



Economic Indicator and Market Report

December 2010

General Housing Indicators

Indicator	2010	2009	Change (%)
Housing Occupancy Rate	88%	89%	(1.46)
Renter Occupied	38%	34%	9.91
Median Rent	\$635	\$373	70.24
Households	32,283	33,425	(3.42)
Average HH Size	3.00	2.98	0.67

Source: Demographics Now by SRC, Simply Map

Single Family Residential Indicators

Indicator	Oct-10	Oct-09	Change (%)
Median Sales Price	\$24,500	\$27,500	(10.91)
Price/Sqft	\$27	\$23	17.39
Sales	13	28	(53.57)
Dollar Volume	\$465,478	\$835,072	(44.26)
Sold to List Price	98%	93%	5.38
Days on Market	41	52	(21.15)
Pending Sales	19	21	(9.52)
New Listings	51	42	21.43
Active Listings	102	144	(29.17)
Months Inventory	5.6	7.6	(26.32)

Source: Texas A&M Real Estate Center

Office Indicators

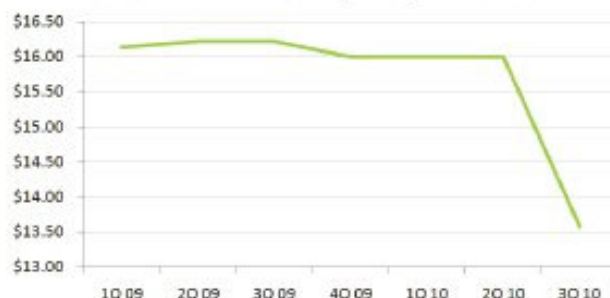
Indicator	3Q '10	3Q '09	Change (%)
Total Office Sqft	154,636	172,636	(10.43)
Vacant Office Sqft	37,248	52,074	(28.47)
Direct Office Occupancy Rate	75.9%	69.8%	8.74
Average Class B Office Rents/Sqft	\$13.57	\$16.23	(16.39)
Net Absorption (SF)	13,205	12,335	7.05

Source: Grubb & Ellis; Fort Worth Business Journal

Direct Office Occupancy Trends



Class B Office Rent per SqFt Trends



Regional Retail Trade (NAICS 44-45) – 1Q 2010

Place	Population	Med. Fam. Income	Gross Sales (\$ in Millions)	Outlets	Per Capita Sales	Sales Per Outlets	Outlets (Per 1000 Residents)
Plano	267,480	\$102,275	\$1,395	2,410	\$5,216	\$578,838	9.01
Irving	201,358	\$51,370	\$807	1,458	\$4,007	\$553,498	7.24
Carrollton	125,595	\$76,301	\$452	1025	\$3,617	\$440,976	8.16
Dallas	1,279,910	\$43,973	\$6,709	9,856	\$5,242	\$680,702	7.70
Arlington	374,417	\$62,587	\$1,060	2,349	\$2,831	\$451,256	6.27
Fort Worth	703,073	\$57,220	\$1,890	4,526	\$2,688	\$417,587	6.44
Mesquite	132,123	\$62,522	\$351	878	\$2,659	\$399,772	6.65
SE FW	99,029	\$34,517	\$93	599	\$965	\$154,088	6.05

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

Southeast Fort Worth Gross Sales

NAICS	Industry	2Q 10	2Q 09	Outlets	Change
23	Construction	\$47,188,918	\$23,403,301	111/117	50.41
236220	Comm. Bldg. Construction	\$3,711,288	\$5,578,915	9/16	(50.32)
31-33	Manufacturing	\$32,842,328	\$601,791	115/118	98.17
42	Wholesale Trade	\$60,509,779	\$4,116,212	105/110	93.20
44-45	Retail Trade	\$152,586,904	\$86,575,886	592/586	43.26
445110	Supermarkets / Other Groc.	\$26,954,781	\$24,890,637	22/22	7.66
447110	Gasoline Station w/ Conv.	\$16,868,084	\$18,190,705	82/83	(7.84)
53	Real Estate and Rental and Leasing	\$7,978,556	\$3,617,550	35/38	54.66
54	Professional, Scientific, and Technical Services	\$8,818,005	\$316,762	65/68	96.41
56	Administrative and Support and Waste Management and Remediation Services	\$12,779,931	\$3,633,763	128/134	71.57
72	Accommodation and Food Services	\$13,997,944	\$12,372,749	182/171	11.61
722211	Limited-Service Dining	\$8,679,552	\$9,043,223	73/74	(4.19)
81	Other Services (except Public Administration)	\$10,613,872	\$3,171,218	138/156	70.12
811111	General Automotive Repair	\$1,588,945	\$1,501,616	32/28	5.50

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 2009	AADT 2008	Change (%)
820 @ Meadowbrook Dr.	103,000	99,000	3.88
I-35 @ Hattie St.	168,000	175,000	-4.17
I-30 @ Oakland Blvd.	115,000	125,000	-8.70
SH-303 (Rosedale) @ New York Ave	9,900	9,600	3.03
SH-180 (Lancaster) @ Riverside	14,100	12,800	9.22
US-287 @ Mitchell Blvd.	62,000	59,000	4.84
Riverside Dr. @ Berry St.	9,900	9,100	8.08
SH-180 (Lancaster) @ 820	16,400	15,100	7.93
SH-303 (Rosedale) @ 820	13,000	12,100	6.92

Source: Texas Department of Transportation



This report was prepared by the University of Texas at Arlington, School of Urban and Public Affairs, Institute of Urban Studies 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.



Demographic and Income Profile

Southeast Fort Worth
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Summary	2000		2010		2015	
Population	94,801		99,029		102,437	
Households	31,187		32,283		33,425	
Families	22,186		22,009		22,384	
Average Household Size	2.98		3.00		3.00	
Owner Occupied Housing Units	19,199		18,401		18,753	
Renter Occupied Housing Units	11,988		13,882		14,672	
Median Age	30.1		31.2		31.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.68%		1.65		0.76%	
Households	0.70%		1.63		0.78%	
Families	0.34%		1.48		0.64%	
Owner HHs	0.38%		1.72		0.82%	
Median Household Income	3.15%		2.54		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	9,379	30.1%	8,490	26.3%	8,013	24.0%
\$15,000 - \$24,999	5,909	19.0%	4,994	15.5%	4,817	14.4%
\$25,000 - \$34,999	4,644	14.9%	4,042	12.5%	3,649	10.9%
\$35,000 - \$49,999	4,723	15.2%	5,509	17.1%	4,617	13.8%
\$50,000 - \$74,999	3,900	12.5%	5,170	16.0%	6,468	19.4%
\$75,000 - \$99,999	1,438	4.6%	2,530	7.8%	3,442	10.3%
\$100,000 - \$149,999	693	2.2%	995	3.1%	1,582	4.7%
\$150,000 - \$199,999	189	0.6%	233	0.7%	358	1.1%
\$200,000+	263	0.8%	320	1.0%	479	1.4%
Median Household Income	\$25,500		\$30,560		\$35,683	
Average Household Income	\$35,179		\$40,466		\$46,179	
Per Capita Income	\$11,988		\$13,505		\$15,413	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,895	9.4%	9,240	9.3%	9,424	9.2%
5 - 9	8,687	9.2%	8,831	8.9%	9,013	8.8%
10 - 14	8,147	8.6%	8,057	8.1%	8,657	8.5%
15 - 19	7,832	8.3%	8,043	8.1%	7,965	7.8%
20 - 24	6,802	7.2%	7,066	7.1%	7,557	7.4%
25 - 34	13,791	14.5%	12,911	13.0%	13,078	12.8%
35 - 44	13,382	14.1%	12,303	12.4%	11,827	11.5%
45 - 54	10,237	10.8%	12,131	12.2%	11,524	11.2%
55 - 64	6,929	7.3%	9,630	9.7%	11,125	10.9%
65 - 74	5,584	5.9%	5,741	5.8%	7,177	7.0%
75 - 84	3,419	3.6%	3,554	3.6%	3,497	3.4%
85+	1,097	1.2%	1,522	1.5%	1,593	1.6%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,264	30.9%	26,513	26.8%	27,176	26.5%
Black Alone	48,314	51.0%	49,650	50.1%	50,982	49.8%
American Indian Alone	453	0.5%	547	0.6%	553	0.5%
Asian Alone	1,487	1.6%	1,413	1.4%	1,449	1.4%
Pacific Islander Alone	31	0.0%	41	0.0%	42	0.0%
Some Other Race Alone	13,017	13.7%	18,262	18.4%	19,537	19.1%
Two or More Races	2,236	2.4%	2,603	2.6%	2,698	2.6%
Hispanic Origin (Any Race)	27,900	29.4%	37,013	37.4%	40,221	39.3%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

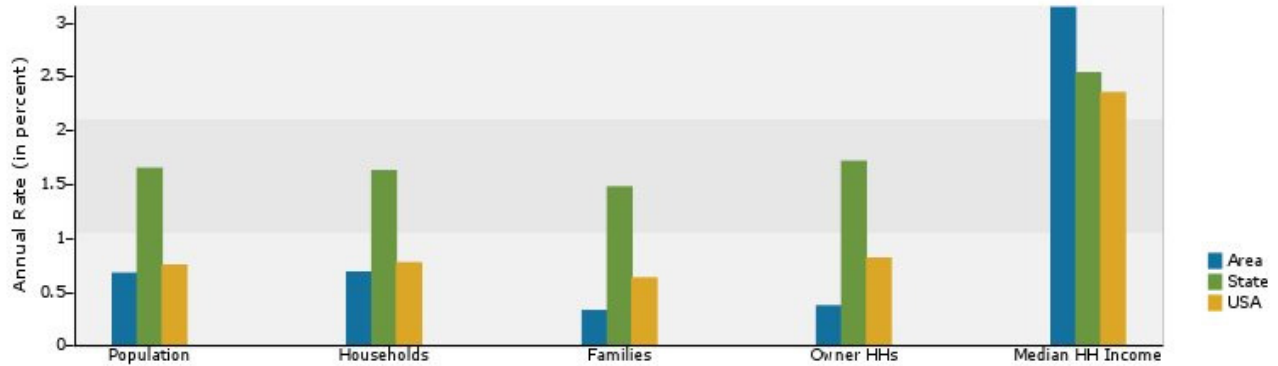


Demographic and Income Profile

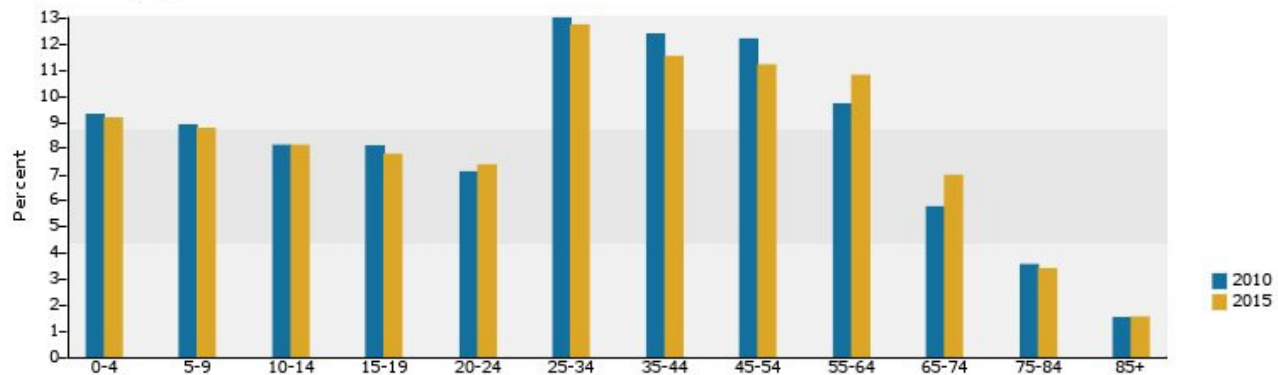
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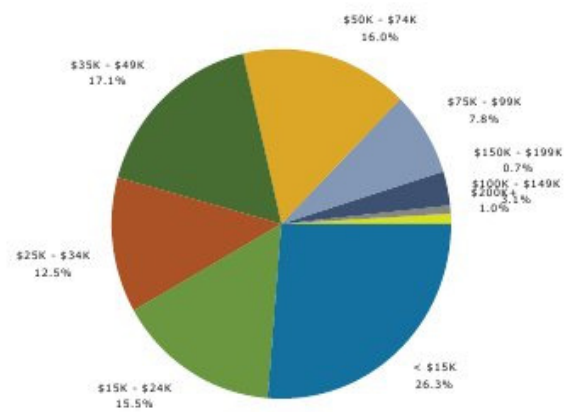
Trends 2010-2015



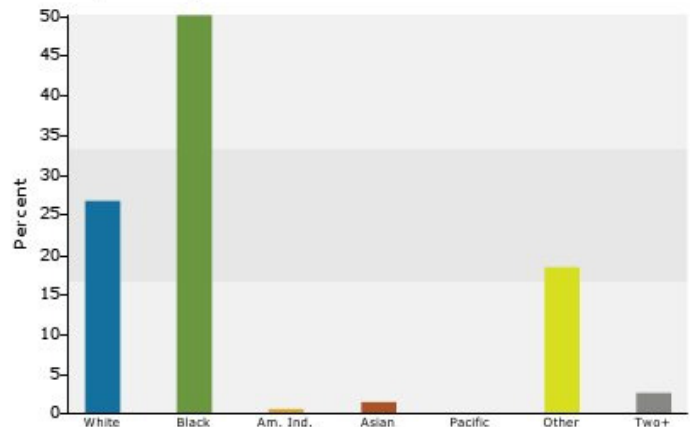
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 37.4%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.