



ECONOMIC DEVELOPMENT UPDATE 2018

Eagle Mountain Saginaw ISD

CHELSEA PETTY, ORASI DEVELOPMENT

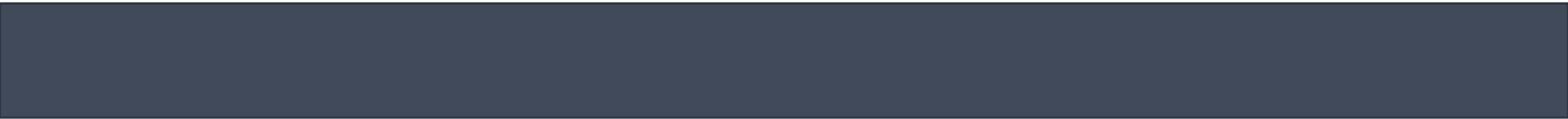
OVERVIEW

MARKET UPDATES AND FORECASTING

- Industrial
- Office
- Commercial
- Single and Multifamily Residential

BOND PACKAGE AMENITIES

STRATEGIC PLANNING

- City of Saginaw
 - City of Fort Worth
 - Fort Worth Chamber
- 



INDUSTRIAL

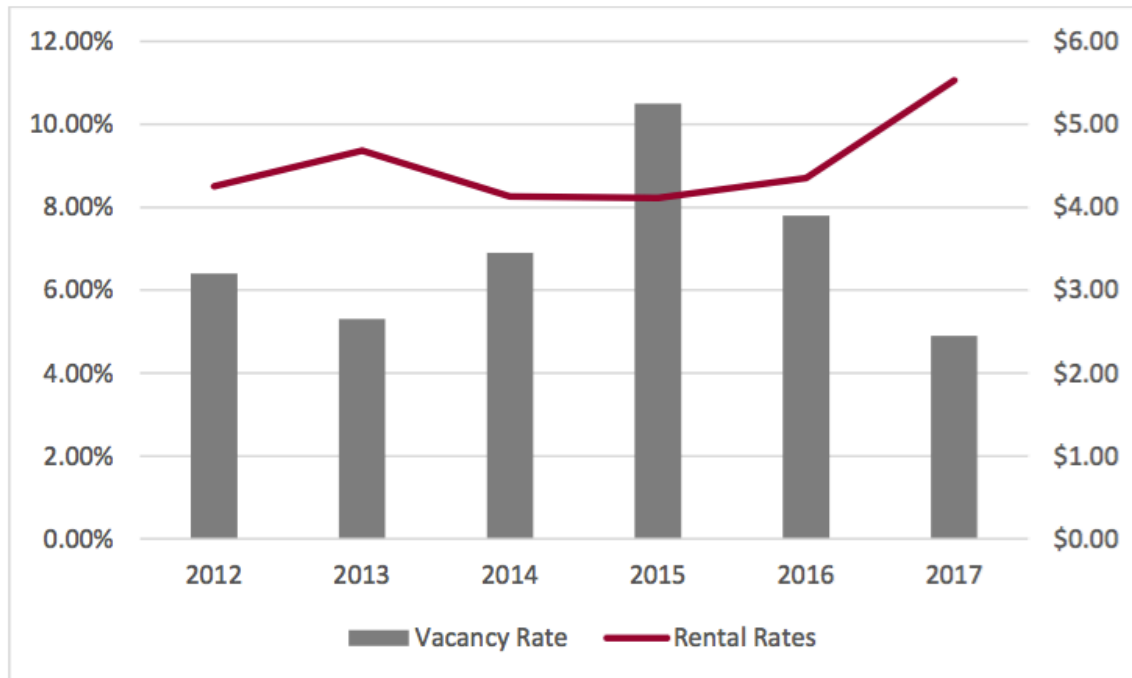
North Fort Worth leads the market in net absorption

Low average vacancy rate of 4.9%

Second in DFW in new construction at 3.6 million sq ft

Trammel Crow, Morgan Stanley, Scannell Properties and Huntington Industrial delivering in 2018

INDUSTRIAL



\$5.53
AVERAGE
RENTAL RATE
Q4 2017



4.9%
VACANCY
RATE
Q4 2017



INDUSTRIAL

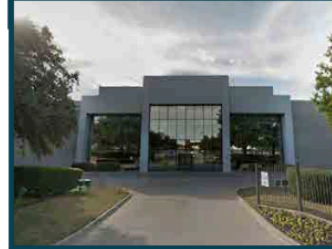
Recent Transactions in the District

LEASED - 96,000 SF



3400 Northern Cross Blvd
Fort Worth, TX
North Fort Worth

LEASED - 250,000 SF

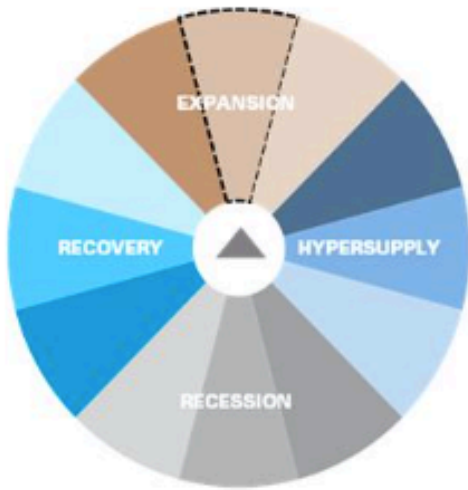


2900 Meacham Boulevard
Fort Worth, TX 76137
North Fort Worth



OFFICE

Market Cycle: Expansion Stage 2

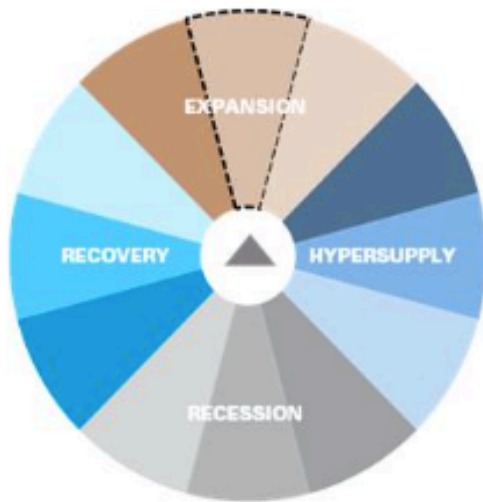


- Med/High Rental Rate Growth
- High Absorption
- Moderate/High New Construction
- Moderate/High Employment Growth
- Decreasing Vacancy Rates

IMPACT OF I-35
CORRIDOR
COMPLETION

COMMERCIAL

Market Cycle: Expansion Stage 2



- Decreasing Vacancy Rates
- Med/High Rental Rate Growth
- High Absorption
- Moderate/High Employment Growth
- Moderate/High New Construction

1%
**AVERAGE
RETAIL RENT**
2017



**OCCUPANCY
RATE**
2017



COMMERCIAL



VICTORY AT BASSWOOD

Chase Bank, Jersey Mikes, Chipotle, Starbucks, MOD
Pizza, Andy's Frozen Custard, Lidl Grocery (proposed:
Raising Cane's National child care academy)



HEB

Boat Club and Bailey Boswell
No known start date



QUARRY FALLS

80 ACRES, \$280 MILLION

Northwest Corner of 820 and Old Decatur

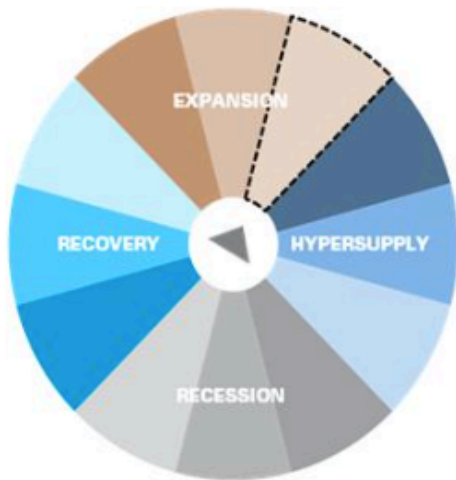
- Condominiums and apartments
- Two hotels
- Restaurants and bars
- Conference center
- 3,500 seat music venue
- Lake with beach, splash park and 135-foot Ferris wheel

QUARRY FALLS SITE PLAN



MULTIFAMILY

Market Cycle: Expansion Stage 3



- Decreasing Vacancy Rates
- Med/High Rental Rate Growth
- Moderate/High Employment Growth
- Moderate/High New Construction
- High Absorption

Rental rates have been steadily increasing and are expected to continue to rise.

Absorption has been positive and is expected to remain so.

North Fort Worth is the hotspot with 2,900 units under construction and additional 4,500 planned/proposed.

Suburban rent rates aren't as strong as urban but vacancy rates are lower.

SINGLE FAMILY RESIDENTIAL

Preliminary Platted Subdivisions



BOND PACKAGE DETAILS

What is included in that \$400 million for the EMS ISD area?

ROAD IMPROVEMENTS

- Roundabouts and rehab at Bowman Roberts and Huffines
- Roundabouts and new travel lanes at Willow Springs/Blue Mound Eagle Blvd Hwy 287
- Roundabouts and new travel lanes at Bonds Ranch Road US Hwy 287 FM 156

ADDED CAPACITY

- Design, permitting and environmental clearance for future road construction at Bailey Boswell Road Blue Mound Rd to Harmon
- Design for future construction at Cromwell Marine Creek from Boat Club to Marine Creek Pkwy

PARKS & REC

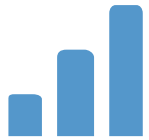
- Construction of Marine Creek Ranch Park
- Master Plan update, design and construction of Marine Creek Lake Park
- Design and construction of new Northwest Community Center



CITY OF SAGINAW

- Improve aesthetics of Main St.
- Develop Crantz Farm into mixed use
- Attract more industrial to balance tax base
 - \$70 million expansion of Miller Milling
 - New \$20 million Ryder Truck facility
- New Economic Development Director

FORT WORTH ECONOMIC DEVELOPMENT STRATEGIC PLAN OUTCOMES



High-wage job growth



A more sustainable tax
base driven more by
commercial and industrial
investment



An economy that capitalizes
on high-growth businesses
and the creative individuals
who fuel them



A commitment to “quality of
place” throughout the
community

FORT WORTH'S STRATEGIC PLAN

VOLUME 3 STRATEGY

GOAL	PRIORITY STRATEGY
Establish Fort Worth's competitive edge	<i>Launch a national strategy to generate interest in Fort Worth among major real estate firms.</i>
	<i>Expand the Chamber's role in marketing Fort Worth for international business development.</i>
	<i>Redesign Fort Worth's business retention & expansion (BRE) program to better address the needs of major employers and key industries.</i>
	<i>Expand employer-led sector partnerships to address critical workforce issues.</i>
Become a hub for creative businesses	<i>Formally designate the Near Southside as a "medical innovation district."</i>
	<i>Expand the reach of entrepreneur networking among the city's startup and tech communities.</i>
	<i>Raise the profile of the Main Street Fort Worth Arts Festival for national/international visibility.</i>
	<i>Create a Futures Forum at the City of Fort Worth.</i>
Ensure community vitality	<i>Rapidly increase the density of residential development in downtown and surrounding urban districts such as Panther Island.</i>
	<i>Focus city investments along specific corridors and at nodes of existing business activity.</i>
	<i>Conduct an audit of the small business support mechanisms available in Fort Worth.</i>

CHAMBER'S FORTIFY 4-YEAR PLAN

Fort Worth Chamber 4 Year Goals

Business Attraction and Existing Business Retention and Expansion

1. Attract four Fortune 1000 corporate headquarters
2. Attract 2,000 new jobs and create 2,000 jobs with wages > the county average
3. Attract 20 Inc. 5000 companies.

Talent Development, Retention and Attraction

4. 5%+ increase in the population of age 25+ with bachelor's degrees
5. 5% increase in the percentage of population age 25+ with postsecondary degrees, licenses or certifications
6. 10% increase in targeted industries talent supply

Small Business and Entrepreneur Support

7. Increase business start-ups by 10%
8. Achieve top 20 status in national entrepreneur rankings in at least one category

Quality of Place

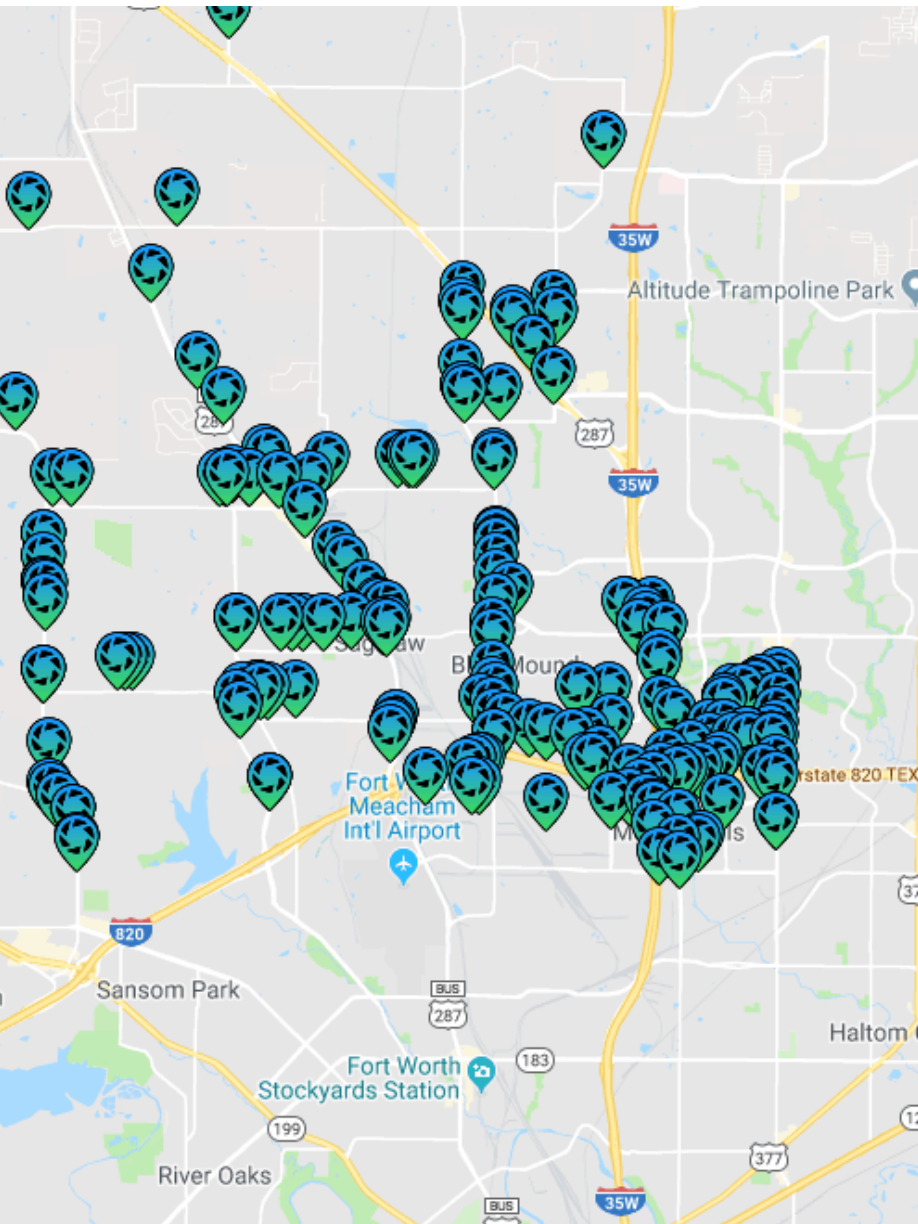
9. Increase affordable housing by 20%
10. Decrease poverty rate by 10%

Prosperity Index Effects

- 10% commercial tax base percentage increase, relative to residential
- 10% median household income increase, adjusted for inflation

IT'S A GREAT TIME TO BE IN THE DISTRICT

PRESENTATION BY CHELSEA PETTY, ORASI DEVELOPMENT



Delivers more
available properties
tracked to contact
information

geopics.us/maps/