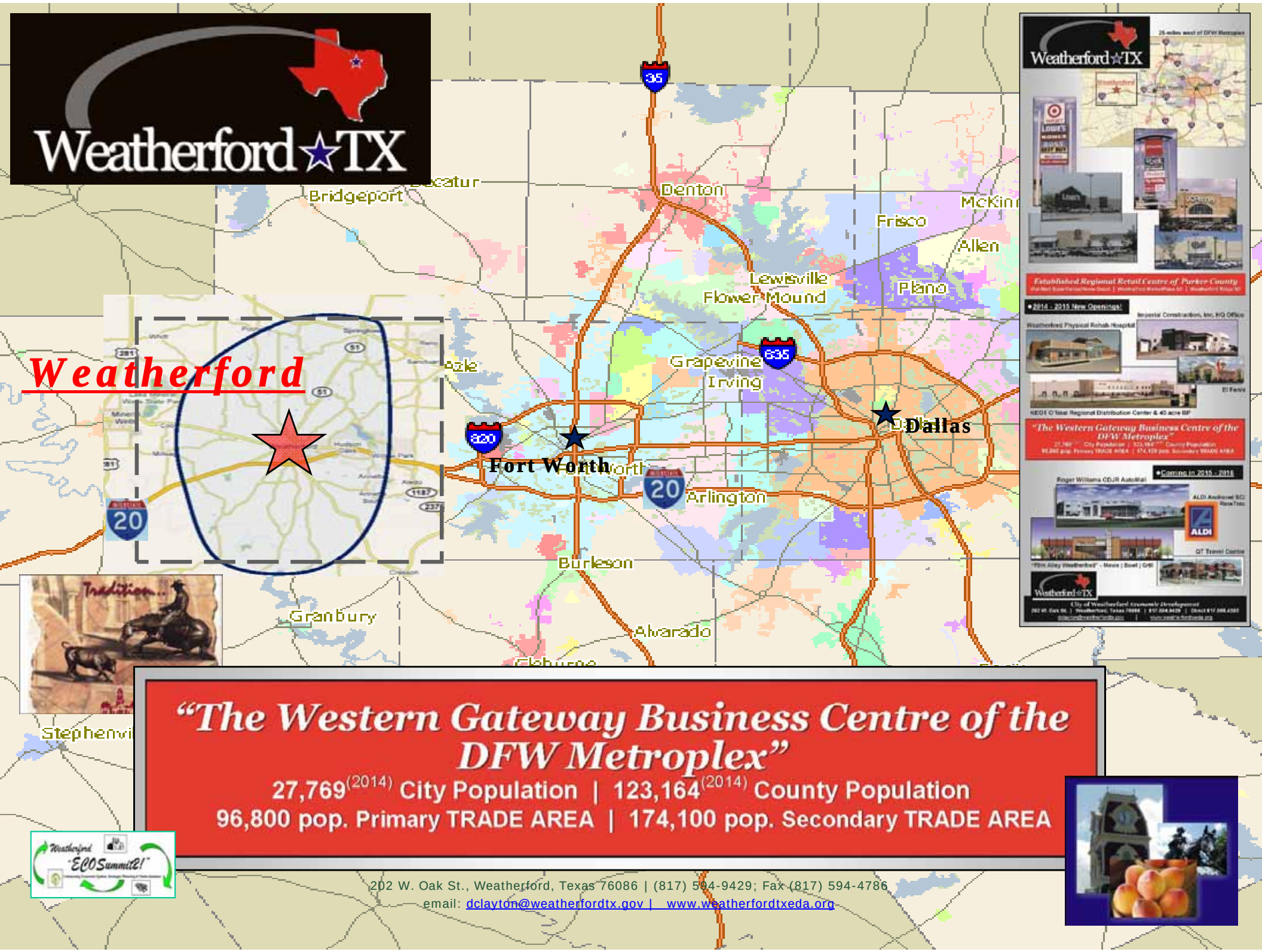
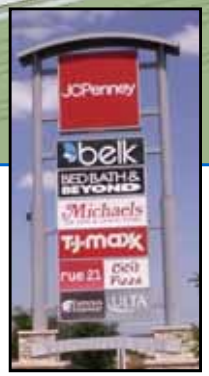

Weatherford TX
Weatherford
Bridgeport
Denton
Frisco
Allen
Lewisville
Flower Mound
Plano
Grapevine
Irving
Dallas
Fort Worth
Arlington
Burleson
Granbury
Alvarado
Stephenvi
Tradition...
"The Western Gateway Business Centre of the DFW Metroplex"
27,769(2014) City Population | 123,164(2014) County Population
96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA
202 W. Oak St., Weatherford, Texas 76086 | (817) 594-9429; Fax (817) 594-4786
email: dclayton@weatherfordtx.gov | www.weatherfordtxeda.org

Weatherford ★ TX



Established Regional Retail Centre of Parker County

Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC

2011-2012+ New Commercial Construction!

Weatherford College:

- **Academic Building, $9.0MM, 40K SF**
- **Don Allen Health Science Building: $6 MM; 31K SF**

Weatherford Regional Medical Center:

- **WRMC $27 MM, 43K sq. ft**. of new 23-Bed ER Dept; 2-Bed ICU; Imaging, Lab & Rx Services;
- **$22.3 MM, $46K SF WRMC Cath Lab & Patient Rm.** (private) **Tower**

53,000 SF/$4MM CI Main Street Plaza Redevelopment/renovation

85K SF/$12.5 MM CI Weatherford Ridge SC-Phase III expansion - TJ Maxx

● 2014 - 2015 New Openings!

Imperial Construction, Inc. HQ Office

Weatherford Physical Rehab Hospital

El Fenix

KEG1 O'Neal Regional Distribution Center & 40 acre BP

Weatherford ☆ TX

"The Western Gateway Business Centre of the DFW Metroplex"

27,769(2014) City Population | 123,164(2014) County Population

96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA

"The Western Gateway Business Centre of the DFW Metroplex"

27,769(2014) City Population | 123,164(2014) County Population
96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA

QT 7K sf Travel Center

•"Coming" in 2015 - 2016

ALDI Anchored SC/ RaceTrac

50K sf Roger Williams CDJR AutoMall

74K sf "Film Alley Weatherford" - Movie | Bowl | Grill

Power Service Products WH/Processing Facility - 103,000 sf

Weatherford ☆ TX

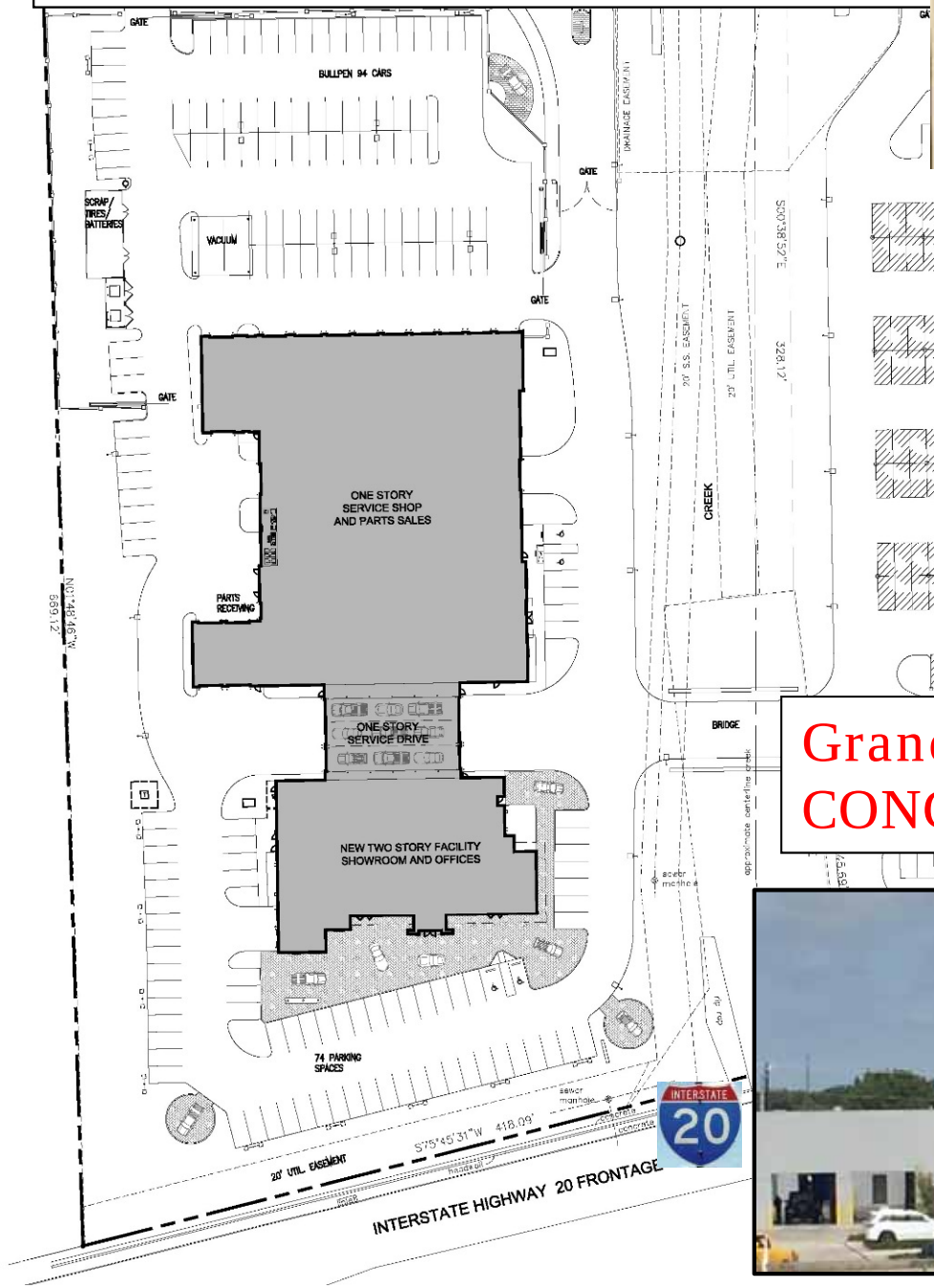
City of Weatherford *Economic Development*

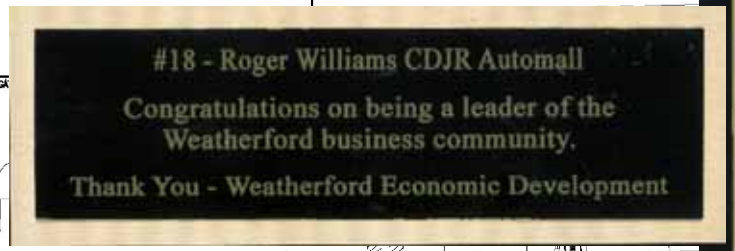
202 W. Oak St. | Weatherford, Texas 76086 | 817.594.9429 | Direct 817.598.4302

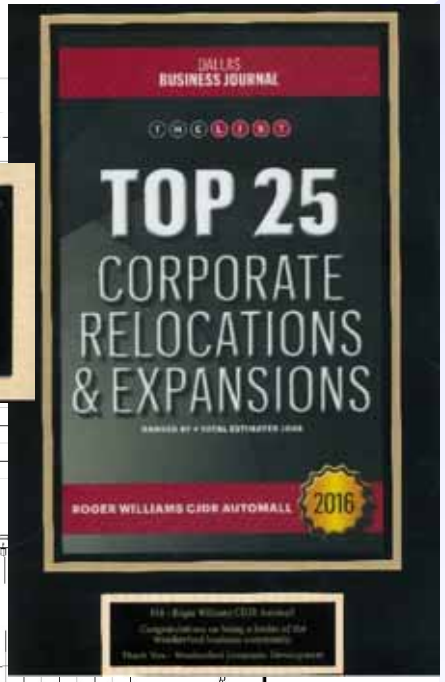
dclayton@weatherfordtx.gov | www.weatherfordtxeda.org

Roger Williams AutoMall : Chrysler-Dodge-Jeep-Ram

50K SF /11 acres – Showroom and Service Center; Pre-Owned Center; Make-Ready Shop



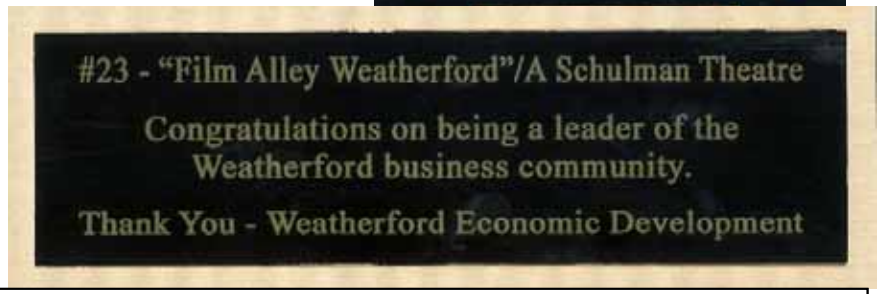




272 COVERED PARKING SPACES

PRE-OWNED OFFICES 2,082 SF

GrandOpening Nov. 4, 2016!!!
CONGRATULATIONS!



74K SF *Film Alley Weatherford | A Schulman Theatre* – 4Q 2016

THE LIST

Researched by Brandon
214-706-7108, @DBJBran
bcall@bizjournals.c

NORTH TEXAS CORPORATE RELOCATIONS & EXPANSIONS

RANKED BY TOTAL ESTIMATED JOBS

	Project Name	Location	# Total Estimated Jobs	Relocation or Expansion	Total Square Feet of Project	Project Value
1	Liberty Mutual	7200 Bishop Rd. #230 Plano, TX 75024	5,000	Expansion	1,000,000	$325 million
2	RealPage Inc.[1]	2201 Lakeside Dr. Richardson, TX 75082	2,400	Relocation	421,000	NA
3	GEICO Insurance[2]	2260 N. Greenville Ave. Richardson, TX 75082	2,400	Relocation	232,000	NA
4	CoreLogic Solutions LLC[3]	3001 Hackberry Ave. Dallas, TX 75063	1,600	Relocation	327,183	$68 million
5	OneSource Virtual Inc.[4]	8001 Cypress Waters Blvd. Dallas, TX 75019	1,300	Relocation	213,000	$31 million
6	Conifer Health Solutions	3560 Dallas Pkwy. Frisco, TX 75034	910	Expansion	125,900	NA
7	Frontier Communications[5]	3331 Lakeside Dr. Richardson, TX 75082	800	Relocation	192,140	NA
8	General Motors Arlington Assembly	3125 E. Abram St. Arlington, TX 76010	589	Expansion	1,300,000	$1.4 billion
9	D.R. Horton Inc.[6]	1361 Wild Way (to be 1361 Horton Cir.) Arlington, TX 76011	500	Relocation	200,000	$30 million
10	Amazon.com	3111 LBJ Fwy. Dallas, TX 75241	400	Expansion	500,000	$5 million
		3000 Lakeside Dr. Garland, TX 75040	300	Expansion	1,000,000	$189 million
	[illegible]	420 E. Danieldale Rd. DeSoto, TX 75115	300	Relocation	421,000	$21.2 million
	[illegible] USA Inc.	5201 Rufe Snow North Richland Hills, TX 76180	250	Expansion	30,000	$1 million
	[illegible]nce[8]	1371 S. Town East Blvd. Mesquite, TX 75150	230	Relocation	400,000	$10 million
15	Baker Brothers Plumbing & Air[9]	2615 Big Town Blvd. Mesquite, TX 75150	200	Relocation	30,000	$600,000
16	Comparex USA Inc.	600 N. Pearl St. Dallas, TX 75201	180	Relocation	13,499	$500,000
17	Toyota Industrial Commercial Finance	[illegible] Dallas, TX 75063	[illegible]	[illegible]	[illegible]	$4 [illegible]
18	Roger Williams CJDR AutoMall	1102/1126 Washington Dr. and E. Interstate [illegible] Weatherford, TX 76086	110	Expansion	56,000	$11 million
19	Digital Realty	8721 Airport Fwy. [illegible]	100	Relocation	[illegible]	[illegible]
20	Centurion American Development Group	1800 Valley View Ln. 13000 William Dodson Pkwy. Farmers Branch, TX 75234	100	Expansion	NA	$825 million
21	Kimberly-Clark Corp.	4800 Mountain Creek Pkwy. Dallas, TX 75236	99	[illegible]		
22	[illegible] / Southwest Moulding	[illegible] Dallas, TX 75237	80	[illegible]		
23	Film Alley of Weatherford	82[illegible] Interstate 20 Weatherford, TX 76086	75	[illegible]		
24	Corepoint Health LLC	3030 Gaylord Pkwy. Frisco, TX 75034	[illegible]	[illegible]		
25	Andersen Corp.	3300 Wood Dr. Garland, TX 75041	60	[illegible]		

1 RealPage Inc. announced the relocation of its corporate headquarters from Carrollton to Richardson in June. 6 D.R. Horton Inc. announced the relocation of its corporate headquarters from Fort Worth to Arlington in July.

CLOSER LOO

18,192

Total number of estimat jobs associated with relocations and expansi on The List

8.3M

Total square footage of relocations and expansions on The List

TOP 5, RE-RANKED BY PROJECT VALUE

General Motors Arlington Assembly	$1.4 billion
Centurion American Development Group	$825 million
RagingWire	$389 million
Liberty Mutual	$325 million
CoreLogic Solutions LLC	$68 million

ABOUT THE LIST

Information was obtained from economic development agency representatives through questionnaires and could not be independently verified by the Dallas Business Journal. Only those that responded to our inquiries were listed. Ties are broken by square footage associated with relocation or expansion.

NOTES

NA - not applicable, not available or not approved

* Indicates company was not ranked in prior year

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THE LIST

Researched by Brandon Call
214-706-7108, @DBJBrandon
bcall@bizjournals.com

NORTH TEXAS ECONOMIC DEVELOPMENT AGENCIES

RANKED BY TOTAL VALUE OF DEALS IN 2015

	Name Website	Address Contact	Value of Deals 2015	Value of Deals 2014	# of Deals in 2015	Top Local Executive/Email
1	Frisco Economic Development Corp.	6801 Gaylord Pkwy. #400 Frisco, TX 75034 972-292-5150	$1.66 billion	$88.81 million	26	James L. Gandy, President jgandy@friscoedc.com
2	City of Arlington Office of Economic Development	101 W. Abram St. P.O. Box 90231 MS 01-0300 Arlington, TX 76004 817-459-6155	$1.48 billion	$539.69 million	6	Bruce Payne, Economic development manager bruce.payne@arlingtontx.gov
3	City of Fort Worth Department of Economic Development	1000 Throckmorton St. Fort Worth, TX 76102 817-212-2663	$1.15 billion	$797.6 million	4	Robert Sturns, Economic development manager robert.sturns@fortworthtexas.gov
4	City of Farmers Branch	13000 William Dodson Pkwy. Farmers Branch, TX 75234 972-247-2507	$943.85 million	$331.64 million	35	John Land, Managing director john.land@farmersbranch.info Allison Cook, Economic development manager allison.cook@farmersbranchtx.gov
5	Garland Economic Development Partnership	217 N 5th St. Garland, TX 75040 972-205-3800	$410.3 million	$246.7 million	6	David Gaste, Director of economic development dgaste@garlandtx.gov
6	Plano Economic Development	5601 Granite Pkwy. #110 Plano, TX 75024 972-208-8300	$410.39 million	$403 million	27	Sally Bane, Executive director sallyb@plano.gov
7	Richardson Economic Development Partnership	411 Belt Line Rd. Richardson, TX 75080 972-262-2800	$267.7 million	$254.29 million	26	Bill Sproull, President billsproull@telecomcorridor.com John Jacobs, SVP johnjacobs@telecomcorridor.com
8	Irving Economic Development Partnership	5201 N. O'Connor Blvd. #100 Irving, TX 75039 214-217-8484	$200 million	$219 million	20	Beth Bowman, President/CEO bbowman@irvingchamber.com
9	City of Dallas Office of Economic Development	1500 Marilla St. Rm. 5C1 Dallas, TX 75201 214-670-1685	$144 million	$405.34 million	9	Karl Zavitkovsky, Director, Office of Economic Development karl.zavitkovsky@dallascityhall.com
10	Little Elm Economic Development Corp.	100 W. Eldorado Pkwy. Little Elm, TX 75068 214-975-0455	$113 million	$98.5 million	3	Jeannette Killingsworth, Executive director jkill@leedc.org
11	City of Lancaster-Dept. of Economic Development	211 N. Henry St. P.O. Box 940 Lancaster, TX 75146 972-218-1314	$105 million	$40 million	3	Ed Brady, Director of economic development ebrady@lancaster-tx.com
12	DeSoto Economic Development Corp.	211 E. Pleasant Run Rd. DeSoto, TX 75115 972-230-9611	$103.22 million	$117.83 million	16	Jeremiah Quarles, CEO jquarles@edc.org
13	Town of Flower Mound	2121 Cross Timbers Rd. Flower Mound, TX 75028 972-874-6044	$102.75 million	$57.1 million	41	Mark Wood, Director of economic development mark.wood@flower-mound.com Jimmy Stathatos, Town manager jimmy.stathatos@flower-mound.com
14	Town of Addison	14681 Midway Rd. #200 Addison, TX 75001 972-450-7034	$75.03 million	$64.9 million	10	Orlando Campos, Director of economic development ocampos@addisontx.gov
15	Mansfield Economic Development Corp.	301 S. Main St. Mansfield, TX 76063 817-728-3050	$74.88 million	$43.48 million	14	Scott Weinauer, Director economic development scott.weinauer@mansfield-texas.com
16	The Colony Economic Development Corp.	6800 Main St. The Colony, TX 75056 972-624-3127	$51.08 million	NA	19	Karl Sandred, Director of economic development ksandred@thecolonytx.org
17	City of Waxahachie Economic Development Dept.	401 S. Rogers St. Waxahachie, TX 75165 469-309-4120	$34.9 million	$21.7 million	5	Paul Stevens, City manager Doug Barnes, Director dbarnes@waxahachie.com
18	City of Mesquite	P.O. Box 850137 Mesquite, TX 75185 972-216-6340	[illegible] million	[illegible] million	[illegible]	Thomas Palmer, [illegible] tpalmer@ci.mesquite.tx.us
19	Weatherford Economic Development - City of Weatherford	202 W. Oak St. P.O. Box 255 Weatherford, TX 76086 817-594-9420	$[illegible] million	$18.3 million	4	Dennis Clayton, Director of economic development dclayton@weatherfordtx.gov
20	City of Colleyville Economic Development	100 Main St. Colleyville, TX 76034 [illegible] colleyville.com	$21.56 million	$14.34 million	64	Jennifer Fadden, [illegible]
21	Cedar Hill Economic Development Corp.	285 Uptown Blvd. Bldg. 100 4th Fl. Cedar Hill, TX 75104 972-291-5132	$15.08 million	$5.39 million	12	Allison Thompson, Director allison.thompson@cedarhilltx.com
22	City of North Richland Hills Economic Development Department	4301 City Point Dr. North Richland Hills, TX 76180 817-427-6001	$13 million	$23 million	10	Craig Hinze, Director of economic development chinze@nrhtx.com
23	Denison Development Alliance	111 W. Woodard St. Denison, TX 75020 903-464-0882	$10 million	$15 million	1	Tony Kiser, President tkiser@denisonda.org
24	City of Burleson Economic Development	141 W. Renfro St. Burleson, TX 76028 817-426-9613	$12 million	NA	1	Bradley Ford, Director of economic development bford@burlesontx.com
25	City of Azle	613 S.E. Pkwy. Azle, TX 76020 817-444-7076	$1.04 million	$21.25 million	1	Tom Muir, City manager Karen Dickson, Economic development director kdickson@cityofazle.org

CLOSER LOOK

$9.6B
Total value of 2015 deals for economic development agencies on The List

416
Total number of deals made by economic development agencies on The List in 2015

RE-RANKED BY NUMBER OF DEALS IN 2015

City of Colleyville Economic Development	64
City of Mesquite	43
Town of Flower Mound	41
City of Farmers Branch	35
Plano Economic Development	27
Frisco Economic Development Corp. & Richardson Economic Development Partnership	26
Irving Economic Development Partnership	20
The Colony Economic Development Corp.	19
Town of Addison	18
DeSoto Economic Development Corp.	16

ABOUT THE LIST
Information on The List was supplied by individual agencies through questionnaires and could not be independently verified by the Dallas Business Journal. Only those that responded to our inquiries were listed. In case of ties, companies are listed alphabetically.

NOTES
NA - not applicable, not [illegible]

* indicates company was not ranked in prior year

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WANT TO BE ON THE LIST?
If you wish to be surveyed when The List is next updated, or if you wish to be considered for other Lists, email your contact information to Brandon Call at bcall@bizjournals.com.

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Weatherford EDD

Weatherford Economic Development Department

City of Weatherford

202 W. Oak St.
P.O. Box 255
Weatherford, TX
76086

Weatherford TX

Cutter's Dr.

S. Bowie Dr.

Opening ~ Late August 2016!!

IH 20 Frontage Rd.

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

TIRZ Road
Academy
SPORTS+OUTDOORS
HOBBY LOBBY
EVERYDAY
Weatherford Towne Center
PATIO
AVAILABLE RETAIL 5,400 SF
24' DRIVE THRU
Interstate 20 Frontage Rd.
Project Developed by: IDENTITY MUTUAL LLC
FOR LEASING INFORMATION CALL
PAT SAUER 214-507-9024
Mutual Development Company L.L.C.
www.mutualdevco.com
IDENTITY CAPITAL
Weatherford TX
Weatherford EDC

CITY OF WEATHERFORD

THE WESTERN GATEWAY BUSINESS CENTRE OF THE DFW METROPLEX...

2016 New Openings

"Film Alley Weatherford"
A Schulman Theatre

Roger Williams CDJR AutoMall

2017 New Construction

Academy SPORTS+OUTDOORS

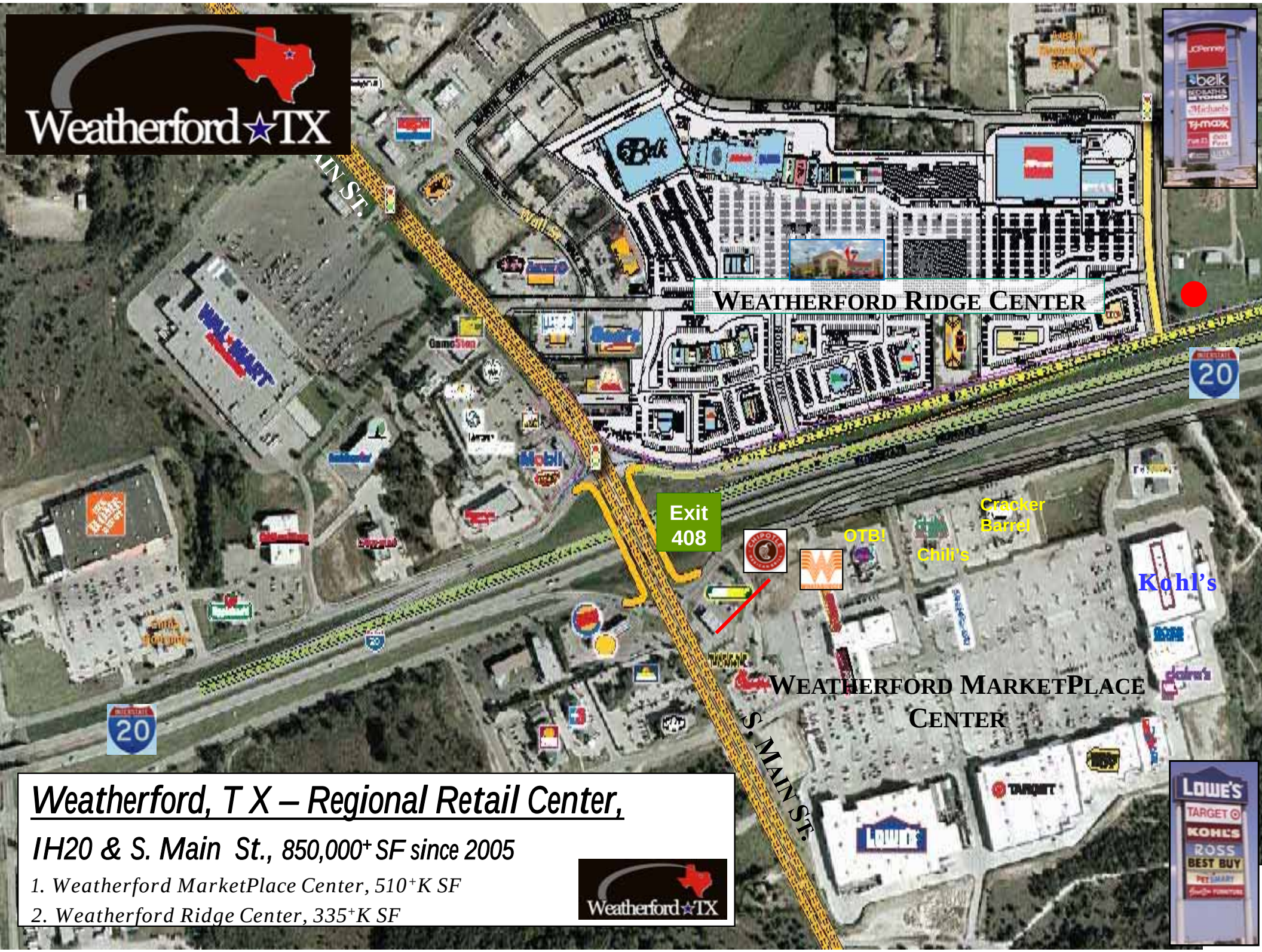
HOBBY LOBBY

...And
ESTABLISHED REGIONAL RETAIL CENTRE OF PARKER COUNTY

City of Weatherford | Economic Development | 202 W. Oak St. | Weatherford, TX 76086
Ph: 817.594.9429 | Direct 817.598.4302 | Email: dclayton@weatherfordtx.gov
Website: www.weatherfordtx.gov/eda

Vicinity Aerial - City Of Weatherford

This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.



Weatherford, T X – Regional Retail Center,

IH20 & S. Main St., 850,000+ SF since 2005

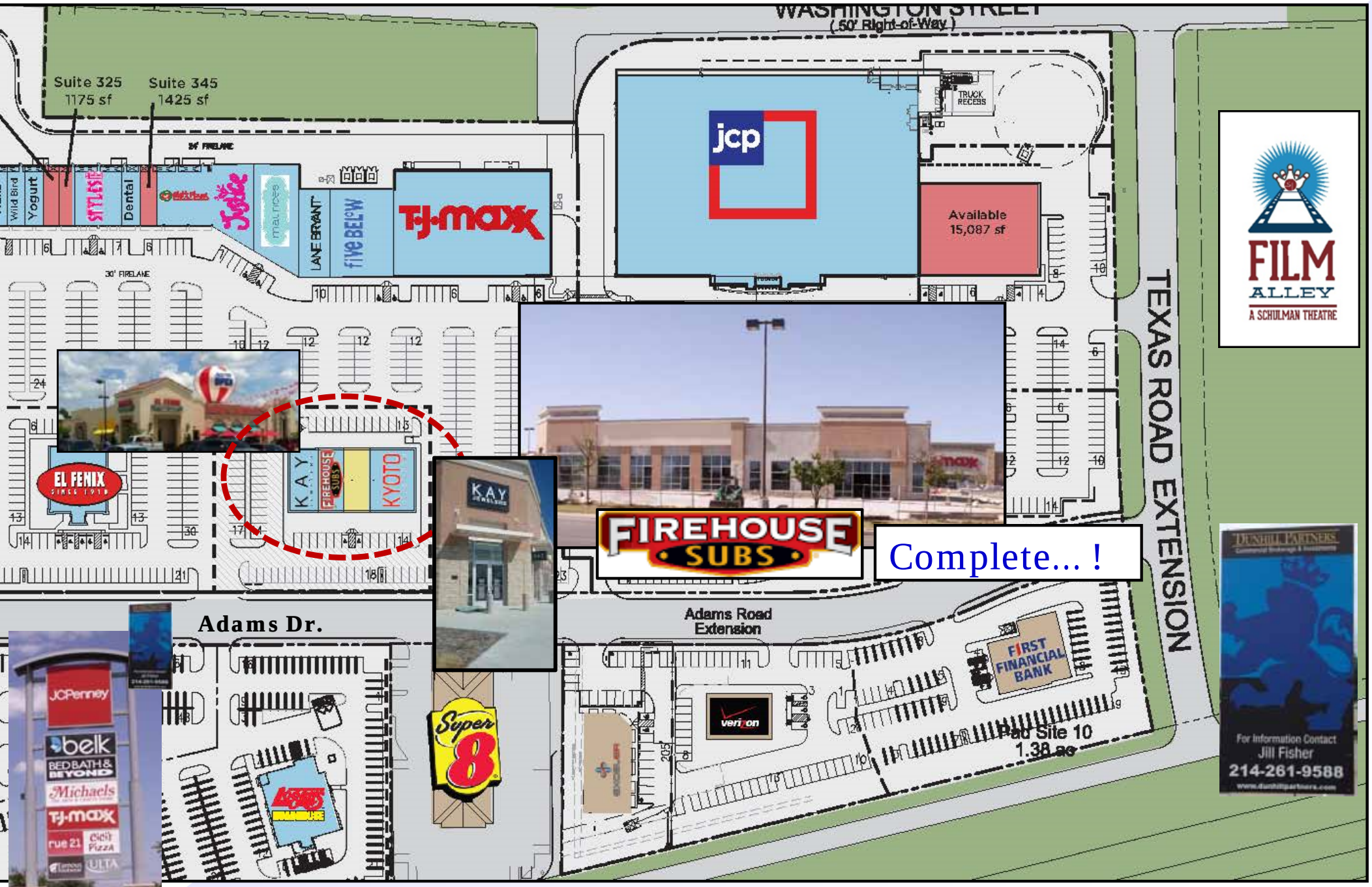
1. Weatherford MarketPlace Center, 510+K SF
2. Weatherford Ridge Center, 335+K SF

Weatherford MarketPlace Center

The Woodmont Company; Bryan Dyer – Trip Green; 817.732.4000

Weatherford Ridge Center

NEQ of S. Main & IH20, Exit 408



Weatherford Ridge Shopping Center

Out-Lot #3 - Texas Dr. & Adams Dr.

Weatherford Economic Development Authority, Inc.: This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority.

Main Street Plaza

A 55,093 sq. ft. Shopping Center in Weatherford, Texas

- **Rio Mambo; Sunny *Street* Café; Bangkok**
- **Pistol's Salon; Papa John's; Subway; Crave Yogurt;**

Woodcrest Capital Building, Fort Worth, Texas 76109
(817) 927-0050; Fax (817) 927-1769; Trent Gilley, 817.819.8826 cell

Woodcrest Capital Building
3113 University Drive, Sixth Floor
Fort Worth, Texas 76109
(817) 927-0050; Fax (817) 927-1769
Trent Gilley, 817.819.8826 cell
tgilley@woodcrestcapital.com'

Retail Trade Area Data:

Established Regional Retail Centre of Parker County

Wal-Mart SuperCenter/Home Depot | Weatherford MarketPlace SC | Weatherford Ridge SC

Weatherford EDA

Weatherford Economic Development Authority, Inc.

Weatherford TX

202 W. Oak St., Weatherford, Texas 76086
(817) 594-9429; Fax (817) 594-4786
Email: dclayton@weatherfordtx.gov; www.weatherfordtxeda.org

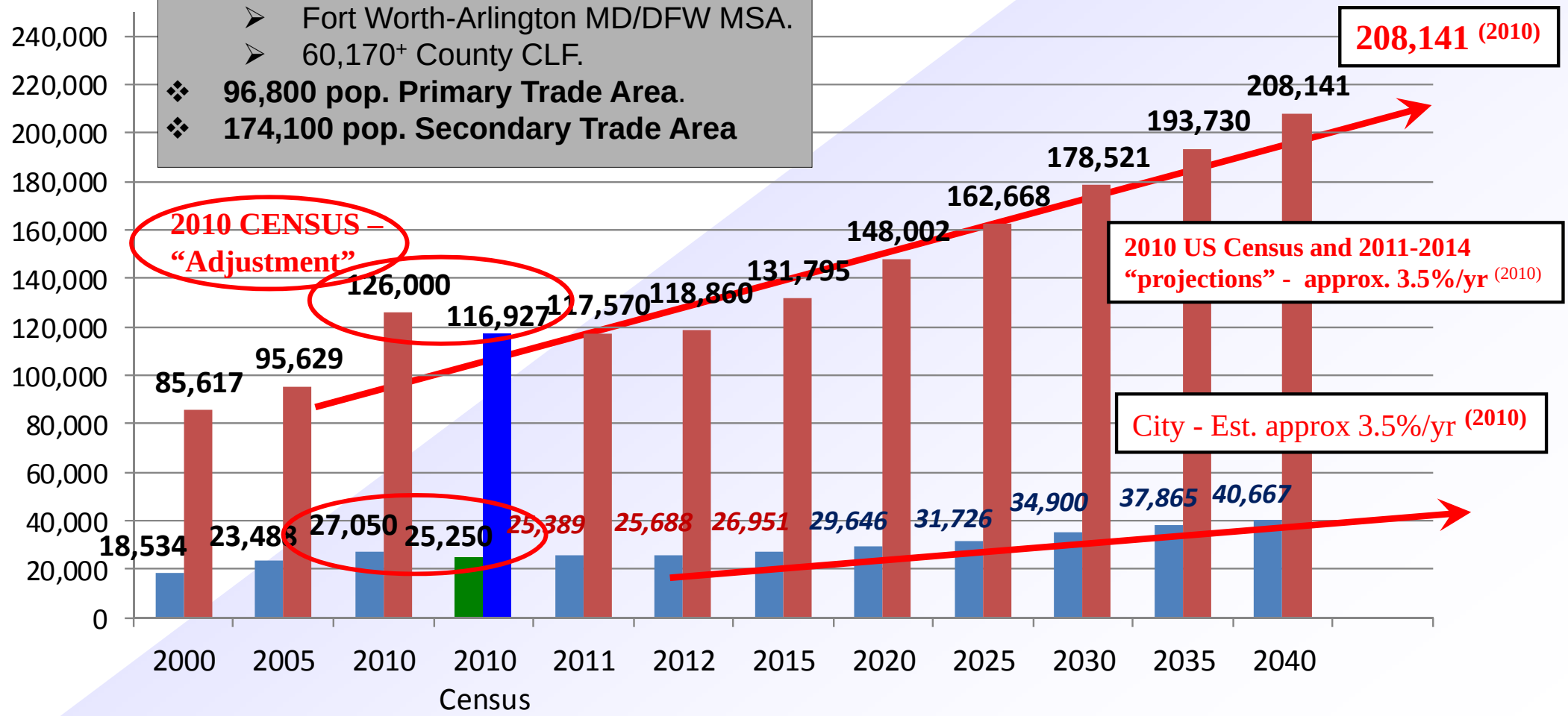
Population Trends

Demographic Forecast Data - Population

City of Weatherford & Parker County

North Central Texas Council of Governments (NCTCOG)

- 27,769(2014) City Population,
- 123,164 (2014) County Population
  - 3.3+% Growth/Year since 2000
  - Fort Worth-Arlington MD/DFW MSA.
  - 60,170+ County CLF.
- 96,800 pop. Primary Trade Area.
- 174,100 pop. Secondary Trade Area

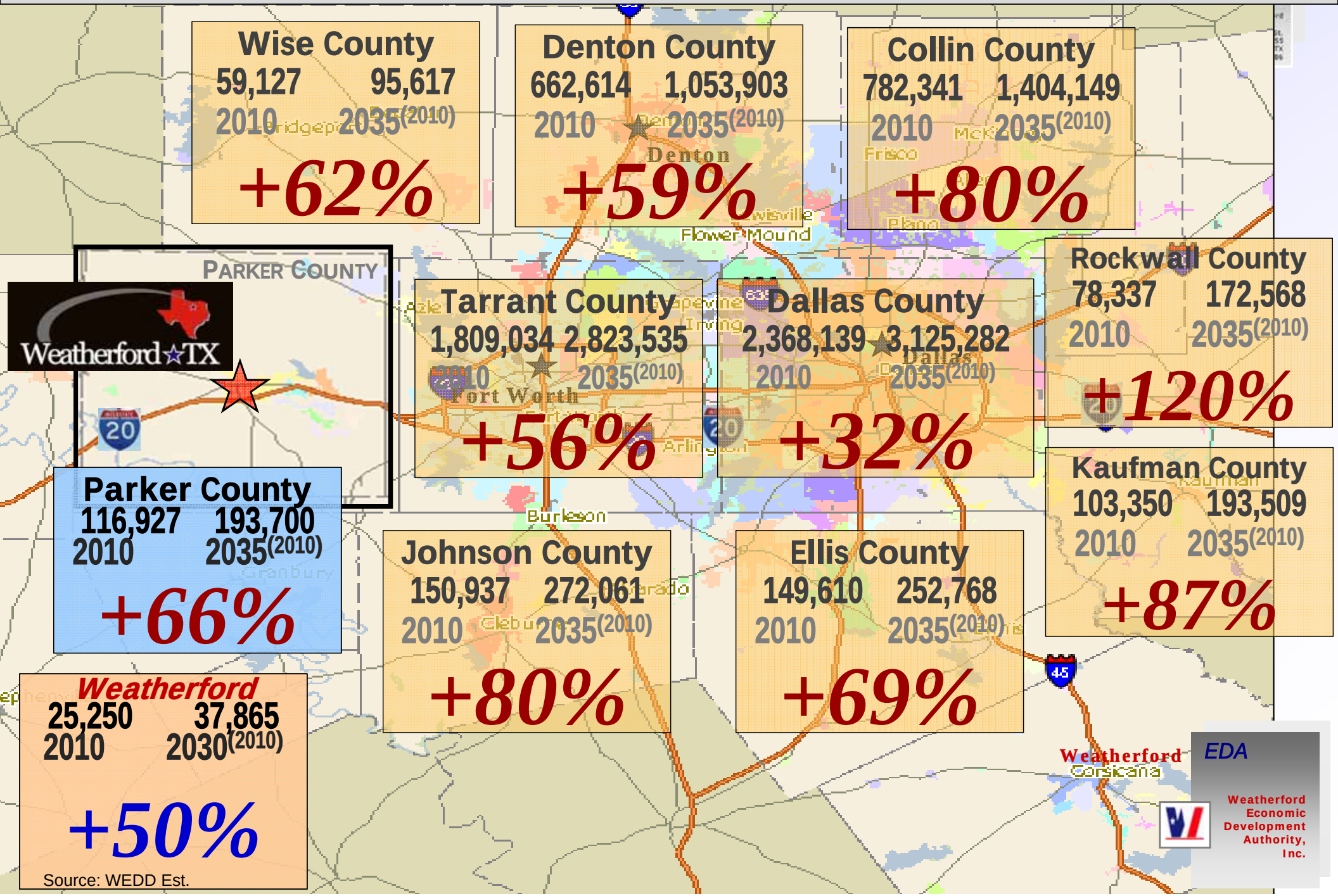


2001-2010-2013 Estimates - NCTCOG

DFW Metroplex Growth of all Adjacent Counties

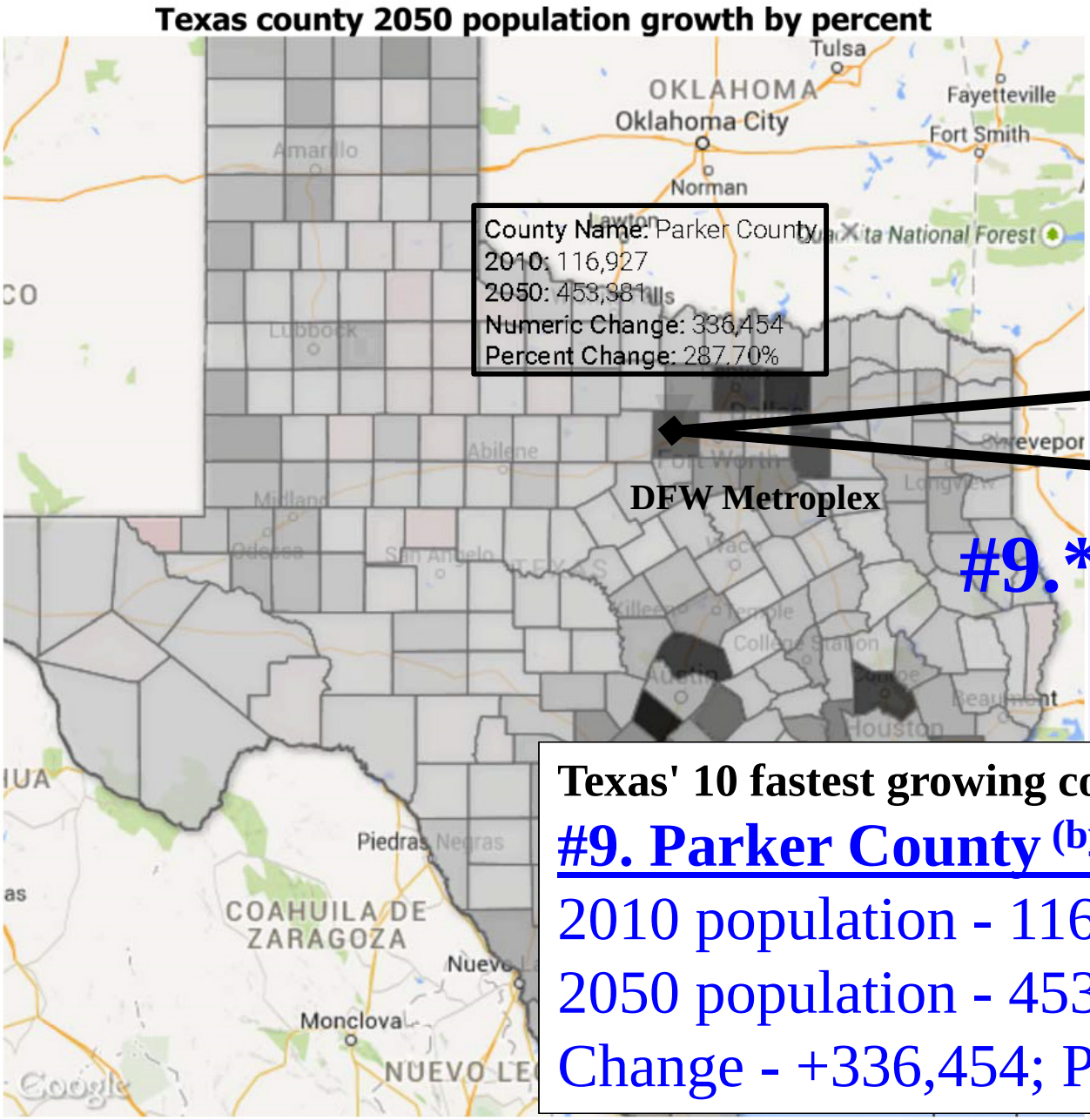
Projected Household Population Change – 2010 to 2035

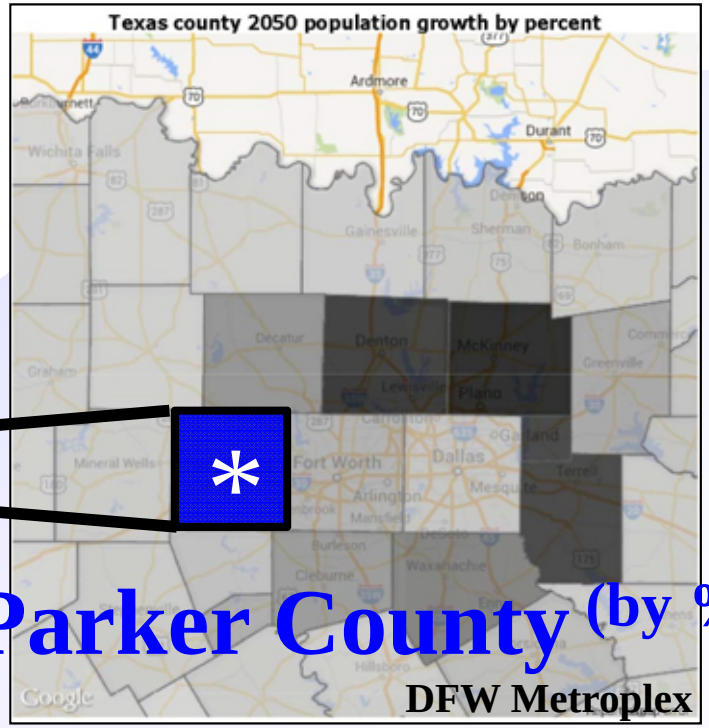
Source: NCTCOG 2040 Demographic Forecast [from 2010 US Census]/ WEDD Est. & calculations



Map: Texas suburbs, not cities, to grow the fastest by 2050; one Central Texas county will top them all.

Source: Austin Business Journal 03.10.15; IAW county-level data released by the Texas Office of the State Demographer, [mapped and reported by The Austin Business Journal].





#9.*Parker County (by %)

Texas' 10 fastest growing counties by 2050 (%-Percent):

#9. Parker County (by %);

2010 population - 116,927; 2014(est.)123,164

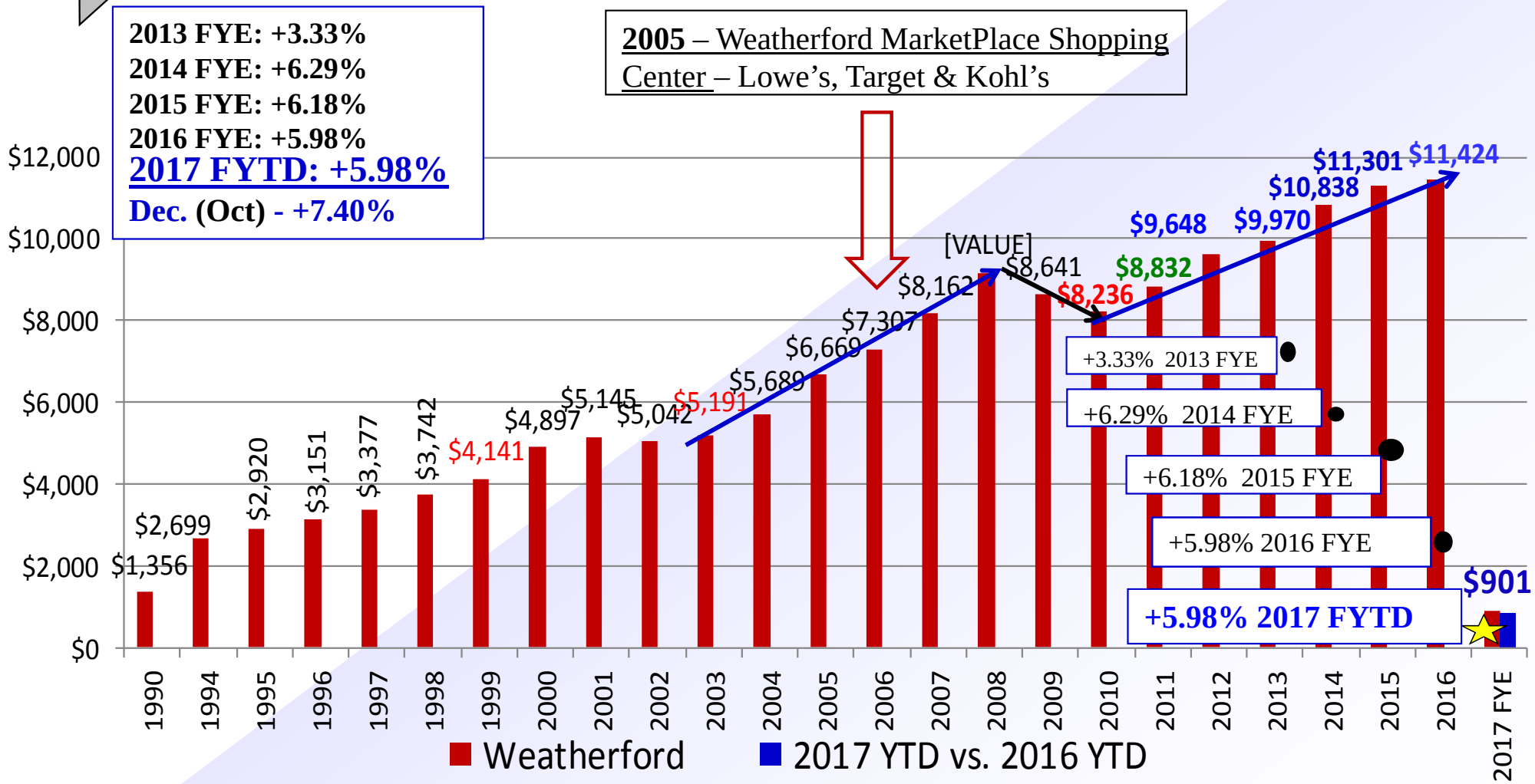
2050 population - 453,381;

Change - +336,454; Percent change - 287.70%

Key Economic Indicators "On-the-Watch!"

December 2016

City - Annual Sales & Use Tax Trends

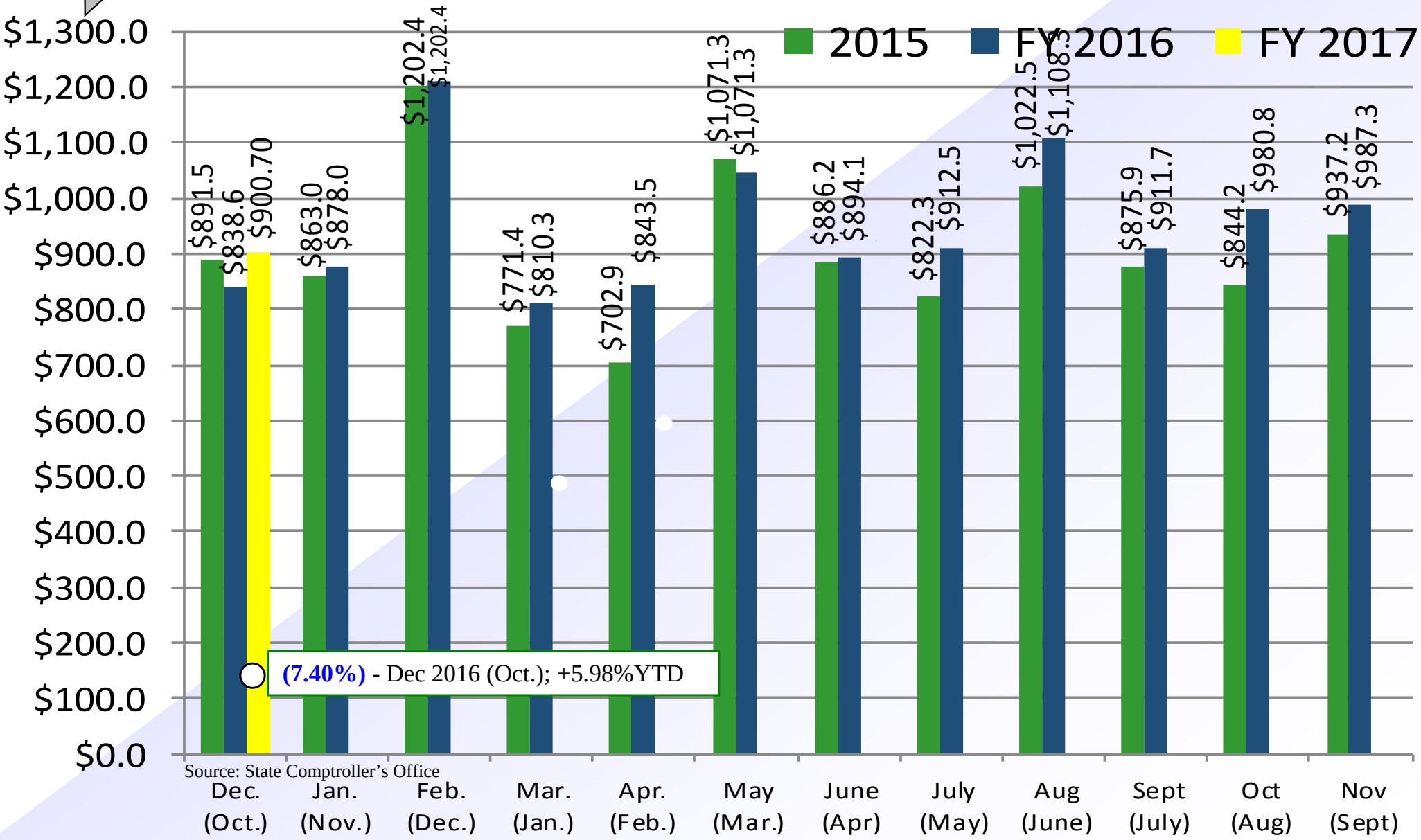


Source: State Comptroller's Office

Key Economic Indicators "On-the-Watch!"

December (Oct.) **2016**

City 2016 vs. FY 2017 Sales & Use Tax Trends



Source: State Comptroller's Office

City of Weatherford;

New Commercial Building Permits

November 2016

Wfrd - Comm ONLY

Parker Co. – All 6 Cities (1):
Prior to 2011 – Since, data not avail.

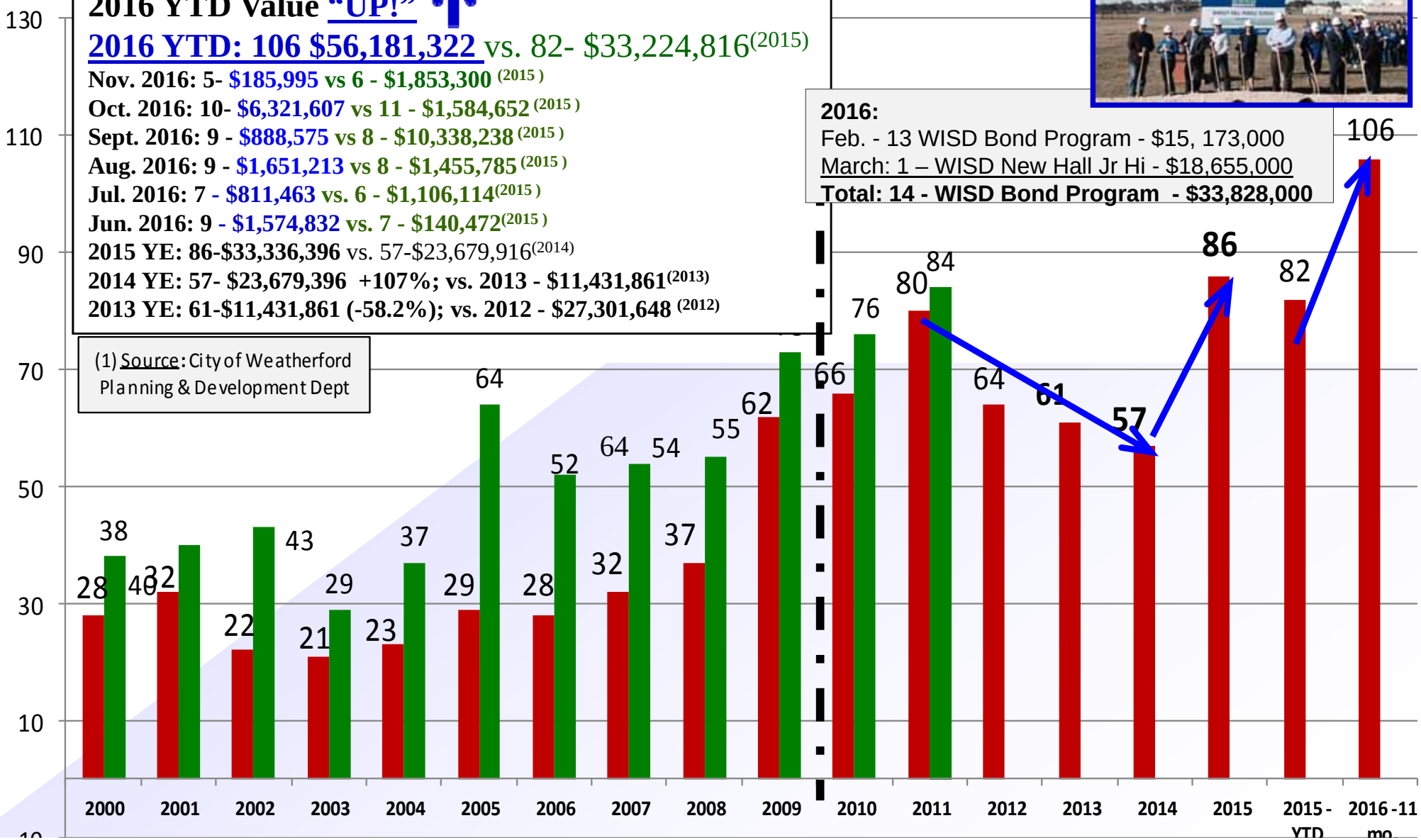
2016 YTD Value "UP!"

2016 YTD: 106 $56,181,322 vs. 82- $33,224,816(2015)

Nov. 2016: 5- $185,995 vs 6 - $1,853,300 (2015)
Oct. 2016: 10- $6,321,607 vs 11 - $1,584,652 (2015)
Sept. 2016: 9 - $888,575 vs 8 - $10,338,238 (2015)
Aug. 2016: 9 - $1,651,213 vs 8 - $1,455,785 (2015)
Jul. 2016: 7 - $811,463 vs. 6 - $1,106,114(2015)
Jun. 2016: 9 - $1,574,832 vs. 7 - $140,472(2015)
2015 YE: 86-$33,336,396 vs. 57-$23,679,916(2014)
2014 YE: 57- $23,679,396 +107%; vs. 2013 - $11,431,861(2013)
2013 YE: 61-$11,431,861 (-58.2%); vs. 2012 - $27,301,648 (2012)

(1) Source: City of Weatherford Planning & Development Dept

2016:
Feb. - 13 WISD Bond Program - $15, 173,000
March: 1 – WISD New Hall Jr Hi - $18,655,000
Total: 14 - WISD Bond Program - $33,828,000



Weatherford Economic Development Authority, Inc.: This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority.`

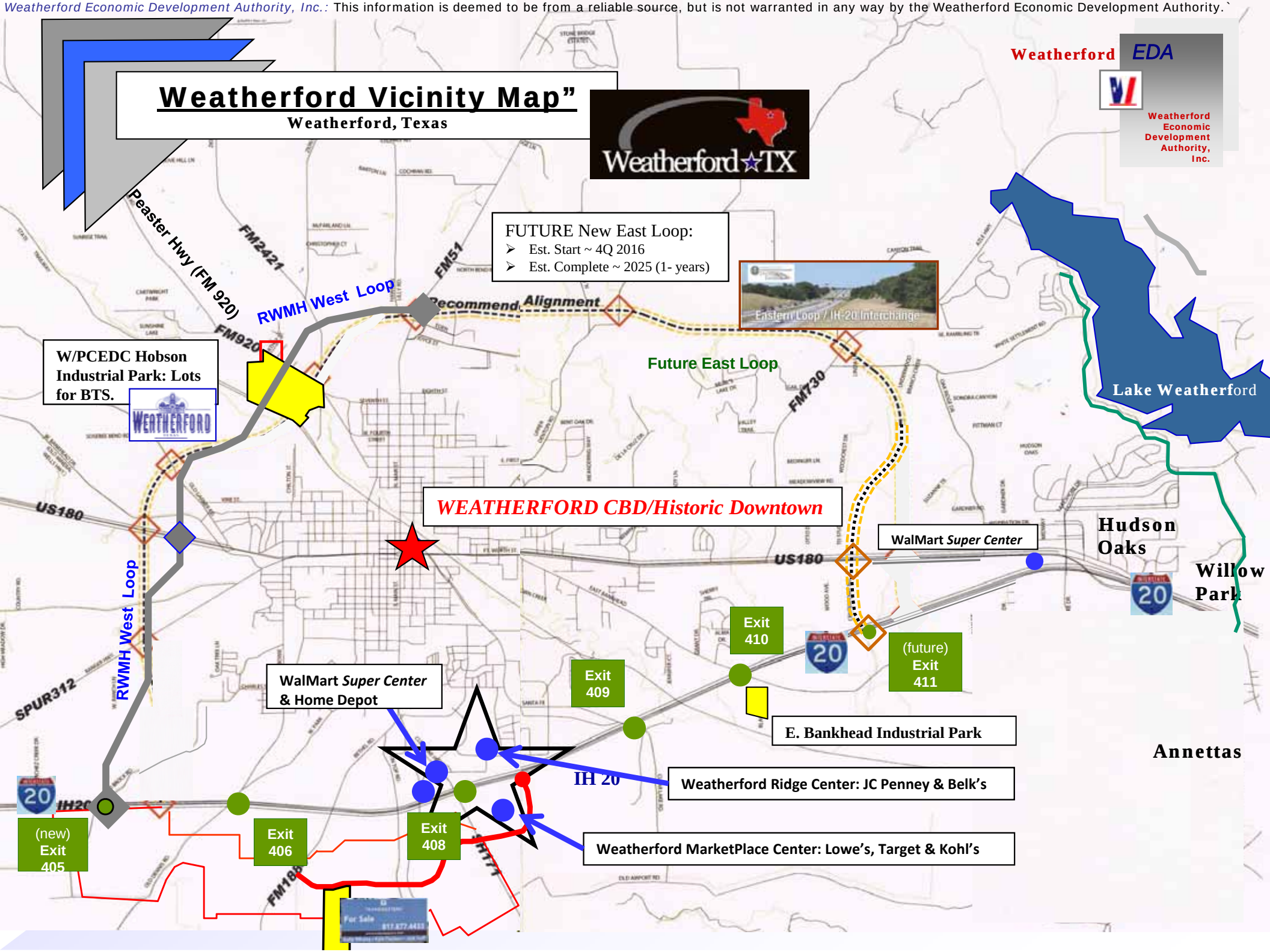
Weatherford Vicinity Map"

Weatherford, Texas

Weatherford EDA

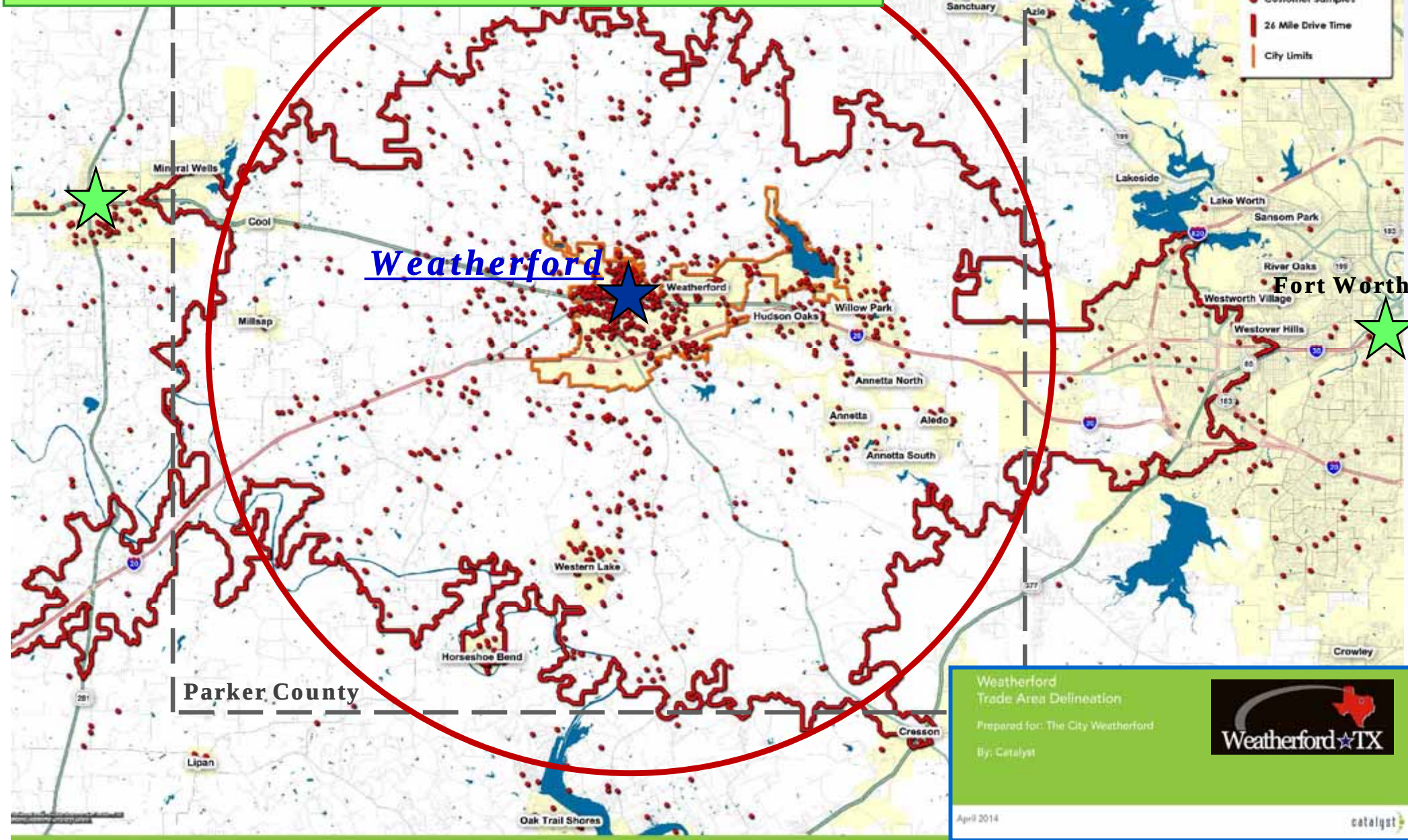
Weatherford Economic Development Authority, Inc.

Weatherford TX



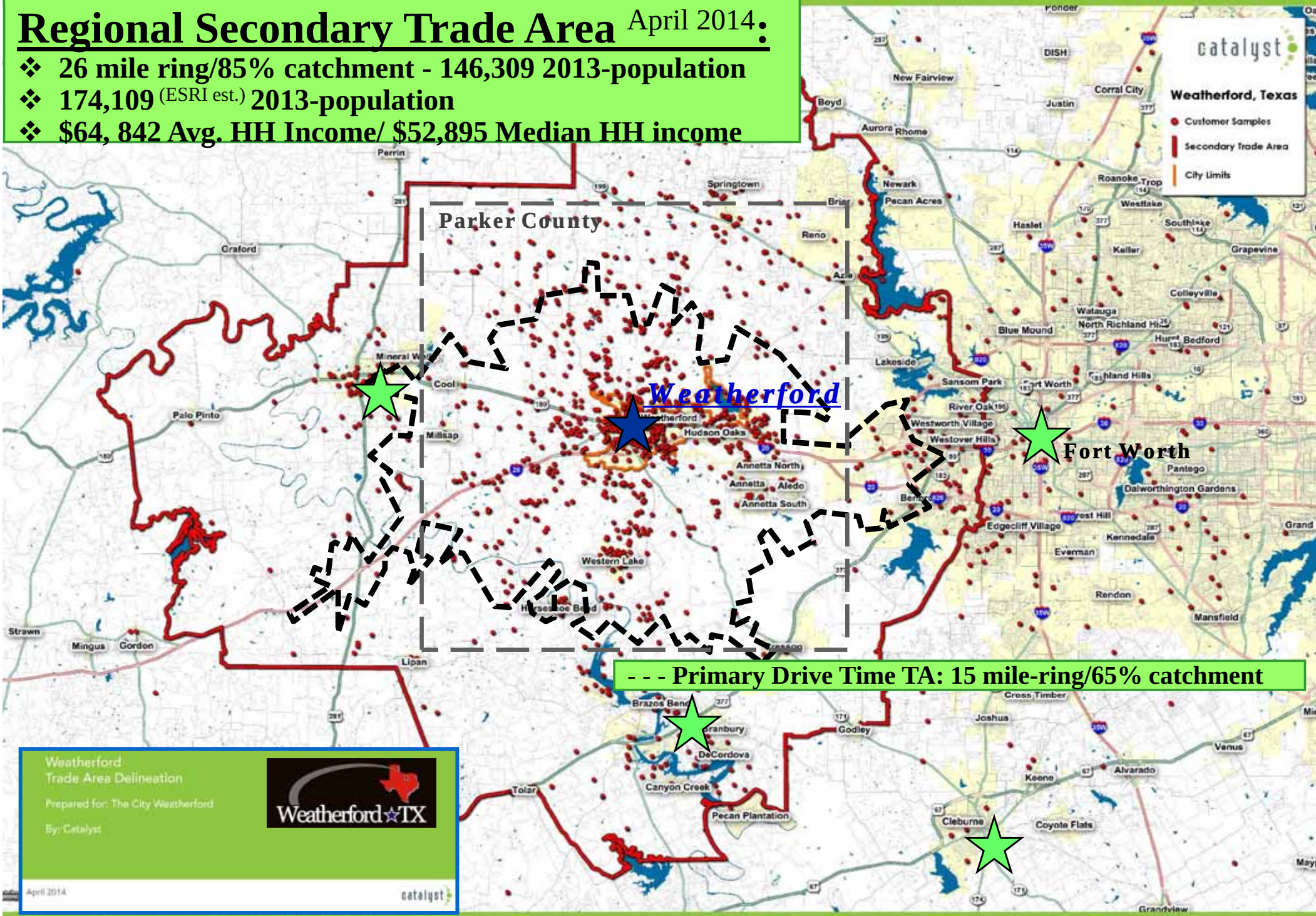
Regional Primary Trade Area April 2014:

- 15 mile ring/65% catchment - 96,855 2013 population
- $71,536 Median HH income



Regional Secondary Trade Area April 2014:

- 26 mile ring/85% catchment - 146,309 2013-population
- 174,109 (ESRI est.) 2013-population
- $64, 842 Avg. HH Income/ $52,895 Median HH income



Weatherford TX Economic Development Authority, Inc.
City of Weatherford, Texas

Weatherford Ridge Center - 340,000 +/- SF/40 acres
The Retail Connection

Weatherford Retail Trade Area (RTA) Market Analysis:

RTA Population - 75,150; City Pop.- 27,050; County Pop.- 126,000.

"Exurban" economy tied to a large MSA/Metroplex

($ MM-millions)	*2007*	*2009 Update*
Market Area (RTA) Demand:	$801.7MM	$620.3MM (-23%)
Market (Retail Gap) Availability:	$423.5MM	$176.0MM (-58%)
City Sales:	$378.1MM	$444.2MM +17%
Market Area Sales:	$638.8MM	

Claritas PRIZM Social Group Distribution 2008 - Parker County.

Parker County:	*Area HH*	*Area %*	*US Median HH income*	*Area Index*
Landed Gentry:	*8,580*	*22.5%*	*$85,500**	*245.4*
			**($105,600 to $73,700)*	
Country Comfort:	*13,820*	*36.4%*	*$57,413*	*337.4*
Middle America:	*10,500*	*27.63%*	*$44,126*	*270.4*
Rustic Living:	*5,045*	*13.27%*	*$32,044*	*116.1*

Population FACTS: (© Claritas, Inc,/Civic Economics - Austin)

Weatherford & Parker County, Texas 76086 - Demographics

Population Estimates & Growth:	**2010** -% Growth	**2009** -% Growth	**2000**
City of Weatherford	27,050/42.35%	26,650/40.3%	19,000
Parker County	126,000/42.3%	123,950/40.1%	88,495

Households: (© Claritas, Inc,/Civic Economics - Austin)

Parker County		
2013 Projections	42,790	
2008 Estimates	38,004	
2008 HH– Family	29,677 /	78.09%
Household Income:		
$75,000 to $499,999	12,601 /	33.16%
$50,000 to $499,999	20,862 /	54.9%
2008 Avg. HH Income	$70,389	
2008 Median HH Income	$56,180	
2008 Per Capita HH Income	$24,622	

Weatherford MarketPlace Center - 530,000 +/- SF/65 acres

Weatherford—Emerging Regional Retail Center

870,000 SF of New Retail Power Centers constructed since 2005.

- "Weatherford MarketPlace" - Lowe's, Target, Kohl's
- "Weatherford Ridge" - JCPenney & Belk's
- Established Wal-Mart & Home Depot Centers

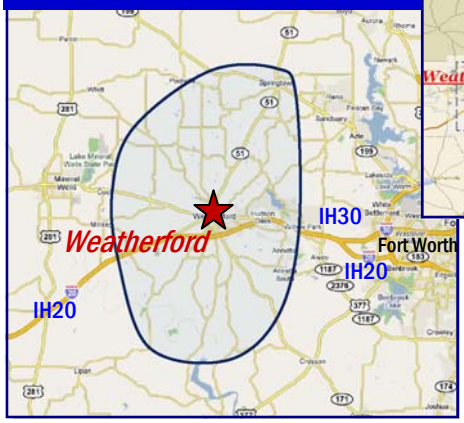
75,150 population RETAIL TRADE AREA

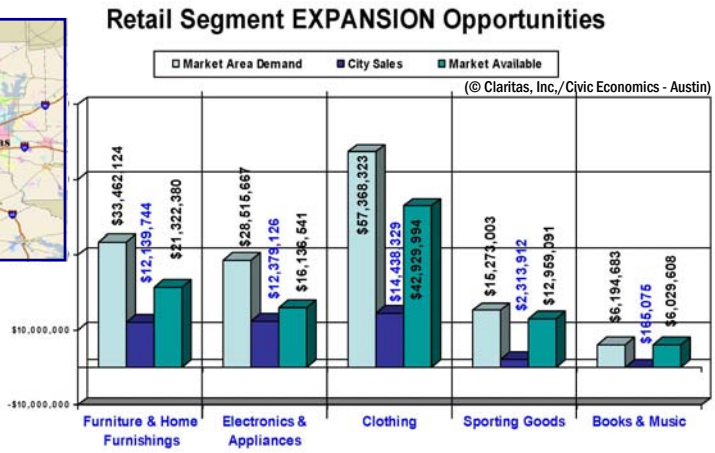
- Regional Retail Center
- $620 MM to $801MM Market Demand
- Retail sites on IH20.

On IH20 & IH30 - 25 miles West of Fort Worth & DFW Metroplex.

Weatherford TX Economic Development Authority, Inc.
City of Weatherford, Texas

Weatherford Retail Trade Area: (RTA)





Weatherford Retail Trade Area: Retail Segment EXPANSION Opportunities (© Claritas, Inc,/Civic Economics - Austin)

($ MM--millions)	RTA/MA Demand	City Sales	RTA Market (Gap) Available
Furniture & Home Furnishings 442:	$33.46 (2007)	$7.36 (2007)	$26.1 (2007)
	$19.4 (2009) (-42%)	**$6.57** (2009) **(-11%)**	**$12.79** (2009) **(-51%)**
Electronics & Appliances 443:	$28.52 (2007)	$8.6 (2007)	$19.93 (2007)
	$21.6 (2009) **(-24%)**	**$8.87** (2009) **+ 3%**	**$12.7** (2009) **(-36%)**
Clothing & Clothing Accessories 448:	$57.37 (2007)	$7.45 (2007)	$49.9 (2007)
	$41.8 (2009) **(-27%)**	**$17.58** (2009) **+136%**	**$24.3** ((2009) **(-51%)**
Sporting Goods, Hobby & Musical Inst. 4511:	$15.27 (2007)	$2.3 (2007)	$12.96 (2007)
	$11.47 (2009) **(-25%)**	**$4.93** (2009) **+113%**	**$ 6.54** (2009) **(-49%)**
Book & Music Stores 4512:	$ 6.19 (2007)	$0.165 (2007)	$6.03 (2007)
	$5.01 (2009) **(-19%)**	**$0.300** (2009) **+82%**	**$4.71** (2009) **(-22%)**

Population FACTS: (© Claritas, Inc./Civic Economics - Austin)

1-, 3 -, 5 -Mile Radius Demographics: Weatherford, Texas 76086

Population Estimates:	1-Mile	3-Mile	5-Mile
2014 Projections	3,737	27,656	38,395
2009 Estimates	3,126	23,996	33,653
Households (HH):			
2014 Projections	1,517	10,545	14,349
2009 Estimates	1,277	9,194	12,633

27,050+ City Population
126,000+ County Population
- Fort Worth - Arlington MD/DFW MSA
- 4.2% Growth / Year

55,100+ Labor Force
75,150 population RTA

Household (HH) Income:	1-Mile	3-Mile	5-Mile
$75,000 to $499,999	441/34.54%	2644/28.76%	3863/30.58%
$50,000 to $499,999	681/53.3%	4583/49.85%	6517/51.59%
2009 Avg. HH Income	$68,590	$65,725	$67,616
2009 Median HH Income	$55,031	$50,399	$53,505
2009 Per Capita HH Income	$28,595	$25,825	$25,917

Funded by an economic development grant from *Weatherford Electric & AEP Energy Partners*

Weatherford TX *Economic Development Authority, Inc*
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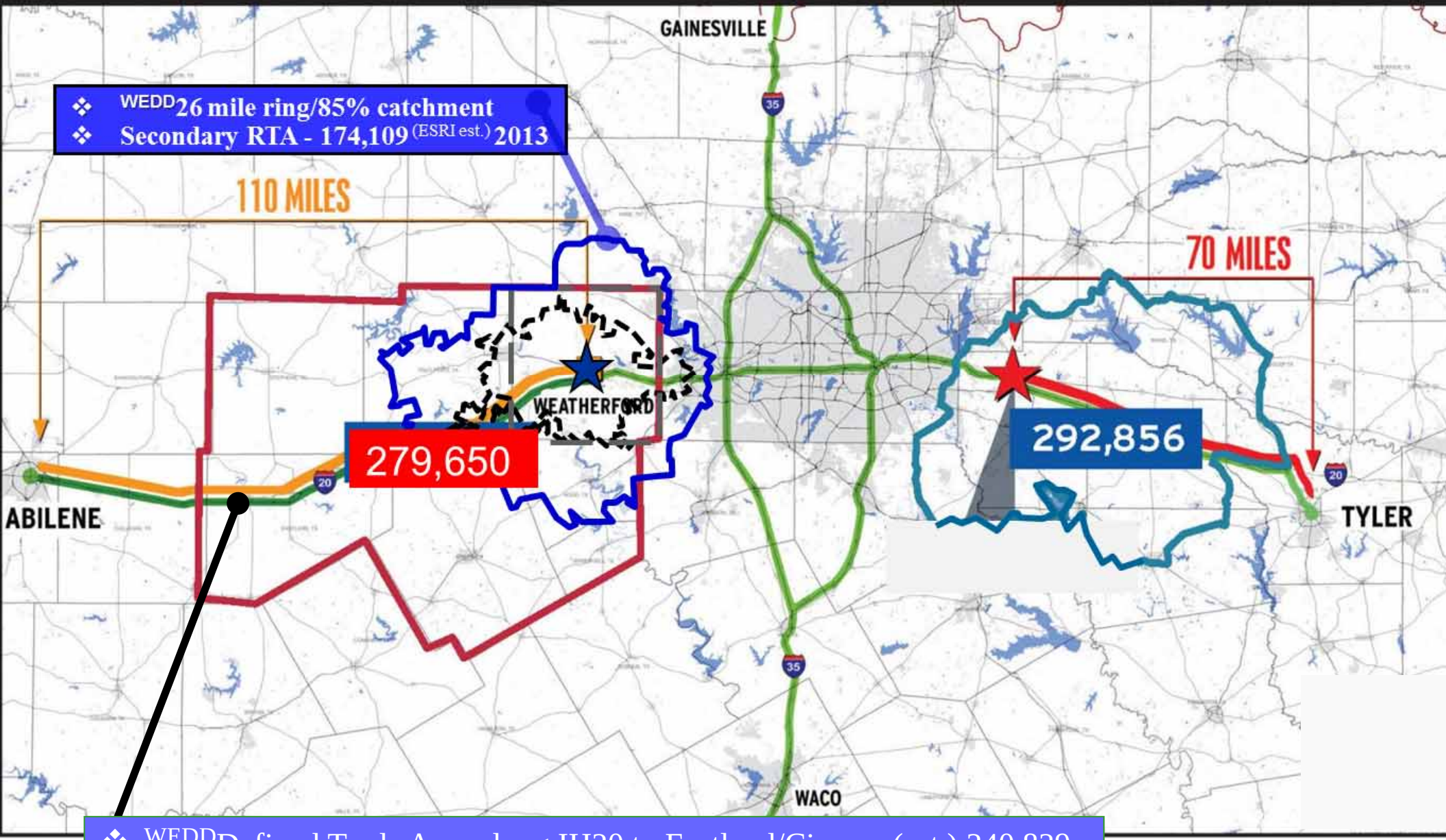
817.594.9429 * DIRECT 817.598.4302 * FAX 817.594.4786
dclayton@weatherfordtx.gov * www.weatherfordtxeda.org

Weatherford EDA
Weatherford Economic Development Authority, Inc.

TERRELL AND WEATHERFORD RETAIL TRADE AREA COMPARISON

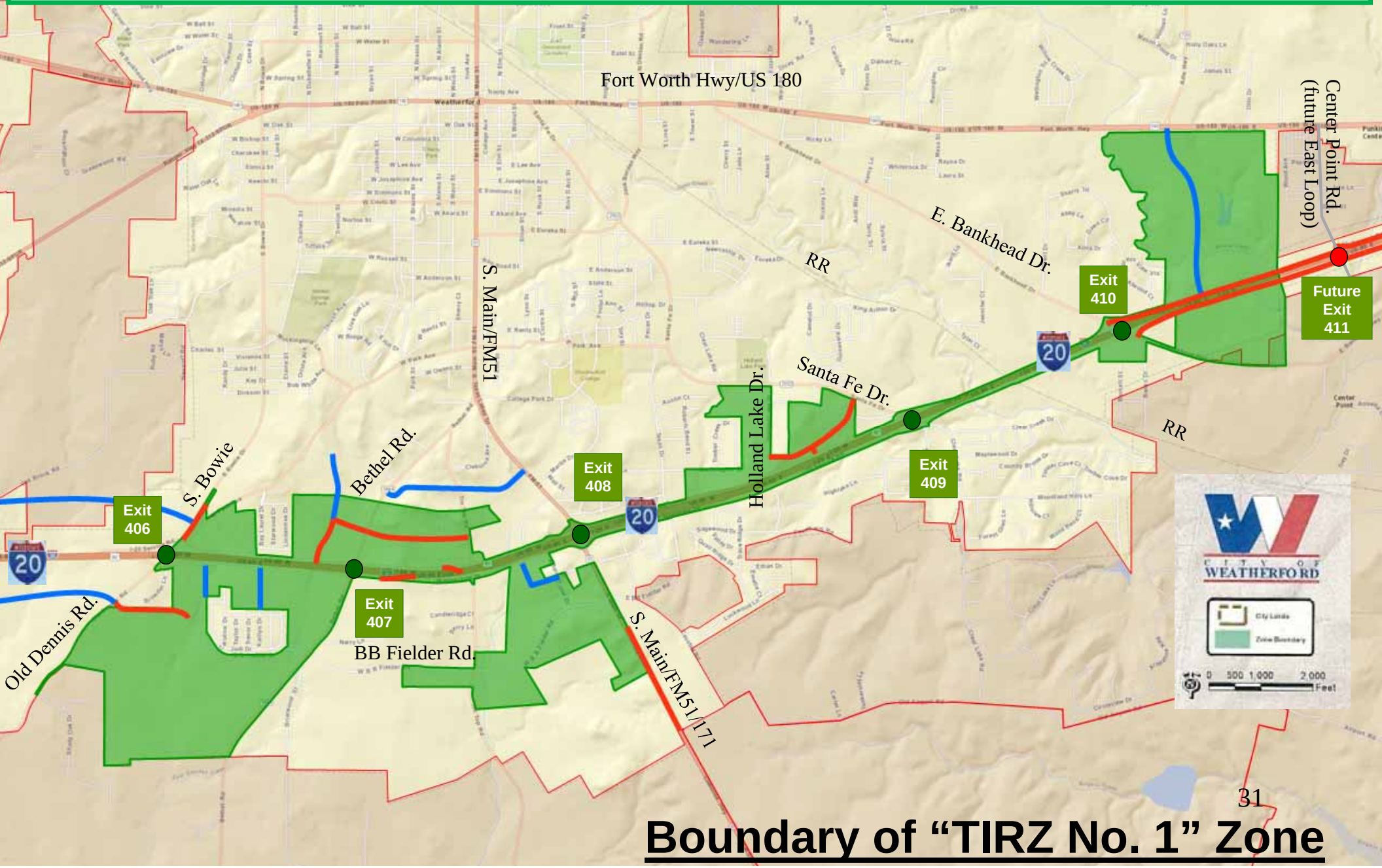


❖ WEDD Defined Trade Area along IH20 to Eastland/Cisco = (est.) 240,829

2016 Retail Market Sq. Ft. Survey:

A. IH20/S. Main Retail Corridor:		**1,525,000**
1. Weatherford Market Place SC - SEQ	650,000	
2. Weatherford Ridge SC - NEQ	385,000	
3. Walmart Super Center, Home Depot & Office Max - NWQ	460,000	
a) Weatherford Towne Centre	30,000	
B. New Projects under-construction:	136,000	**136,000**
1. Film Alley M-B-G; Roger Williams, QT		
C. College Park SC:	203,000	**240,000**
1. New ALDI/Race Trac	25,000	
a) plus 12,000 SF to be built-lease	12,000	
D. Parker Plaza (Palo Pinto)	175,000	**175,000**
1. new Dollar General @ Mineral Wells Hwy/180 & Old Garner Rd		
E. Downtown/Albertsons	315,000	**315,000**
F. South Main	215,000	**290,000**
1. Tractor Supply, Arcade & Fitness (1st Gen Walmart)	75,000	
G. FW Highway/US 180	160,000	**160,000**
plus 10% contingency		**3,125,100**
H. Motel Cluster (17 motels)	205,000	205,000
	TOTAL	**3,330,100**
I. Retail "Market" Auto Dealers (H.0.)	400,000	

Exhibit D_1 – Reinvestment Zone #1, City of Weatherford



Boundary of "TIRZ No. 1" Zone

Weatherford EDA

Weatherford Economic Development Authority, Inc.

Weatherford TX

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