**Tarrant County Quarterly Economic Update** April-June 2014

**Tarrant County Quarterly Economic Measures**

|  |  |  |  |
| --- | --- | --- | --- |
| **Indicator for**  **Tarrant County** | **Q 2 2014**  (June 2014) | **Q 1 2014**  (March 2014) | **Q 2 2013**  (June 2013) |
| Civil Labor Force | 988,104 | 977,731 | 975,846 |
| Total Employment | 935,667 | 926,294 | 910,848 |
| Total Unemployment | 52,437 | 51,437 | 64,998 |
| Unemployment Rate | 5.3% | 5.3% | 6.7% |
| SF Housing Starts | 1,384 | 1,335 | 1,424 |
| Median Home Sales Price | $166,000 | $152,000 | $155,000 |
| Inventory of Homes  for Sale | 5,459 | 4,782 | 6,747 |
| Office Occupancy | 82% | 83% | 87% |
| Multifamily Vacancies | 5.3% | 5.8% | 6% |

*Data from Texas Workforce Commission, Texas A&M University Real Estate Center, Bureau of Labor Statistics Data, North Texas Real Estate Information Systems, Inc., CBRE Global Research and Consulting,* *Cushman & Wakefield, Inc, and Tarrant County Workforce Solutions*

**Tarrant County Quarterly Employment by Sector**

|  |  |  |
| --- | --- | --- |
| **Sector** | **Number of Jobs**  **Q 2 2014** | **Number of Jobs**  **Q 2 2013** |
| Total Nonfarm | 948,100 | 924,000 |
| Total Private | 819,800 | 797,300 |
| Manufacturing | 94,200 | 92,600 |
| Trade, Transportation, and Utilities | 217,300 | 209,800 |
| Transportation, Warehousing, and Utilities | 67,800 | 66,200 |
| Information | 12,700 | 13,700 |
| Professional and Business Services | 112,400 | 104,000 |
| Professional, Scientific, and Technical Services | 39,100 | 35,500 |
| Admin Support., Waste Management, & Remediation Services | 67,100 | 62,600 |
| Education and Health Services | 118,800 | 117,700 |
| Other Services | 37,300 | 36,300 |
| Government | 128,300 | 126,700 |

*Data from Texas Workforce Commission*

***April***

**The Downtown TIF Project** was established in 1993 and was a $72 million 10-year plan. The **Fort Worth City Council** has now expanded the cap to $100 million. Approximately $70 million has been used to fund the redevelopment of Downtown residential and commercial offerings. The future plans include adding full-service hotels and renovating the convention center to accommodate more events.

*Fort Worth Business Press, April 1, 2014*

**Trinity River Vision TIF** revenues have exceeded projections by thirty-percent. The returns have raised confidence that the project will eventually provide a third of the budgeted amount, $320 million, out of $909.9 million needed. The project covers 3,980-acres, including the 800-acre Uptown area. The project is projected to produce $448 million in revenues over its projected 40 year lifetime.

*Fort Worth Business Press, April 14, 2014*

**The North Tarrant Express** is ahead of schedule with 88 percent complete and expected to wrap up by years end. The $2.2 billion freeway improvement project is the widening of North Loop 820 and Texas121-183. Construction began in 2009 and has employed over 2,100 workers.

*Fort Worth Business Press, April 21, 2014*

The building of the **Clearfork Apartments** fronting the Trinity River in West Fort Worth has begun. The Clearfork development is 270-acres, and will consist of 392 apartments and retail space. The **Fort Worth City Council** is giving up to $30 million in incentives over 15 years on the development.

*Fort Worth Business Press, April 21, 2014*

**Meacham International Airport** was approved $17.5 million in renovations and expansion by the **Fort Worth City Council**. The airport is 850-acres, has three runways, and 60 base tenants (100 including subtenants).

*Fort Worth Business Press, April 1, 2014*

**A&R Logistics**, a kentucky-based logistics company, plans to move into a facility at **Railhead Industrial Park** near US 287 and Interstate 35W in Fort Worth. The company signed a 10-year lease for 145,000 square-feet of warehouse space and plans to move into the building in August.

*Dallas Business Journal, April 9, 2014*

**The City of Colleyville’s** development spree continues as a **Whole Foods Market** and about 10 other major businesses move to the area. Colleyville has re-branded the 190,664 square-foot Colleyville Downs center, setting the stage for the Whole Foods summer opening. Similarly, **Terra Manna LLC** acquired 97-acres for $160 million single-family development. Colleyville is now looking at growth in medical, financial and real estate, and aviation and aerospace.

*Fort Worth Business Press, April 14, 2014*

**Trinity Terrace**, the Fort Worth retirement community near the Trinity River downtown, is planning to launch construction of a new 23-story third tower that will include a penthouse apartment and fine dining. The new River Tower will include 79 apartments, extensions of Terrace Tower’s hospital and assisted living floors, an Alzheimer’s wing, and a 14th floor restaurant featuring an a la carte menu.

*Fort Worth Business Press, April 28, 2014*

***May***

**Ameriflight LLC** will soon relocate its headquarters from Burbank, California’s Bob Hope Airport to **Dallas Fort Worth International Airport**. The move could mean economic boost for  **The City of Grapevine’s** economy, since two-thirds of the international hub located within the Grapevine city limits. It is unclear how many of the 600 employees will be relocated, but the new influx of business and people will add to the local economy.

*Fort Worth Business Press, May5, 2014*

Tyler-based **Southside Bancshares Inc.** announced that it will acquire **OmniAmerican Bancorp Inc.**, the holding company for **OmniAmerican Bank of Fort Worth**, in a deal valued at about $307 million. Southside Bank has 50 community banking centers and 49 ATMs in 17 cities across Texas. Southside bought **Fort Worth National Bank** in 2007 and operates branches in Fort Worth and Arlington. OmniAmerican operates 14 full-service branches in DFW.

*Fort Worth Business Press, May 5, 2014*

**Toyota** is moving its 4,000 employee North American headquarters to the Dallas-Fort Worth Metroplex from California. A $400 million incentive from the governor’s Texas Enterprise Fund helped convince Toyota to move its headquarters to Plano. Toyota’s plans to establish a $300 million corporate campus are underway with the signing of its first big lease.

*Fort Worth Business Press, May 5, 2014* *& Dallas Business Press, May 9, 2014*

Regional accounting firm of **Hartman Leito & Bolt LLC** of Fort Worth will combine forces with the national accounting and consulting firm **BDO USA LLP**, effective June 1. The terms of the deal were not disclosed, the transaction will add about 60 staff, including six partners to the BDO Dallas office, bringing BDO’s total staff in DFW area to 225.

*Fort Worth Business Press, May 12, 2014*

**Moviehouse & Eatery** is coming to **Lakewide DFW** development, Realty Capital Management LLC’s 150-acre mixed-use community in Flower Mound. The 45,000 square-foot movie theater will feature eight auditoriums, a chef-prepared menu, wait staff and bar-lounge area. Lakeside DFW will have 2,200 multifamily units and 705,000 square-feet of commercial space.

*Fort Worth Business Press, May 12, 2014*

**Pinnacle Bank** is paying $1.38 million for one-third of the ground floor of the **Lancaster mixed-use project**. Pinnacle Bank will be providing $16.5 million in financing for the project, and has purchased the area for $162.50 per square-foot. The total Lancaster project is estimated at $28 million, and will include 130 apartments covering 160,000 square-feet, 24,000 square-feet of commercial space, and an adjacent parking garage.

*Fort Worth Business Press, May 12, 2014*

**Bell Helicopter** is cutting 325 workers, primarily from Fort Worth facilities. The layoffs will include management and non-management employees who are both union-represented and non-unionized.

*Fort Worth Business Press, May 12, 2014*

**Express Scripts Inc.** is cutting 1,890 jobs around the country, including 418 in Fort Worth and 148 in Dallas. Additionally, Express Scripts is closing a front-end pharmacy in Fort Worth and a call center in Irving.

*Fort Worth Business Press, May 12, 2014*

**Virgin America Airlines** was approved by the **City of Dallas** to receive the two gates at **Dallas Love Field** divested by American Airlines. Virgin America had previously been approved to receive the gates by the federal government, Dallas Love Field and American Airlines. The airline will officially move into Dallas Love Field on October 13, 2014, and will be starting 14 round trips daily in 2014 and expanding to 16 in 2015.

*Dallas Business Press, May 16, 2014*

**Chisholm Trail Parkway** opened on May 11, 2014. The anticipated parkway connecting Fort Worth to Cleburne cost an estimated $1.4 billion. The project was over 50 years in the making and reduces the travel time from approximately 40 minutes to 20 minutes.

*Dallas Business Press, May 16, 2014*

**Texas Center for Proton Therapy** facility in Irving for $105 million will bring a new advanced cancer treatment to DFW area. The facility will treat more than 100 patients a day, will employ 55, and will be open for 16-hour shifts on weekdays. Approximately ten-percent of patients will be children, who are much more sensitive to the effects of chemotherapy. The facility will feature a 220-ton magnet-packed accelerator called a cyclotron that will hurl proton particles through a 143-foot beamline and into patients’ tumors with pinpoint accuracy.

*Dallas Business Press, May 16, 2014*

**D.R. Horton** buys Atlanta homebuilder, **Crown Communities**, for approximately $210 million. Crown Communities builds in Georgia, South Carolina, and eastern Alabama. Crown will operate as a separate division within D.R. Horton.

*Fort Worth Business Press, May 19, 2014*

**Greenbrier Companies Inc.** has leased a 6,000 square-foot office space in Colleyville, creating a regional hub for the Oregon-based company. In June, eight employees will work from the center. Greenbrier plans to hire additional employees based in Colleyville in engineering or commercial positions as the year continues.

*Fort Worth Business Press, May 26, 2014*

**Texas Health Southwest** opens a new $12 million medical office building at **Texas Health Harris Methodist Hospital Southwest Fort Worth.** The new building is a part of Texas Health Southwest’s strategy to become a regional destination for orthopedic services.

*Fort Worth Business Press, May 26, 2014*

Fort Worth-based **Community Bankers Inc**. has agreed to be acquired by **Carlile Bancshares Inc.,** also headquartered in Fort Worth, for an undisclosed amount. Carlile plans to merge Community Bankers’ subsidiary Community Bank with **Northstar Bank of Texas**, a wholly owned subsidiary of Carlile.

*Fort Worth Business Press, May 26, 2014*

**Maxim Management Group of Texas** is bringing a new rehabilitation hospital to Weatherford, creating 120 jobs. The construction of the 27,000 square-foot **Weatherford Rehabilitation Hospital** is expected to open in first quarter 2015.The hospital will be the first freestanding inpatient rehabilitation hospital in Weatherford.

*Fort Worth Business Press, May 26, 2014*

***June***

**Stockyards** development plan will be revealed June 3 for a potential major mixed-use development. The planned development will be in keeping with the history of the Stockyards, once one of the world’s largest livestock markets and packing centers.

*Fort Worth Business Press, June 2, 2014*

**Kent & Co. Wines,** the first-of-its-kind upscle wine bar and automotive drop-off service center, will pop open its doors June 6. The 8-000 square-foot space will showcase a rotating collection of new and classic cars, a selection of more than 200 wines, private lockers available for rent for customer’s purchases, lounge seating, and snacks from nearby eateries. A service drop-off, as well as valet parking, will be available Wednesday through Saturday starting July 1. Kent & Co. Wines is the brainchild of Will Churchill and Corrie Watson, owners of Frank Kent Motor Co.

*Fort Worth Business Press, June 2, 2014*

**Nestle S.A., Switzerland,** a shareholder of Fort Worth-based **Galderma Laboratories LP**, has entered into an agreement with **Valeant Pharmaceuticals International Inc.** to become the distributor of several products in aesthetic dermatology. Galderma will gain full rights to commercialize Restylane, Perland, Emervel, Sculptra, and Dysport for use in the U.S. and Canada, and select markets worldwide.

*Fort Worth Business Press, June 2, 2014*

**Zale Corp.** is now a division of Bermuda-based **Signet Jewelers**, which acquired the Irving-based company in a $1.4 billion deal. Signet bought Zale for $21 per share in cash. The company now has more than $6.2 billion in revenue and operates more than 3,600 locations under the brands of **Kay Jewelers**, **Jared The Galleria of Jewelry**, and Zales in the U.S.; **H. Samual** and **Ernest Jones** in the United Kingdom; and **Peoples Jewellers** in Canada. It also operates the Piercing Pagoda kiosks.

*Dallas Business Press, June 6, 2014*

**Sundance Square** has signed **The Cheesecake Factory**, which will occupy a portion of the former Barnes & Noble space. The 8,700 square-foot restaurant will be located at 215 East 4th Street in the Fort Worth development and will feature a 900 square-foot patio. The start date for construction has yet to be determined.

*Dallas Business Press, June 6, 2014*

**Motorola Mobility** will close its factory in north Fort Worth by year’s end, putting approximately 700 assemblers out of work. Motorola opened the factory last year, its only U.S. smartphone plant, to challenge the notion that U.S. labor costs are too high. Layoffs are expected to be complete by January 2015.

*Dallas Business Press, June 6, 2014*

The new **Fort Worth Stockyards development** plan calls for maintaining heritage. The plan headed **by Holt Hickman** and **the Hickman family** has teamed up with **Majestic Realty Co. of California** on a $175 million mixed-use project. The project could include corporate headquarters, hotels, destination retail and restaurants on Marine Creek, craft breweries, and residential space, as well as the redevelopment of the old horse and mule barns and the restarting of live cattle auctions. The **Fort Worth Heritage Development LLC** takes in a major portion of the holdings owned by the Hickman family and Dallas investor **Lyda Hunt Hill**, including the Stockyards Station and the mule barns. Hill is negotiating with the partnership. The partnership is asking the **City of Fort Worth** for up to $26 million in incentives over 25 years for infrastructure. The **Fort Worth City Council** will vote on June 10. The Fort Worth Stockyards National Historic District is the official designation of the 98-acre area established in 1976.

*Fort Worth Business Press, June 9, 2014*

**The Fort Worth Housing Authority** on June 4th officially opened an 18-unit apartment development in the hull of historic **Knights of Pythias Community Hall** in downtown’s Hillside. The opening of the 13,228 square-foot development, which includes 10 affordable-rate and eight market-rate apartments helps fill a hole in the downtown map and its residential inventory. The affordable rent apartments are targeted at people who make 80 percent of area median income. The Housing Authority borrowed $950,000 from the **City of Fort Worth** through **Community Development Block Grant** money, and $1.5 million from **CommunityBank of Texas**. The 87-year-old building had been vacant for years.

*Fort Worth Business Press, June 9, 2014*

Real estate investment firm **2GR Equity LLC** of Grapevine has formed a joint-venture with Dallas-Fort Worth developer **Rochester Group** to build a 95-unit senior living facility across from Mansfield Methodist Medical Center in Mansfield. The 73,344 square-foot **Rochester Springs Assisted Living and Memory Care Facility** will consist of 51 assisted living units and 44 memory care units, located on a 3.09-acre property.

*Fort Worth Business Press, June 9, 2014*

**RadioShack Labs**, a new marketing collaboration between Fort Worth-based retailer **RadioShack** and product developer firm **PCH International**, has launched to help emerging companies and inventors bring their innovations to market. RadioShack announced June 5th that it will offer select PCH Access companies special retail terms, and create a direct path to up to 2,000 RadioShack stores. With PCH, RadioShack plans to implement a direct-to-store model for select products, reducing inventory requirements, and increasing inventory turns in stores. RadioShack Labs is designed to enable innovative startups to sell to a significant market. The goal is to identify dozens of new products per year and to use the PCH Access program to turn concepts into products for national retail.

*Fort Worth Business Press, June 9, 2014*

The **City of Fort Worth** and the **University of North Texas Health Science Center** have renewed their mosquito-surveillance partnership to prevent the spread of West Nile virus. UNTHSC will trap and collect mosquitos from more than 60 sites across the city to be tested.

*Fort Worth Business Press, June 9, 2014*

A study of Fort Worth’s convention and hotel market is expected to recommend the addition of a new multi-purpose arena to replace the aging Fort Worth Convention Center, as well as the construction and expansion of hotels nearby. **Huden Strategic Partners**, retained by the **City of Fort Worth** and the **Fort Worth Convention and Vistors Bureau**, will make its full recommendations to the **Fort Worth City Council** on July 15, 2014. Fort Worth business leaders have supported improvements to the Convention Center and more full-service hotel space.

*Fort Worth Business Press, June 16, 2014*

The **Fort Worth City** Council voted 8-1 on June 10 to grant $26 million in incentives over 25 years to the **Fort Worth Stockyards** historic redevelopment. Facing criticism over the level of historic protections, the Council will implement a special new zoning overlay. The redevelopment will be a 1 million square-foot, $175 million project of 70-acres in the Stockyards by Fort Worth’s **Hickman family** and **Majestic Realty**. The partnership will include Stockyards Station, the mule barns, cattle pens, and vacant and unimproved property along Exchange, Packers Street, Niles City Boulevard and Northeast 23rd Street, but will not include the Hickmans’ Livestock Exchange Building.

*Fort Worth Business Press, June 16, 2014*

The **U.S. Postal Service** pulled the downtown Fort Worth Post Office off the market, shortly after board members of **Fort Worth’s Lancaster Tax Increment Finance District** on June 10 authorized $7 million for the city to make an offer for the historic main post office at 251 W. Lancaster Avenue. The U.S.P.S is retaining the property and maintaining the current retail, as well as possibly adding other operations to the location in the future.

*Fort Worth Business Press, June 16, 2014*

On June 10, the **Fort Worth City Council** members unanimously approved $6.5 million in incentives for a new **American Airlines** reservations center at 4700 American Boulevard near Dallas/Fort Worth International Airport. The package includes a one-year tax abatement and a 14-year economic development grant agreement to help American Airlines build the center. As part of the agreement, the council also waived up to $32,000 in development fees. American Airlines committed to $55 million in construction, $33 million in person property improvements, and to employ a minimum of 1,300 full-time employees by December 31, 2015. American also committed to spend the greater of $13.75 million, or 25 percent of construction costs, with local contractors that are minority- or women-owned, and American committed to spend the greater of 30 percent, or $150,000, of annual discretionary supply and services expenditures with Fort Worth contractors.

*Fort Worth Business Press, June 16, 2014*

**FTS International Inc.** of Fort Worth and **Sinopec Group** entered into a 15-year joint venture agreement culminating a multi-year effort by both companies to bring FTSI’s hydraulic stimulation capabilities to China. Upon incorporation in China, the joint venture company, **SinoFTS Petroleum Services Ltd.** will be owned 55 percent by Sinopec and 45 percent by FTSI.

*Fort Worth Business Press, June 16, 2014*

**Smith System Driver Improvement Institute Inc.**, a driver training and management solutions provider based in Arlington, has been acquired by **Levine Leichtman Capital Partners**, a private equity firm in Los Angeles. Smith’s chief executive officer, Tony Douglas, and his management team will retain significant ownership in the company and will contain to lead Smith.

*Fort Worth Business Press, June 16, 2014*

**Fort Worth South** and the **City of Fort Worth** are gearing up for a rebuild of South Main Street through Near Southside. **Atmos Energy** has been working on gas lines, and sewer, water, and storm water work on the street is expected to begin in July. The Fort Worth South economic development non-profit and the city are co-managing the $8 million rebuild of the portion of the street from Vickery Boulevard to Magnolia Avenue. The street will have new sidewalks, parking lanes, bike lanes, and vehicle traffic lanes.

*Fort Worth Business Press, June 23, 2014*

Canadian developer, **Walton Group of Cos.**, has acquired 1,755-acres along Fort Worth’s Chisholm Trail Parkway for a master-planned community. The company hopes its project will meet growing residential and commercial needs in the corridor.

*Fort Worth Business Press, June 23, 2014*

Fort Worth law firm **Kelly Hart & Hallman LLP** has opened a new office location in New Orleans, Louisiana with Loulan J. Pitre Jr., a former member of the Louisiana House of Representatives, as partner in charge. Kelly Hart & Hallman has more than 140 attorneys in its offices in Fort Worth, Austin, and New Orleans.

*Fort Worth Business Press, June 23, 2014*

Fort Worth-based **Meridian Bank Texas** has acquired Carrollton-based **State Bank & Trust Co.** in a deal that closed June 6. The acquisition will boost Meridian’s assets to $450 million.

*Dallas Business Press, June 27, 2014*

Miami-based national builder, **Lennar Corp.**, has bought a 55-acre tract of **Bear Creek Riverwalk** in Euless for new residential, apartment and commercial development. The community will include a planned 200 residential homes and is expected to break ground in early 2015.

*Dallas Business Press, June 27, 2014*