



ECONOMIC DEVELOPMENT UPDATE 2019

Eagle Mountain Saginaw ISD



JACK THOMPSON, ORASI DEVELOPMENT

OVERVIEW

THE BIG PICTURE

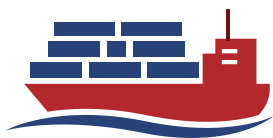
- Texas – The Place to Be
- Fort Worth's Strategy and Progress

LOCAL MARKET UPDATES AND FORECASTING

- Industrial
- Office
- Commercial

TEXAS AT A GLANCE

#1 U.S. EXPORTER
FOR 17 YEARS IN A ROW



\$315B
IN 2018

13.9
MILLION

PEOPLE IN THE
CIVILIAN LABOR FORCE



10TH LARGEST ECONOMY IN THE WORLD*

*IF TEXAS WERE A NATION

27 COMMERCIAL
AIRPORTS

16 SEA PORTS

11 INTERSTATE
HIGHWAYS

32 FOREIGN
TRADE ZONES

46 FREIGHT
RAILROADS

624 MILES OF
COASTLINE

**NO PERSONAL
OR CORPORATE
INCOME TAX**



TEXAS IS THE LARGEST
ENERGY-PRODUCING
STATE IN THE NATION



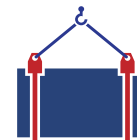
TEXAS IS THE LEADING DESTINATION
FOR COMPANIES RELOCATING FROM
OTHER STATES

**#1 JOBS CREATOR
IN THE NATION**

In 2018, Texas added
288,900 JOBS



TEXAS' HIGH SCHOOL GRADUATION
RATE IS AMONG THE TOP 5
HIGHEST IN THE NATION, WITH AN
89.7% COMPLETION RATE



TEXAS LEADS THE NATION IN
HIGH TECH EXPORTS FOR THE
6TH CONSECUTIVE YEAR

THE LONE STAR STATE IS HOME TO

**48 FORTUNE 500
COMPANY HQs**

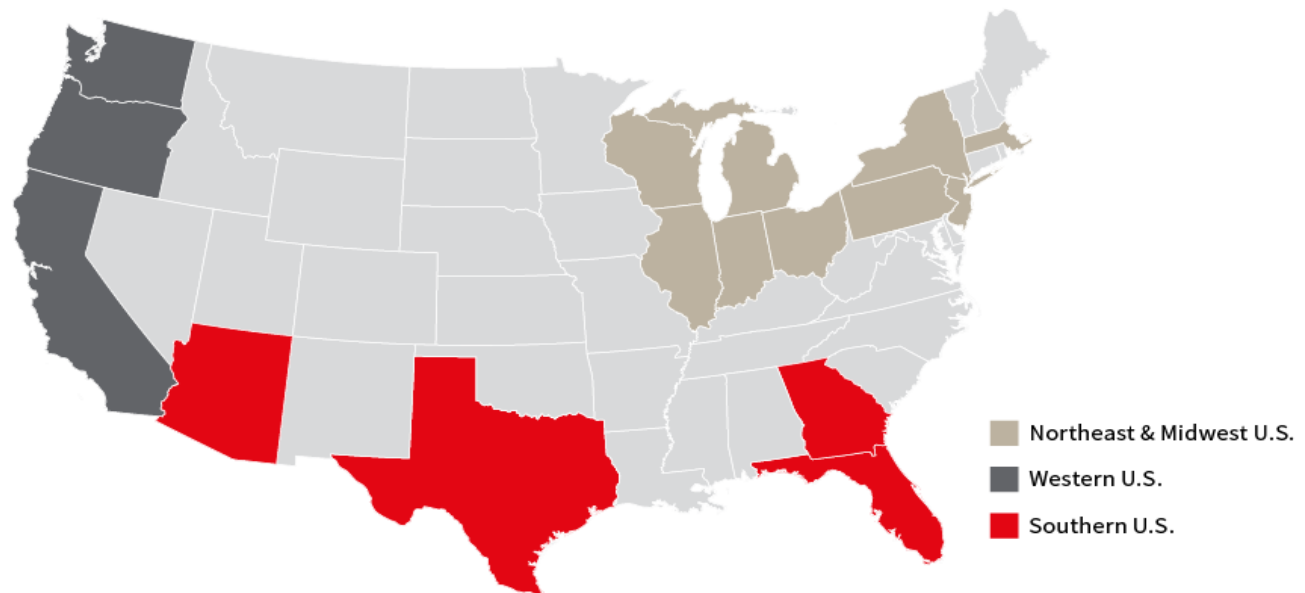


Office of Governor Greg Abbott, Economic Development & Tourism | P.O. Box 12428 | Austin, TX 78711
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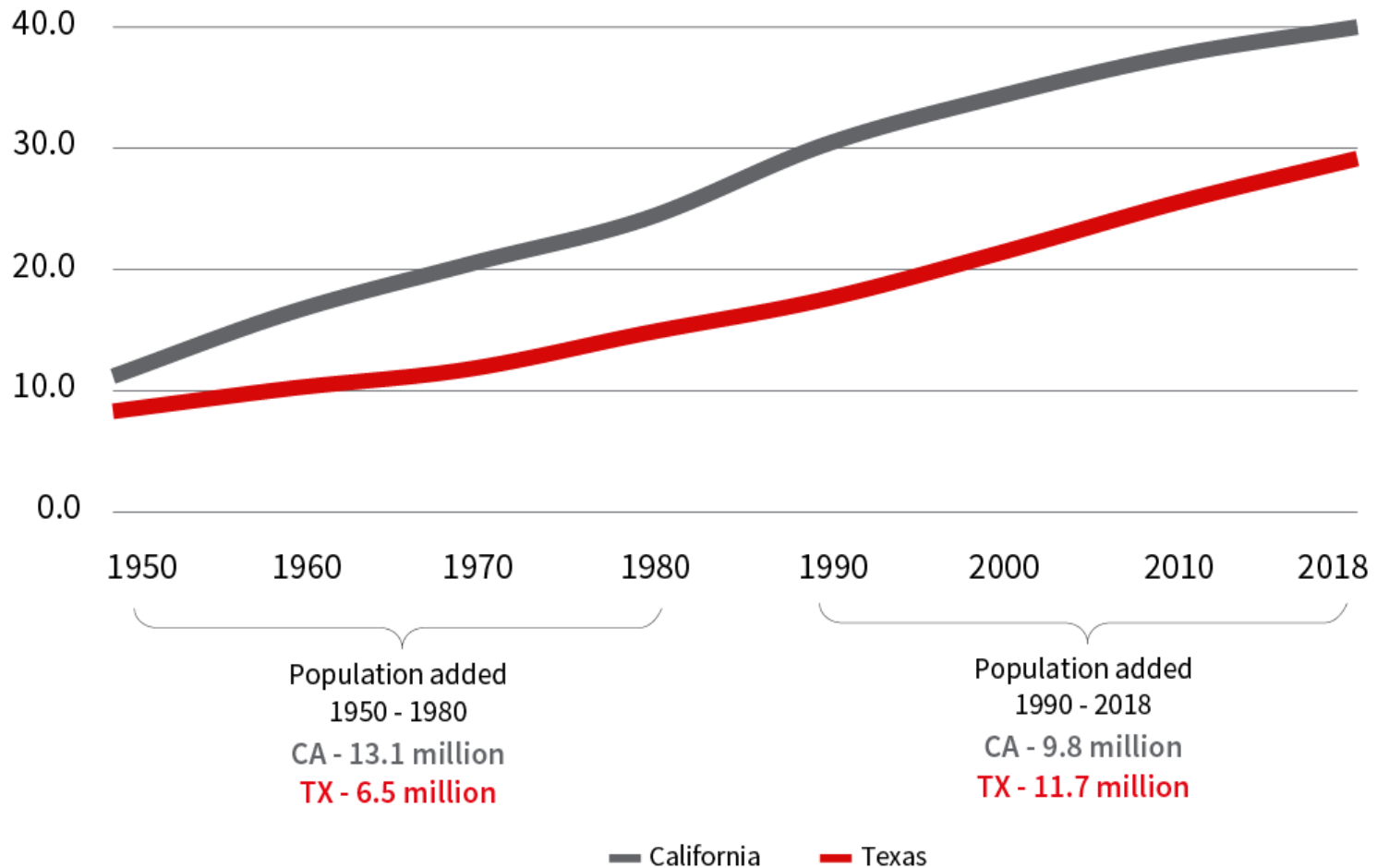
Updated: March 2019

POPULATION SHARE

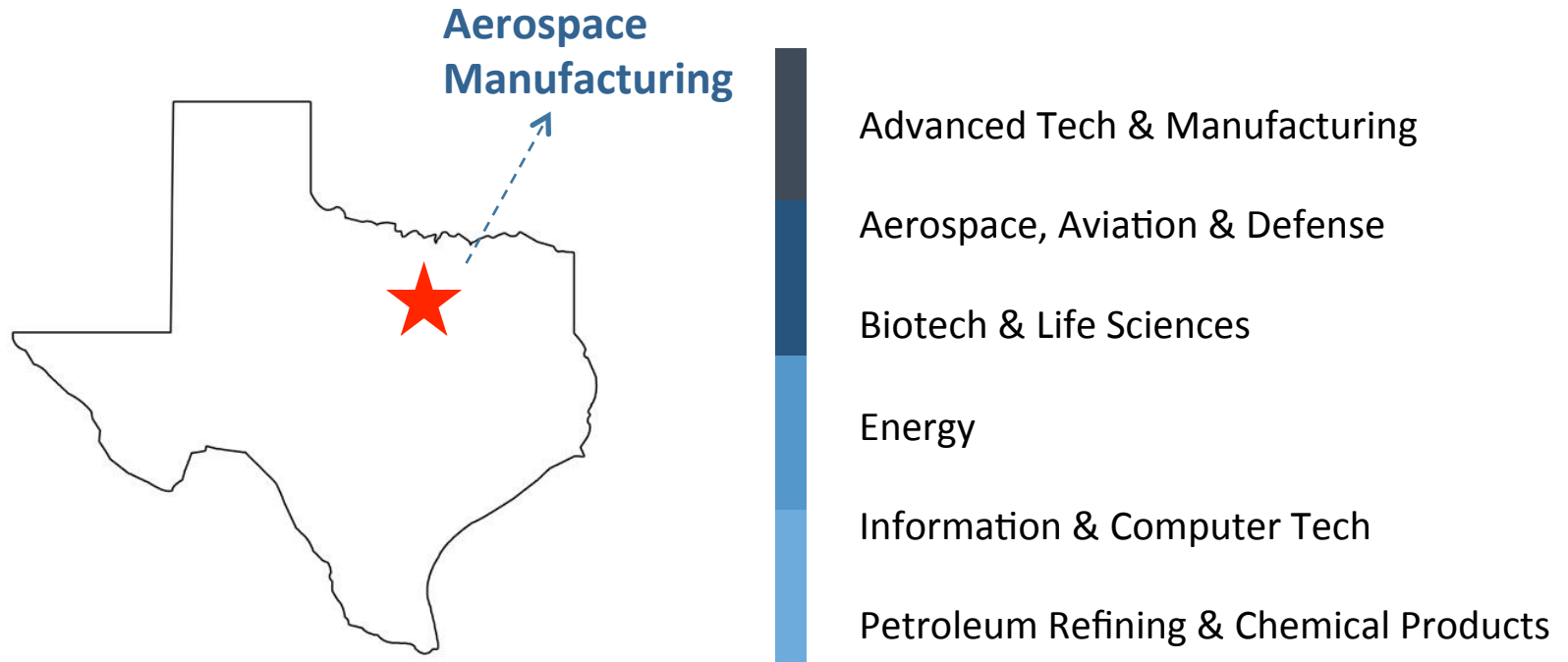
	1950	1980	2010	2018
Northeast & Midwest U.S.	41%	35%	28%	27%
Western U.S.	10%	13%	15%	16%
California	7.0%	10.5%	12.1%	12.1%
Southern U.S.	10%	14%	19%	21%
Texas	5.1%	6.3%	8.1%	8.8%



POPULATION GROWTH



KEY SECTORS IN TEXAS





FORT WORTH'S STRATEGY

Attract Fortune 500 and 1000
headquarters, attract new jobs and help
existing businesses grow jobs

Target distributors, manufacturers, data
centers and back-office companies

Be regional, not parochial

FORT WORTH'S STRATEGY

THE PIPELINE

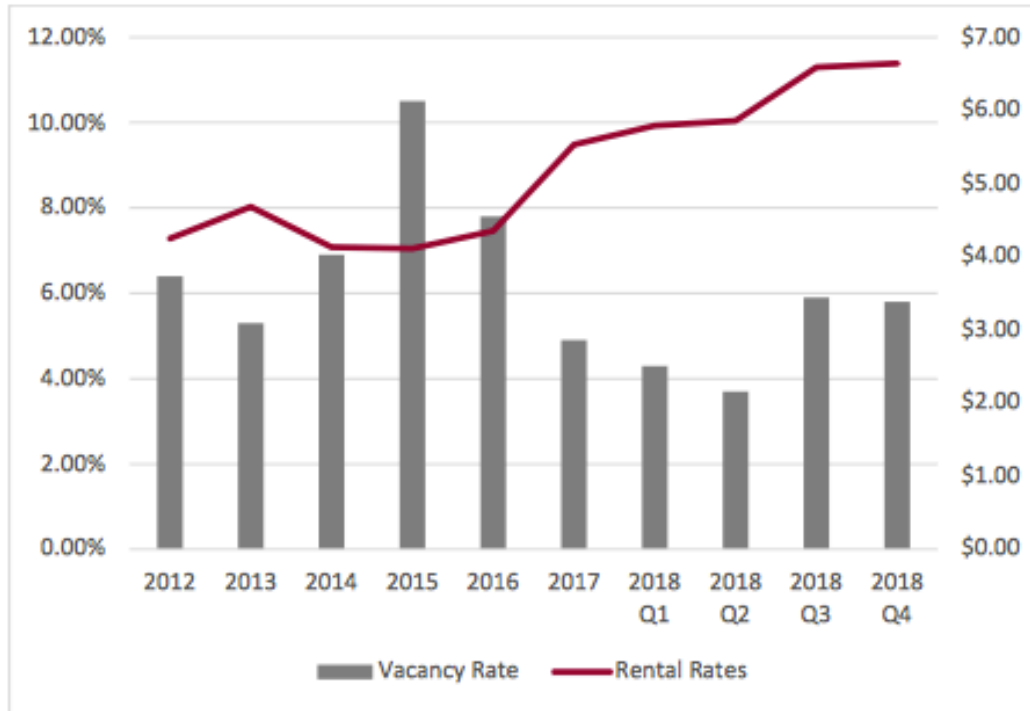
- Almost all manufacturing and office
- 10 current HQ projects
- California is calling, “Get me out of here!”

FOCUS ON SITE SELECTORS

- Create more opportunities ourselves
- New, aggressive approach and travel to site selection consultants
- Six site visits already this year

AHEAD OF GOALS FOR 2019

INDUSTRIAL



\$6.64
AVERAGE
RENTAL RATE
Q4 2018



5.8%
VACANCY
RATE
Q4 2018





INDUSTRIAL

Continued demand for space with 3.2mil net absorption

2.2mil SF new construction commenced in Q1 2019, 56% pre-leased

Dematic, Smart Warehousing & Westin Automotive took big blocks in 2018

INDUSTRIAL

Recent Transactions in the District



DEMATIC

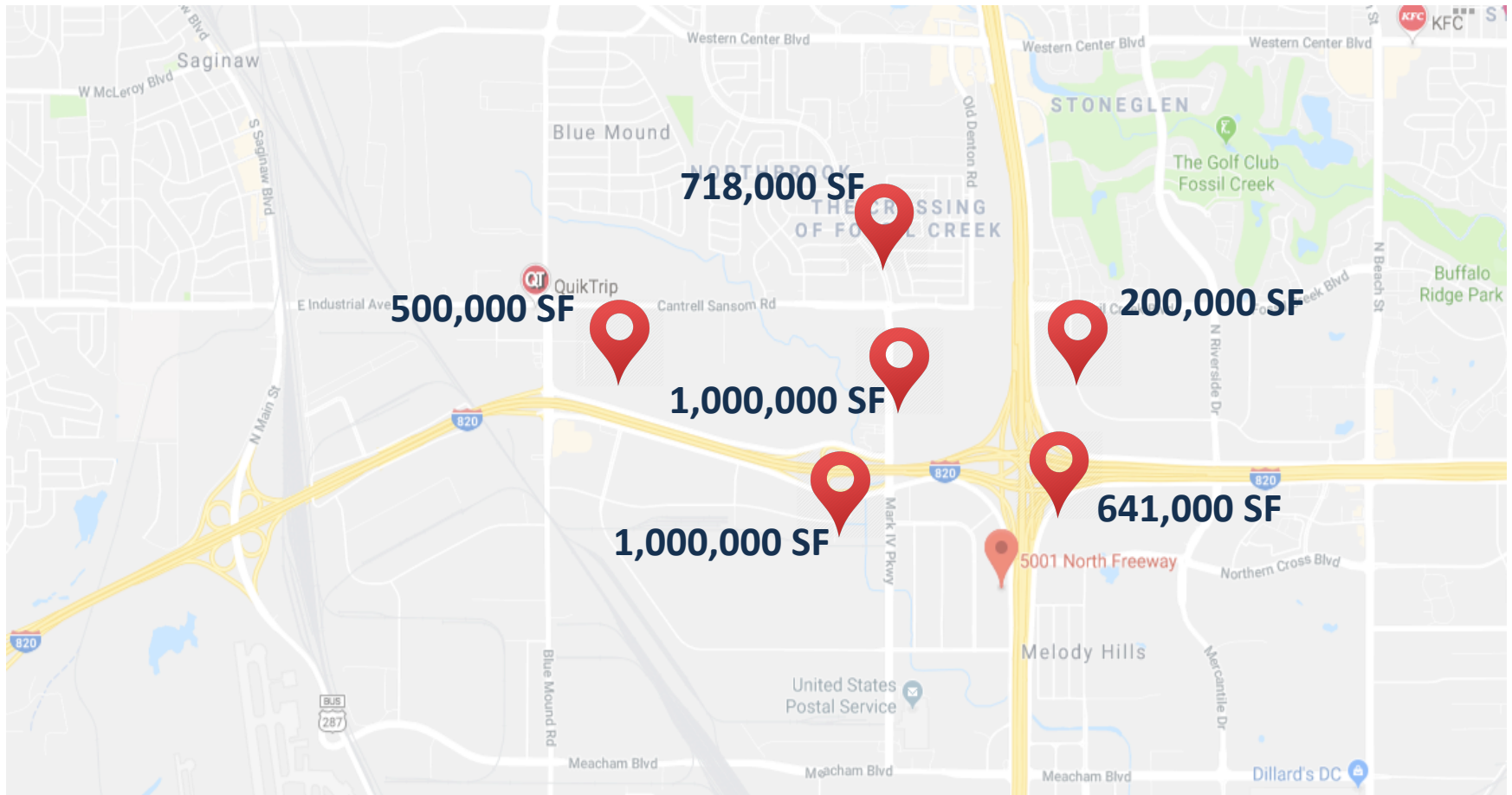


TEAM PROMARK
FAN-TASTIC™ BRANDS



Parker

NEW & UNDER CONSTRUCTION INDUSTRIAL



TEXRAIL'S MERCANTILE CENTER STATION



- Opened in January at Beach, south of Meacham
- TEXRAIL saw 98,000 riders in January; 33,000 in February
- ZIPZONEs first mile/last mile solution begins at Mercantile on July 1
- Possible expansion to the Medical District, if not to Berry St. area near TCU



OFFICE

Completion of I-35 spurs uptick in activity across the office spectrum

Mercantile's \$13 million renovation of Gourley Plaza, First American Payment Systems moves in

Asking rate \$20.95, Vacancy 8.6%, Net Absorption -37,349



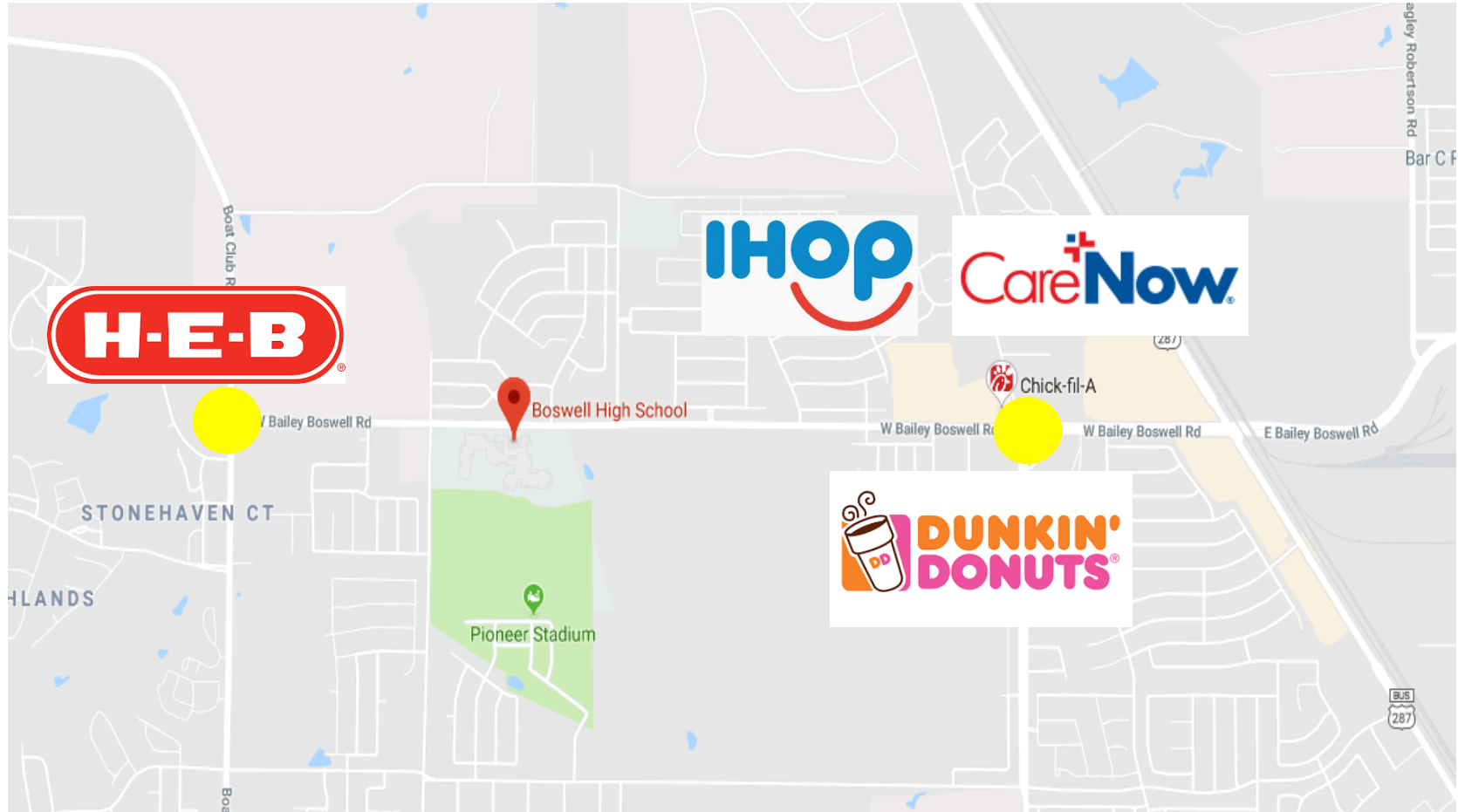
COMMERCIAL

Positive outlook for 2019 after a brisk 2018

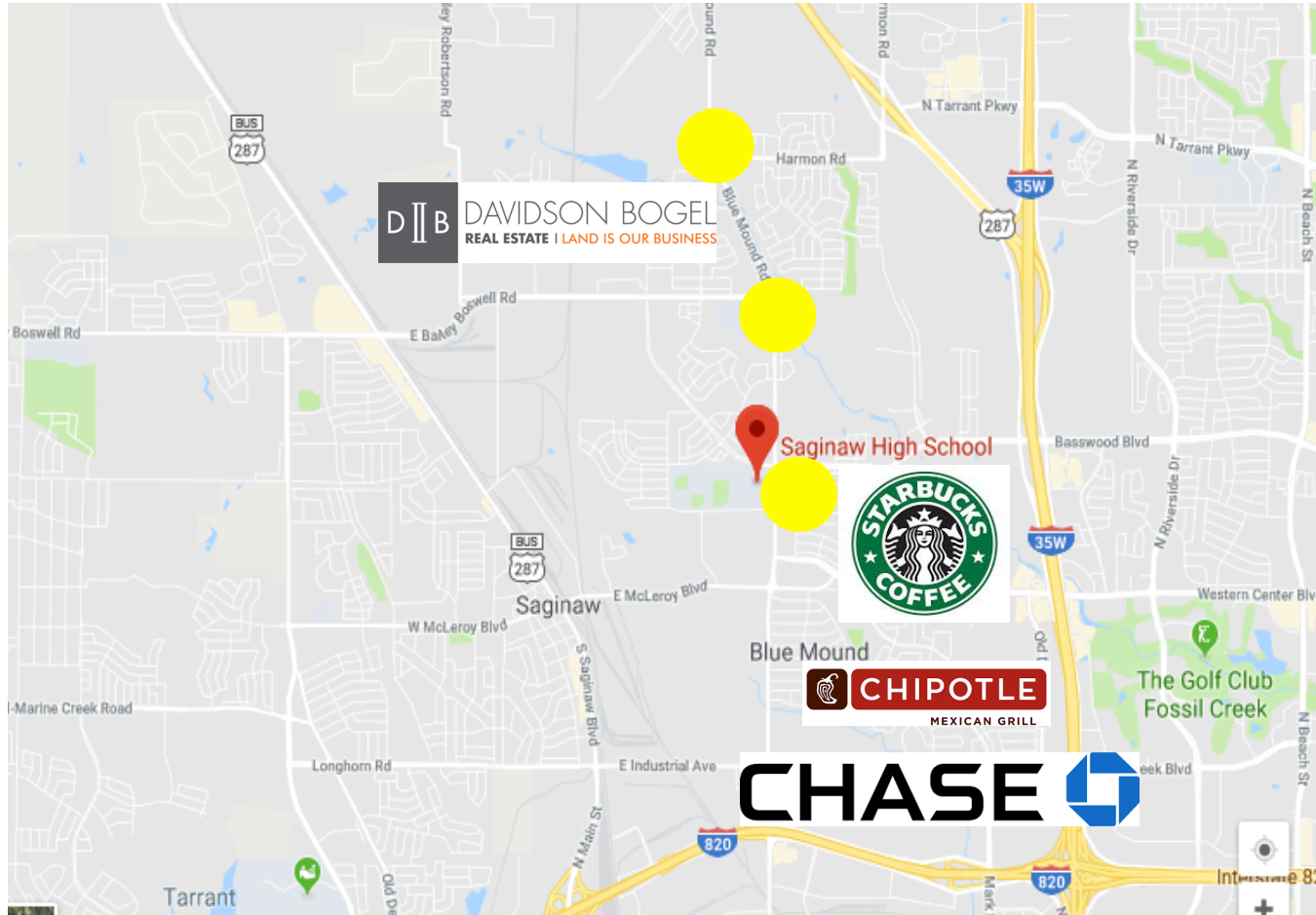
Retail rents rose 1.8% in 2018

Developers turning more to redevelopment looking to bring new/unique atmosphere in existing centers as vacancy rate holds steady

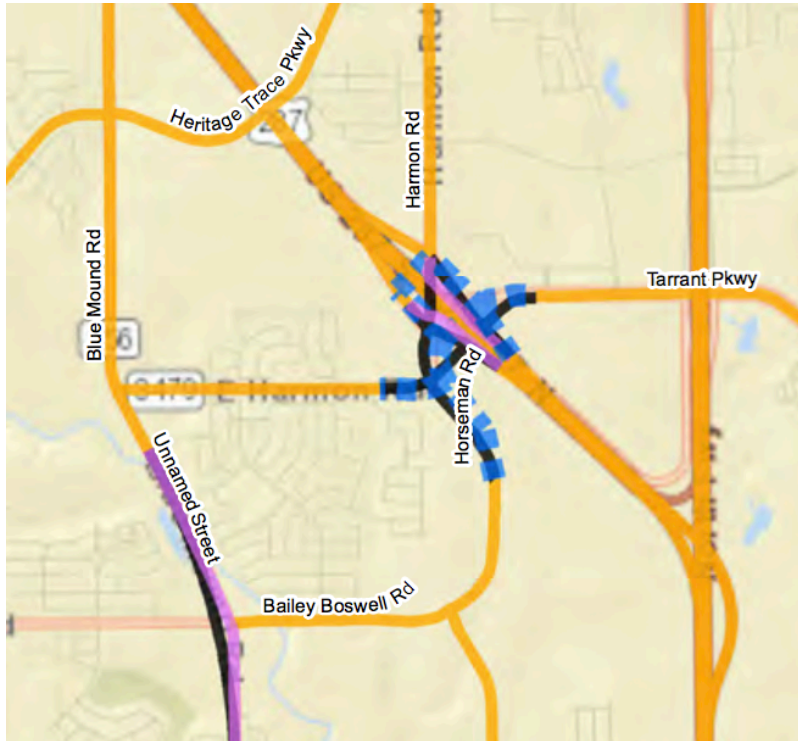
BAILEY BOSWELL COMMERCIAL



BLUE MOUND RD COMMERCIAL



BAILEY BOSWELL & BLUE MOUND RD



Brokers excited about this intersection

Expansion of Bailey Boswell .25 mile to connect to North Tarrant Parkway

Slated to be on the 2020 bond election

Eagle Mountain Saginaw

DEVELOPING GREAT MINDS
AND A GREAT COMMUNITY

DiscoverEMS.com



PROPERTY

Browse the many commercial real estate opportunities in the Eagle Mountain Saginaw district!

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PROPERTY

Find your perfect commercial property
in Eagle Mountain Saginaw ISD

DiscoverEMS.com



IT'S A GREAT
TIME TO BE IN
THE DISTRICT



Public-Private Partnerships. We Deliver.

JACK THOMPSON, ORASI DEVELOPMENT

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