

Weatherford

Weatherford TX 25 miles west of DFW Metroplex

Established Regional Retail Centre of Parker County
 Wal-Mart SuperCenter/Hand Depot | Weatherford Marketplace SC | Weatherford Ridge SO

2014 - 2015 New Openings!

- Imperial Construction, Inc. HQ Office
- Weatherford Physical Rehab Hospital
- El Fenix
- KEO O'Neal Regional Distribution Center & 40 acre BP

"The Western Gateway Business Centre of the DFW Metroplex"
 27,769 City Population | 123,164 County Population
 96,800 pop. Primary TRADE AREA | 174,100 pop. Secondary TRADE AREA

Coming in 2015 - 2016

- Roger Williams CDJR Auto Mall
- ALDI Anchored SC/ RaceTrac
- ALDI
- QT Travel Center
- "Film Alley Weatherford" - Movie | Bowl | Grill

City of Weatherford Economic Development
 202 W. Oak St. | Weatherford, Texas 76086 | (817) 594-9429 | (817) 594-4786
 dclayton@weatherfordtx.gov | www.weatherfordtxeda.org

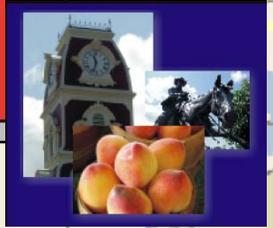


"The Western Gateway Business Centre of the DFW Metroplex"

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





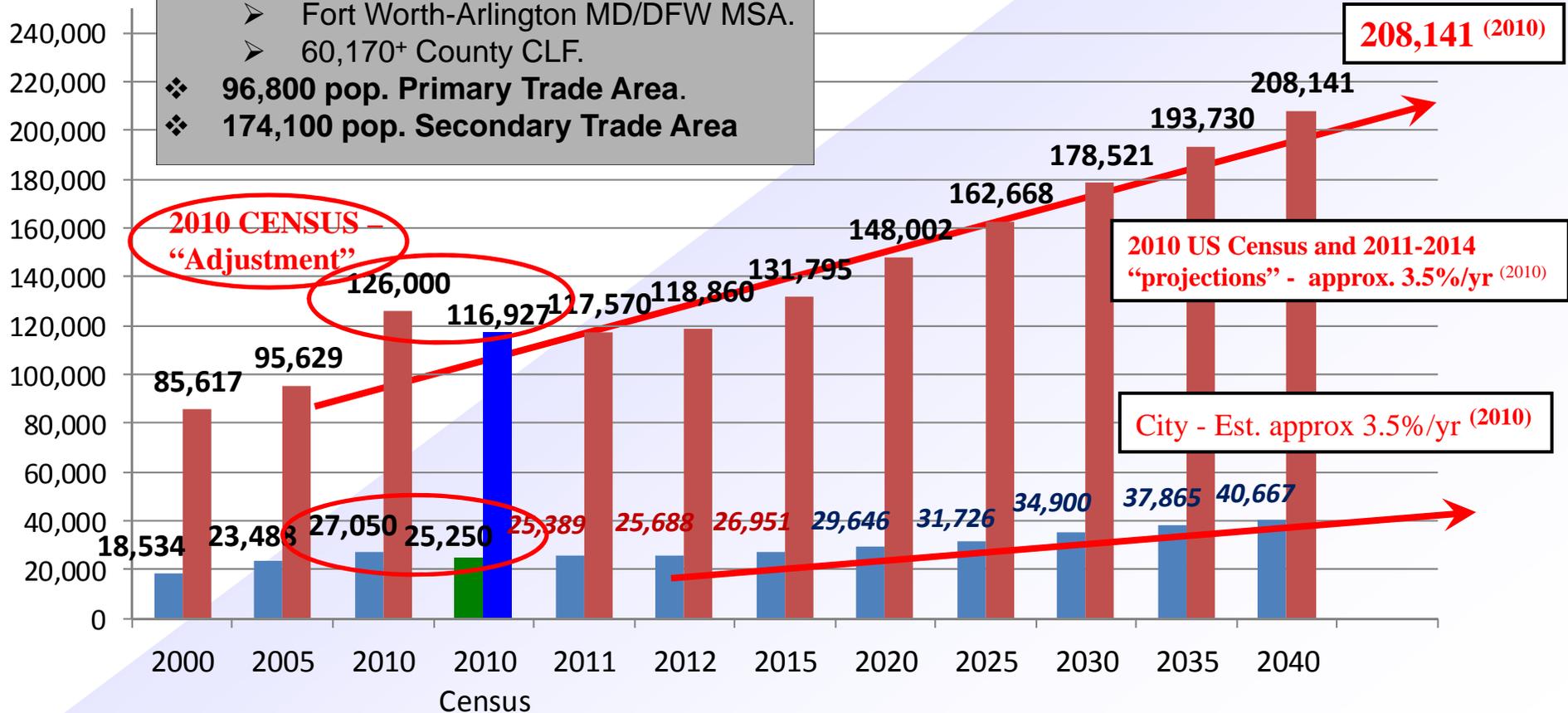
Population Trends

Demographic Forecast Data - Population

City of Weatherford & Parker County

North Central Texas Council of Governments (NCTCOG)

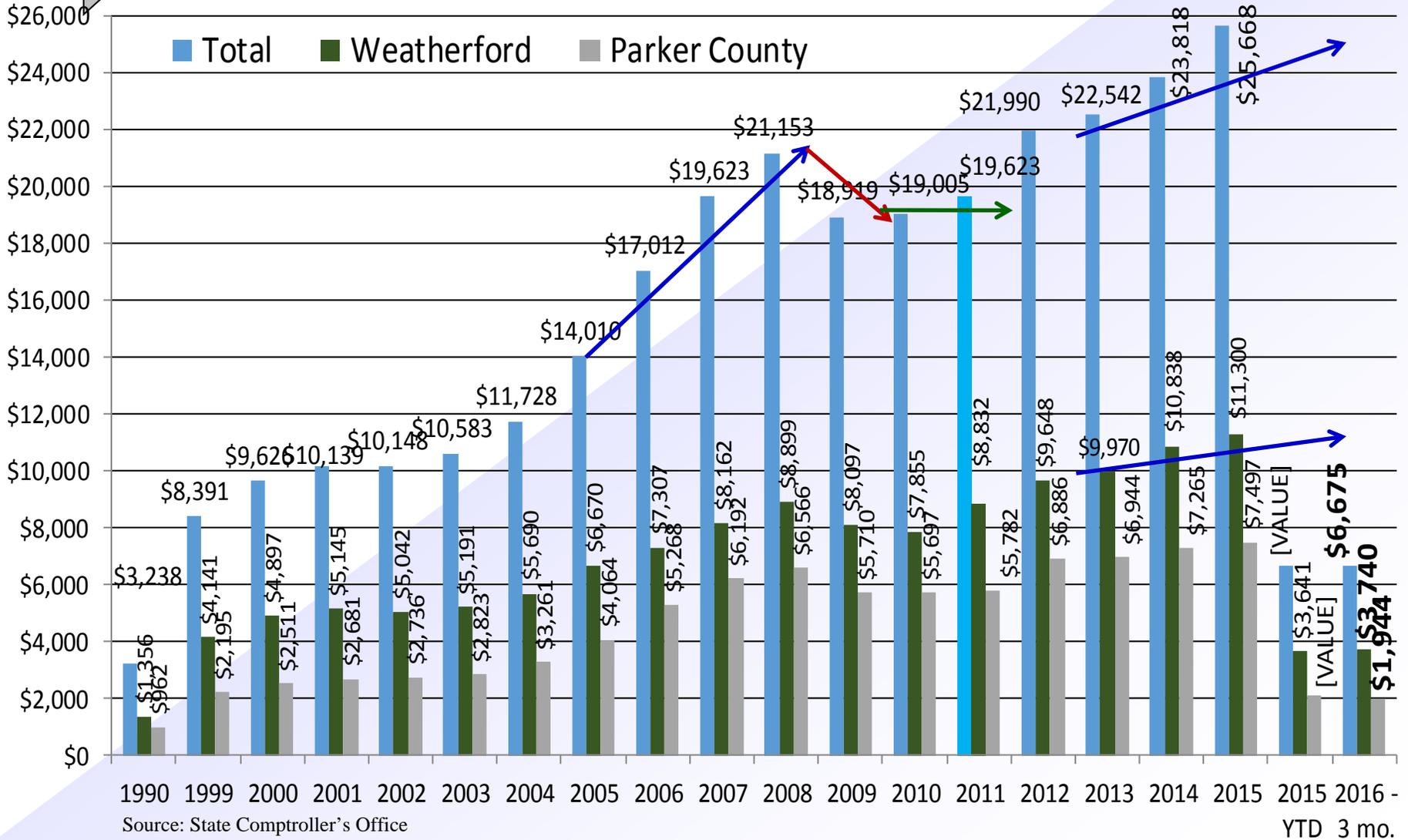
- ❖ 27,769⁽²⁰¹⁴⁾ City Population,
- ❖ 123,164⁽²⁰¹⁴⁾ County Population
 - 3.3+% Growth/Year since 2000
 - Fort Worth-Arlington MD/DFW MSA.
 - 60,170+ County CLF.
- ❖ 96,800 pop. Primary Trade Area.
- ❖ 174,100 pop. Secondary Trade Area





City/County – Annual: Sales & Use Tax Trends

March 2016



Source: State Comptroller's Office

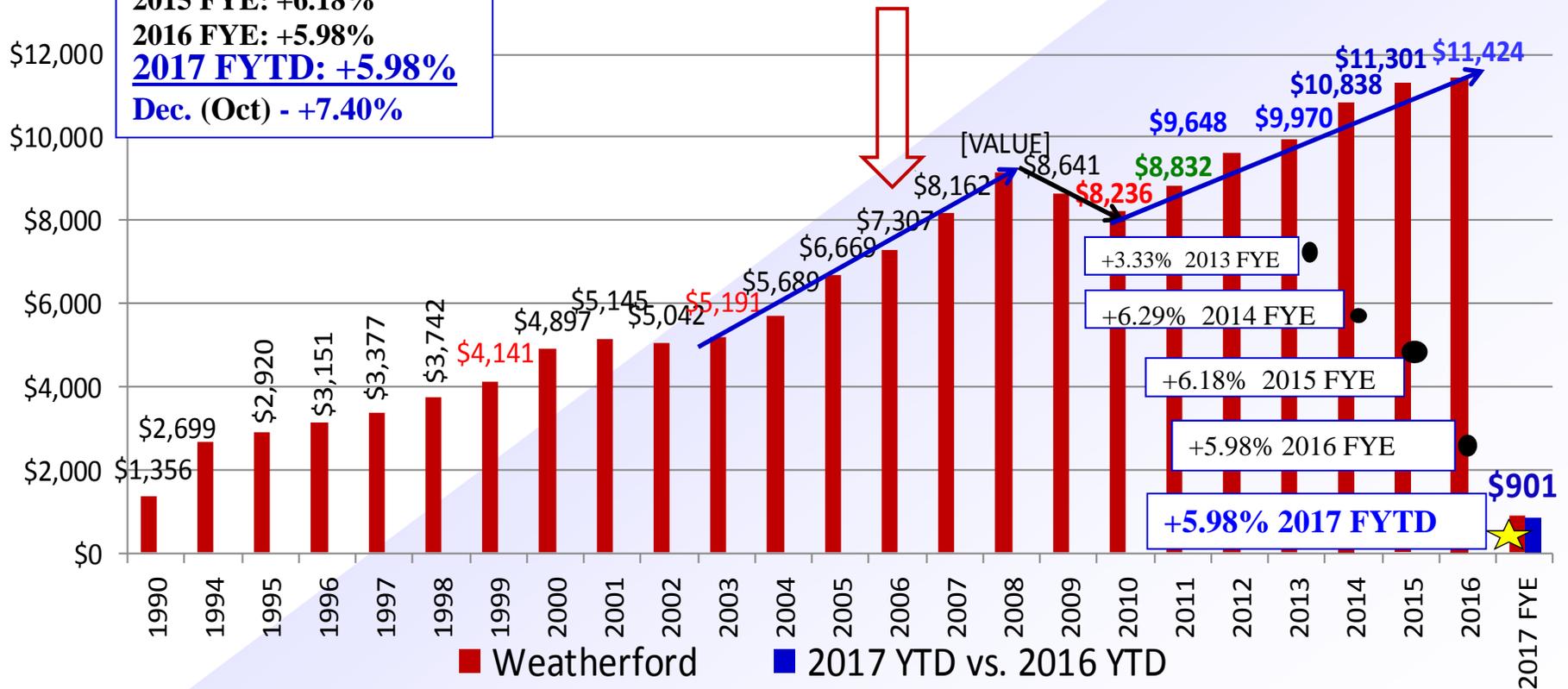
Key Economic Indicators "On-the-Watch!"

December 2016

City - Annual Sales & Use Tax Trends

2013 FYE: +3.33%
 2014 FYE: +6.29%
 2015 FYE: +6.18%
 2016 FYE: +5.98%
2017 FYTD: +5.98%
 Dec. (Oct) - +7.40%

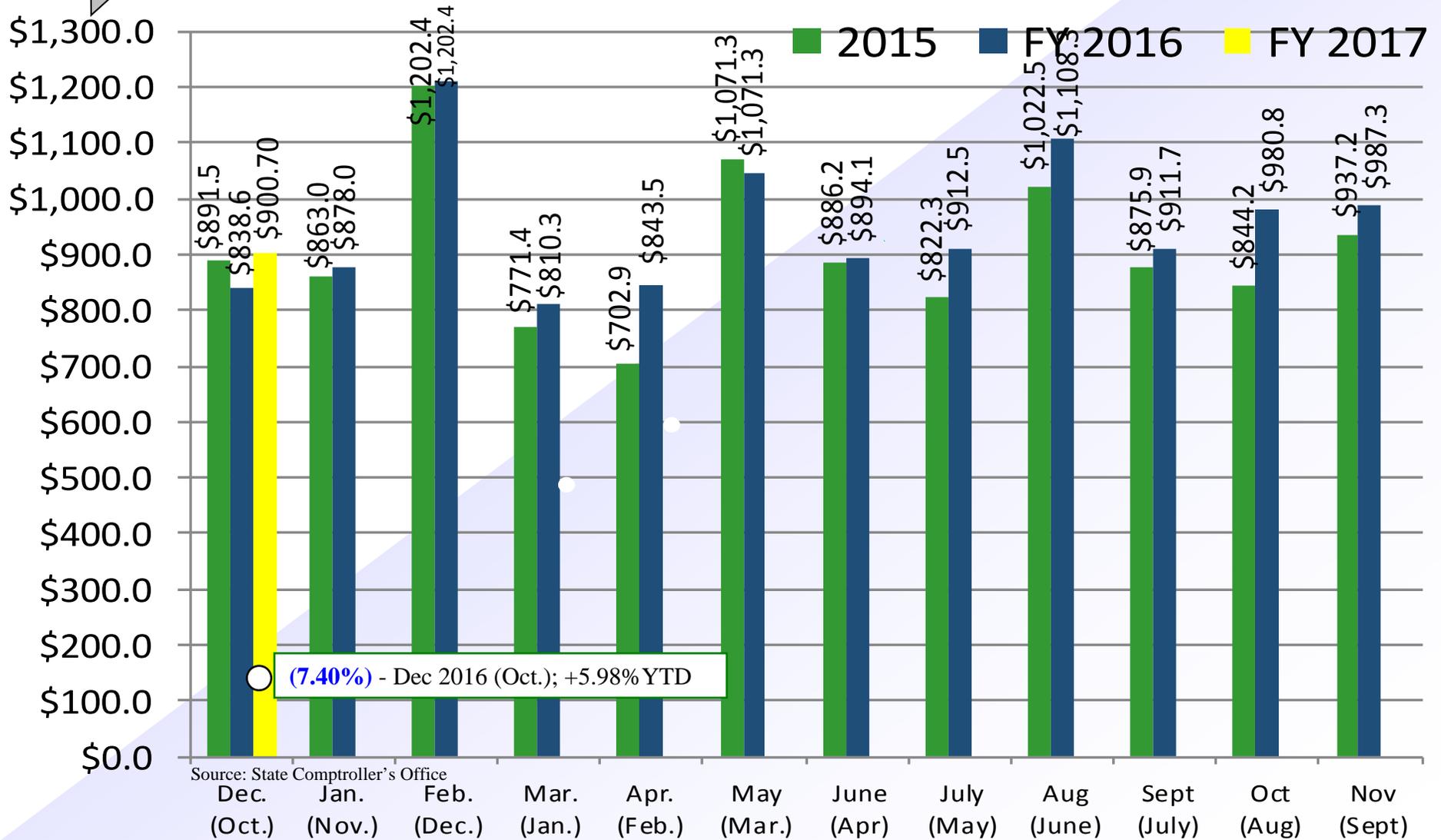
2005 – Weatherford MarketPlace Shopping Center – Lowe’s, Target & Kohl’s



Key Economic Indicators "On-the-Watch!"

December (Oct.) 2016

City 2016 vs. FY 2017 Sales & Use Tax Trends



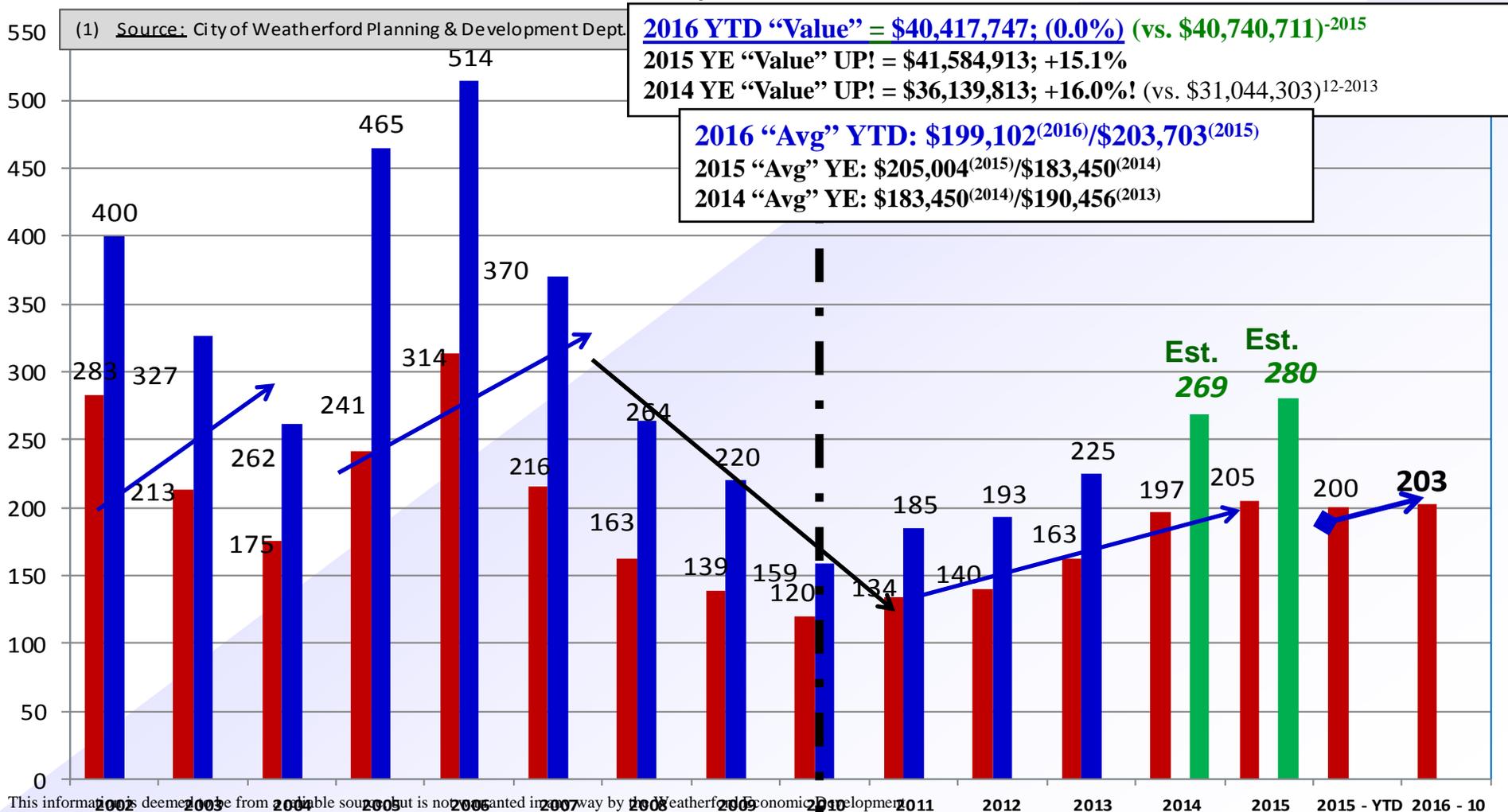
Weatherford & All Parker County (PC)^(estimated)

New Residential Building Permits

November 2016



■ Weatherford
 ■ Parker Cty - All 6 Cities
 ■ All PC - "Estimate"



City of Weatherford; New Commercial Building Permits

November 2016

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

■ Wfrd - Comm ONLY

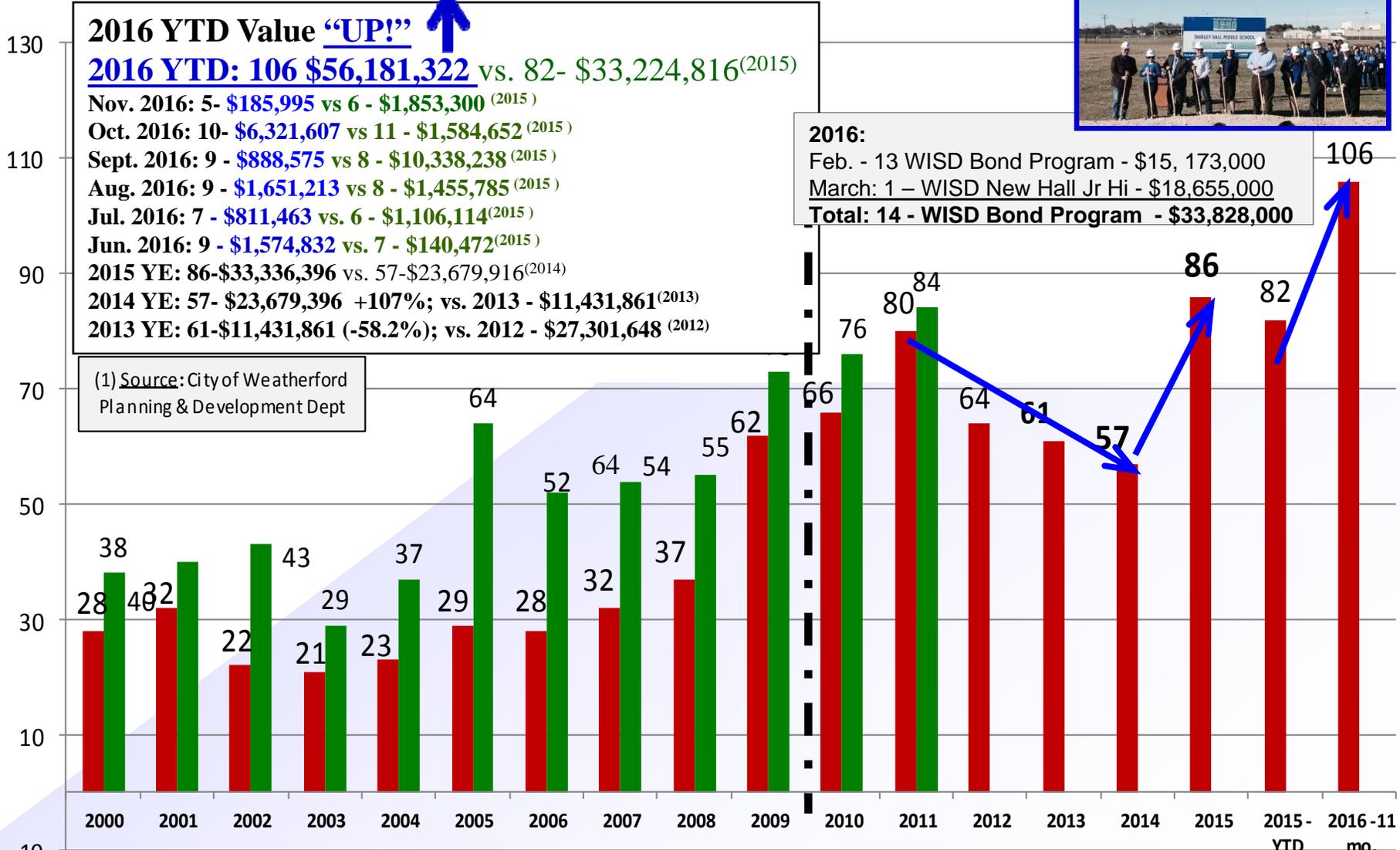
■ Prior to 2011 – Since, data not avail.



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⁾

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

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



Key Economic Indicators “On-the-Watch!”

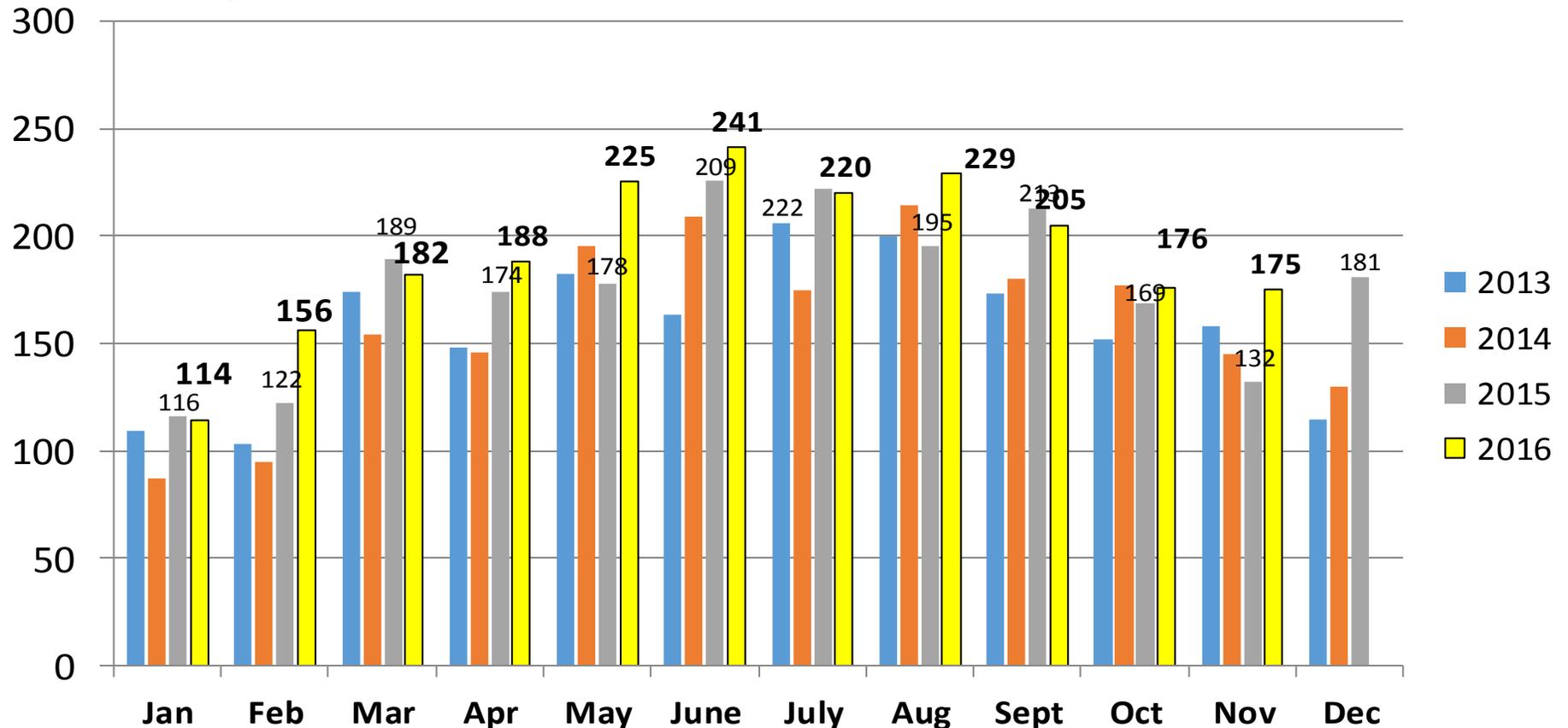
November 2016

MLS-SOLD (Existing home sales) Listings:

Source: NTRIS, Greater Metro West Association of Realtors, Weatherford

A. Nov. 2016- 175 vs. 139 = +25.89% MoM

❖ Avg. DAYS on Market: 59^(64 YTD); 2015 = 62^(74 YTD)





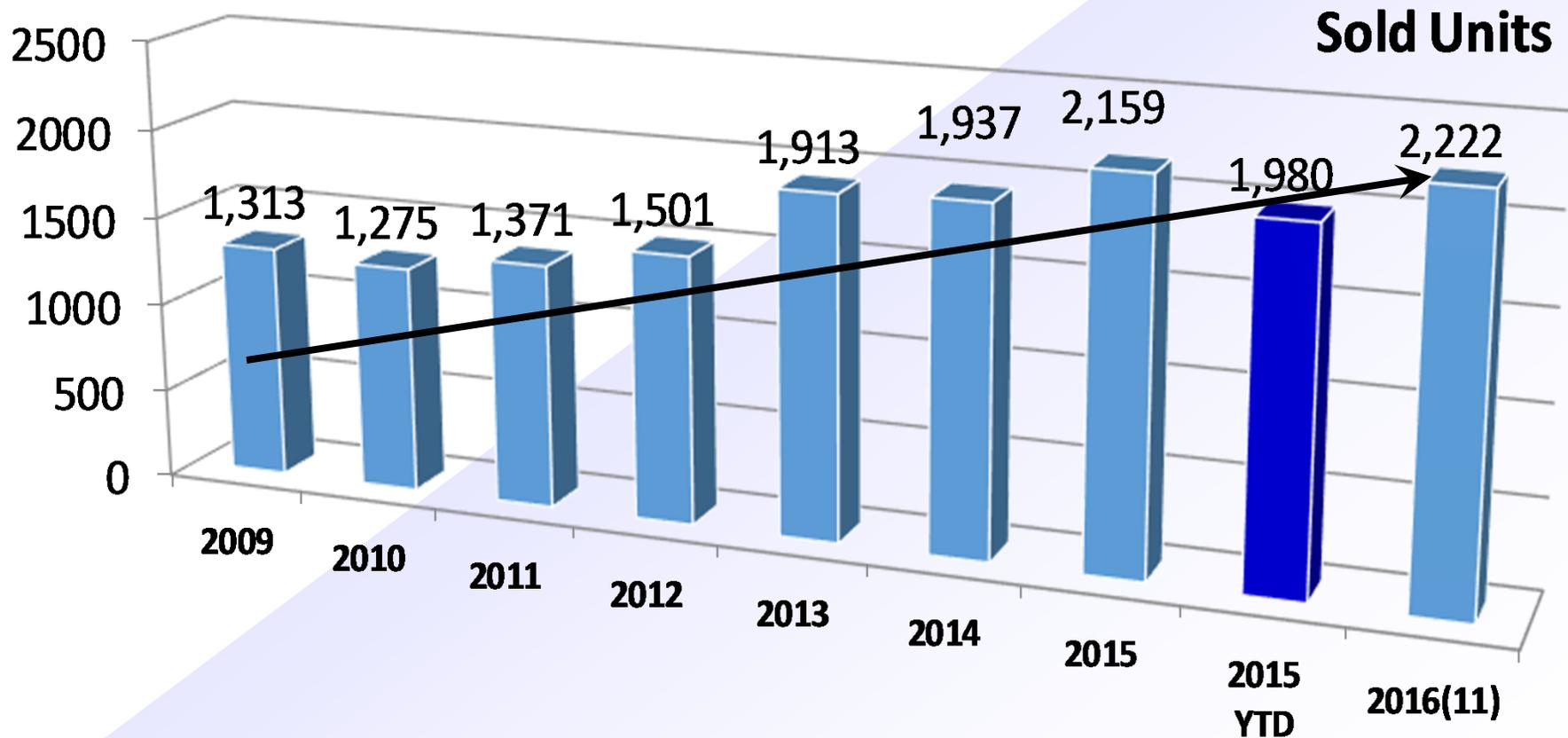
Key Economic Indicators “On-the-Watch!”

November 2016

MLS (Existing home sales) - Sold #Units:

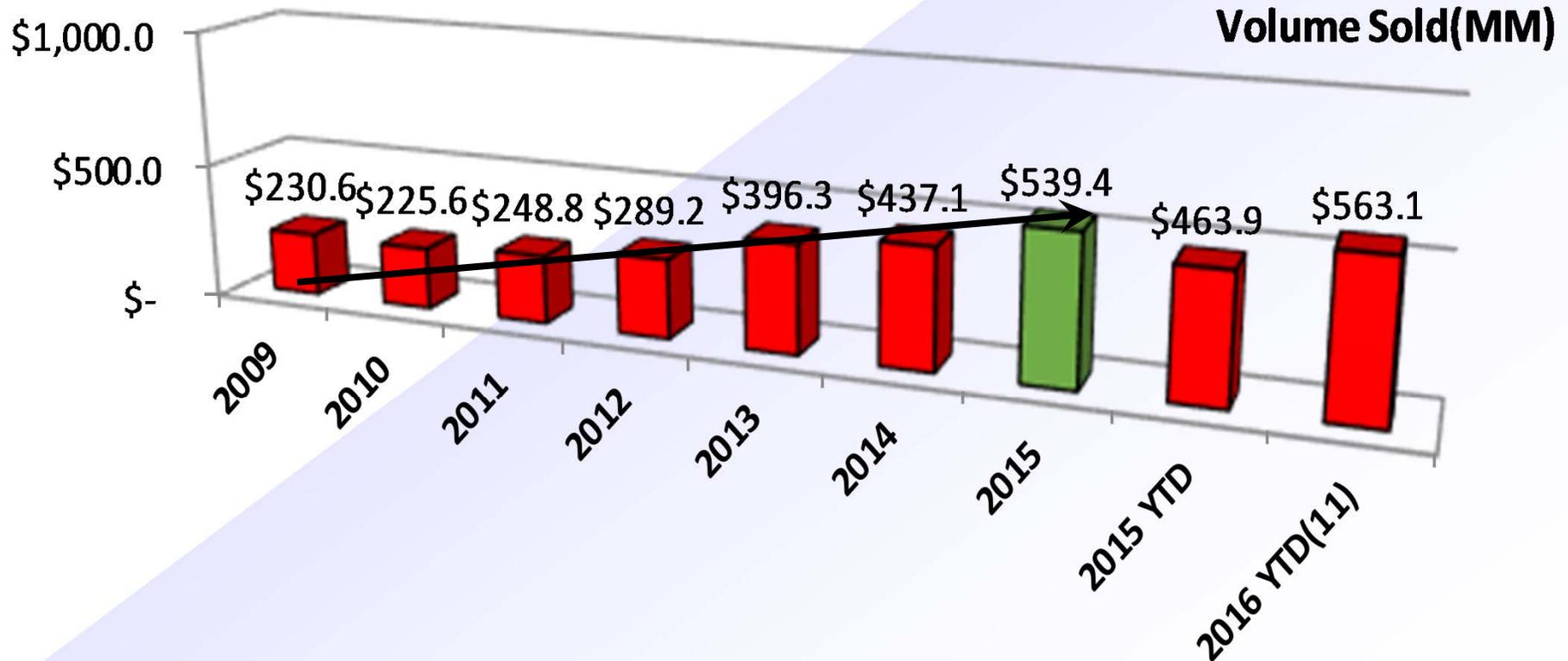
Source: NTRIS, Greater Metro West Association of Realtors, Weatherford

B. YTD^(Nov) 2016 – 2,222 vs. YTD 2015 – 1,980; +12.22%;



Key Economic Indicators “On-the-Watch!”**November 2016****MLS (Existing home sales) - Volume Sold!:**

Source: NTRIS, Greater Metro West Association of Realtors, Weatherford

B.a) November 2016 Vol. SOLD: \$43,653,875 vs. \$32,703,613 = +33.48%**B.b) 2016 YTD (Nov) Vol. SOLD:****\$563,110,754 vs. \$496,725,554 = +13.36%**

Key Economic Indicators “On-the-Watch!”

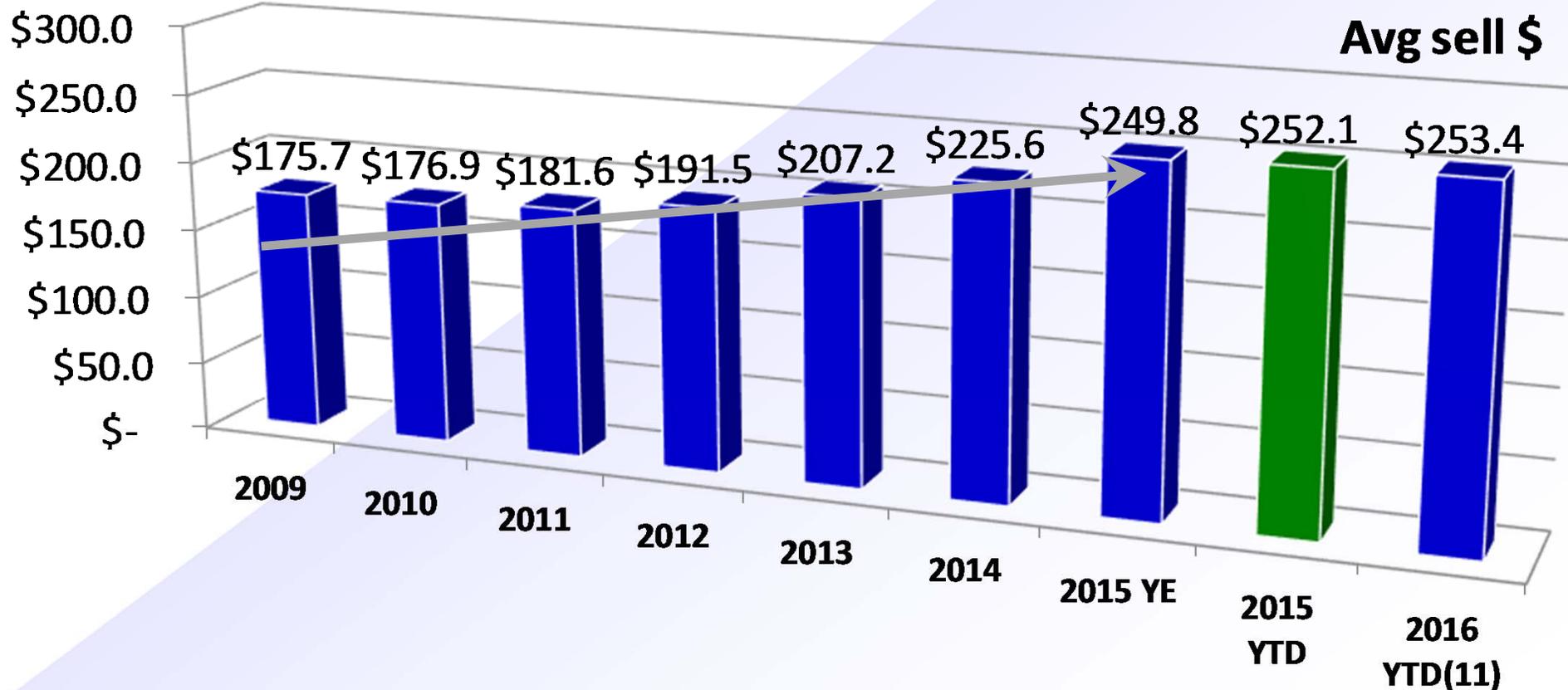
November 2016

MLS (Existing home sales) - Avg. Sell \$:

Source: NTRIS, Greater Metro West Association of Realtors, Weatherford

❖ **AVG. Nov. :\$249,450** (\$235,277²⁰¹⁵); **(+6.02%)**

❖ **AVG. YTD^(Nov.) Sell Price: \$253,425** (\$250,871²⁰¹⁵): **+1.01% YTD**



1Q 2016 Parker County

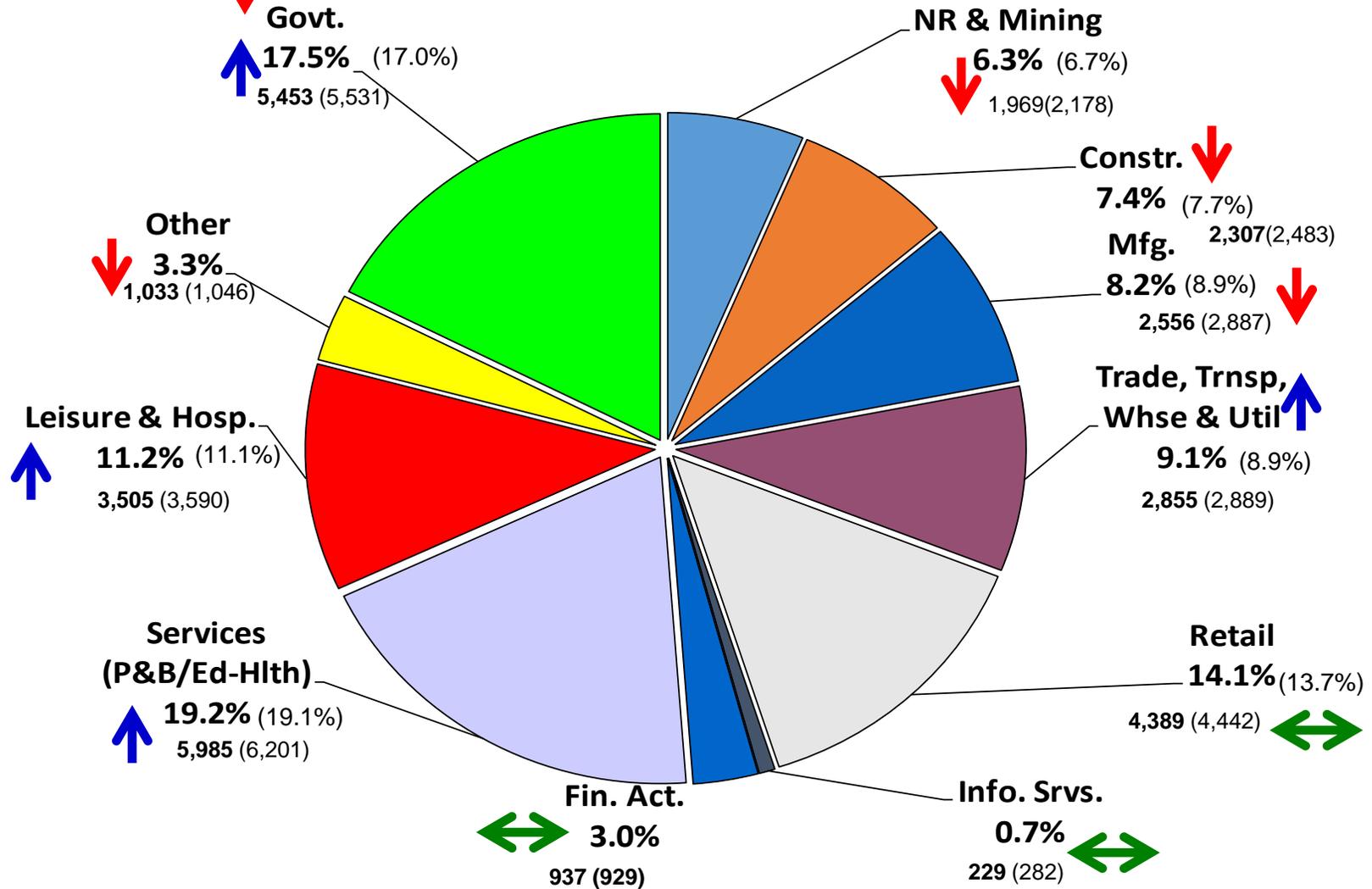


↑/↓ "Change" from previous Q.
↔

Industry Sector Employment

Total County employment = **31,217** (32,476) ↓

Average Wage: ↓ **\$770.80** (\$875.31)





Key Economic Indicators “On-the-Watch!”

November 2016

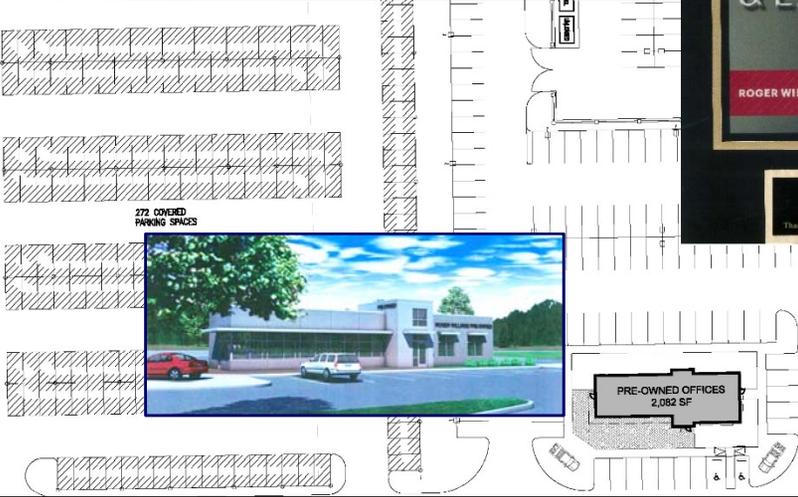
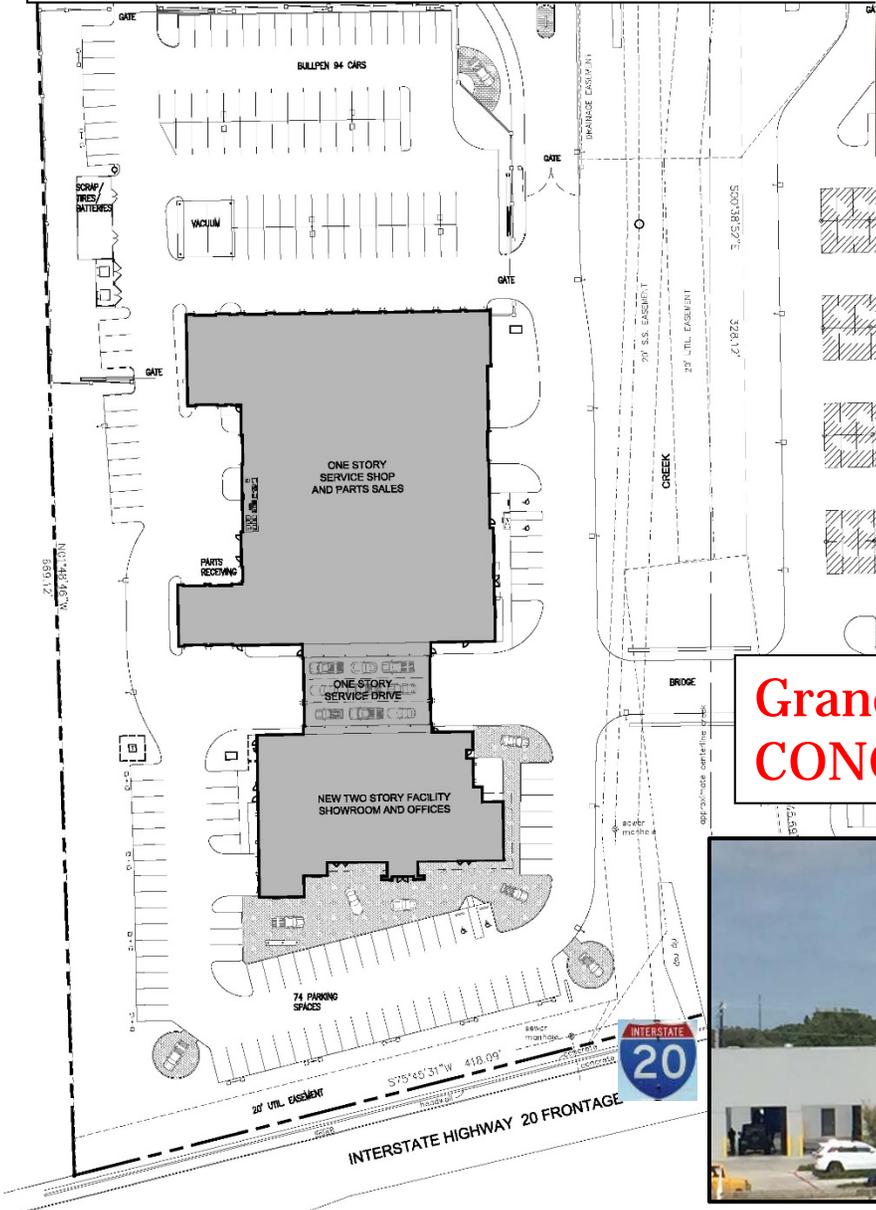
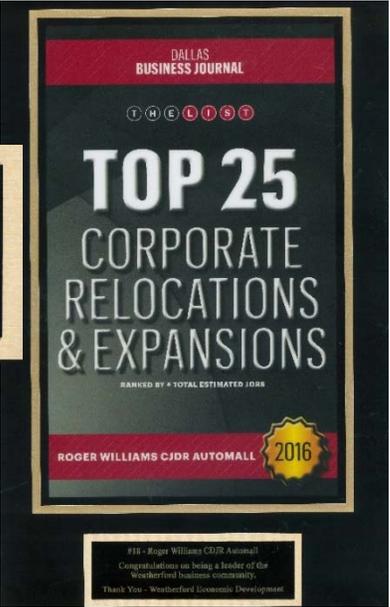
Unemployment RATE: October 2016 Report

- Weatherford- 4.1%; (12,763/524 CLF unemployed)
 - ❑ August 2016 – 4.4% (12,766/559); September 2016 – 4.4% (12,815/563);
 - PC – 3.9%; (60,740/2,350 CLF unemployed)
 - ❑ August 2016 – 4.3% (60,855/2,648); September 2016 – 4.3% (61065/2,615);
 - **City/County Peak: July 2009 @ 8.3%/8.5%**
1. FW- Arlington MetroDiv – 3.8%
 - a. Fort Worth-Arlington MD: 1,213,169 CLF/45,816 unemployed.
 - b. Dallas FW MSA: 3.6% - 3,726,196 CLF/135,729 unemployed.
 2. Texas - 4.7% SA^[4.4 NSA];
 3. U.S. – 4.9%^[4.4 NSA];

Roger Williams AutoMall: Chrysler-Dodge-Jeep-Ram

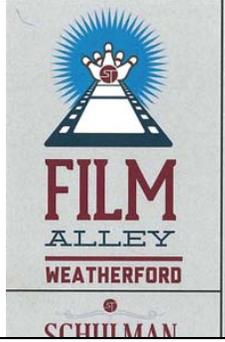
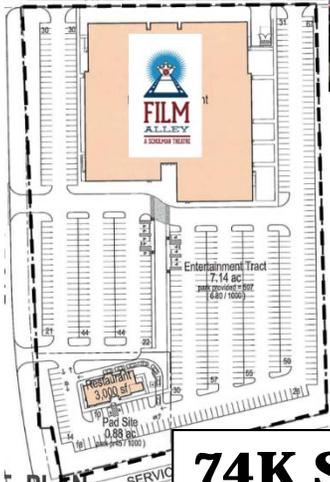
50K SF / 11 acres – Showroom and Service Center; Pre-Owned Center; Make-Ready Shop

#18 - Roger Williams CDJR Automall
Congratulations on being a leader of the Weatherford business community.
Thank You - Weatherford Economic Development



**Grand Opening Nov. 4, 2016!!!
CONGRATULATIONS!**





SNEAK PREVIEW

SP WEATHERFORD THEATRE COORDIALLY INVITES YOU TO
AN EXCLUSIVE - INVITATION ONLY - EVENT

FILM ALLEY WEATHERFORD
825 E 120, WEATHERFORD, TEXAS

WEDNESDAY, NOVEMBER 16TH FROM 6PM - 9PM

SCHULMAN

#23 - "Film Alley Weatherford"/A Schulman Theatre

Congratulations on being a leader of the
Weatherford business community.

Thank You - Weatherford Economic Development

74K SF Film Alley Weatherford / A Schulman Theatre - 4Q 2016




FILM ALLEY WEATHERFORD

SNEAK PREVIEW

SP WEATHERFORD THEATRE COORDIALLY INVITES YOU TO
AN EXCLUSIVE - INVITATION ONLY - EVENT

FILM ALLEY WEATHERFORD
825 E 120. WEATHERFORD, TEXAS

WEDNESDAY, NOVEMBER 16TH FROM 6PM - 9PM

SCHULMAN THEATRES
THE FINEST MOVIE ENTERTAINMENT CENTER IN TEXAS

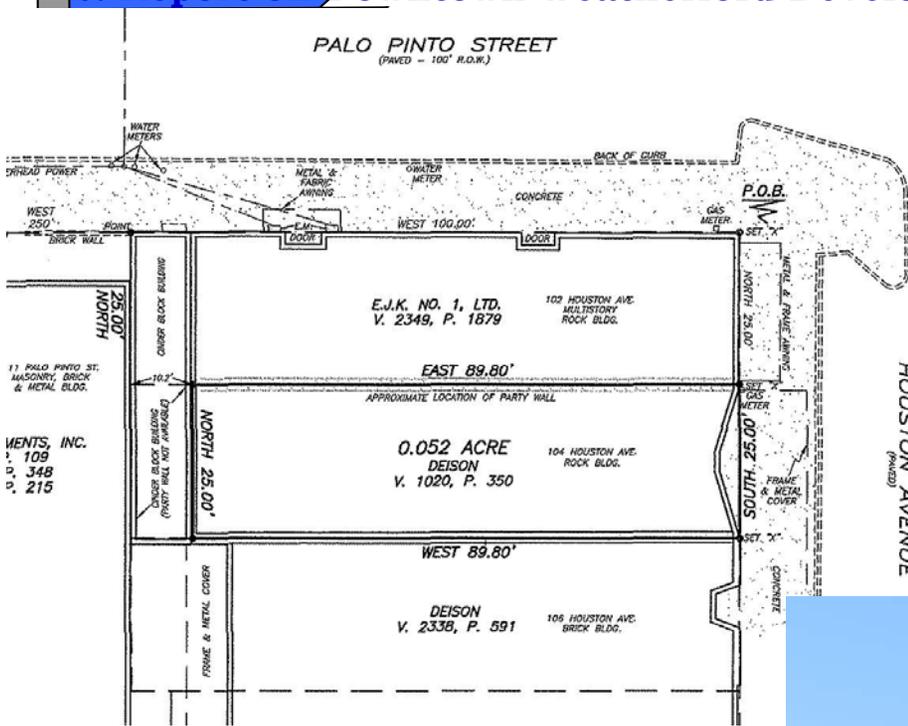
3 Monthly Economic Development Report – September 2016.

b. Report on Downtown Weatherford Development, LLC.

Weatherford EDA



Weatherford Economic Development Authority, Inc.



- 10.11 “PD” Zoning for CBD approved by joint P&Z and City Council;
- 10.11 City Council APPROVED Downtown-NEZ Eco Dev agreement.

Serving Weatherford and Parker County since 1895 Saturday, October 15, 2016 • \$1.75

Three-story building planned for square

By CHRISTIN COYNE
ccoyn@weatherforddemocrat.com

A planned three-story replacement for the historic building demolished on the Weatherford Square in May was given the green light.

The Weatherford City Council and the Planning and Zoning Commission this week approved the rezoning of two lots at the corner of Houston Street and Palo Pinto Street.

Imperial Construction Inc. requested the city change the zoning of the property from central business district to planned development.

The former 135-year-old building on the site was torn down in May.

A portion of the building's north wall collapsed on Nov. 30, 2015 due to rain and age. The collapse caused the closure of one eastbound lane of Palo Pinto Street for months and forced the Eggleston King law firm to relocate to the 200 block of Fort Worth Highway.

"In order to make the numbers work, they needed three stories," Craig Farmer, director of planning and development for the city, said. "Our central business district only allows two stories. But more importantly, they have to get leases from different office groups."

"We worked with them quite a bit on the exterior of the building to try to make sure it's compatible," Farmer said, later adding, "We determined in our opinion that this was compatible with adjacent buildings."

The project is intended as a multi-tenant office building but would be available for other uses such as restaurant

COURTESY

The proposed Houston Center to be built at the corner of Houston Avenue and Palo Pinto Street.

See BUILDING on Page 2



3.b. No action required.