



# FORT WORTH INTRODUCTION

2006

*A statistical profile of Fort Worth and the Fort Worth-Arlington Metropolitan Division*

Category	City	DFW Metro
Population Est.	661,850	6,481,650
White	345,508	4,521,744
Black	116,602	830,624
American Indian	3,420	36,813
Asian	15,540	221,013
Other Races	81,167	591,790
Two or More Races	15,594	147,025
Hispanic Ethnicity	194,150	1,514,561
Under Age 20	180,129	1,923,695
Age 20-24	45,627	438,116
Age 25-44	173,833	1,980,973
Age 45-64	120,365	1,436,694
Age 65 or Older	57,877	569,531
Median Age	32.1	33.5
Total Household	199,924	2,201,625
Income Per Capita	20,185	24,808
Income Ave. HH	58,693	72,515

## Demographic Profile Fort Worth Metro Area

NCTCOG & Sites on Texas

Population Est. 2006, Detailed Profile 2005

## Economy

The Fort Worth metro area is the third-largest population center in Texas, but unlike many other large cities, Fort Worth still has plenty of room for growth. Fort Worth is consistently ranked among the top places in the nation to work, live and do business by Money, Fortune and Newsweek magazines, and in 2005 Site Selection Magazine named the Dallas/Fort Worth Metroplex as the number one metro location in the nation for business.

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

## Introduction

Fort Worth is a city of partnership and progress, qualities that ensured its survival as a frontier outpost and later transformed the city into one of the best places to live and do business in Texas. Even in its early days, Fort Worth was a bustling business center, first with the livestock industry and then with oil. Known as the city where the west begins, Fort Worth melds its rich western heritage with technology, modern amenities and progressive leadership to make it an ideal location to live and work. Recent years have seen corporate giants Pier 1 and RadioShack commit to the city's future by constructing new headquarters in downtown Fort Worth, along with The Tower, a spectacular residential structure, complete with over 300 condominium units. Texas Motor Speedway in north Fort Worth provides thrills by hosting hundreds of events throughout the year, including two Nextel Cup NASCAR races.

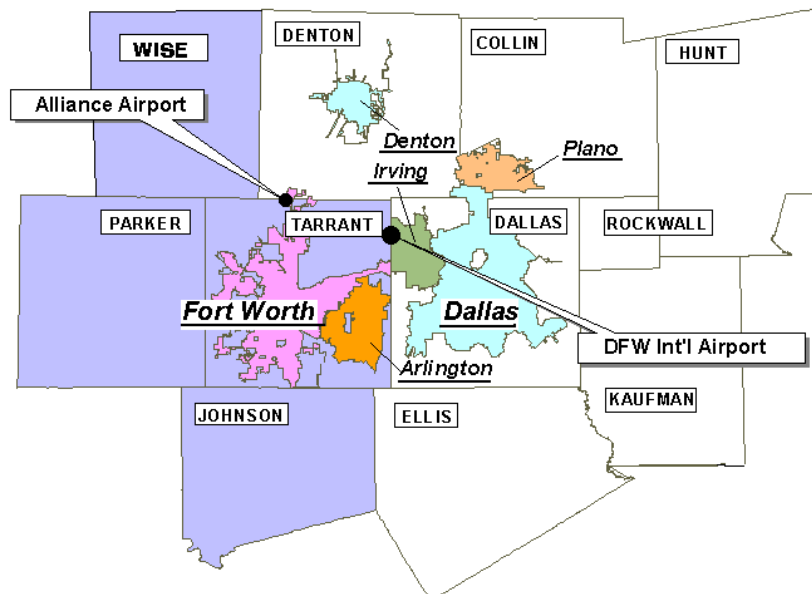
## Geography/Climate

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

## Population

Fort Worth is the third most populous metro area in Texas, behind Houston and Dallas. The estimated population of the City of Fort Worth is 661,865. The estimated population for the North Texas Region is 6,481,650. Both the City of Fort Worth and the Fort Worth-Arlington Metro Area (Tarrant, Johnson, Parker and Wise Counties) populations continue to grow. The City added 37,000 new residents in 2005, leading the region's growth. Tarrant County led all counties by adding 59,300 persons, pushing the county's total population to 1,702,250 residents. The Fort Worth Metro Area forms the western half of the Dallas-Fort Worth "Metroplex". With a population over 6,000,000, the Metroplex is the largest market in the southern U.S. and fifth largest in the nation.

## Fort Worth and Dallas Metroplex



## 2006 Economic Forecast

The upcoming year holds great promise for the City of Fort Worth with the increase in travel, new defense contracts and a robust real estate market. North Texas enterprise will continue to grow and expand the local economy. An employment rate below 5.0% will also provide an existing labor supply for local employers to draw from.

<u>Employee Size</u>	<u>Businesses</u>
1 to 5	28,838
6 to 10	8,476
11 to 25	5,780
26 to 50	2,346
51 to 100	1,065
101 to 250	678
251 to 500	161
501 or more	115
Total	47,459

### Businesses by Employees Tarrant County0

*Metrolplex Business Directory*

<u>Sector</u>	<u>Businesses</u>
Agriculture	803
Mining	195
Construction	2,993
Manufacturing	2,800
Transportation, Utilities	1,442
Legal	942
Education Serv.	384
Wholesale Trade	3,018
Government	128
Retail Trade	12,785
Finance, Ins., Real Estate	4,522
Social Serv.	1,017
Services (except health)	10,398
Health Care	3,068

### Businesses by Sector Tarrant County

*Metrolplex Business Directory*

<u>Sector</u>	<u>Jan.06</u>	<u>Jan.05</u>
Total	814,700	793,300
Manufacturing	95,200	92,800
Information	16,600	17,000
Mining & Const.	53,500	50,100
Trade & Trans.	198,600	195,100
Financial	48,000	46,500
Edu. & Health	89,000	85,900
Government	114,300	111,800
Leisure & Hosp.	78,200	76,500

### 2006 Employment by Industry Fort Worth-Arlington MD

*Texas Workforce Commission*

## 2006 Select Employers

### Headquarters and Offices

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

### Manufacturing

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

### Distribution

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

### Customer Service

Sabre Holdings Corp.  
Fidelity Investments  
Countrywide Financial Group  
Sprint Nextel  
Providian Financial  
JP Morgan Chase Call Center  
Ameritrade, Inc.  
Verizon Online  
Onpoint  
Wells Fargo  
NuVell

### Others

Fort Worth Independent School District  
City of Fort Worth  
Tarrant County Government  
Cook Children's Medical Center  
Harris Methodist Fort Worth Hospital  
Tarrant County College  
JPS Health Network  
Federal Aviation Administration (SW HQ)  
Baylor All Saints Medical Center  
Texas Christian University  
Star Telegram

### Product or Service

Air Transportation 28,492  
Banking and Finance 4,000  
Rail Transportation 3,500  
Electronics Retailing 3,337  
Finance 1,350  
Telecommunications 1,335  
Home Furnishings 941  
Baked Goods 900  
Oil & Gas 708  
Home Furnishings 428  
Motorcycles & Supplies 375  
Home Builder 349  
Footwear 215

### Product or Service

F-16 and F-22 Aircraft 15,000  
V-22 Osprey Aircraft 6,000  
Automobiles 3,000  
Pharmaceuticals 2,977  
Communication Equipment 1,400  
Plastic Products 950  
Communication Equipment 850  
Beverages 750  
Semiconductor Mfg. 600  
Soft Drinks 600  
Machinery 550  
Work Clothing 500

### Product or Service

Third Party Logistics 1,200  
Wholesale Foods 1,075  
Retail Sales 1,000  
Grocery Items 590  
Clothing 500  
Brick and Tile 250  
Electronics 200  
Toys 121

### Product or Service

Travel and Reservations 3,500  
Investment Services 2,900  
Loan Servicing Center 2,000  
Telecommunications 1,500  
Credit Services 800  
Financial Services 699  
Online Discount Brokerage 550  
Computer Services 500  
Business Services 500  
Credit Services 200  
Auto Finance 200

### Product or Service

Public Education 10,389  
City Government 5,750  
Government 4,050  
Health Care 3,800  
Health Care 3,789  
Public College 3,424  
Integrated Health Network 3,309  
Federal Government 1,966  
Health Care 1,680  
Private University 1,603  
Newspaper 1,400

<u>Occupation</u>	<u>Persons</u>
Management	39,180
Architecture & Engineering	18,890
Legal	4,030
Sales	87,440
Administrative Support	138,250
Production	64,180
Transportation	61,800
Protective Services	14,720
Education	48,050
Business & Financial	29,120
Healthcare Practitioners	48,140

### Employment by Occupation Fort Worth-Arlington MD

*Bureau of Labor Statistics*

<u>Occupation</u>	<u>Avg. Hourly Wage</u>
Accountant I	\$ 19.37
Assembler	9.10
Billing Representative	13.52
Collection Clerk	15.88
Computer Operator	15.40
Customer Service Rep.	13.53
Customer Service Mgr.	24.73
Data Entry Clerk I	10.57
Database Analyst	28.26
Electronics Technician	18.26
Forklift Operator	12.17
Machinist I	15.35
Maintenance Mechanic I	14.72
Material Handler	11.87
Network Administrator	30.37
Network Technician	18.95
Prod. Machine Operator	11.82
Programmer	22.70
Quality Assurance Inspector	14.24
Receptionist	12.14
Secretary I	13.57
Stock Clerk	11.89
Warehouse Supervisor	21.71

### 2005 Average Hourly Wages Tarrant County

*Whitney Smith Company*

<u>Sector</u>	<u>Union Jobs</u>
Total	164,102
Public	91,716
Private	72,387

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

### 2005 Union Membership DFW Metroplex

*Union Membership & Coverage Database from  
the Current Population Survey by Barry T. Hirsch  
& David A. Macpherson (www.unionstats.com)*

## Published Evaluations

Ranked 4th among America's 50 Hottest Cities	<i>Expansion Management</i> , 2006
"Fort Worth has one of the top four housing markets in the nation"	<i>Business Week</i> , 2005
"Top metro location for business"	<i>Site Selection Magazine</i> , 2005
"Mega Market of the Year"	<i>Southern Business &amp; Development</i> , 2005
"Fastest growing of the nation's twenty largest cities"	<i>US Census Bureau</i> , 2004
"America's most livable communities."	<i>Partners for Livable Communities</i> , 2004
"Fort Worth listed as one of the top domestic travel destinations for 2004."	<i>Washington Post</i> , 2004
"This is Cowtown in the 21st century: internationalist, confident, dignified."	<i>Travel + Leisure</i> , 2003
". . . one of the great art destinations in the world."	<i>Vanity Fair</i> , 2002
"Fort Worth ranks 1st in the nation as a place for entrepreneurs"	<i>Entrepreneur</i> , 2000
"Fort Worth is the fastest-growing small cybercity for tech jobs"	<i>American Electronic Assoc.</i> , 2000
"Cowtown has the hottest downtown in Texas."	<i>Texas Monthly</i> , 1998
"Fort Worth is the best large city in Texas in which to live"	<i>Money</i> , 1998

## Labor Force

A growing population in north Texas provides area companies with access to a workforce of more than 3 million; those numbers are expected to exceed seven million in the next 20 years. The cost of living is 11 percent lower than the national average, according to the Texas Health and Human Services Commission Research Department helping keep wages competitive. Current employment in Tarrant County is about 956,500, and the unemployment rate in the Fort Worth metro area is 4.9 percent. Colleges and universities in the Fort Worth/Dallas area turn out about 30,000 graduates each year.

<u>Fort Worth Metro Employment</u>	<u>Jan'03</u>	<u>Jan'04</u>	<u>Jan'05</u>	<u>Jan'06</u>
Total Civilian Labor Force	946,700	969,000	989,200	1,005,500
Total Employment	883,500	909,600	932,600	956,500
Unemployment Rate	6.7	6.1	5.7	4.9
Mining & Construction	46,900	48,400	50,100	53,500
Information	17,700	17,800	17,000	16,600
Manufacturing	97,000	97,400	92,800	95,200
Transportation, Warehouse, Utilities	60,500	58,200	61,200	60,700
Financial Activities	45,700	44,900	46,500	48,000
Government	106,700	108,900	111,800	114,300
Services - Providing	625,300	629,500	650,400	666,000

*Texas Workforce Commission; February 2006*

## Employee Benefits

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

## Labor Costs - Miscellaneous

<u>Cost Item</u>	<u>Typical Cost</u>
Workers Compensation	
Clerical	\$0.46 per \$100 wages
Executive Officers	\$0.67 per \$100 wages
Outside Sales	\$0.79 per \$100 wages
Driver	\$9.22 per \$100 wages
Retail	\$4.25 per \$100 wages
Computer Operator	\$0.46 per \$100 wages
Unemployment Insurance	\$55 to \$350 weekly -max
Cost of Living	88.6; 100 being U.S ave.

*Texas Department of Insurance*

<u>ISD</u>	<u>Enrollment</u>	<u>SAT</u>
Aledo	3,973	1035
Arlington	63,397	1027
Azle	5,818	990
Birdville	22,509	1028
Burleson	7,991	1010
Carroll	7,559	1111
Castleberry	3,280	916
Crowley	15,097	1002
Eagle Mtn.Saginaw	10,886	987
Everman	4,217	855
Fort Worth	80,336	930
Godley	1,389	902
Grapevine/Colley.	13,911	1085
Hurst/Euless/Bed.	19,978	1029
Keller	25,873	1033
Kennedale	2,935	963
Lake Worth	2,743	856
Mansfield	25,623	1005
Northwest	8,750	1019
White Settlement	5,146	972

FW ISD According to Texas Education Agency School Ratings 2005, a total of 2 schools rated as Exemplary, 14 Recognized, & 98 academically acceptable.

### 2005 School District Statistics Tarrant County

*Texas Education Agency*

#### Highway Transportation

Number of Interstates	4
Minutes for Avg. Commute	20-30
Toll Roads	Proposed 121
Trucking Companies	Numerous
Terminals With Storage	Numerous
Public Transit	Rail, Bus, Van, Light Rail

#### Rail Transportation

Region's Status	Major Hub
Intermodal Facilities	Yes
Major Lines	BNSF, UP
Passenger Rail	Amtrak
Commuter Rail	Yes

#### Air Transportation

Region's Status	Major Hub (DFW)
Number of Major Airports	4
Hubs For:	American
Nonstop U.S. & Int'l Destinations	170
DFW Square Miles	28.9
DFW Annual Passengers	60 mil
Foreign Carriers	10
Daily Nonstop Int'l Destinations	70
FedEX	Alliance Airport Hub
UPS	DFW Int'l Hub

### Transportation Statistics

*DFW International Airport*

## Fort Worth Area Colleges and Universities

<u>College or University</u>	<u>Type</u>	<u>Location</u>	<u>Known For</u>	<u>2005 Enrollment</u>
Tarrant County College	2 year public	4 campuses	Technical Training	34,403
Univ. of North Texas (UNT)	4+ year public	Denton	Liberal Arts	32,181
Univ. of Texas at Arlington	4+ year public	Arlington	Engineering	25,432
Texas Christian Univ.	4+ year private	Fort Worth	Business	8,749
Texas Woman's University	4+ year public	Denton	Education	11,300
Texas Wesleyan Univ.	4+ year private	Fort Worth	Business	2,678
UNT Health Science Ctr.	4+ year public	Fort Worth	Medicine	1,046

*2006 Business Press Book of Lists, Fort Worth Chamber*

Fort Worth and Dallas area colleges and universities enroll over 150,000 students annually and graduate more than 30,000.

## K-12 Public and Private Education

In Texas, public elementary & secondary education is provided by independent school districts that are supported by local property taxes. The geographic boundary of a district does not necessarily match the boundary of a city or county. In Fort Worth, Fort Worth Independent School District is the largest district, but there are 14 other districts whose boundaries are within city limits. There are over 200 private schools, inclusive of many faiths and teaching philosophies, in Fort Worth & Tarrant County. Following are some of the larger private schools.

<u>Private School</u>	<u>Type</u>	<u>Students</u>	<u>Tuition/Yr.</u>
Fort Worth Country Day	K-12	1,100	\$12,395
Nolan Catholic High	7-12	1,060	\$ 7,250
Trinity Valley	K-12	930	\$10,745
All Saints Episcopal	K-12	762	\$ 9,725
Fort Worth Christian	PK-12	782	\$ 4,725

*Fort Worth Book of Lists 2006*

Businesses and civic organizations are actively involved with public and private school education in Fort Worth, and are effective partners while providing educational and financial support for students throughout the city.

## Employee Recruiting, Screening and Training

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

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

## Primary Airports

Fort Worth's central location and efficient transportation system make it an international hub with hundreds of daily flights from its four area airports - DFW International, Alliance, Meacham and Spinks. Serving more than 60 million travelers each year, DFW International Airport is a major passenger hub located only 17 miles from downtown Fort Worth & serves as a hub for American Airlines. As the world's first master-planned industrial-use airport, Alliance Airport tenants include FedEx, the Drug Enforcement Agency, Bell Helicopter and others. Ideally situated for logistical operations, Alliance can offer many convenient transportation options including air, rail and highway as well as offer the benefit of being a designated "foreign trade zone." Meacham Airport (located in Fort Worth) offers private aircraft convenient access to the city and Spinks is rapidly becoming home to area flight schools.

<u>Airport</u>	<u>Description</u>	<u>Longest Runway</u>
Alliance	Major, master-planned industrial airport	11,000 feet
DFW Int'l	Top 3 world airport, major domestic and international hub	13,400 feet
Meacham Int'l	Top 100 U.S. Airport, major general aviation and training	7,501 feet
Spinks	General aviation	6,000 feet



### Electricity - Deregulated

Primary Provider	TXU
Reliability	.9998
System Capacity	18,000 Mw
Average Cost	\$ per kWh Sources
	Natural Gas, Coal, Hydroelectric, Solar, Nuclear

### Natural Gas

Primary Provider	Atmos Energy
System Capacity	+1 trillion CF
BTUs Per Cubic Foot	1,050
Average Cost	cents/therm

### Water

Primary Provider	City of Fort Worth
System Capacity	430 MGD
Average Cost	\$1.77 per ccf
Monthly Service Charge	\$5.50
Source	Surface Reservoirs
Water Quality	Superior

### Sewer and Waste

Primary Provider	City of Fort Worth
System Capacity	166 MGD
Ave. Daily Use	108.5 MGD
Average Cost	\$2.21 per ccf
Monthly Service Charge	\$4.50
Method	Activated Sludge
Solid/Hazardous Services	Yes

### Telecommunications

Primary Provider	AT&T
POPs	All major carriers
Digital COs	Yes
Fiber Availability	Widespread

## 2006 Utility Statistics

*Utility Providers*

## Public Transportation

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

## Commute Patterns

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

## Real Estate

### Fort Worth General Market Statistics

<u>Category</u>	<u>Total Sq.Ft.</u>	<u>Vacancy</u>	<u>Ann. Lease</u>
CBD Class A Office	4,783,980	6.0%	\$23.50
CBD Class B Office	1,890,852	5.0%	\$16.09
CBD Class C Office	1,106,435	N/A	\$12.12
North FW Industrial	54,697,637	3.7%	\$ 3.34
South FW Industrial	69,568,348	8.7%	\$ 3.56

*The Staubach Company ,DFW 2005 & CB Richard Ellis*

<u>Category</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Multi-Family Housing Units Permits	2,029	3,365	3,135	2,482	N/A
Single-Family Housing Permits	12,169	13,391	13,814	16,067	N/A
Single Family Homes Sold	6,781	7,337	7,757	8,907	10,165
Single Family Average Sales Price (\$)	110,300	116,100	119,000	123,500	133,600

*Texas A&M Real Estate Center*

## Utilities

Fort Worth offers reliable and inexpensive utility service. Public and private providers stay well ahead of the demand curve for critical services. One of Fort Worth's most outstanding attributes is its water supply. The water infrastructure is 30 years ahead of projected demand. Texas has deregulated the electricity market.

## Permitting

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

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

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

## Major Business Parks

<u>Park</u>	<u>Acres</u>	<u>Rail</u>	<u>Miles to</u> <u>DFW</u>	<u>FTZ</u>	<u>Triple</u> <u>Freeport</u>	<u>Tenants</u>	<u>Representative Tenants</u>
Alliance	17,000	Yes	12	Yes	Yes	140	BNSF,Cabela's, FedEx, Galderma, Nokia, AT&T
Beechwood	902	Yes	19	No	Yes	2	The Doral Tesoro Hotel & Golf Club,
Carter	950	Yes	23	Yes	Yes	+30	Albertson's, Bimbo/Mrs Baird's, Miller Brewing, Xerox
CentrePort	1,300	Yes	1	Yes	No	+100	AMR, Office Max, Travelocity.com, Whirlpool
Fossil Creek	1,150	No	15	Yes	Yes	+50	Coca-Cola, Countrywide, Hagggar, Marriot, Motorola
Mark IV	1,000	No	17	No	Yes	+100	Georgia Pacific, Behr, U.S. Postal Service
Mercantile	1,300	Yes	16	Yes	Yes	47	Buxton, Coors, Dillard's, FAA, American Paint Horse
Railhead	633	Yes	18	Yes	Yes	10	Americold Logistics, ConAgra, Mattel, DelMonte
Riverbend	97	Yes	12	No	Yes	275	Dexide, Tarrant Appraisal District, UTA/ Fort Worth

*2006 Fort Worth Chamber Survey; 2006 Book of Lists*

<u>Taxing Jurisdiction</u>	<u>Rate Per \$100</u>
<u>City</u>	
Fort Worth	\$0.8650
<u>Counties</u>	
Tarrant County (total)	0.667277
Denton County	0.2548
<u>Independent School Districts</u>	
Azle	1.600
Birdville	1.617
Carroll	1.935
Castleberry	1.669
Crowley	1.789
Eagle Mountain/Saginaw	1.634
Everman	1.596
Fort Worth	1.654
Grapevine/Colleyville	1.700
Hurst/Euless/Bedford	1.723
Keller	1.715
Kennedale	1.804
Lake Worth	1.843
Mansfield	1.772
Northwest	1.819
White Settlement	1.790

### Property Tax Rates

#### City of Fort Worth Locations

*Tarrant & Denton County Appraisal Districts*

<u>Item</u>	<u>Tax Consideration</u>
Manufacturing Equip.	Exempt (S)
Packaging Material (mfg.)	Exempt (S)
Raw Materials	Exempt (S)
Cleanroom Equip.	Exempt (S)
Manufacturing Utilities	Exempt (S)
Food	Exempt (S)
Office Furnishings	Taxable
Computer Hardware	Taxable
Computer Software	Taxable
Telecommunication Lines	Taxable
In-Transit Inventory	Exempt (P)
Office Furn.	10 Yr. Depreciation
Office Equip.	6 Yr. Depreciation
Machinery	10 Yr. Depreciation
Computer Equip.	4 Yr. Depreciation

### Sales (S) and Property (P) Tax Exemptions and Depreciation

*State of Texas, Tarrant County*

## Taxes

Real and personal property taxes are assessed locally. Cities, counties and school districts each tax real and personal property. Usually, the total combined property tax rate will range from \$2.75 to \$3.25 per \$100 of assessed value. In Texas, assessed value equals fair market value. For example, a combined tax rate of \$3.00 per \$100 of assessed (fair market) value would result in an annual tax bill; before exemptions, abatements or depreciation; of \$3,000 annually on \$100,000 worth of property.

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

The State of Texas imposes a franchise tax on corporations doing business in Texas. The tax paid is the greater of a.) 1/4th of 1 percent of net taxable capital apportioned to sales in Texas or b.) 4.5 percent of net taxable earned surplus apportioned to sales in Texas.

The State of Texas does not collect business or personal income tax.

## Incentives

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

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

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

Franchise tax reductions, sales tax refunds and utility rate discounts are available by state law for companies which locate in **State Enterprise Zones** and are designated Enterprise Projects by hiring a minimum of 25% of their workforce from, the state defined, economically disadvantaged individuals or from any State Enterprise Zone.

The State of Texas allows cities and counties to designate areas as State Enterprise Zones, and to nominate facilities in these zones as Enterprise Zone Projects. The City of Fort Worth has three **Enterprise Zones** that contains numerous viable business locations. Texas will refund up to \$125 million in state sales and use taxes, reduce franchise taxes, and allow discounted electricity rates for those companies designated as Enterprise Zone Projects.

Fort Worth's **Foreign Trade Zone** locations allow companies to import goods without paying custom duties until those goods enter the U.S. market. Other incentives and support considered for companies moving to or expanding in Fort Worth include expedited permitting, employee recruitment packages and infrastructure.

## Significant Community Projects

<u>Project</u>	<u>Description and Status</u>
ATC Logistics	A \$7million expansion for a 375,000 sq ft headset repair operation, 500 new jobs.
LG Electronics	A \$24 million, 499,797 sq ft distribution center for a South Korean cell phone repair company.
US Oncology	A cancer treatment & research company leased a 75,000 sq ft distribution center at Alliance.
Whirlpool Corporation	Leased an 852,000 sq ft facility in Carter Industrial Park creating 60 jobs.
Acme Brick	New \$15 million, 70,000 sq ft corporate headquarter.
Allied Electronics	New \$35 million, 365,000 sq ft headquarter location; will hire 300 additional workers.
Dyncorp International	Consolidating area offices & headquarters into an \$8 million, 120,000 sq ft building in Alliance.
OBIM Fresh Cut Company	\$6 million, 144,000 sq ft warehouse to package fresh fruit & vegetables; 30 new jobs.
Plaza Hotel	Downtown hotel transforming into Sheraton Grande after \$35 million in renovations.
National Archives & Records	New 158,000 sq ft building in Carter Industrial Park, housing 60 employees, \$7 million invested.

*Fort Worth Chamber*

<u>City</u>	<u>Overall</u>	<u>Housing</u>
Fort Worth	88.6	77.5
Dallas	94.6	76.7
Austin	96.1	84.0
Houston	88.9	72.9
San Antonio	91.6	84.5
Atlanta	97.4	94.3
Philadelphia	123.9	144.6
Denver	100.6	101.8
San Francisco	171.4	286.8
New York	204.3	375.4

#### 4Q 2005 Cost of Living Index Fort Worth and Other Cities

ACCRA; 100 = U.S. Average

<u>Year</u>	<u>Total</u>	<u>Violent</u>	<u>Property</u>
1996	38,902	4,984	33,918
1997	34,972	4,313	30,659
1998	35,492	4,330	31,162
1999	37,366	4,246	33,120
2000	38,144	3,818	34,326
2001	40,483	3,881	36,602
2002	44,797	4,244	40,553
2003	41,280	3,751	37,529
2004	42,469	3,786	38,683

#### Crimes in City of Fort Worth

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

Sunny Days	137
Partly Sunny Days	98
Days High Above 90 Degrees	97
Days Low Below 32 Degrees	41
Average Wind Speed	11MPH
Average Rainfall	33.7 inches
Park Acreage	10,111
Lake Acreage	100,000
Tarrant County Square Miles	898
Fort Worth Square Miles	313
Fort Worth ETJ	318
Downtown Hotel Rooms	1,786
Fort Worth Hotel Rooms	+11,000
Major Events (100,000+ attend)	10
Tarrant County Physicians	3,708
Tarrant County Licensed Bed	5,000

#### General Information Fort Worth Metro Area

2006 Book of Lists, National Weather  
Service, Fort Worth Chamber

<u>City</u>	<u>Population</u>
Fort Worth	661,850
Arlington	363,050
North Richland Hills	63,500
Euless	52,900
Bedford	48,600
Grapevine	45,600

#### 2006 Population Estimates Cities in Tarrant County

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

## City Government

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

## Cost of Living

The ACCRA cost of living index for Fort Worth is 88.6; with 100 being the average of U.S. metro areas participating in the survey. The housing cost index for Fort Worth is 77.5, the grocery cost index is 91.7, the utility cost index is 93.7, the transportation cost index is 102.7, the health care cost index is 93.8 and the miscellaneous goods index is 91.1. Fort Worth is a very affordable place to live. Fort Worth was listed as one of America's most livable communities by Partners for Livable Communities in 2004. In 2005 Business Week announced Fort Worth as one of the top housing markets in the nation. According to the Texas A&M Real Estate Center, the average sale price for a single family home in Fort Worth is \$134,200.

## Crime

Recently Fort Worth was ranked 9th for America's Safest Cities with 500,000 or more residents. Fort Worth's crime rate declined overall during 2005. Violent crime decreased by 5% and property crimes by 9% since 2004. The reduction is attributed to the Fort Worth Police Department's innovative community policing efforts, which includes Citizens on Patrol, Neighborhood Policing Districts and Neighborhood Police Officers.

## Quality of Life

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

## Select New or Expanding Businesses

### Company and Description

**One City Place** - \$60 million, 400,000 sq ft condo conversion, completion late 2007  
**Two City Place** - \$35 million, 320,000 sq ft office space to be completed April 2007  
**Montgomery Plaza** - 805,000 sq ft renovations, Super Target anchor, \$20 million  
**Evans & Rosedale** - public health center & library, \$7 million, 44,200 sq ft  
**Citizens National Bank** - new 20,000 sq ft headquarters & banking center on 7th street  
**Klabzuba** - new 200,000 sq ft office building in downtown Fort Worth, \$30 million  
**La Gran Plaza** - \$42 million cultural center with retail and office space  
**Recaro Aircraft Seating** - 100,000 sq ft manufacturing facility, 60 new employees  
**Bungi Oil** - expansion of food processing company, 30,000 sq ft, \$9 million invested  
*Fort Worth Chamber 2006*

<u>Sector</u>	<u>3Q05</u>	<u>3Q04</u>
Manufacturing	\$2,702	\$2,655
Mining	73	67
Construction	1,037	959
Trans./Utilities	850	632
Wholesale Trade	3,692	3,435
Retail Trade	7,010	6,598
Fin. Services	91	83
Public Admin	17	16
Services	1,586	1,522

#### Sales Trends by Sector Fort Worth Metro Area

(millions of dollars)

*Texas Comptroller*

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

#### Population Forecast

\*NCTCOG forecast adjusted from  
2000 Census count



<u>Company</u>	<u>Rank</u>	<u>Location</u>
Exxon Mobil	1	Irving
AMR (American Airlines)	105	Fort Worth
Electronic Data Systems	108	Plano
J.C. Penney	118	Plano
Kimberly-Clark	140	Irving
D.R. Horton	162	Fort Worth
Texas Instruments	167	Dallas
Flour	169	Irving
BNSF Railway	171	Fort Worth
Centex	175	Dallas
Dean Foods	216	Dallas
TXU	228	Dallas
Tenent Healthcare	236	Dallas
Southwest Airlines	300	Dallas
Commercial Metals	329	Irving
Energy Transfer Partners	347	Dallas
Celanese	356	Dallas
Blockbuster	366	Dallas
RadioShack	423	Fort Worth
Atmos Energy	430	Dallas
Traid Hospitals	432	Plano
Affiliated Computer Svcs.	471	Dallas

**2006 Fortune 500 Headquarters  
in the Dallas- Fort Worth Metroplex**

**Fort Worth Calendar of Major Events**

**January**

Fort Worth Stock Show & Rodeo

**February**

The Last Great Gun Fight

**March**

St. Patrick's Day Celebration/Cowtown Goes Green

**April**

Main Street Arts Festival

Samsung/RadioShack NASCAR 500 Cup Series

**May**

Cinco de Mayo

Mayfest

Bank of America Colonial Golf Tournament

**June**

Chisholm Trail Roundup

Indy Racing League Race

Juneteenth

**July**

Fort Worth Fourth

Concerts in the Garden

NCHA Summer Cutting Spectacular

Miss Texas Pageant

**August**

American Quarter Horse Youth Championship

**September**

Gallery Night

Fort Worth International Air Show

**October**

Oktoberfest

Boo at the Zoo

Indy Racing League Race

**November**

NASCAR Nextel Cup Series

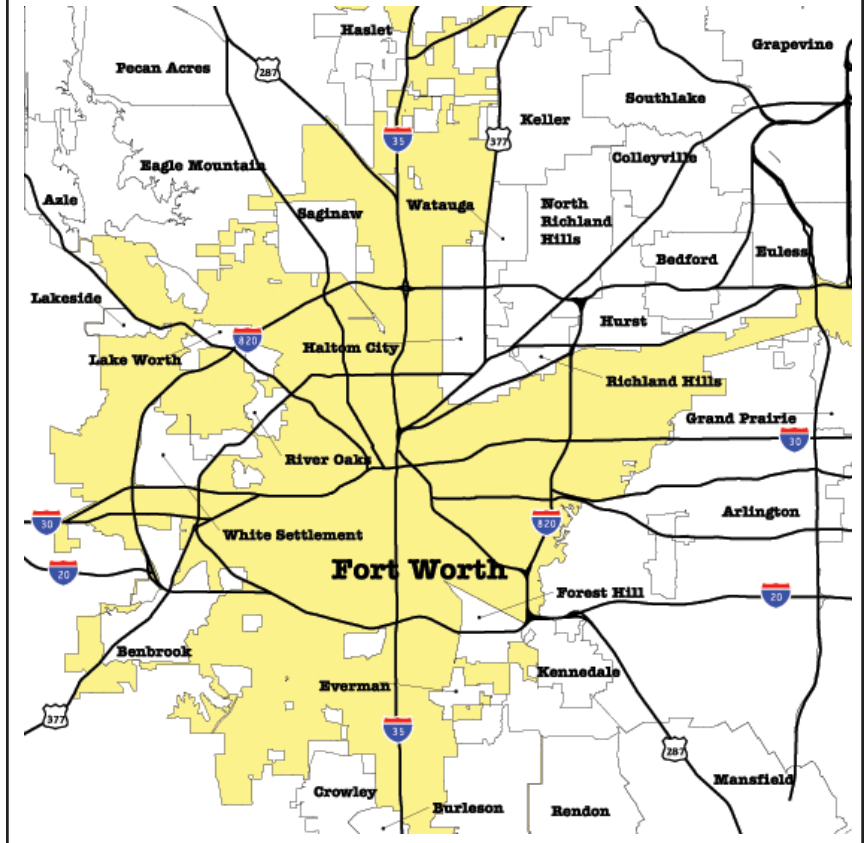
Parade of Lights

National Cutting Horse Association Futurity

**December**

Christmas in the Stockyards

**Tarrant County Communities and  
City Limits of Fort Worth (shaded)**



**Tarrant County  
Independent School District Boundaries**

