



Southeast Fort Worth

Economic Indicator and Market Report

Fourth Quarter 2009

General Housing Indicators

Indicator	2008	2007	Change (%)
Housing Occupancy Rate	84%	-	N/A
Renter Occupied	31%	-	N/A
Median Rent	\$635	\$594	6.90
Stability (In Res. 5+ Yrs)	24%	-	N/A
Turnover (% Yearly)	14%	-	N/A

Source: Demographics Now by SRC, Simply Map

Single Family Housing Indicators

Indicator	Feb-10	Feb-09	Change (%)
Median Single Family Sales Price	\$23,000	\$22,080	4.17
Average Single Family Price/Sqft	\$24	\$23	4.35
Single Family Sales	19	21	(9.52)
Single Family Dollar Volume	\$560,671	\$594,311	(5.66)
Sold to List Price	94%	92%	2.17
Days on Market	42	58	(27.59)
Pending Sales	21	22	(4.55)
New Listings	28	41	(31.71)
Active Listings	89	125	(28.80)
Months Inventory	4.4	5.8	(24.14)

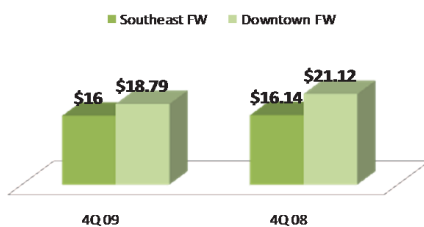
Source: Texas A&M Real Estate Center

Commercial Indicators

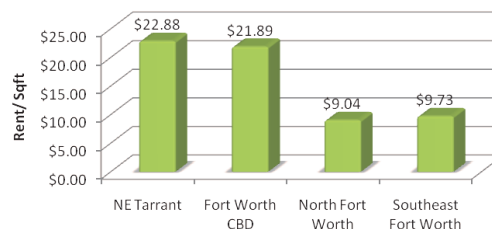
Indicator	4Q 2009	4Q 2008	Change (%)
Total Office Sqft	172,636	143,000	20.72
Vacant Office Sqft	52,074	34,409	51.34
Direct Office Occupancy Rate	69.8%	75.9%	(8.04)
Average Class B Office Rents/Sqft	\$16.00	\$16.14	(0.87)
Net Office Absorption (SF, YTD)	12,335	-7,326	N/A

Source: Grubb & Ellis; Fort Worth Business Journal

Class B Office Rent/Sqft



Retail Center Rent/Sqft 2Q - 2009



Regional Retail Trade (NAICS 44-45) – 3Q 2009

Place	Population	Med. Fam. Income	Gross Sales (\$ in Millions)	Outlets	Per Capita Sales	Sales Per Outlets	Outlets (Per 1000 Residents)
Plano	255,700	\$101,616	\$1,397	2,315	\$5,466	\$603,788	9.1
Irving	205,600	\$49,913	\$871	1,384	\$4,239	\$629,723	6.7
Carrollton	120,150	\$71,581	\$505	990	\$4,206	\$510,456	8.2
Dallas	1,280,500	\$43,408	\$4,504	9,511	\$3,518	\$473,582	7.4
Arlington	364,300	\$60,932	\$1,059	2,315	\$2,907	\$457,476	6.4
Fort Worth	686,850	\$53,073	\$1,902	4,247	\$2,769	\$447,883	6.2
Mesquite	136,750	\$60,565	\$344	841	\$2,522	\$410,134	6.1
SE FW	98,535	\$43,108	\$174	592	\$1,766	\$293,924	6.01

Source: Texas Comptroller of Public Accounts, Downtown Fort Worth, Inc.

Southeast Fort Worth Gross Sales

NAICS	Industry	3Q 09	3Q 08	Outlets	Change
23	Construction	\$47,188,918	\$70,441,524	111/117	(49.28)
236220	Comm. Bldg. Construction	\$5,570,126		9	
31-33	Manufacturing	\$32,842,328	\$36,883,444	115/118	(12.30)
42	Wholesale Trade	\$60,509,779	\$83,320,172	105/110	(37.70)
44-45	Retail Trade	\$152,586,904	\$174,002,843	592/586	(14.04)
445110	Supermarkets / Other Groc.	\$27,828,311	-	22	-
447110	Gasoline Station w/ Conv.	\$18,457,608	-	82	-
451220	Tape, CD, and Record Store	\$7,169,191	-	6	-
53	Real Estate and Rental and Leasing	\$7,978,556	\$12,492,888	35/38	(56.58)
54	Professional, Scientific, and Technical Services	\$8,818,005	\$6,617,658	65/68	24.95
56	Administrative and Support and Waste Management and Remediation Services	\$12,779,931	\$14,067,834	128/134	(10.08)
72	Accommodation and Food Services	\$13,997,944	\$14,703,517	182/171	(5.04)
721191	Bed-and-Breakfast Inns	\$2,350,213	-	43	-
722211	Limited-Service Dining	\$8,838,481	-	70	-
81	Other Services (except Public Administration)	\$10,613,872	\$9,679,433	138/156	8.80
811111	General Automotive Repair	\$1,994,384	-	27	-

Source: Texas Comptroller of Public Accounts

Monthly Transit Ridership

Routes	Mar-10	Feb-10	Mar-09	Mar '10 - Feb '10 Change (%)	Mar '10 - Mar '09 Change (%)
3 Riverside/TCC	21,222	19,976	17,862	5.87	18.81
2 E. Lancaster /Camp Bowie	151,023	129,363	134,059	14.34	12.65
4 East Rosedale	28,181	24,718	27,728	12.29	1.63
5 Evans Avenue	23,090	20,809	20,368	9.88	13.36
9 Ramey/Vickery	6,008	5,291	5,995	11.93	0.22
21 Boca Raton	21,751	19,370	18,350	10.95	18.53
22 Meadowbrook	14,780	12,888	12,763	12.80	15.80
24 Berry Street	10,130	8,456	8,984	16.53	12.76
25 Crosstown	57,470	49,004	53,152	14.73	8.12

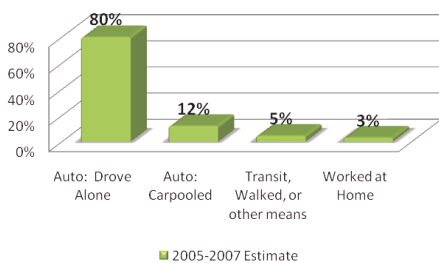
Source: Fort Worth Transportation Authority

Average Annual Daily Traffic Counts

Location	AADT 2008	AADT 2007	Change (%)
820 @ Meadowbrook Dr.	99,000	98,000	1.01
I-35 @ Hattie St.	175,000	155,000	11.43
I-30 @ Oakland Blvd.	125,000	124,000	0.80
SH-303 (Rosedale) @ New York Ave	9,600	9,200	4.17
SH-180 (Lancaster) @ Riverside	12,800	15,100	-17.97
US-287 @ Mitchell Blvd.	59,000	60,000	-1.69
Riverside Dr. @ Berry St.	9,100	10,600	-16.48
SH-180 (Lancaster) @ 820	15,100	14,400	4.64
SH-303 (Rosedale) @ 820	12,100	11,600	4.13

Source: Texas Department of Transportation

Fort Worth Commute to Work



This report was prepared by the Institute of Urban Studies, which is part of the School of Urban and Public Affairs at The University of Texas at Arlington for Southeast Fort Worth, Inc.

Data presented in this report are courtesy of the following sources: The Real Estate Center at Texas A&M University, Demographics Now by SRC, Grubb & Ellis, Fort Worth Business Journal, U.S. Census Bureau, Simply Map Inc., Fort Worth Transportation Authority, Texas Department of Transportation, Downtown Fort Worth, Inc., and the Texas Comptroller of Public Accounts. For more information: Contact 817-871-6542 or amcewing@southeastfw.com.