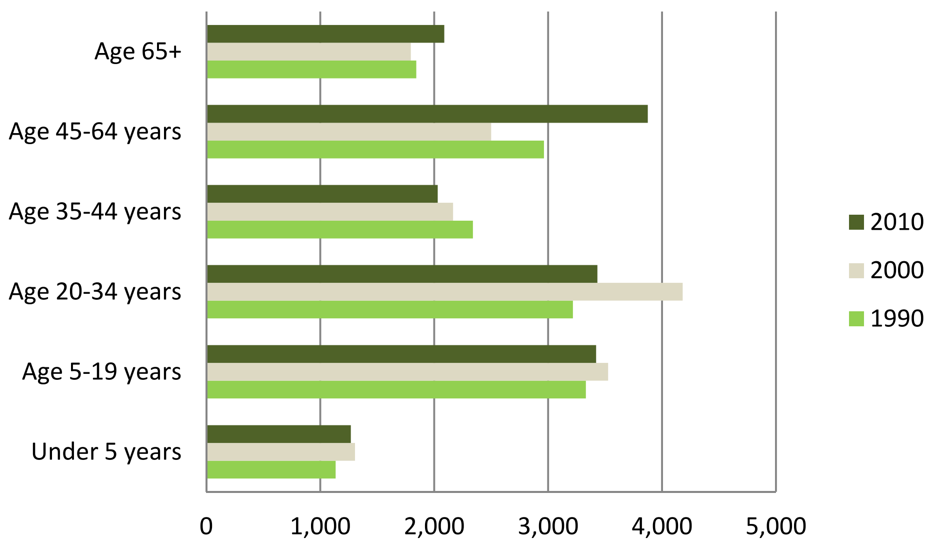
53. Westworth Village Age and Race, Totals

Age Cohorts	1990	1990 % of Total	2000	2000 % of Total	2010	2010 % of Total
Age						
Total Population	2,350		2,124		2,472	
Under 5 years	263	11.2%	160	7.5%	185	7.5%
Age 5-19 years	484	20.6%	504	23.7%	458	18.5%
Age 20-34 years	681	29.0%	451	21.2%	645	26.1%
Age 35-44 Years	306	13.0%	360	16.9%	304	12.3%
Age 45-64	373	15.9%	405	19.1%	599	24.2%
Age 65+	243	10.3%	244	11.5%	281	11.4%
		100.0%		100.0%		100.0%
Median Age	29.8		33.8		33.6	
Race						
One Race			2,030	95.6%	2391	96.7%
White	1,971	83.9%	1,738	81.8%	2012	81.4%
Black	139	5.9%	90	4.2%	142	5.7%
Asian			28	1.3%	33	0.7%
Hispanic	181	7.70%	396	18.6%	645	26.1%

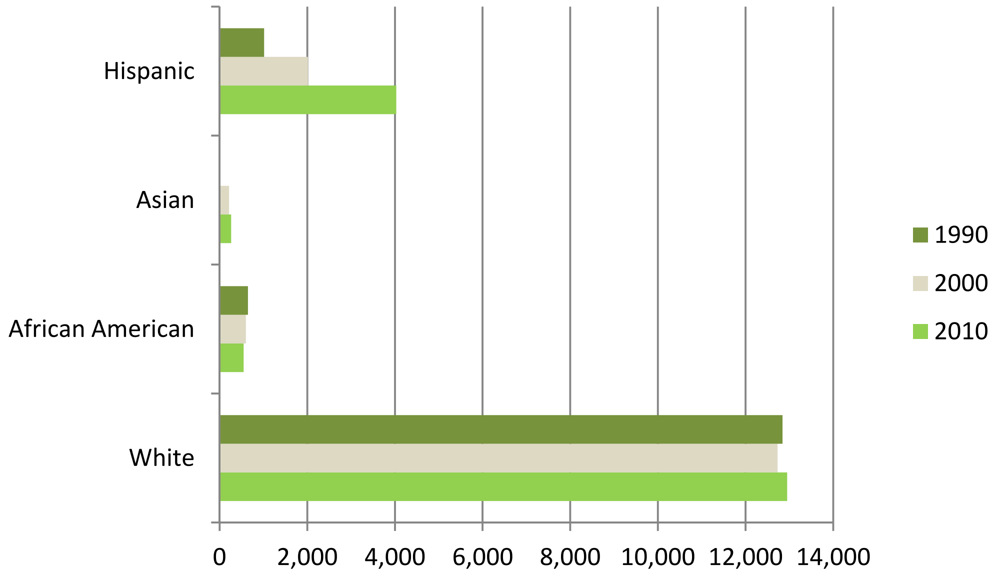
54. White Settlement Age, Percent of Total



55. White Settlement Age, Totals



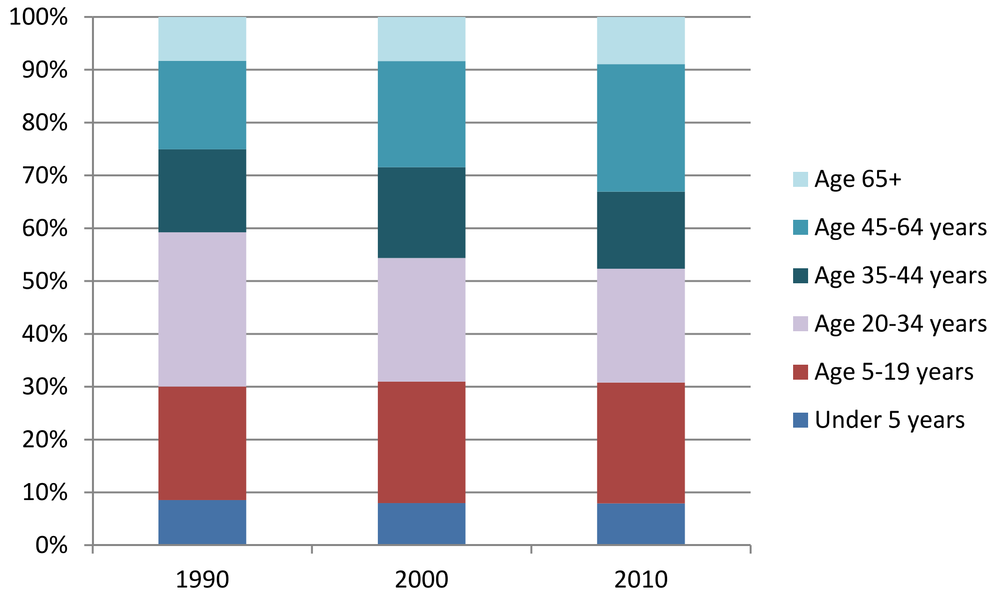
56. White Settlement Race, Totals



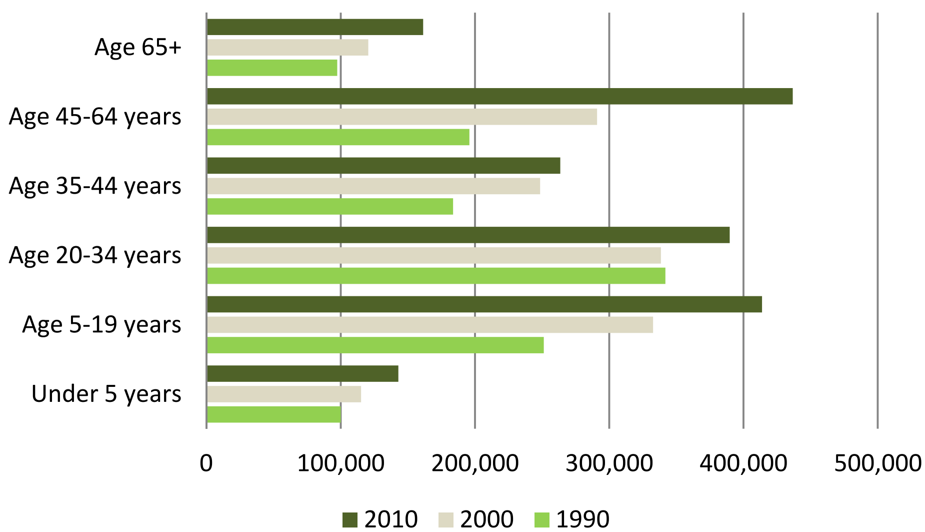
57. White Settlement Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	14,831		**Total Population**	15,472		**Total Population**	16,116	
Under 5 years	1,135	7.65%	Under 5 years	1,304	8.4%	Under 5 years	1,268	7.9%
Age 5-19 years	3,332	22.47%	Age 5-19 years	3,527	22.8%	Age 5-19 years	3,422	21.2%
Age 20-34 years	3,217	21.69%	Age 20-34 years	4,181	27.0%	Age 20-24 years	3,433	21.3%
Age 35-44 years	2,340	15.78%	Age 35-44 years	2,165	14.0%	Age 35-44 years	2,030	12.6%
Age 45-64 years	2,964	19.99%	Age 45-64 years	2,500	16.2%	Age 45-64 years	3,875	24.0%
Age 65+	1,843	12.43%	Age 65+	1,795	11.6%	Age 65+	2,088	13.0%
		100.0%			100%			100.0%
Median Age	33.8		**Median Age**	30.6		**Median Age**	34.7	
Race								
One Race			**One Race**	14,313	92.5%	**One Race**	15,619	96.9%
White	12,844	86.6%	**White**	12,730	82.3%	**White**	12,949	80.3%
Black	645	4.4%	**Black**	600	3.9%	**Black**	548	3.4%
Asian			**Asian**	217	1.4%	**Asian**	262	1.6%
Hispanic	1,016	6.85%	**Hispanic**	2,017	13.0%	**Population**	4030	25.0%

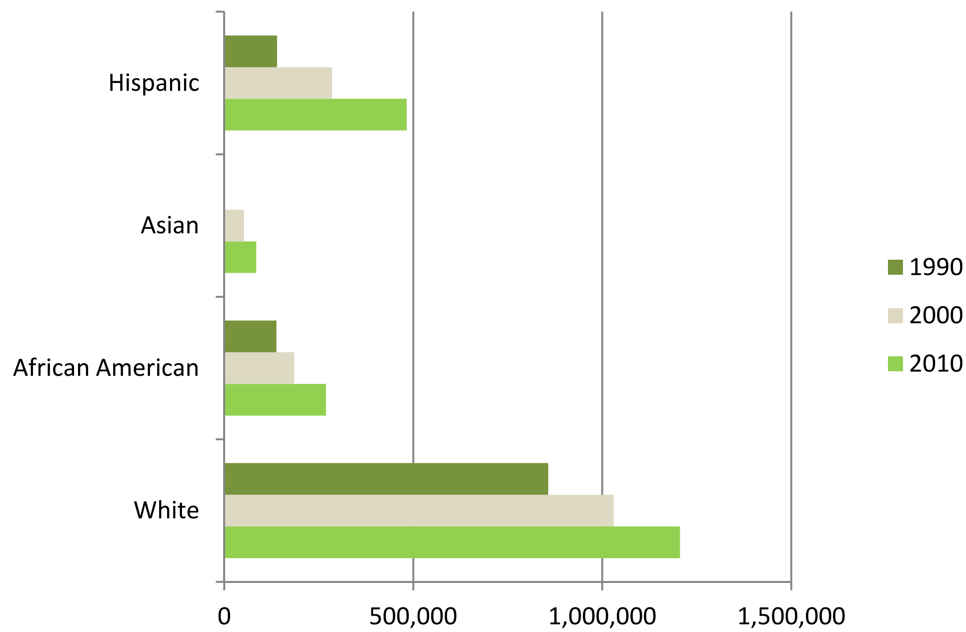
58. Tarrant County Age, Percent of Total Population



59. Tarrant County Age, Totals



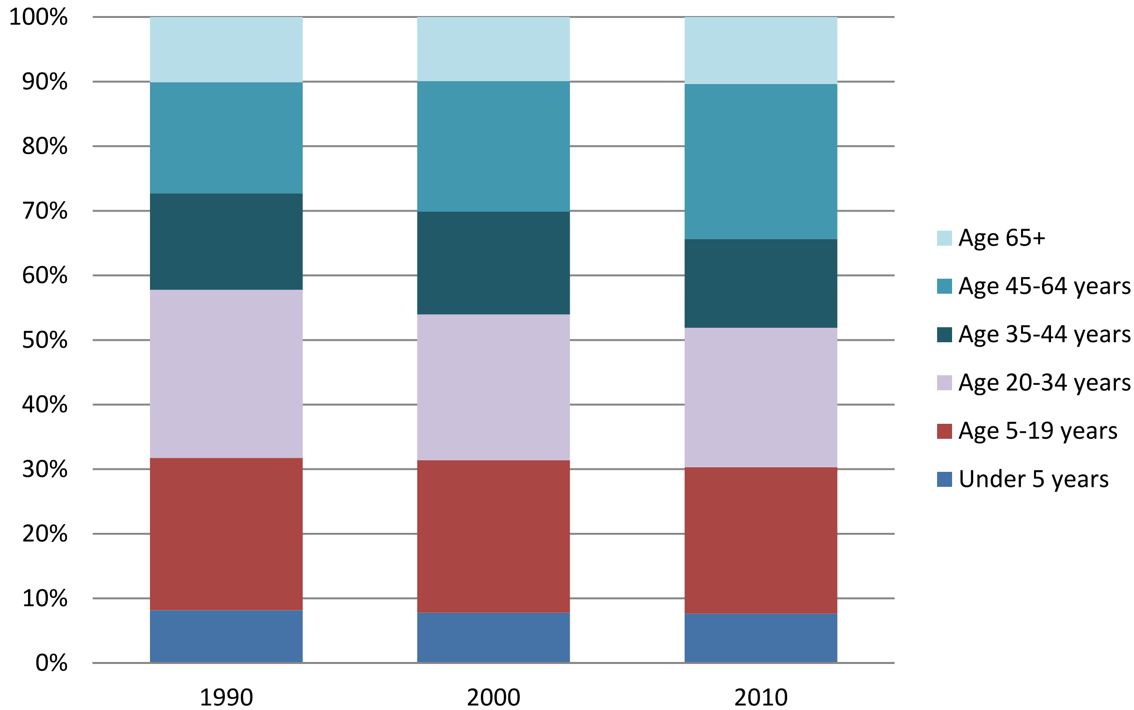
60. Tarrant County Race, Totals



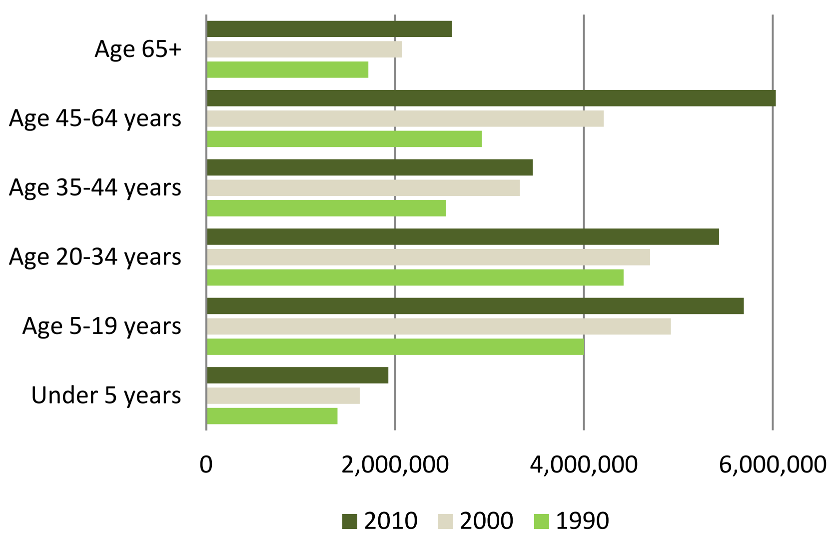
61. Tarrant County Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	1,170,103		**Total Population**	1,446,219		**Total Population**	1,809,034	
Under 5 years	100,035	8.55%	Under 5 years	115,118	7.96%	Under 5 years	142,899	7.90%
Age 5-19 years	251,220	21.5%	Age 5-19 years	332,631	23.0%	Age 5-19 years	413,836	22.9%
Age 20-34 years	341,809	29.2%	Age 20-34 years	338,445	23.4%	Age 20-34 years	389,727	21.5%
Age 35-44 years	183,748	15.7%	Age 35-44 years	248,490	17.2%	Age 35-44 years	263,562	14.6%
Age 45-64 years	195,867	16.7%	Age 45-64 years	290,950	20.1%	Age 45-64 years	436,625	24.1%
Age 65+	97,424	8.33%	Age 65+	120,585	8.34%	Age 65+	161,385	8.92%
Median Age	30.5		**Median Age**	32.3		**Median Age**	33.4	
Race								
One Race			One Race	1,409,890	97.5%	One Race	1754757	97.0%
White	857,272	73.3%	White	1,030,208	71.2%	White	1205530	66.6%
Black	138,302	11.8%	Black	185,143	12.8%	Black	268983	14.9%
Asian			Asian	52,594	3.6%	Asian	84561	4.7%
Hispanic	139,875	11.95%	**Hispanic**	285,290	19.70%	**Hispanic**	482977	26.7%

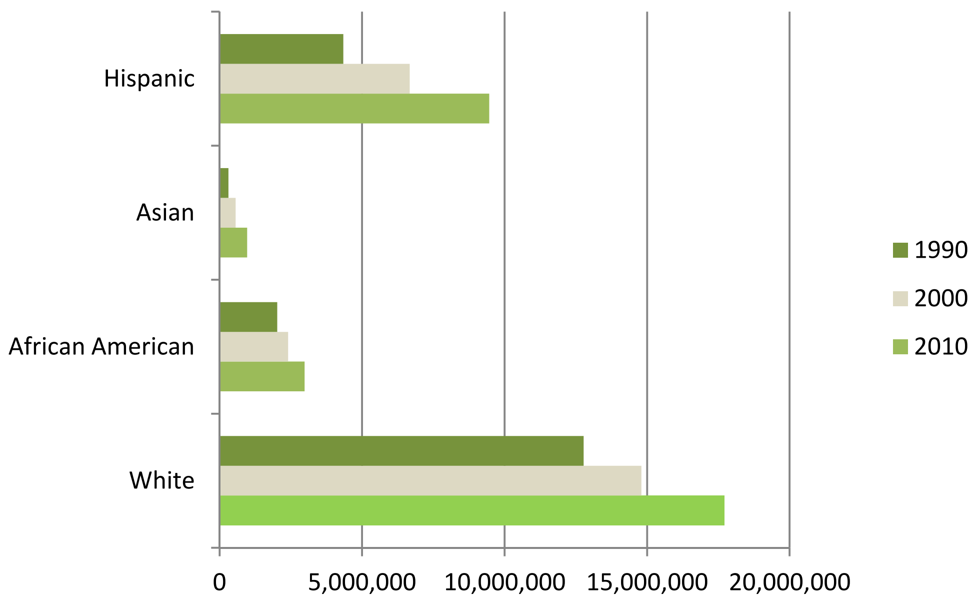
62. State of Texas Age, Percent of Total Population



63. State of Texas Age, Totals



64. State of Texas Race, Totals



65. State of Texas Age and Race, Totals

Age Cohorts	1990	1990 % of Total	Age Cohorts	2000	2000 % of Total	Age Cohorts	2010	2010 % of Total
Age								
Total Population	16,986,510		**Total Population**	20,851,820		**Total Population**	25,145,561	
Under 5 years	1,390,054	0.08	Under 5 years	1,624,628	0.08	Under 5 years	1,928,473	0.08
Age 5-19 years	4,002,217	0.24	Age 5-19 years	4,921,608	0.24	Age 5-19 years	5,693,241	0.23
Age 20-34 years	4,420,583	0.26	Age 20-34 years	4,701,487	0.23	Age 20-34 years	5,430,552	0.22
Age 35-44 years	2,539,025	0.15	Age 35-44 Years	3,322,238	0.16	Age 35-44 years	3,458,382	0.14
Age 45-64 years	2,918,055	0.17	Age 45-64 years	4,209,327	0.20	Age 45-64 years	6,033,017	0.24
Age 65+	1,716,576	0.10	Age 65+	2,072,532	0.10	Age 65+	2,601,886	0.10
Median Age	30.7		**Median Age**	32.3		**Median Age**	33.6	
Race								
One Race	16,986,510	100.0%	One Race	20,337,187	97.5%	One Race	24466560	97.3%
White	12,774,762	75.2%	White	14,799,505	71.0%	White	17701552	70.4%
Black	2,021,632	11.9%	Black	2,404,566	11.5%	Black	2979598	11.8%
Asian	311,918	1.8%	Asian	562,319	2.7%	Asian	964596	3.8%
Hispanic	4,339,905	25.5%	**Hispanic**	6,669,666	32.0%	**Hispanic**	9460921	37.6%

Economic Base Data

66. Commuting Patterns in Tarrant County

Commuting Patterns Tarrant County	2000	% of Total	2010	% of Total
Workers 16 and older	703,035	100	852,040	
Car/truck or van - drove alone	571,768	81.3%	701,358	82.3%
Car/truck or van - carpooled	91,675	13.0%	88,461	10.4%
Public transportation	4,319	0.6%	4,264	0.5%
Walked	9,624	1.4%	9,772	1.1%
Other means	7,179	1.0%	13,642	1.6%
Worked at home	18,470	2.6%	34,543	4.1%
Mean travel time to work (minutes	26		26	
Notes: travel time the same carpooled and transit reduced rates some due to unemployment				

Source: U.S. Census

67. 2010 Wage Rates by Occupation

Occupational Title	Texas Mean Wage	DFW MSA Mean Wage	Texas Entry Wage	DFW MSA Entry Wage	Texas Experienced Wage	DFW MSA Experienced Wage
Total all occupations (Hourly)	$ 20.30	$ 21.89	$ 8.81	$ 9.29	$ 26.04	$ 28.19
Management Occupations (Hourly)	$ 49.44	$ 52.28	$ 23.69	$ 25.55	$ 62.32	$ 65.65
Business and Financial Operations Occupations (Hourly)	$ 31.94	$ 33.48	$ 17.91	$ 19.26	$ 38.96	$ 40.59
Computer and Mathematical Occupations (Hourly)	$ 37.21	$ 39.01	$ 21.24	$ 23.31	$ 45.19	$ 46.86
Architecture and Engineering Occupations (Hourly)	$ 38.27	$ 37.26	$ 20.11	$ 21.57	$ 47.34	$ 45.11
Life, Physical, and Social Science Occupations)Hourly)	$ 31.83	$ 33.43	$ 15.65	$ 16.51	$ 39.91	$ 41.90
Community and Social Service Occupations	$ 43,645.00	$ 46,919.00	$ 27,542.00	$ 28,388.00	$ 51,696.00	$ 56,185.00
Legal Occupations	$ 89,372.00	$ 96,930.00	$ 35,438.00	$ 39,886.00	$ 116,339.00	$ 125,452.00
Education, Training, and Library Occupations	$ 48,461.00	$ 50,043.00	$ 25,367.00	$ 27,827.00	$ 60,007.00	$ 61,151.00
Arts, Design, Entertainment, Sports, and Media Occupations	$ 46,717.00	$ 50,360.00	$ 21,475.00	$ 22,274.00	$ 59,338.00	$ 64,402.00
Healthcare Practitioners and Technical Occupations	$ 67,420.00	$ 72,320.00	$ 32,131.00	$ 35,331.00	$ 85,064.00	$ 90,814.00
Healthcare Support Occupations	$ 24,565.00	$ 26,995.00	$ 16,904.00	$ 18,212.00	$ 28,395.00	$ 31,386.00

Protective Service Occupations	$ 39,325.00	$ 41,224.00	$ 20,726.00	$ 19,761.00	$ 48,625.00	$ 51,956.00
Food Preparation and Serving Related Occupations	$ 19,417.00	$ 19,787.00	$ 16,225.00	$ 16,298.00	$ 21,014.00	$ 21,532.00
Building and Grounds Cleaning and Maintenance Occupations	$ 22,077.00	$ 23,373.00	$ 16,705.00	$ 16,885.00	$ 24,763.00	$ 26,616.00
Personal Care and Service Occupations	$ 21,397.00	$ 24,253.00	$ 16,398.00	$ 16,614.00	$ 23,897.00	$ 28,073.00
Sales and Related Occupations	$ 35,654.00	$ 40,049.00	$ 16,839.00	$ 17,149.00	$ 45,061.00	$ 51,498.00
Office and Administrative Support Occupations	$ 32,400.00	$ 34,625.00	$ 19,709.00	$ 21,708.00	$ 38,746.00	$ 41,083.00
Farming, Fishing, and Forestry Occupations	$ 23,885.00	$ 26,024.00	$ 16,558.00	$ 17,263.00	$ 27,548.00	$ 30,405.00
Construction and Extraction Occupations	$ 36,313.00	$ 36,092.00	$ 22,343.00	$ 22,738.00	$ 43,299.00	$ 42,769.00
Installation, Maintenance, and Repair Occupations	$ 39,731.00	$ 41,256.00	$ 23,113.00	$ 24,993.00	$ 48,039.00	$ 49,388.00
Production Occupations	$ 32,712.00	$ 31,370.00	$ 18,801.00	$ 18,537.00	$ 39,667.00	$ 37,786.00
Transportation and Material Moving Occupations	$ 31,813.00	$ 33,027.00	$ 17,852.00	$ 18,195.00	$ 38,794.00	$ 40,444.00

Notes: DFW entry wage is above minimum wage
DFW experienced wage equals average experienced wage of personal care and service occupations
Production Occupations & Installation/Maintenance and Repair Occupations rise faster with experience than service or food serving occupations
Technical Occupations experienced wage average highest except for legal

Source: Texas Workforce Commission

68. 2000 Civilian Labor Force Trends

	Population over 16	Labor Force	Civilian Labor Force	% of total Pop. in Civilian LF	% of Pop. In Armed Forces	% of Pop Not in Labor Force	% of Females In Labor Force over 16
	2000	**2000**	**2000**	**2000**	**2000**	**2000**	**2000**
Texas	15,617,373	9,937,150	9,830,559	62.9%	0.7%	36.4%	56.0%
12 County NCTCOG/MPA	3,891,141	2,698,558	2,694,598	62.9%	0.1%	32%	59.3%
Tarrant County	1,082,374	752,129	749,489	69.2%	0.2%	30.5%	61.6%
Benbrook	15,997	10,872	10,738	67.1%	0.8%	32.0%	60.7%
Fort Worth	399,651	256,942	255,438	63.90%	0.4%	35.7%	56.6%
Lakeside	828	537	535	64.60%	0.2%	35.1%	59.2%
Lakeworth	3,581	2,145	2,145	59.90%	0.0%	40.1%	49.8%
River Oaks	5,296	3,094	3,077	58.10%	0.3%	41.6%	48.2%
Sansom Park	3,154	1,715	1,708	54.20%	0.2%	45.6%	46.0%
Westover Hills	510	244	244	47.80%	0.0%	52.2%	23.1%
Westworth Village	1,559	1,030	952	61.10%	5.0%	33.9%	57.6%
White Settlement	11,182	7,140	7,102	63.50%	0.3%	36.1%	57.3%

69. 2010 Civilian Labor Force Trends

	Population over 16	Labor Force	Civilian Labor Force	% of total Pop. in Civilian LF	% of Pop. In Armed Forces	% of Pop Not in Labor Force	% of Females In Labor Force over 16
	2010	2010	2010	2010	2010	2010	2010
Texas	19,123,208	12,465,332	12,363,612	64.7%	0.5%	34.80%	58.70%
12 County NCTCOG/MPA	4,617,635	3,245,181	3,240,182	70.20%	0.10%	29.70%	62.60%
Tarrant County	1,305.42	920,783	918,701	70.40%	0.20%	29.50%	62.90%
Benbrook	17,228	11,193	11,176	64.90%	0.10%	35%	58.40%
Fort Worth	549,881	374,480	373,480	67.90%	0.20%	31.90%	60.60%
Lakeside	1,182	731	709	60%	1.90%	38.20%	53.40%
Lakeworth	3,678	2,043	2,043	55.50%	0%	44.50%	53.70%
River Oaks	5,498	3,443	3,443	62.60%	0%	37.40%	48.90%
Sansom Park	3,208	1,957	1,957	61%	0%	39%	52.10%
Westover Hills	540	257	257	47.60%	0%	52.40%	25.20%
Westworth Village	1,943	1,328	1,276	65.70%	2.70%	31.70%	63.80%
White Settlement	12,535	8,173	8,160	65.10%	0.10%	34.80%	55.20%

70. Employment Trends by Industry

Employment Trends by Industry	2000	2010	% Change	2000	2010	% Change	2000	2010	% Change
By NAICS codes	**Texas Paid Employees**	**Texas Paid Employees**		**DFW MPA Paid Employees**	**DFW MPA Paid Employees**		**Tarrant County Paid Employees**	**Tarrant County Paid Employees**	
Total all Sectors	8,026,438	8,785,238	9.5%	1,865,315	2,510,280	34.6%	640,927	671,984	4.8%
Agriculture, forestry,fishing	9,119	6,419	-29.6%	454	871	91.9%	291	268	-7.9%
Mining,quarrying, Oil & Gas extraction	106,075	162,655	53.3%	6,378	18,851	195.6%	1,412	5,423	284.1%
Utilities	49,927	47,548	-4.8%	7,142	8,591	20.3%	1,494	1,364	-8.7%
Construction	519,727	539,542	3.8%	102,258	130,641	27.8%	38,382	33,616	-12.4%
Manufacturing	966,396	730,551	-24.4%	220,133	229,067	4.1%	91,966	70,617	-23.2%
Wholesale Trade	457,527	455,290	-0.5%	134,169	147,666	10.1%	35,896	40,982	14.2%
Retail Trade	1,021,190	1,127,032	10.4%	190,345	294,831	54.9%	83,019	88,751	6.9%
Transportation & warehousing	312,089	351,410	12.6%	90,220	119,710	32.7%	22,958	39,250	71.0%

Information	246,017	230,235	-6.4%	93,817	94,259	0.5%	15,352	13,456	-12.4%
Finance & insurance	383,782	452,435	17.9%	114,350	175,738	53.7%	28,788	39,396	36.8%
Real Estate	147,840	169,123	14.4%	39,310	56,812	44.5%	10,259	11,859	15.6%
Professional, scientific and technical	445,044	565,564	27.1%	129,789	187,553	44.5%	29,619	37,003	24.9%
Management of companies	254,246	257,114	1.1%	90,041	94,718	5.2%	15,024	18,624	24.0%
Administrative and support	793,625	830,284	4.6%	219,755	213,124	-3.0%	76,503	56,505	-26.1%
Educational	113,150	150,414	32.9%	21,171	42,860	102.4%	9,436	11,323	20.0%
Health Care and social assistance	922,493	1,280,332	38.8%	145,647	299,746	105.8%	62,569	83,473	33.4%
Arts, entertainment & recreation	89,444	113,755	27.2%	16,216	34,167	110.7%	10,213	12,110	18.6%
Accommodation and food service	707,597	908,665	28.4%	146,701	244,006	66.3%	56,036	74,728	33.4%
Other Services	393,365	405,132	3.0%	74,842	116,375	55.5%	31,809	33,124	4.1%
Industries not classified	87,785	1,738	-98.0%	22,577	694	-96.9%	19,901	112	-99.4%

Notes: Growth of No. of employees in Tarrant Co. laggedbehind TX and DFW Tarrant County large growth in Oil/Gas & Wholesale,Transpt & warehousing
Sound growth in Prof & Tech and Management of companies as well as Arts and Health Care
Source: County Business Patterns

71. Establishment Trends by Industry

Establishment Trends by Industry	**2000 Texas**	**2010 Texas Total Establishments**	% Change	**2000 DFW MPA Total Establishments**	**2010 DFW MPA Total Establishments**	% Change	**2000 Tarrant Co. Total Establishments**	**2010 Tarrant Co. Total Establishments**	% Change
By NAICS codes									
All Establishments	471,509	522,146	10.7%	89944	140481	56.2%	33,368	37,001	10.9%
Agriculture, forestry,fishing	1,321	1,053	-20.3%	61	99	62.3%	17	14	-17.6%
Mining, quarrying, oil & gas extraction	6,015	7,538	25.3%	545	1,068	96.0%	174	266	52.9%
Utilities	2,216	1,911	-13.8%	282	261	-7.4%	60	45	-25.0%
Construction	38,386	39,321	2.4%	6,727	9,982	48.4%	2,811	2,728	-3.0%
Manufacturing	21,409	19,593	-8.5%	4,270	5,565	30.3%	1,897	1,595	-15.9%
Wholesale Trade	32,631	31,526	-3.4%	7,379	9,176	24.4%	2,373	2,251	-5.1%
Retail Trade	74,758	76,787	2.7%	12,028	18,709	55.5%	5,111	5,409	5.8%
Transportation & warehousing	14,079	15,745	11.8%	1,896	3,538	86.6%	874	1,077	0.1%
Information	8,794	8,911	1.3%	2,308	2,837	22.9%	503	564	12.1%
Finance & insurance	30,361	37,731	24.3%	6,426	10,959	70.5%	2,151	2,718	26.4%
Real Estate	21,492	26,238	22.1%	4,478	7,274	62.4%	1,484	1,797	0.1%

Professional, scientific and technical	48,854	59,757	22.3%	11,743	18,180	54.8%	3,438	4,170	21.3%
Management of companies	3,844	4,182	8.8%	1,111	1,547	39.2%	309	297	-3.9%
Administrative and support	22,507	22,295	-0.9%	5,363	7,866	46.7%	1,829	2,050	0.1%
Educational	4,159	5,633	35.4%	898	1,739	93.7%	344	459	33.4%
Health Care and social assistance	44,269	59,193	33.7%	7,803	15,957	104.5%	3,276	4,351	32.8%
Arts, entertainment & recreation	5,108	6,101	19.4%	932	1,583	69.8%	348	442	27.0%
Accommodation and food service	34,990	46,045	31.6%	6,099	11,745	92.6%	2,415	3,224	33.5%
Other Services	48,272	48,097	-0.4%	7,940	11,835	49.1%	3,435	3,440	0.1%
Industries not classified	1,338	1,489	11.3%	526	-		112	104	-7.1%
Unclassified	6,706	3,000	0.0%	1,129	561	-50.3%	407	-	

Notes: Tarrant Co No. of Establishments grew at rate of Texas 10%+ but DFW grew
Tarrant Co. rate of manuf. Establishments is declining but increases in oil & gas, Information, Finance,Professional as well as Education, Health Care , Arts, Accomodations and food service
Source: County Business Patterns

72. PLMC Major Employers

Largest Employers (100+)			
Name of Employer	**No. of Employees**	**Type of Product or Service**	**Location**
NAS Fort Worth, Joint Reserve Base	13,500	Military Services	Fort Worth
Lockheed Martin Aeronautics Co.	11,000	Aeronautics	Fort Worth
Weir SPM	1,500	Hdqtrs in Oil and Gas	White Settlement
RidgeMar Mall	1,400	Retail Center +5 Dept Stores	Fort Worth
White Settlement ISD	613	Public Education	White Settlement
Parker Aerospace-Stratoflex Products Division	580	Aerospace conveyance products	Fort Worth
Wal-Mart Super Center	550	Department Store	Lake Worth
Lake Worth ISD	535	Public Education	Lake Worth
Elbit Systems of America	500	Flight vision Systems	Fort Worth
FMC Carswell-Federal Medical Center	496	Federal Women Prisoner Health Care	Fort Worth
Castleberry ISD	468	Public Education	River Oaks,SansomPk
Wal-Mart Super Center	400	Department Store	Westworth

			Village
FTW ISD-Burton Hill, Stripling MS and Arlington Heights HS	318	Education	Westworth Village
Wal-Mart Super Center	300	Department Store	Benbrook
Weatherford Industries	259	Geophysical Equipment	Benbrook
Lowe's Home Improvement Warehouse	200	Hardware and Bldg Materials	White Settlement
Target	200	Department Store	Lake Worth
Western Hills HS	181	Public High School	Benbrook
Cooperative Industries Aerospace & Defense	175	Aerospace wiring harnesses	White Settlement
Sam's Club	170	Wholesale General Merchandise	Westworth Village
West Side Campus of Care	150	Retirement home	White Settlement
Kohl's	150	Department Store	Lake Worth
Home Depot	150	Hardware & Bldg. Materials	Lake Worth
Lowes	140	Hardware & Bldg Materials	Westworth Village
City of White Settlement	137	Municipality	White Settlement
Benbrook Community Center/YMCA	120	Non Profit Fitness Center	Benbrook
Renaissance Park	110	Nursing Home	Benbrook
City of Benbrook	110	Municipality	Benbrook
Target	105	Department Store & Center	Fort Worth
City of Lake Worth	102	Municipality	Lake Worth
Abode Treatment Center	100	Nursing Home	White Settlement
Q-Max of American	101	Environmental	Benbrook
Benbrook Nursing & Rehabilitation	100	Nursing Home	Benbrook
Whip Industries	100	Metal Fabrication	White Settlement
Cracker Barrel Old Country Store	100	Restaurant	Benbrook
Buford Thompson	100	Hdts Development	White Settlement

Sources; Local Eco Development Agencies, City offices and local store managers

73. Employers with Less than 100 Employees

Employers with less than 100 employees			
		Type of Product	
Name of Employer	**No. of Employees**	**or Service**	**Location**
City of Westworth Village	89	Municipality & Golf Course	Westworth Village
City of River Oaks	58	Municipality	River Oaks
Quick Silver	50	Metal Fabrication	White Settlement
Super Saver	45	Grocery Store	River Oaks
Academy Sports	35	Retail	White Settlement
Conn Electric	30	Retail	White Settlement
ToysRUs	30	Retail	White Settlement
Big Lots	30	Retail	White Settlement
LA Fitness	25	Fitness and training	Westworth Village
Ace Hardware	20	Hardware Store	Sansom Park

Sources; Local Eco Developmt Agencies, City offices and local store managers
Notes: Two largest employers are largest in DFW other large employers are oil & gas & technical related, others are mostly retail and public employers

74. Occupation Distribution of Workforce

Occupation Distribution of Workforce	Texas	% of	DFW	% of	Tarrant	% of
2010		**Total**	**MPA**	**Total**	**County**	**Total**
Civilian Employed at 16 years or older	11,271,851		3,010,455		864,346	
Management, business, science & arts	3,862,509	34.3%	1,092,301	36.3%	306,096	35.4%
Service	2,005,054	17.8%	443,414	14.7%	129,059	14.9%
Sales and Office	2,833,081	25.1%	811,578	27.0%	234,283	27.1%
Natural Resources, construction & maintenance	1,257,302	11.2%	306,507	10.2%	84,833	9.8%
Construction, transportation & materials moving	1,313,905	11.7%	356,645	11.8%	110,075	12.7%
Notes: Management and business is the major occupation group followed by Sales						
Source: U.S. Census						

75. Labor Force and Unemployment Trends, 2000

Labor Force and Unemployment Rate Trends of 2000				
	Labor Force	Employed	Unemployed	Unemployed
	2000	**2000**	**2000**	**Rate in 2000**
Texas	10,347,847	9,896,002	451,845	4.4
12 County NCTCOG/MPA	2,861,947	2,759,327	102,600	3.6
Tarrant County	792,657	764,205	28,452	3.6
Notes: Labor Force growing, employment growing unemployment slowing but still near double yr 2000				
Source: Texas Workforce Commission				

76. Labor Force and Unemployment Trends, 2010 and 2012

Labor Force and Unemployment Rate Trends of 2010, 2012								
	Labor Force	Labor Force	Employed	Employed	Unemployed	Unemployed	Unemployed	Unemployed
	2010	**2012**	**2010**	**2012**	**2010**	**2012**	**Rate in 2010**	**Rate in 2012**
Texas	12,269,727	12,606,775	11,264,748	11,739,561	1,004,979	867,214	8.2	6.9
12 County NCTCOG/MPA	3,266,156	3,343,047	2,998,776	3,115,309	268,380	227,738	8.0	6.7
Tarrant County	920,160	945,824	844,278	881,951	75,882	63,873	8.2	6.8
Notes: Labor Force growing, employment growing unemployment slowing but still near double yr 2000								
Source: Texas Workforce Commission								