

STATE of DOWNTOWN 2025



MILESTONES

Fort Worth Convention Center

Phase 1 of the Fort Worth Convention Center expansion was celebrated with a ribbon-cutting ceremony in December 2025. Phase 1 included a new southeast entrance, a new, expanded commercial kitchen, loading dock expansion from seven to 11 bays, and infrastructure upgrades for this and future phases.

Realignment of Commerce Street was also included, creating the site for an additional Fort Worth Convention Center headquarters hotel.

Phase II design is underway, including demolition of the arena, 74,000 SF of new exhibit hall space, 37,500 SF of new meeting rooms, a new 40,000 SF ballroom, and a new Main Street entrance and plaza. Construction completion is scheduled for late 2030.

Total cost of the Fort Worth Convention Center project: \$701M.

Texas A&M-Fort Worth

The \$185M, eight-story Law and Education Building is scheduled to open in summer 2026. The second of five currently planned A&M buildings is also expected to break ground in the summer of 2026.

DART Interests Acquisition

In 2023, Dallas-based Dart Interests purchased Fort Worth’s two-block Central Library site for \$18M. In 2024, Dart expanded their footprint by acquiring about 4.5 adjacent blocks. 2025 was a year of planning for the expanded redevelopment.



Shane Smith
Director of Research

Butler Place

Fort Worth Housing Solutions, the City of Fort Worth, the Regional Transportation Council, and consultants worked on plans to more thoughtfully address Butler’s highway and Downtown connectivity. Butler is a 42-acre redevelopment opportunity at the intersection of I-30 and I-35.

TEXRail

Trinity Metro received a \$25M grant to expand TEXRail from Downtown to the Near Southside Medical District. This project is working its way through the Region’s Transportation Improvement Program (TIP), and the State Transportation Improvement Program (STIP). A fully executed grant agreement is expected in early 2026.

City Hall

The City of Fort Worth celebrated its occupancy of the new City Hall with a March 2025 ribbon cutting. The converted 400,000 SF Class A building, new Council Chambers, and expanded parking garage are located at 100 Fort Worth Trail.

Total project investment: \$226.5M.

Panther Island Plan 2.0

The City, County, Water District, TCC, DFWI, and other civic leadership organizations worked with consultants to update the Panther Island land use plan. The Plan was adopted in 2025 and addresses, among other things, waterfront usage, building densities, parks, streets, waterways, infrastructure, and management recommendations. Construction of the bypass canal is expected to begin in mid-2026 and require two years for completion.



Laura Bird
*Public Improvement District #1
Board Chair*

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ABOUT US

DFWI's Mission

Downtown Fort Worth, Inc.'s (DFWI) mission is to be the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy, and conduct business through aggressive leadership of programs, projects, and partnerships.

Who We Are

Formed in 1981, DFWI is Downtown Fort Worth's planning, advocacy, public space, and project management organization. DFWI also builds Downtown Fort Worth's vitality by serving as a liaison, advocate, and information source for property owners, residents, business owners, lenders, developers, community organizations, and policymakers.

What We Do

DFWI is a 501(c)(6) nonprofit membership organization. In addition to coordinating the Downtown planning process, advocacy, member services, communications, and Downtown leadership, DFWI members founded the first Public Improvement District (PID) in the state of Texas in 1986. DFWI continues to manage PID #1 and PID #14. These PIDs provide enhanced services to property owners including maintenance and landscaping, public space management, promotions and marketing, transportation, planning, research, and security enhancements to 564 acres of Downtown. In 2025, DFWI administered the Downtown Tax Increment Finance (TIF) District by contract with the City of Fort Worth. Eligible TIF projects include parking, infrastructure assistance to new developments, historic preservation, affordable housing, transportation, and education. DFWI staffs the Fort Worth Downtown Neighborhood Alliance, an organization of Downtown residents that promotes, preserves, encourages, and enhances residential quality of life in Downtown Fort Worth.

Downtown Fort Worth Initiatives, Inc. (DFWII) is a 501(c)(3) nonprofit corporation that provides a pathway for foundation grants, philanthropic donations, and other contributions to help fund charitable, educational, and public-purpose Downtown projects. Each year DFWII helps to bring hundreds of thousands of people to Downtown by producing the MAIN ST. Fort Worth Arts Festival and the GM Financial Parade of Lights. DFWII also developed the JFK Tribute in Fort Worth, redeveloped Burnett Park, and is currently administering the Heritage and Paddock Parks restoration design. DFWII is a partner with Fort Worth Housing Solutions in the 172-unit, mixed-income Hillside Apartment community.





DOWNTOWN SUMMARY



Office Market

11.3M SF of office space

6.2M SF of office space is Class A

Average rent for Class A is **\$36** per SF

88% total office occupancy rate

Residential

Fort Worth's population reached **over 1M**, ranking it as the **11th largest city** according to Vintage 2024 estimates

Downtown's estimated population has stabilized at approximately **11,300 residents**

897 condos and townhomes

5,842 apartment units

1,592 additional multifamily units are in various stages of the construction and planning process



Hospitality

3,999 current hotel rooms

17 existing hotels

1,440 additional rooms are in various stages of the planning process

Planned Fort Worth Convention Center-related development includes a **400-room** Omni Fort Worth Hotel expansion and the construction of an additional Fort Worth Convention Center headquarters hotel of between **600 and 1,000 rooms**

The Fort Worth Convention Center expansion will add **260,000+ SF** to the current **253,000 SF** exhibit hall space

New tree lights connecting Central Station to the core of Downtown will make Downtown more hospitable to visitors arriving by train. Trees will be illuminated in early 2026

Tourism

21M Downtown visits in 2025

22% of Downtown visitors have household income of greater than \$150,000

253,000 SF of Fort Worth Convention Center exhibit hall space

- Sundance Square Plaza
- Jubilee Theater
- Sid Richardson Museum
- Circle Theater
- Bass Performance Hall
- JFK Tribute in Fort Worth
- Panther Island Beach
- Central Station and T&P Station
- Water Gardens
- Burnett Park
- Tarrant County Courthouse
- *Coming Soon:* Heritage and Paddock Parks



Entertainment Venues Downtown Fort Worth

VENUE	TOTAL SEATS
Bass Performance Hall	2,056
AMC Palace 9	623
Jubilee Theatre	147
Circle Theatre	125
Big Laugh Comedy	400
Hyena's Comedy Nightclub	340
Rooftop Cinema Club Downtown Fort Worth	116

Transportation

Downtown is at the intersection of I-30 and I-35

Trinity Railway Express (TRE) connects Downtown Fort Worth to downtown Dallas Union Station in one hour (plus seven mid-city stations)

TEXRail rail connects Downtown Fort Worth to the DFW International Airport Terminal B Station in one hour (plus six mid-city stations)

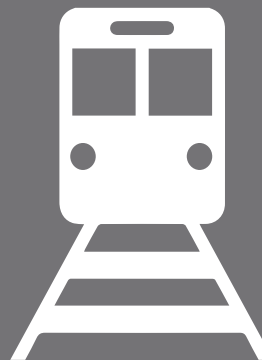
15 bus routes serve Downtown

Trinity Metro Bikes features new electric bikes and **14** updated docking stations

Blue Line: Dedicated Downtown hotel/Fort Worth Convention Center circulator (free)

Orange Line: Dedicated route between Stockyards and Downtown

2,562 free metered parking spaces after 6 p.m. on weekdays and all day on weekends



College Campuses

University of Texas at Arlington Fort Worth
Tarrant County College Trinity River Campus
Texas A&M-Fort Worth



Big Picture

Downtown Fort Worth advanced major civic investments while its core markets remained stable. Downtown's 11.3M SF office base firmed to an 88% occupancy rate and ended the year with 50,000 SF of positive absorption.

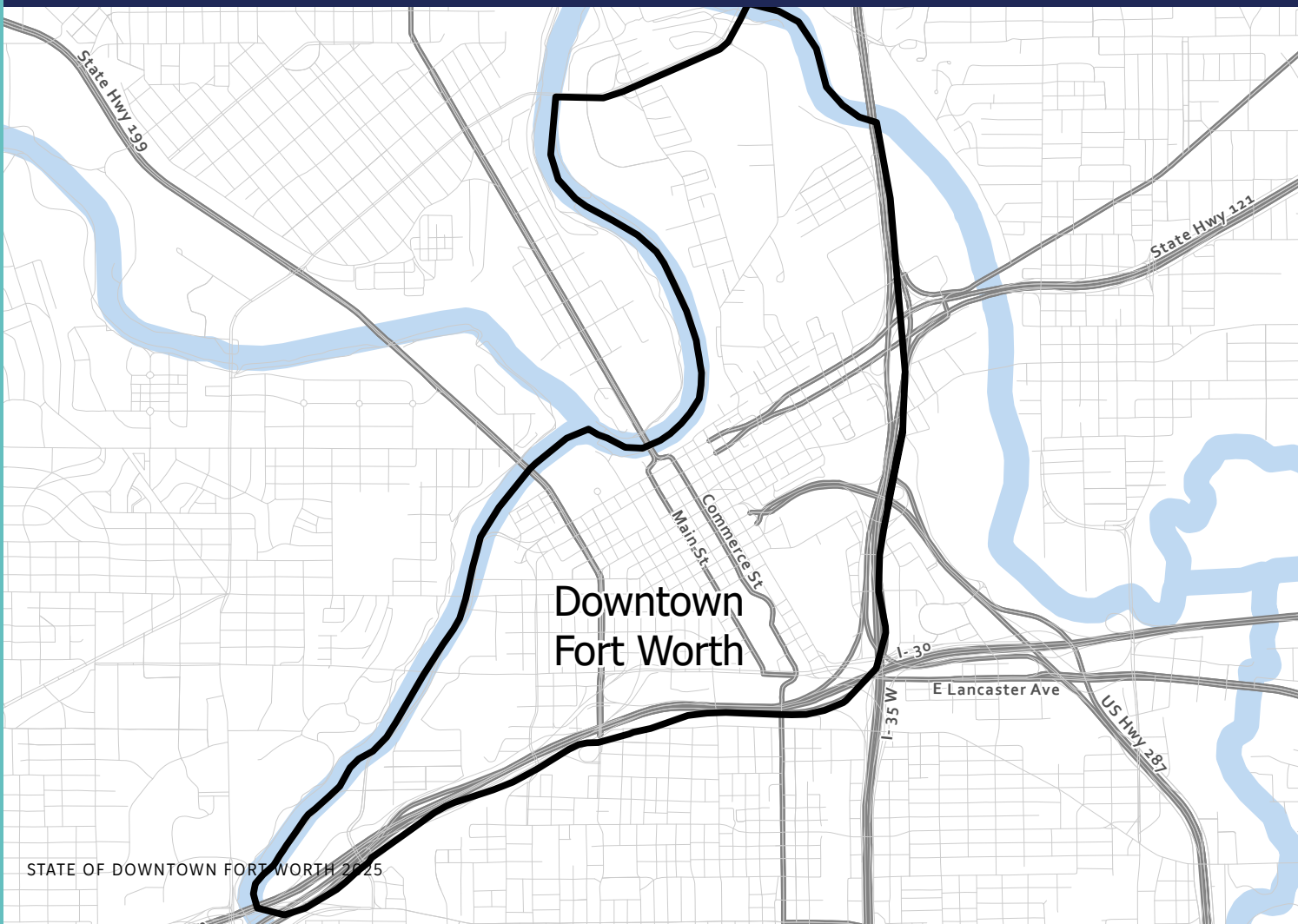
Downtown's residential base of 11,300 residents will be joined by residents occupying the 454 units currently under construction and 1,138 planned. At the end of Q4 2025, apartment occupancy was 86%, and the condo/townhome median price rose to \$400K.

In hospitality, 3,999 hotel rooms posted an annual 69% occupancy average. ADR declined 1.8%. An additional 1,440 hotel rooms are in the pipeline.

Looking forward:

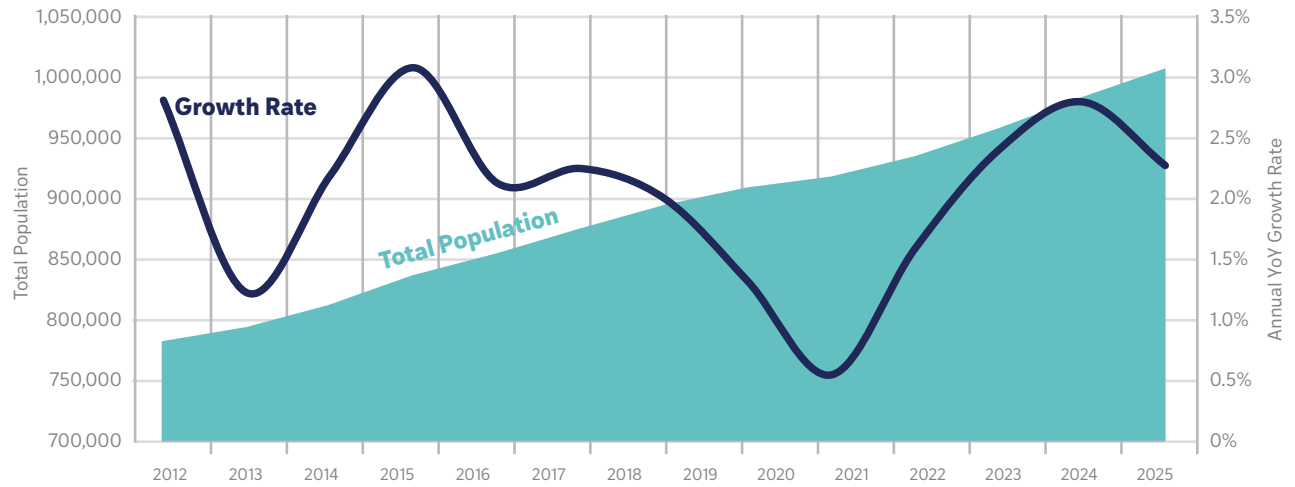
- The \$700M Fort Worth Convention Center expansion's second phase is expected to be completed by 2030.
- Texas A&M-Fort Worth's Law and Education Building is scheduled to open in summer 2026.
- TEXRail expansion will connect to the Near Southside.
- Panther Island canal construction will begin in 2026.

At year-end, the Downtown development pipeline included \$2.7B in construction development planned over the next five years.



Fort Worth Population Growth

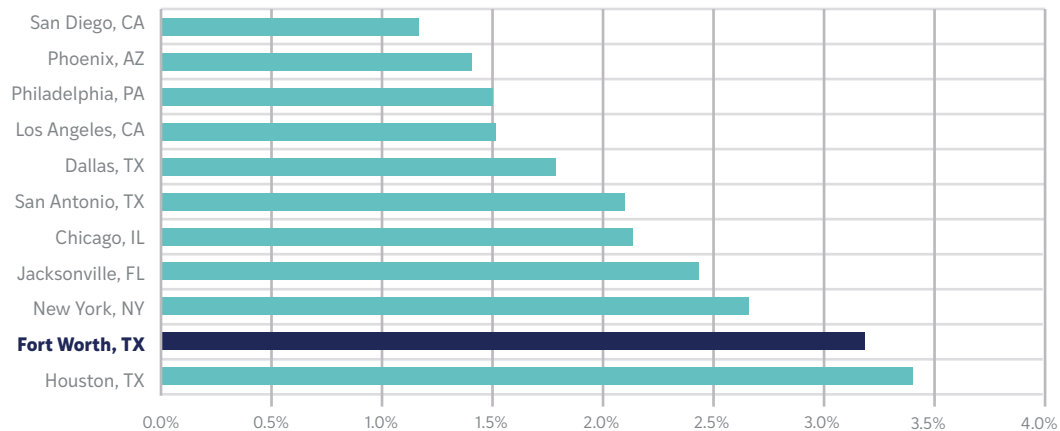
Sources: City of Fort Worth, U.S. Census



Largest-Gaining Cities – by YoY Growth

Cities >1M in Population

Source: U.S. Census





Office

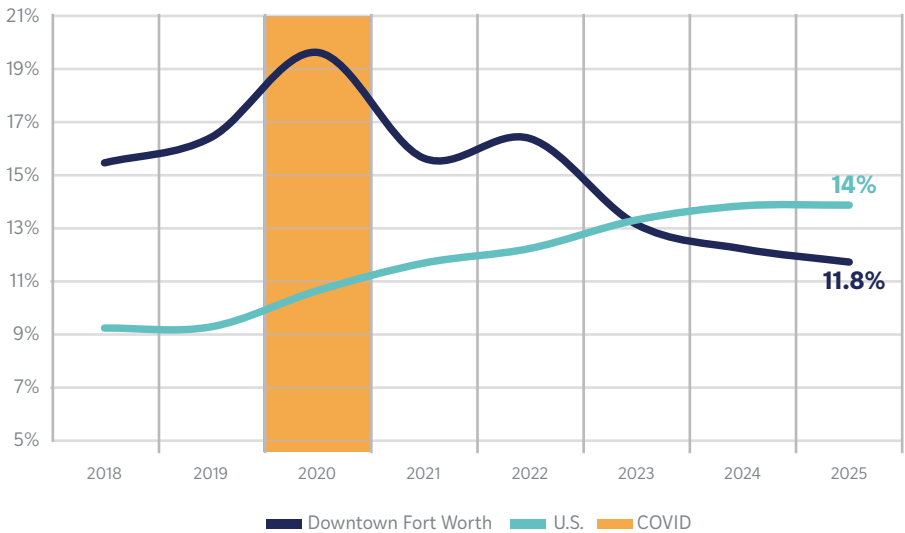
Downtown features 11.3M SF of office space. Vacancy rates remained relatively low at 11.8%, well below the DFW and U.S. office markets. By the end of 2025, Downtown completed the year with positive absorption of 50,000 SF.

Placer.ai's foot-traffic analysis estimates that 52,800 people worked in Downtown in 2025, a 2.5% increase from 2024. Additionally, employee visits are up 6% from the previous year, indicating a steady increase in employees returning to work.

Downtown hosts 1,414 private-sector employers, generating nearly \$4B in annual payroll, according to recent Census data.

Downtown's workforce remains diversified across professional services, with strong representation in law, accounting, finance, architecture, engineering, government, oil and gas, and other professional services.

Downtown Office Vacancy Rate



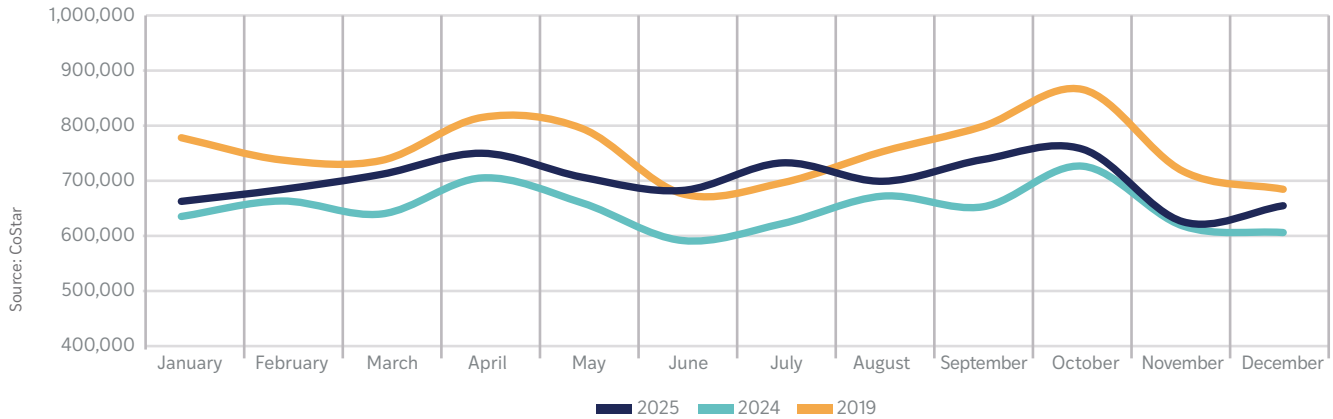
Source: CoStar

Downtown Office Net Absorption



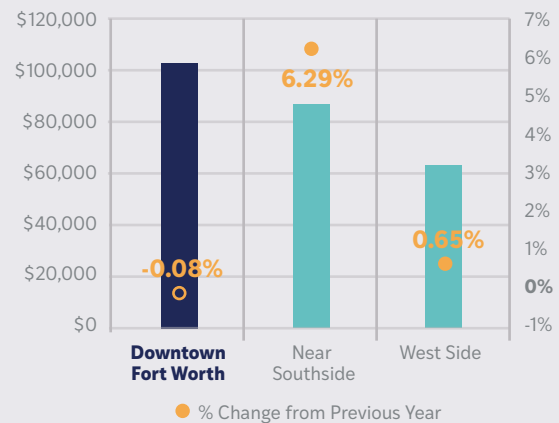
Source: CoStar

Downtown Employee Visits by Month – Yearly Comparison



Average Payroll per Employee

Payroll		
ZIP CODE (SUBMARKET)	PRIVATE-SECTOR EMPLOYEES	PAYROLL
76102 (Downtown)	38,332	\$3,940,043,000
76104 (Near Southside)	36,773	\$3,208,214,000
76107 (West Side)	26,912	\$1,684,876,000





Residential

Fort Worth's population continues to grow. Now with a population over 1M, Fort Worth is the 11th largest city in the U.S., according to recent Census estimates.

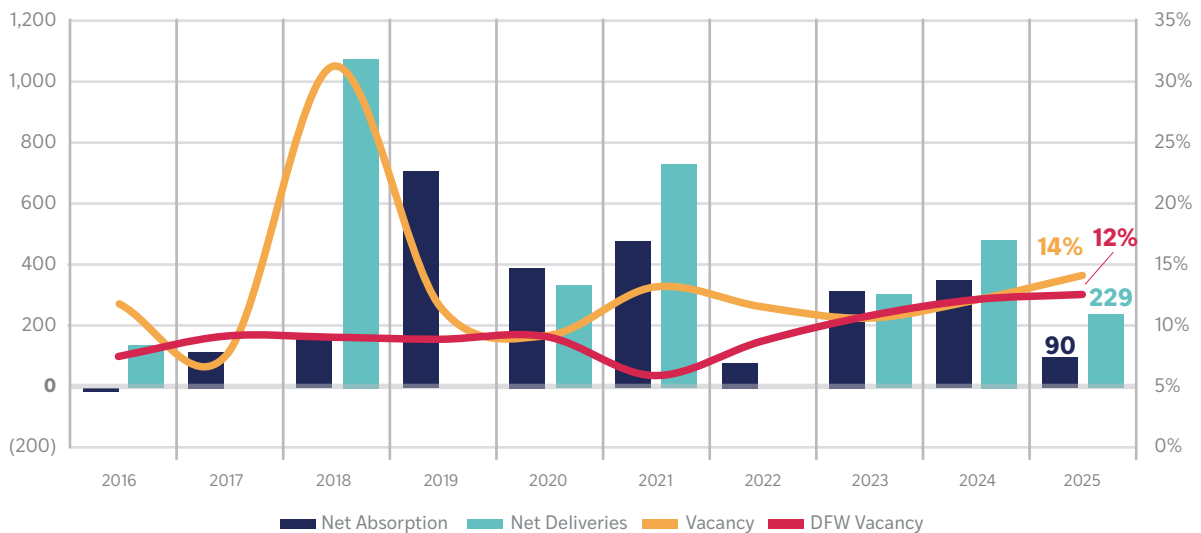
At the end of 2025, Downtown Fort Worth had approximately 11,300 residents. DFWI is tracking 1,592 multifamily units at various stages of development.

In 2025, Downtown added 226 units, totaling 7,079 multifamily units. The Downtown market rent year-over-year growth rate fell from -0.7% in 2024 to -1.1% at year-end 2025. The average price for a one-bedroom apartment Downtown is \$1.94 per SF. The year-end vacancy rate also increased from 12% to 14%. The 4% supply increase put short-term downward pressure on asking rents and occupancy rates.

The 2024 opening of Deco 969, a luxury high-rise, has elevated the standard of Downtown living with high-end finishes, a full suite of amenities, and asking rents exceeding \$3.00 per SF. At the time of publication, Southern Land Company estimated a spring 2026 stabilization.

Apartments Absorption, Net Deliveries, and Vacancy

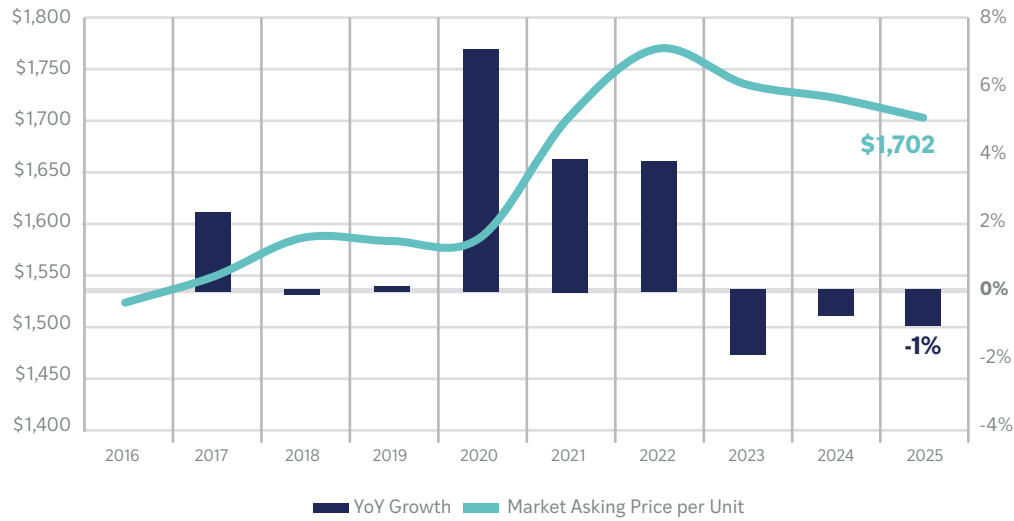
Downtown Fort Worth



Source: CoStar

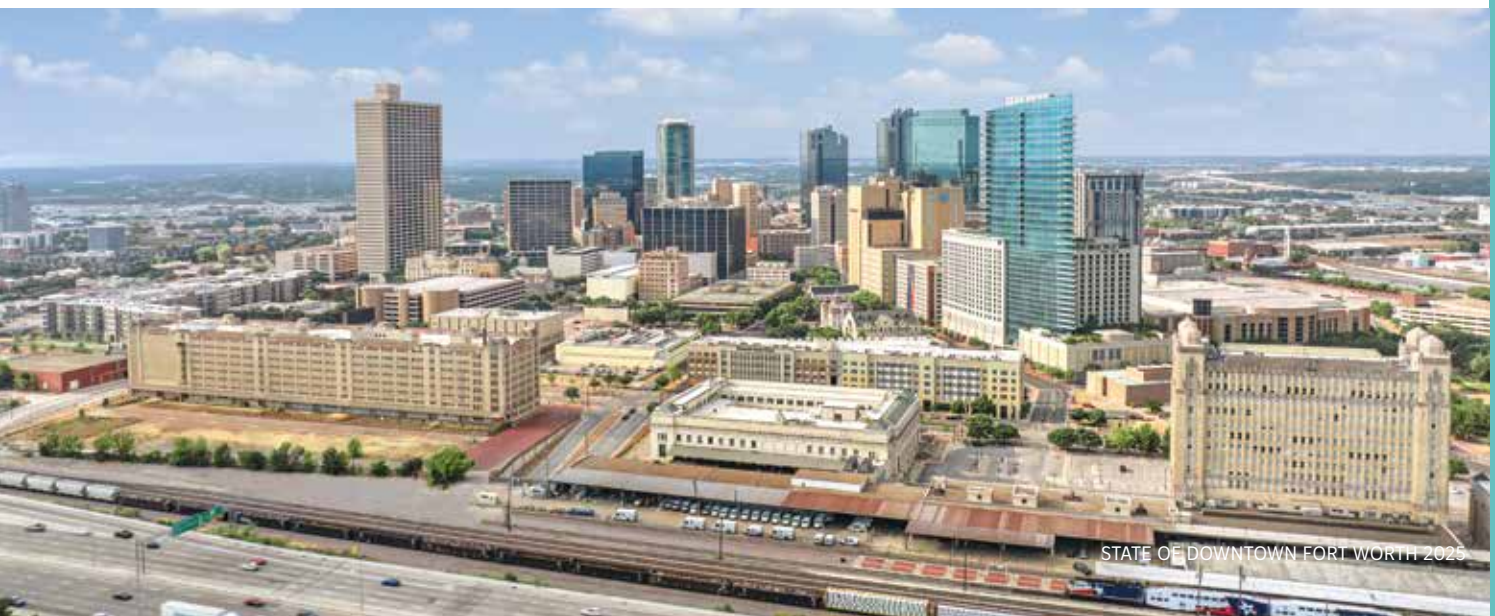
Apartment Market Rent Downtown Fort Worth

Source: CoStar



Condominium and Townhome Average Price per SF – by Quarter Condominium and Townhome Sales

Source: North Texas Real Estate Information Systems, Inc.





Hospitality

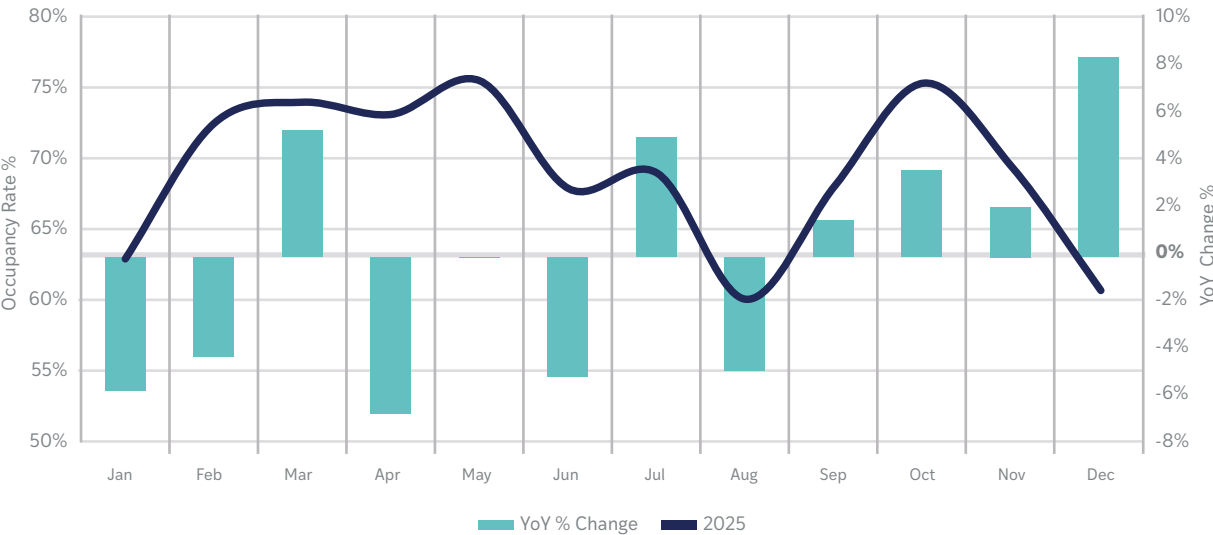
With the opening of Le Méridien and the Avid hotel Fort Worth Downtown, Downtown’s hotel room inventory grew to 3,999 rooms, an 8% increase from the previous year. There are 1,440 new hotel rooms in various planning stages, including the 245-unit Sandman Signature Hotel, which is expected to reopen in 2026.

Data from CoStar indicates that by Q4 2025, Downtown’s 12-month hotel occupancy rate remained at 69%, showing no change from Q4 2024. During the same period, the 12-month average market price per room was \$180, a decrease of 2% compared to Q4 2024.

The Fort Worth Convention Center expansion continues with Phase 2. This project is scheduled for completion in 2030 and is expected to markedly expand the number of groups Downtown can host. This, in turn, should create demand for more hotels and boost restaurant and retail sales.

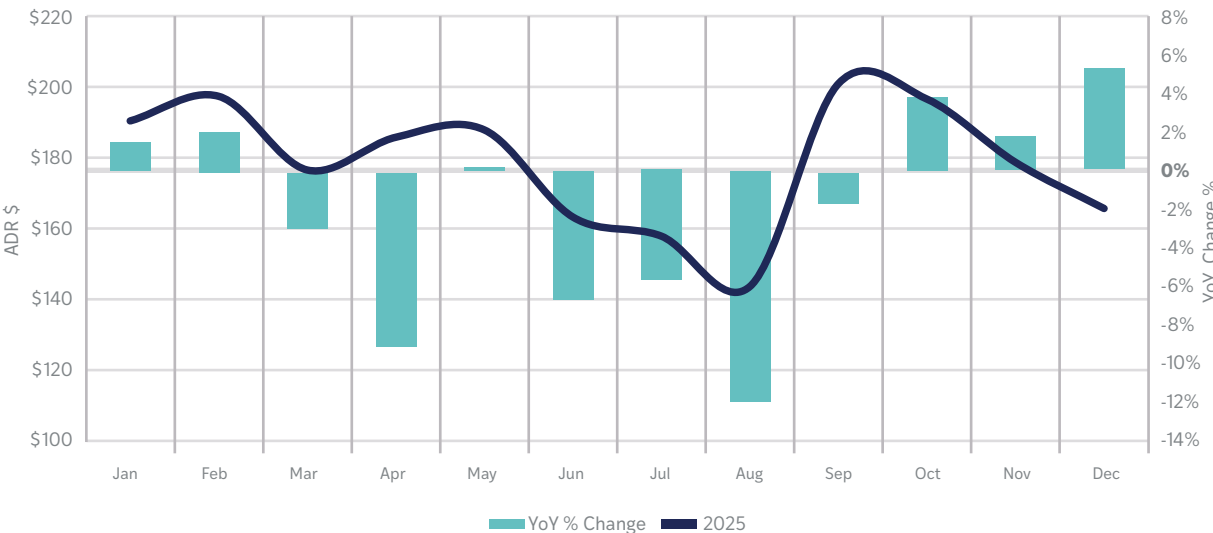
The project’s Phase 1 has straightened Commerce Street, creating three new developable city blocks. This site is expected to house a Fort Worth Convention Center headquarters hotel of between 600 and 1,000 rooms.

Downtown Hotel Occupancy Rates



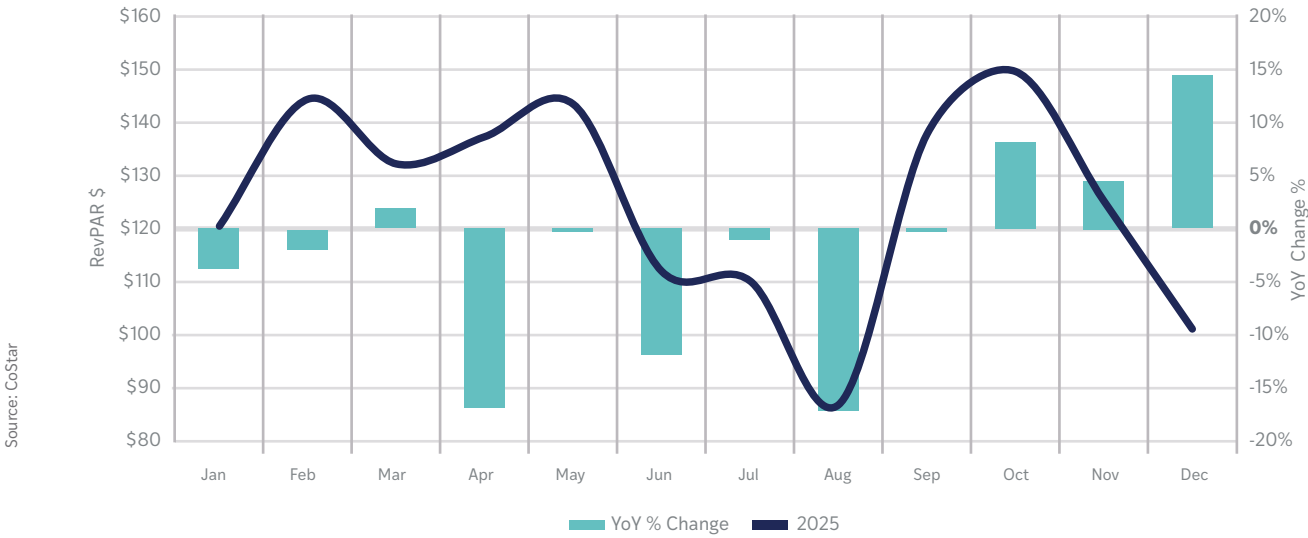
Source: CoStar

Downtown Hotel Average Daily Rate



Source: CoStar

Downtown Hotel RevPAR



Connections

One of Downtown’s strengths is accessibility, including direct access to I-30 and I-35 and the one-hour transit ride to DFW International Airport via TEXRail. The TRE connects Downtown Fort Worth to Downtown Dallas in an hour. Each rail line serves cities between the two destinations.

Meacham Airport (corporate and general aviation) is 15 minutes north of Downtown.

Spinks Airport (corporate and general aviation) is 15 minutes south of Downtown.

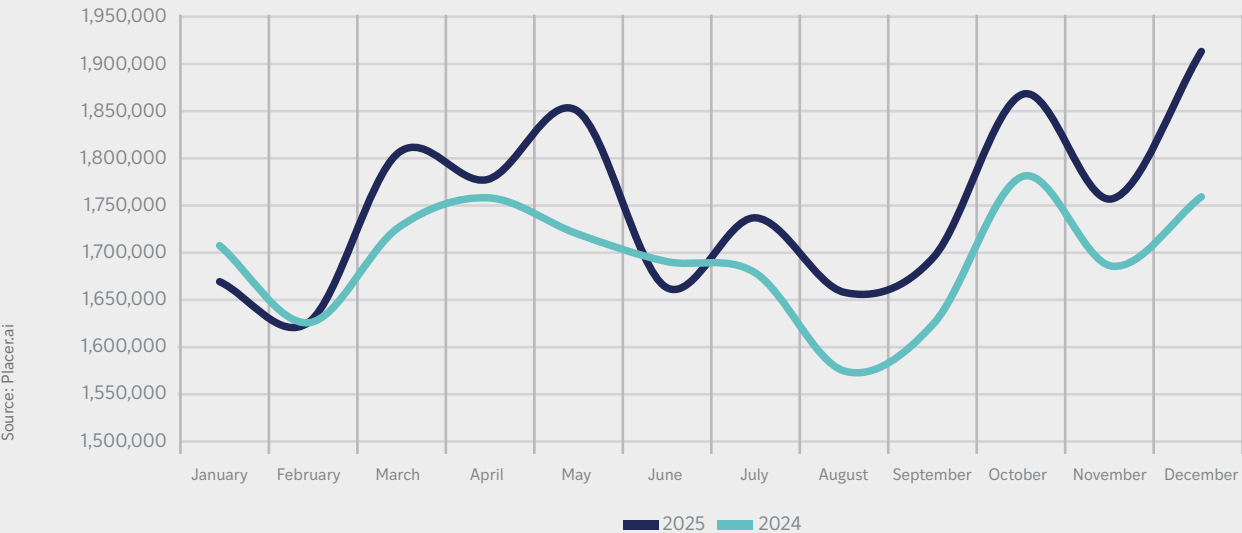
Featuring Perot Field and a BNSF Railway intermodal facility, the Alliance Global Logistics Hub is 20 minutes from Downtown.

Additionally, Downtown is just minutes from the Near Southside Medical District, the renowned Dickies Arena, and Fort Worth’s outstanding Cultural District.

Trinity Metro’s bus route 15 provides convenient 15-minute access to the Stockyards and the Orange Line circulates through Downtown’s core and between the Stockyards and Downtown.

Local Visitors and Tourism

Downtown Fort Worth Visits by Month





COMPANIES GET MORE IN DOWNTOWN.



National Office Market

The U.S. office market vacancy rate peaked at 14.2% in the first half of 2025. In 2025, construction starts were near an all-time low, while demolitions, adaptive reuse, and repositioning reached an all-time high. This decrease in supply helped moderate vacancy rates. In the last two quarters of 2025, net absorption was positive, marking the first consecutive quarterly increase since 2021 and signaling a potential shift in momentum. Buildings older than 10 years had positive net absorption for the first time since 2018, according to CoStar.

Dallas–Fort Worth Office Market

The greater DFW market is reversing new construction-driven oversupply with a 12-month net absorption of 1.7M SF, up from 1.5M SF the previous year. While vacancy rates remained at a decade high of 18%, the construction pipeline decreased rapidly to 1.7M SF from 3.9M SF in the previous year. This is the lowest pipeline level since 2012, according to CoStar.

This easing of new supply, coupled with continued corporate in-migration and business expansions, sets expectations for a gradual decrease in vacancy rates across the DFW office market.

Downtown Fort Worth Office Submarket

Downtown features 11.3M SF of office space. Vacancy rates remained relatively low at 11.8%, well below the DFW and U.S. office markets. By the end of 2025, Downtown completed the year with positive absorption of 50,000 SF.

Placer.ai's foot-traffic analysis estimates that 52,800 people worked in Downtown in 2025, a 2.5% increase from 2024. Additionally, employee visits are up 6% from the previous year, indicating a steady increase in employees returning to work.

Downtown hosts 1,414 private-sector employers, generating nearly \$4B in annual payroll, according to recent Census data.

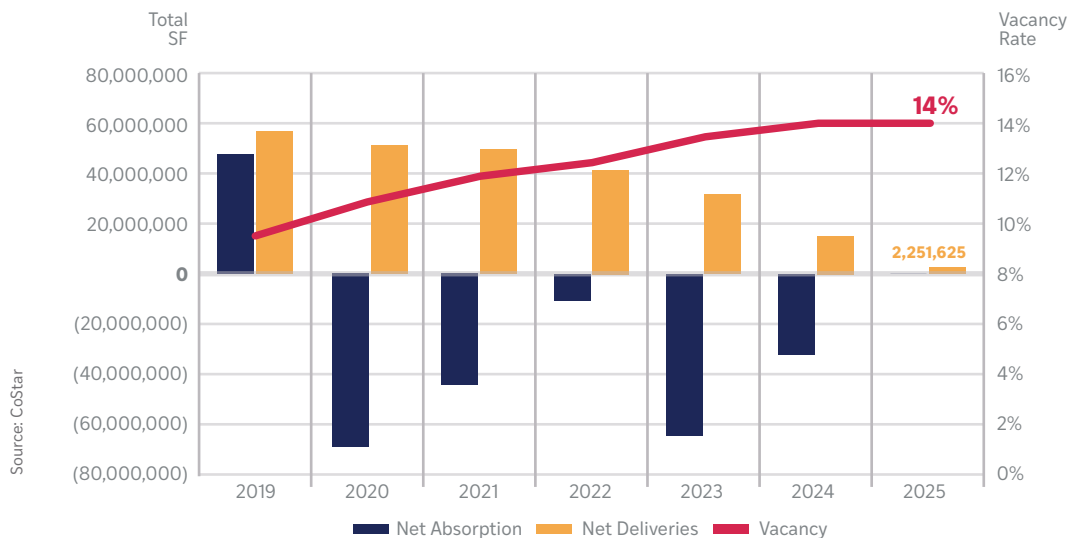
Downtown's workforce remains diversified across professional services, with strong representation in oil and gas, law, accounting, finance, architecture, engineering, government, and other professional services.

Key factors bolstering Downtown's sustained occupancy rates are demand for Class A products and the adaptive reuse of older office buildings into residential and hospitality developments. The Oil & Gas, Oncor, and Binyon O'Keefe buildings are currently in transition. The 400,000 SF Pier 1 building was recently converted into the new City Hall.

Significant investments continue to enhance Downtown's appeal as a premier office destination.

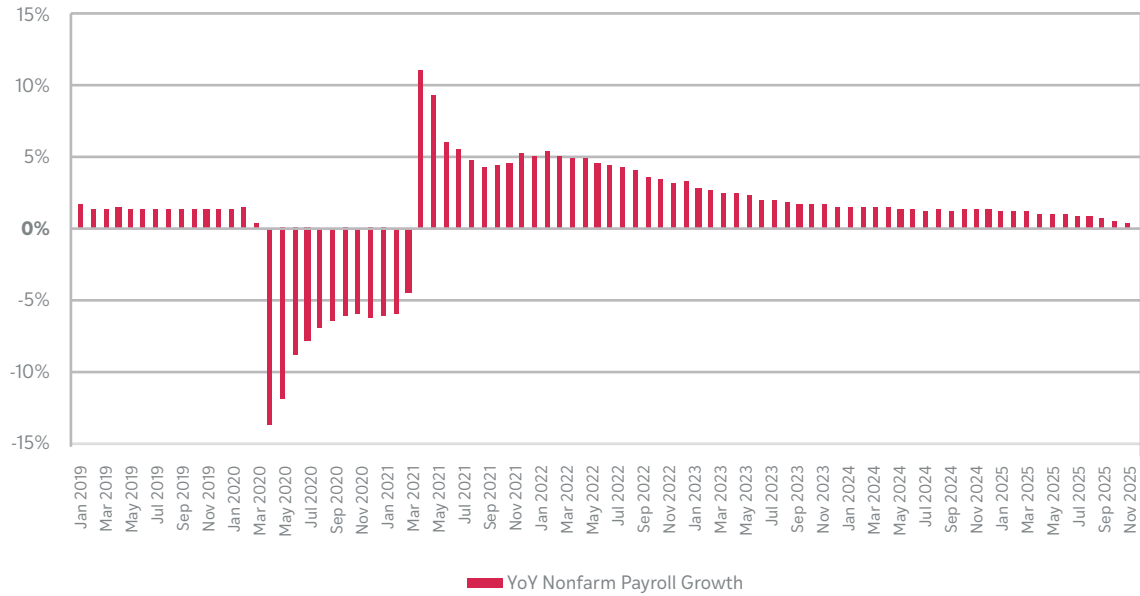
- Planned I-30 Interstate improvements (est cost: pending)
- Downtown/regional rail investments ≈ \$180M
- Fort Worth Convention Center expansion ≈ \$700M
- New hotels ≈ \$700M
- Texas A&M University System's new Tier 1 research campus ≈ \$180M (building 1 of 5 expected)

U.S. – Office Summary





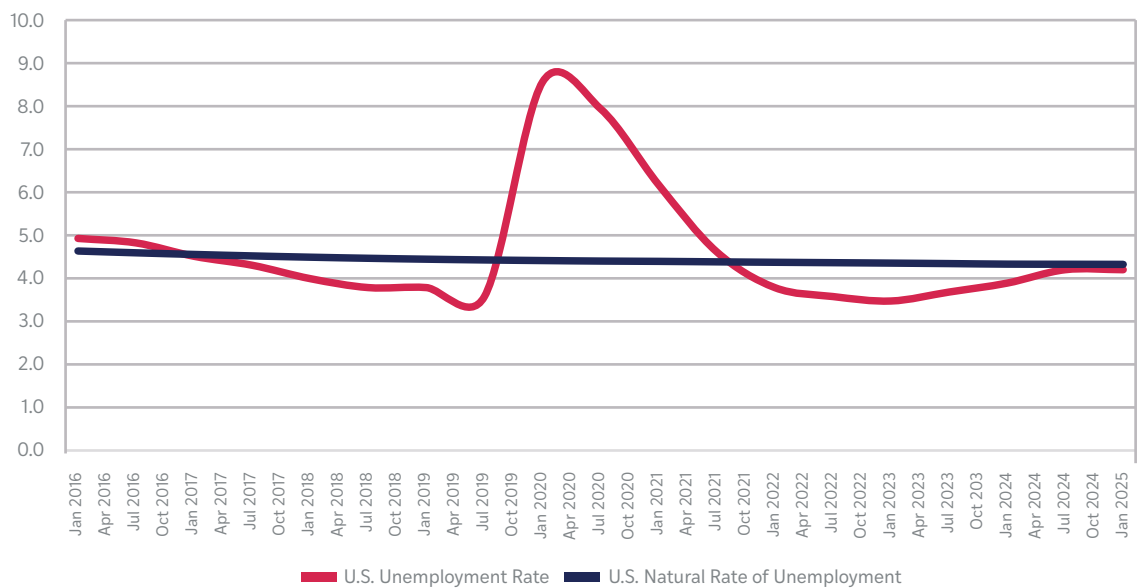
U.S. – Job Growth



Source: BLS Nonfarm Payroll

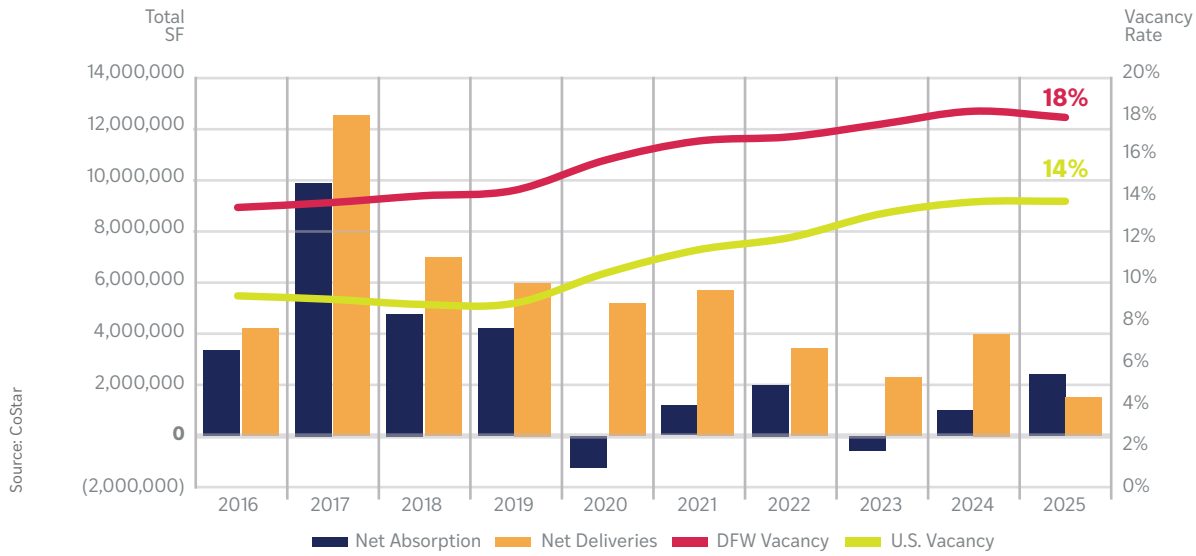


U.S. Employment Summary



Source: BLS Unemployment Rate

U.S. – Office Summary



Downtown Fort Worth



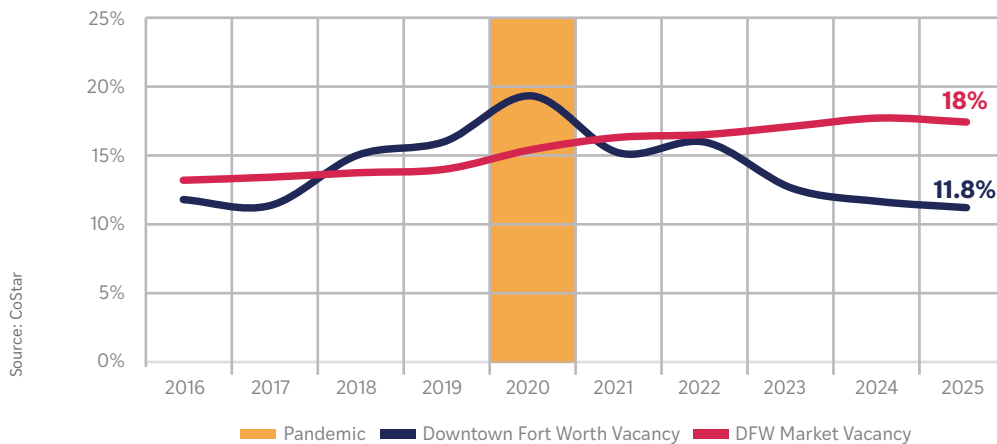
52,800
total employees

1,414
total number
of employers

\$4B in
private payroll

Source: U.S. Census CBP 2023; Placer.ai

Office Occupancy Rate Downtown Fort Worth





National Trend

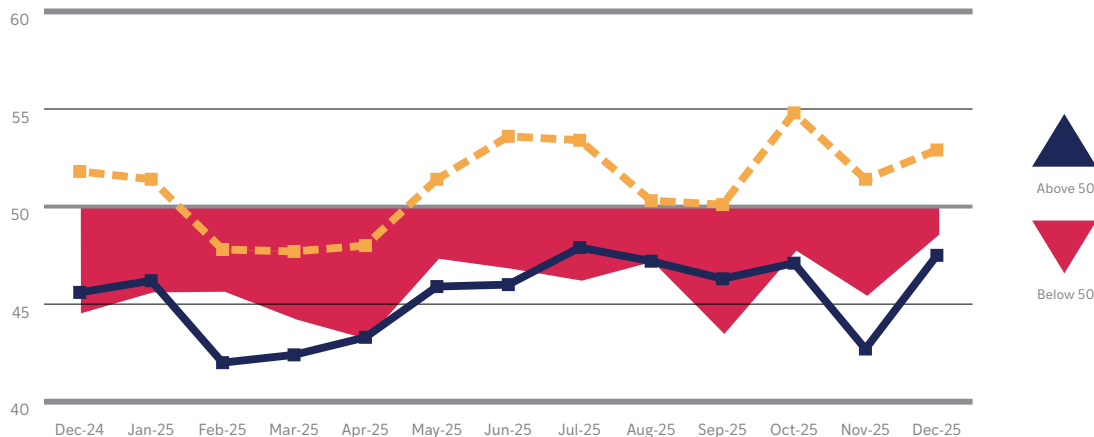
The AIA/Deltek Architecture Billings Index (ABI) is a diffusion index derived from the monthly Work-on-the-Boards survey, conducted by the AIA Economics & Market Research Group. The ABI serves as a leading economic indicator that leads nonresidential construction activity by approximately 9–12 months.

According to the ABI, the index reported a score of 48.5 for December (a score below 50 indicates declining firm billings). Architecture firm billings declined every month of 2025 and have declined every month except for three since October 2022. Fewer firms reported a decrease in billings in December than in recent months, but with inquiries into new work remaining weak, and the value of newly signed design contracts continuing to decline, a rebound is unlikely in the near future. However, backlogs at firms remain generally solid, averaging 6.3 months, with some extending as long as 8.6 months at large firms with annual billings of \$5 million or more and 8.2 months at firms with an institutional specialization. Work in the pipeline at firms has generally held steady in recent years, despite fewer inquiries and a lower value of newly signed design contracts.

Source: AIA/Deltek Architecture Billings Index

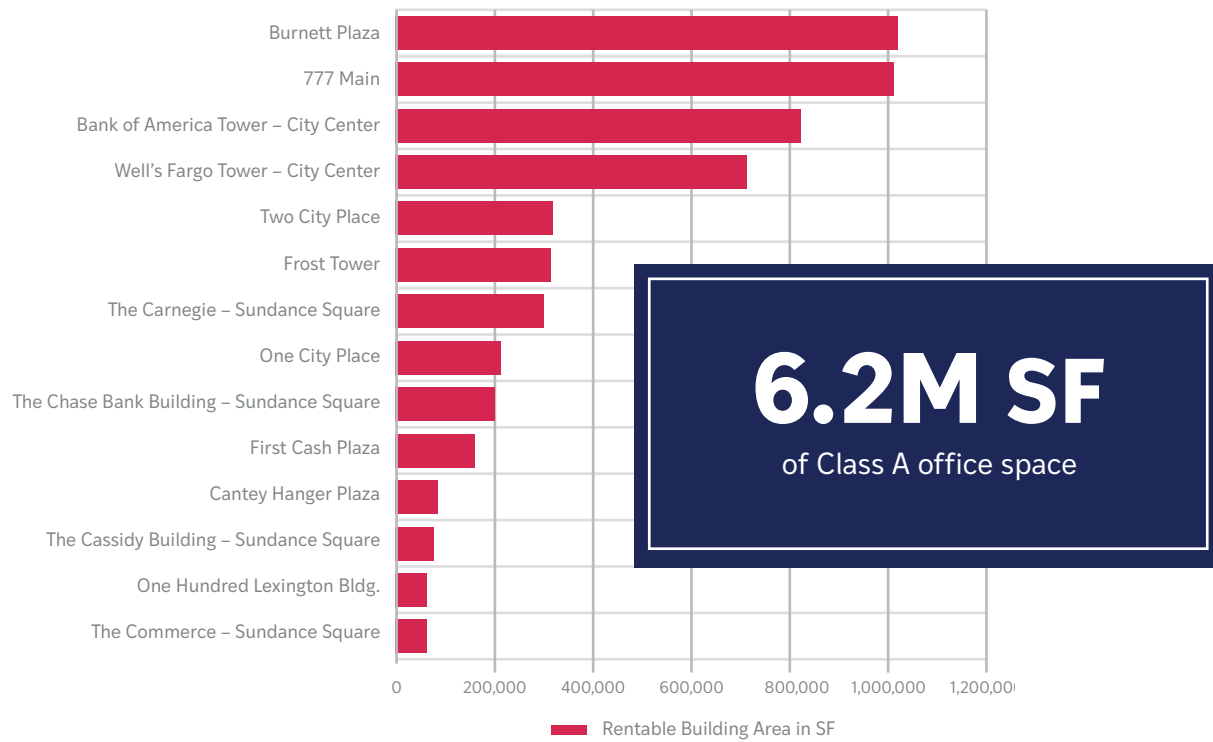


National Architecture Firm Billings

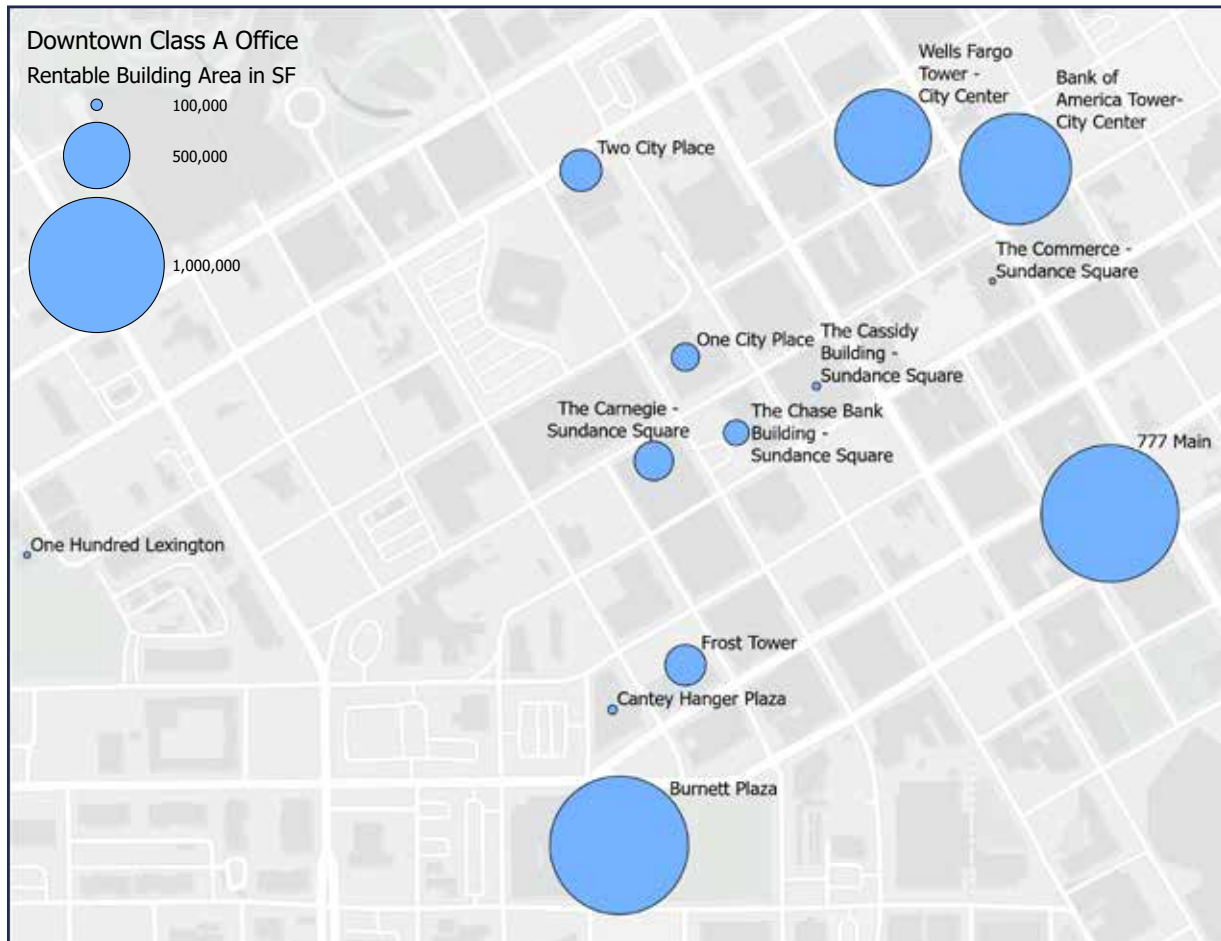


Source: AIA/Deltek Architecture Billings Index® (ABI)

Class A Office Buildings



Class A Buildings Office Map





LARGEST DOWNTOWN CLASS A BUILDINGS LEASING CONTACT INFO



Burnett Plaza

801 Cherry St

TXRE Properties, LLC

Sam Davis 817.893.2154

Largest contiguous SF: 44,582



777 Main

777 Main St

Transwestern Real Estate Services

Whit Kelly 817.259.3504

Largest contiguous SF: 37,063



Bank of America Tower – City Center

301 Commerce St

City Center Management, LP

Robert Gamblin 817.255.5731

Largest contiguous SF: 62,984



Wells Fargo Tower – City Center

201 Main St

City Center Management LP

Robert Gamblin 817.255.5731

Largest contiguous SF: 56,653



Frost Tower

640 Taylor St
Stream Realty Partners, LP
 Chris Doggett 817.877.1316
 Largest contiguous SF: 13,838



Two City Place

100 Throckmorton St
Citadel Partners LLC
 Cullen Donohue 817.809.6237
 Largest contiguous SF: 15,899



The Carnegie – Sundance Square

421 W 3rd St
Sundance Square Leasing
leasing@sundancesquare.com
 Largest contiguous SF: Contact Leasing



One City Place

300 Throckmorton St
Citadel Partners LLC
 Cullen Donohue 817.809.6237
 Largest contiguous SF: 4,177



The Chase Bank Building – Sundance Square

420 Throckmorton St
Sundance Square Leasing
leasing@sundancesquare.com
 Largest contiguous SF: Contact Leasing

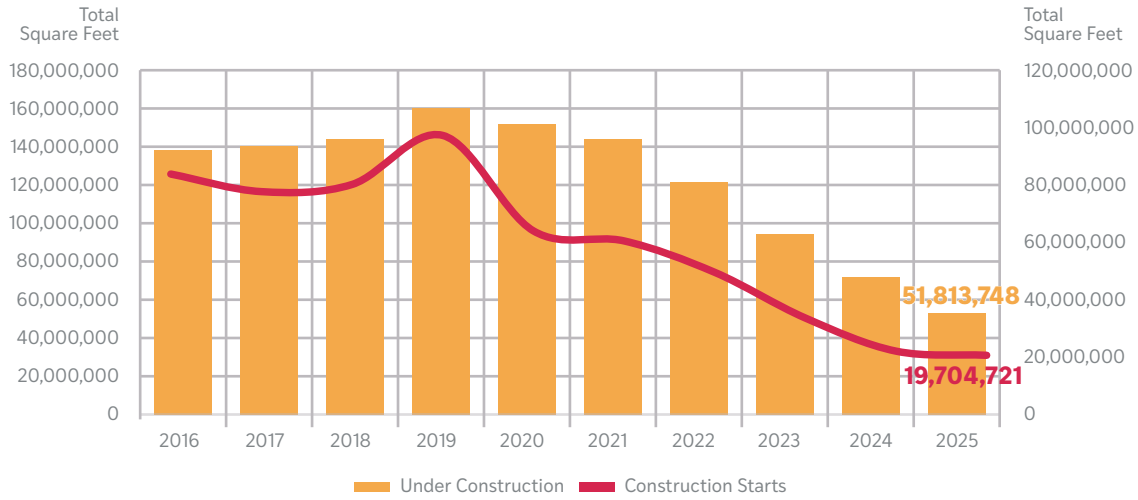


First Cash Plaza

1600 W 7th St
Holt Lunsford Commercial, Inc.
 Jake Neal 817.710.1112
 Largest contiguous SF: Contact Leasing

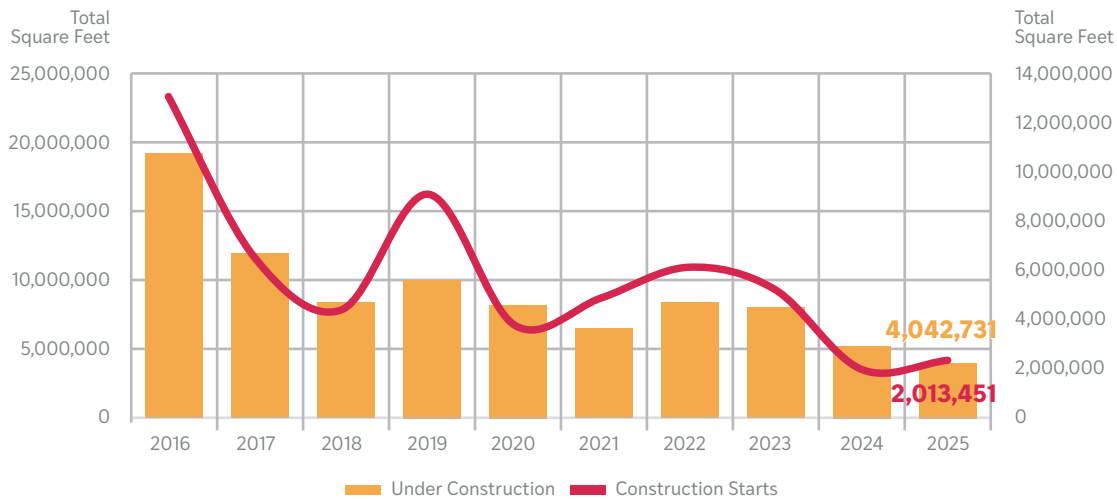


U.S. – Office Construction Starts



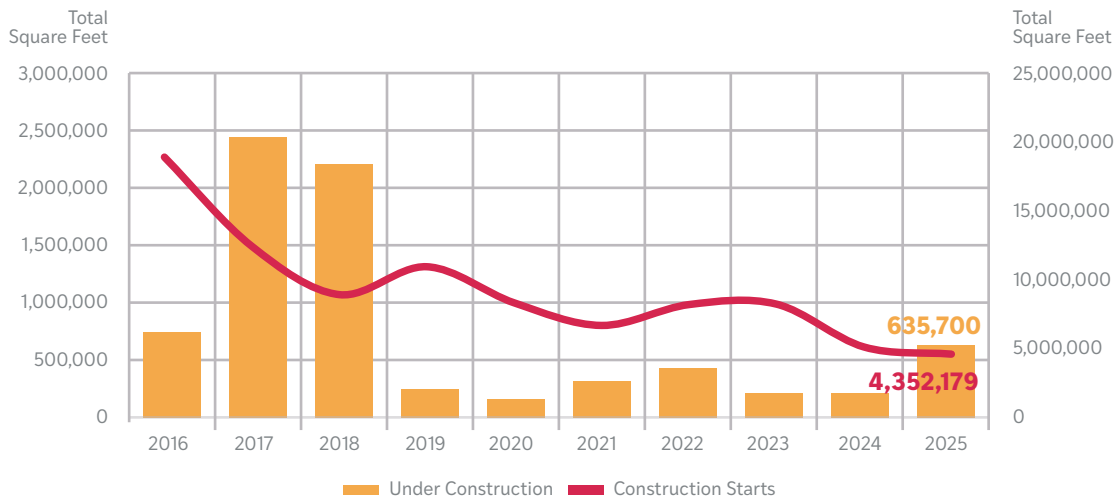
Source: CoStar

DFW – Office Construction Starts



Source: CoStar

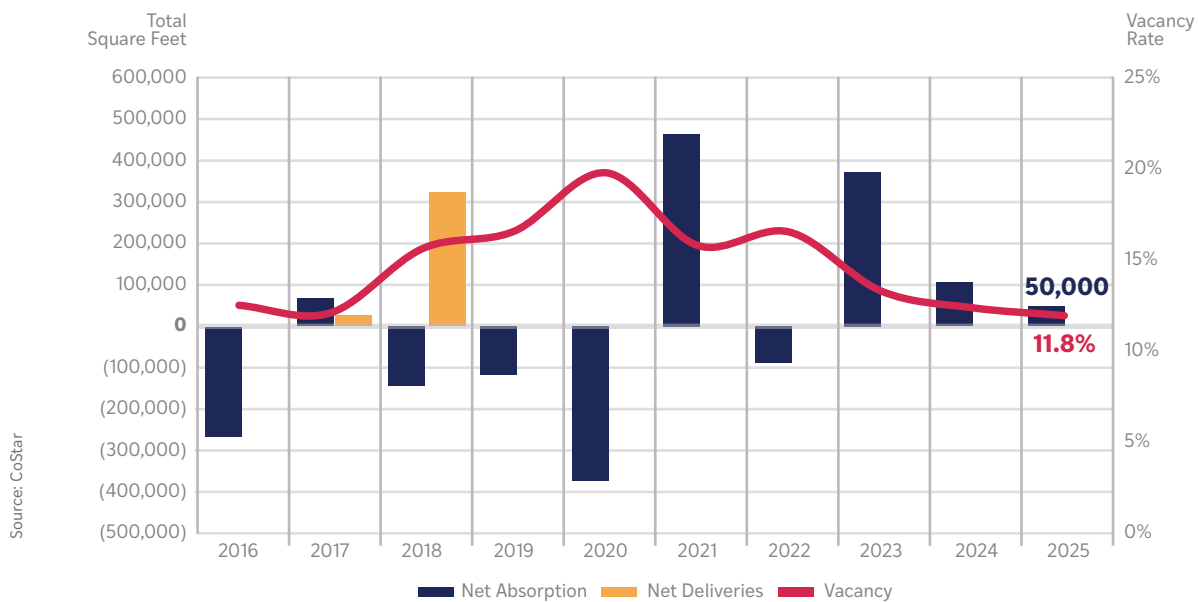
Fort Worth – Office Construction Starts



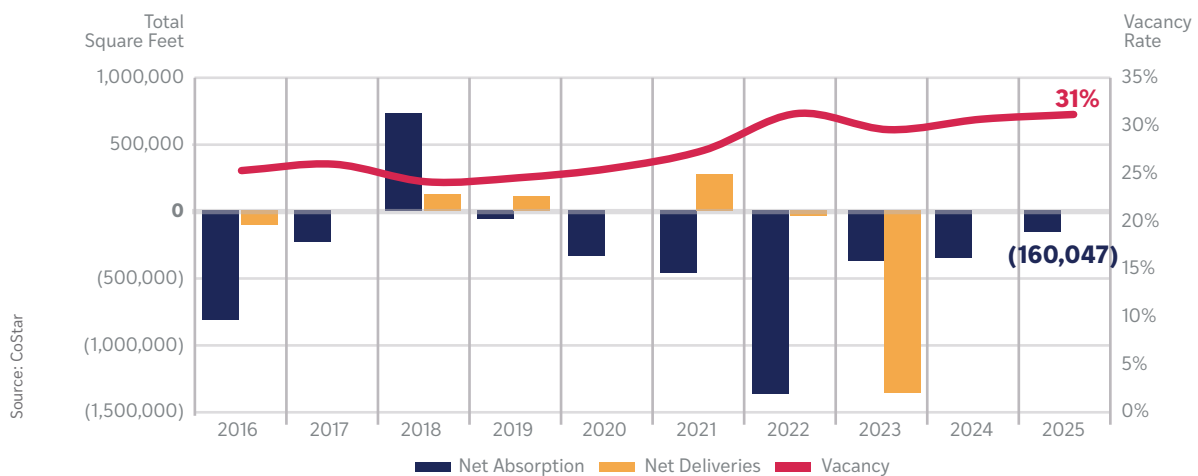
Source: CoStar



Fort Worth CBD – Office Space



Dallas CBD – Office Space

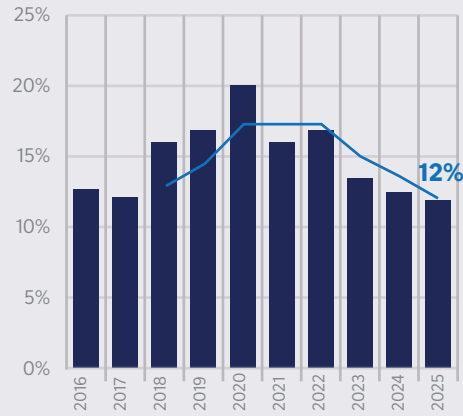




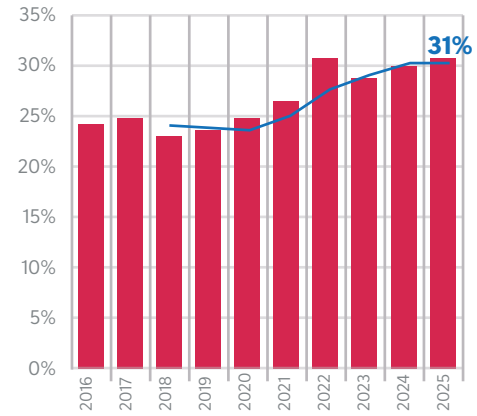
Metro Area Office Vacancy Rates

Downtown Fort Worth has the lowest vacancy rate across all DFW submarkets, including Class A

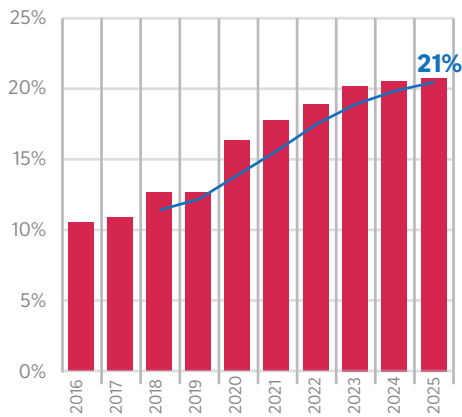
Downtown Fort Worth



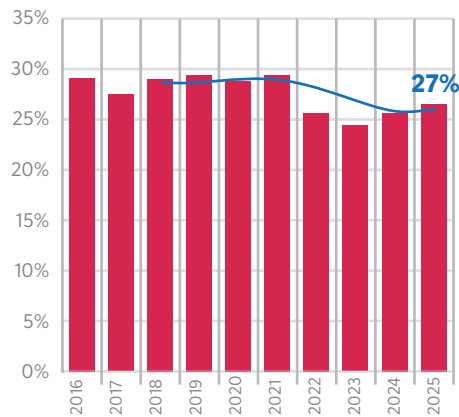
Dallas CBD



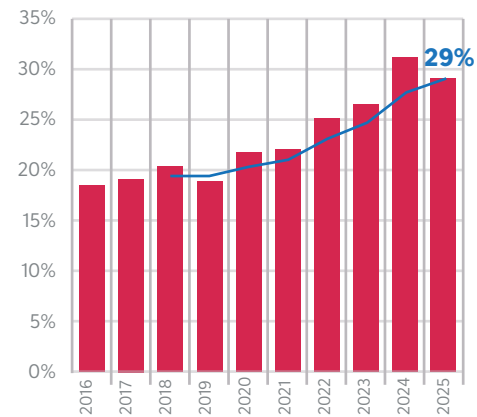
Dallas Central Expressway



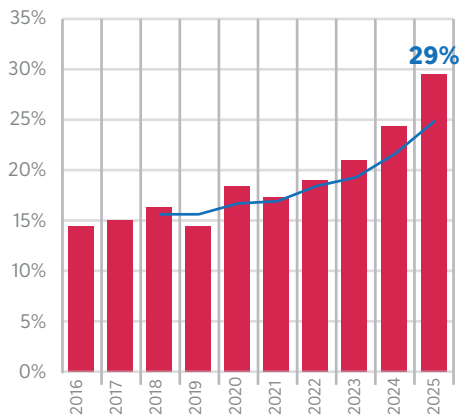
Dallas Stemmons Freeway



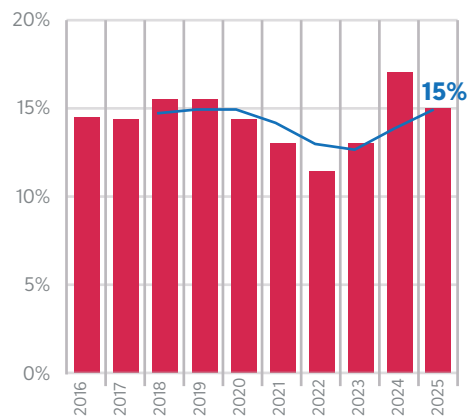
Dallas West LBJ Freeway



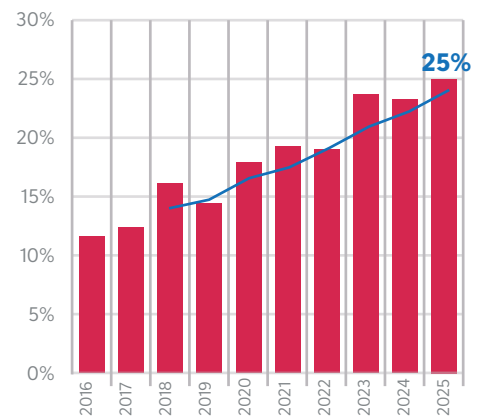
Las Colinas



Frisco/The Colony



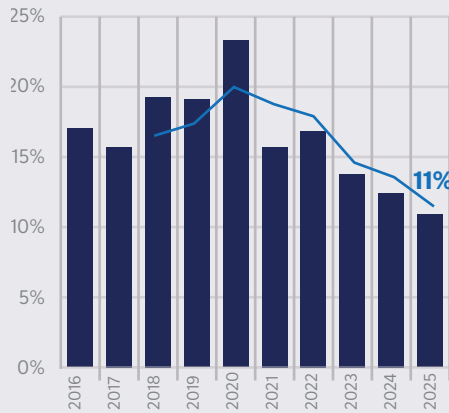
Dallas Uptown



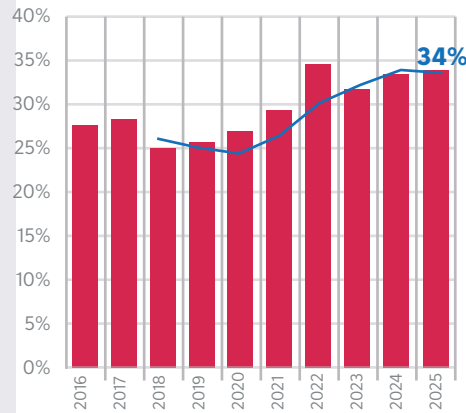
3-year moving average

Metro Area Class A Office Vacancy Rates

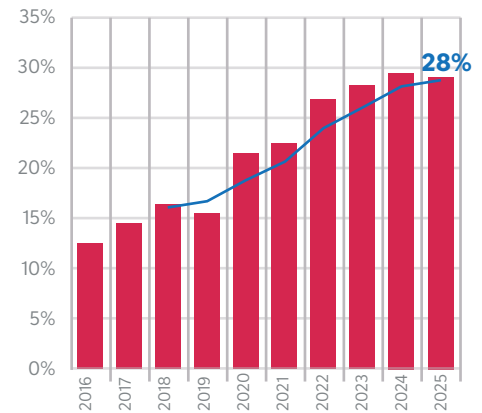
Downtown Fort Worth



Dallas CBD



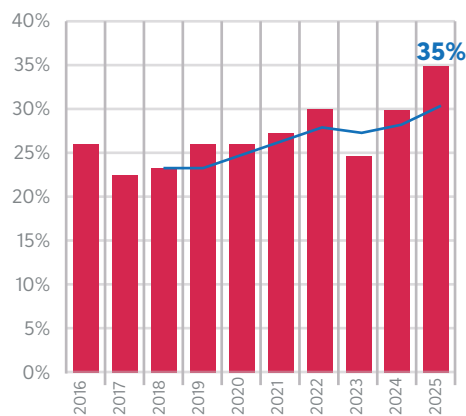
Dallas Central Expressway



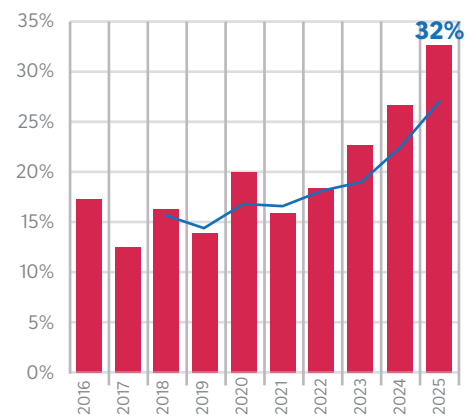
Dallas Stemmons Freeway



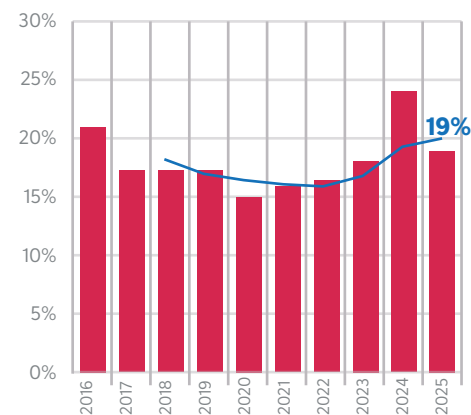
Dallas West LBJ Freeway



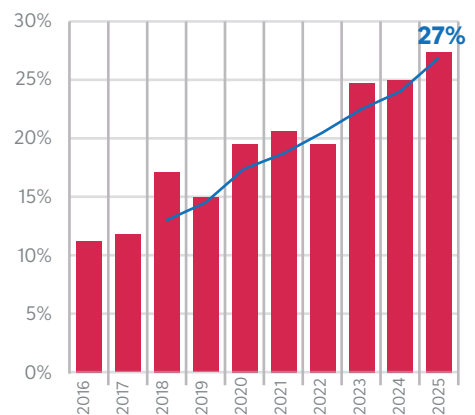
Las Colinas



Frisco/The Colony



Dallas Uptown



— 3-year moving average

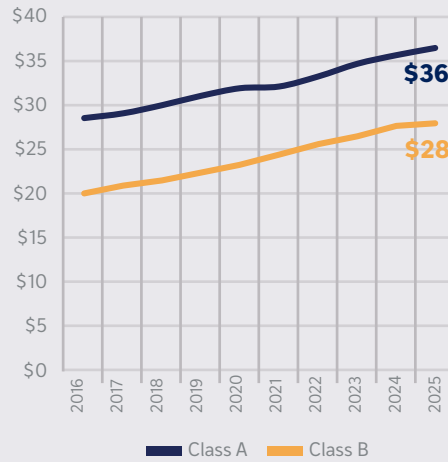




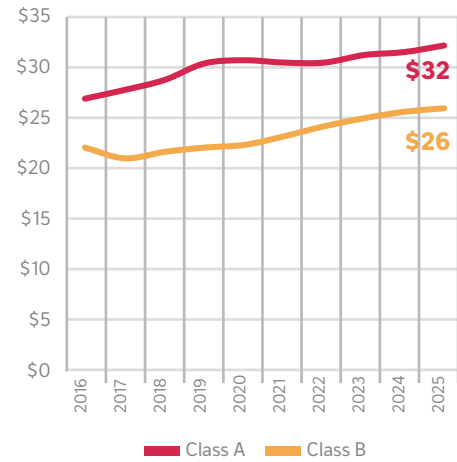
Metro Area Class A & B Office Market Rent (\$/SF)

Downtown Fort Worth has the 2nd highest Class A compound annual growth rate since 2019, behind Dallas Uptown

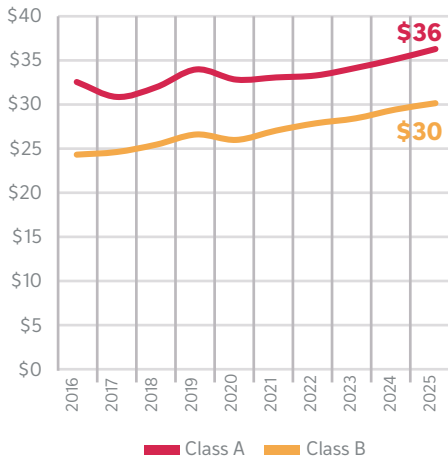
Downtown Fort Worth



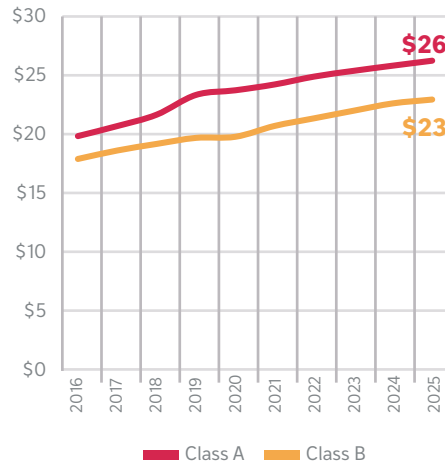
Dallas CBD



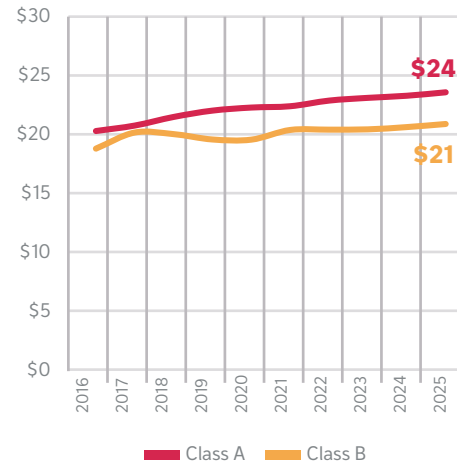
Dallas Central Expressway



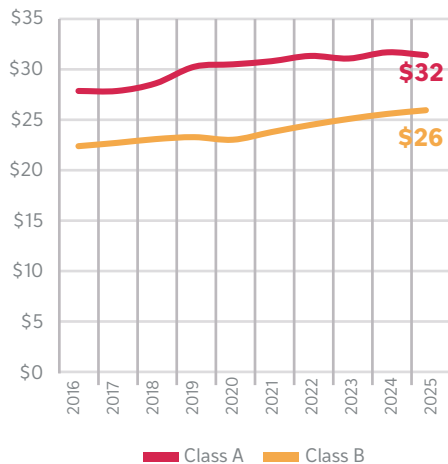
Dallas Stemmons Freeway



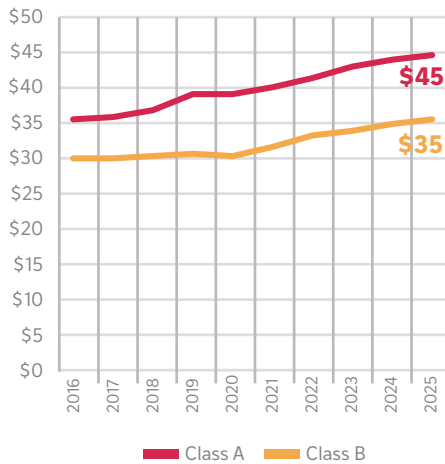
Dallas West LBJ Freeway



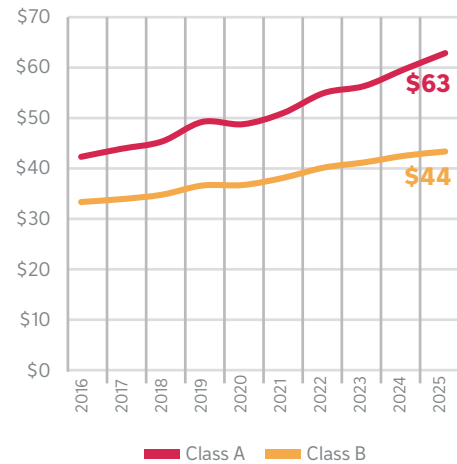
Las Colinas



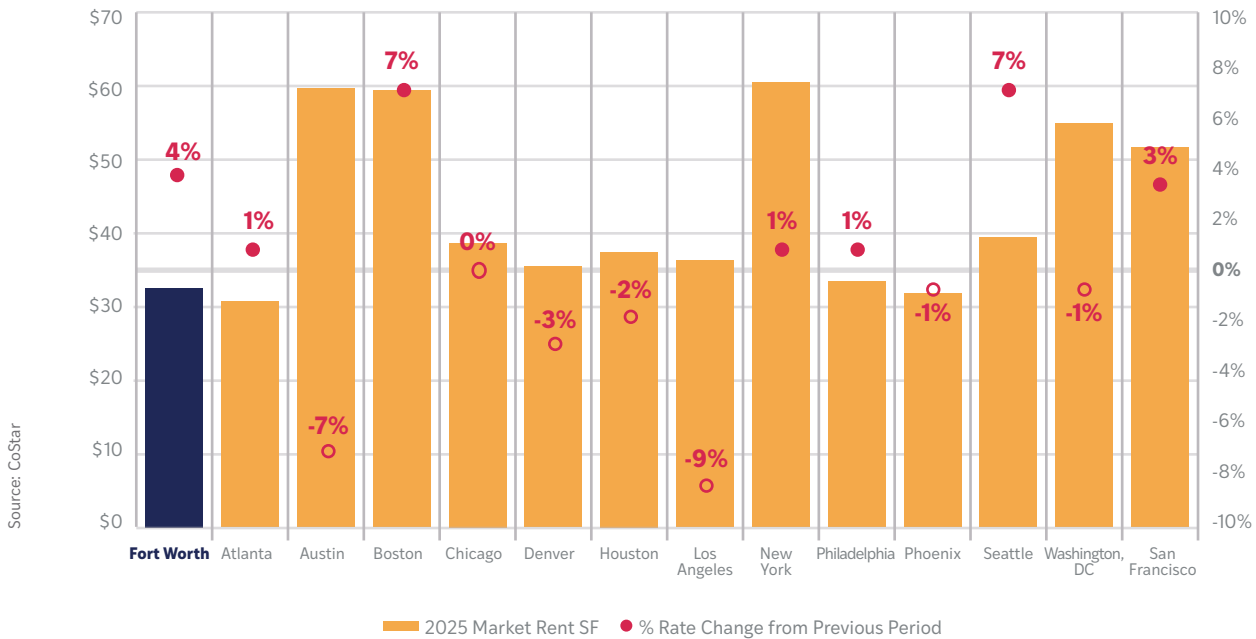
Frisco/The Colony



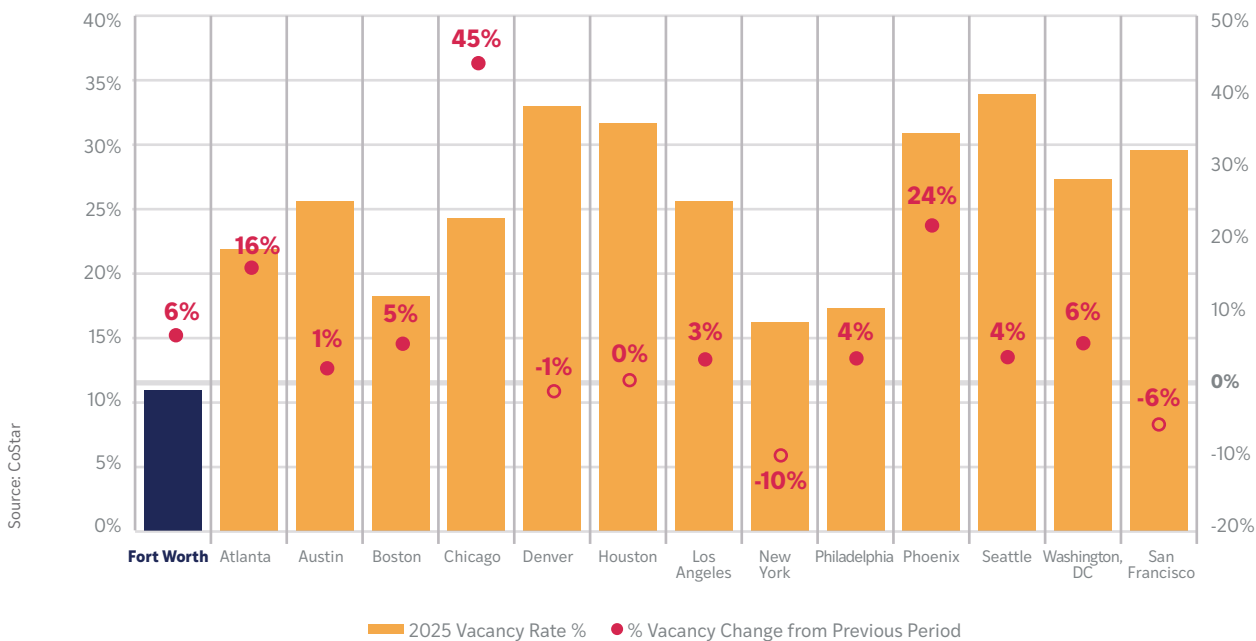
Dallas Uptown



National CBD Office Market Rent Q4 2025

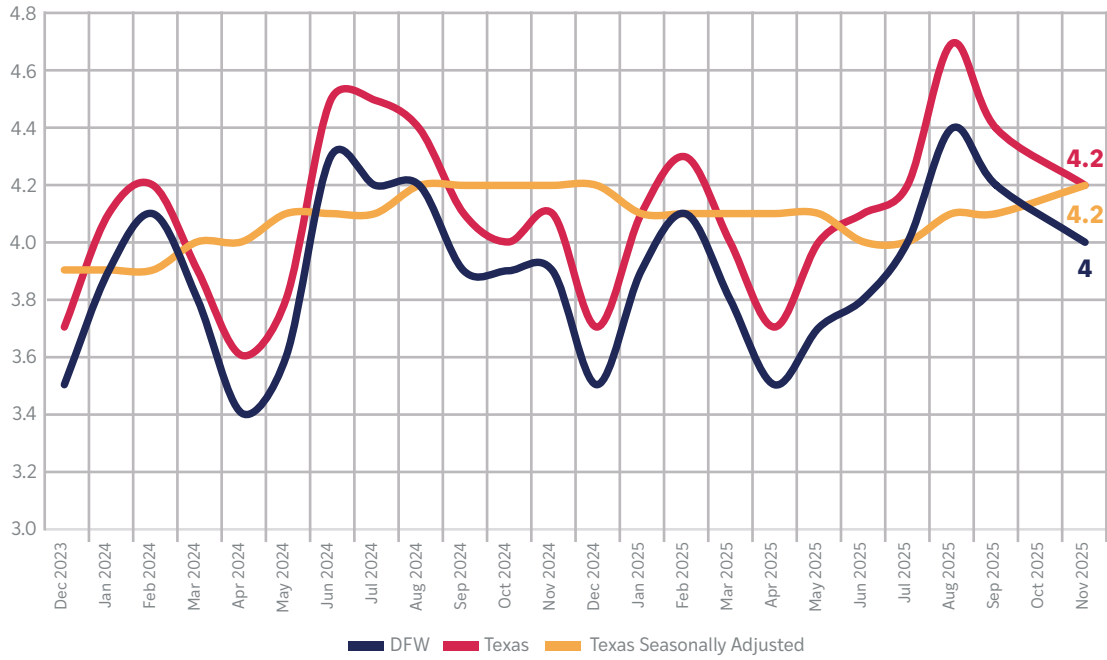


National CBD Office Market Vacancy Q4 2025



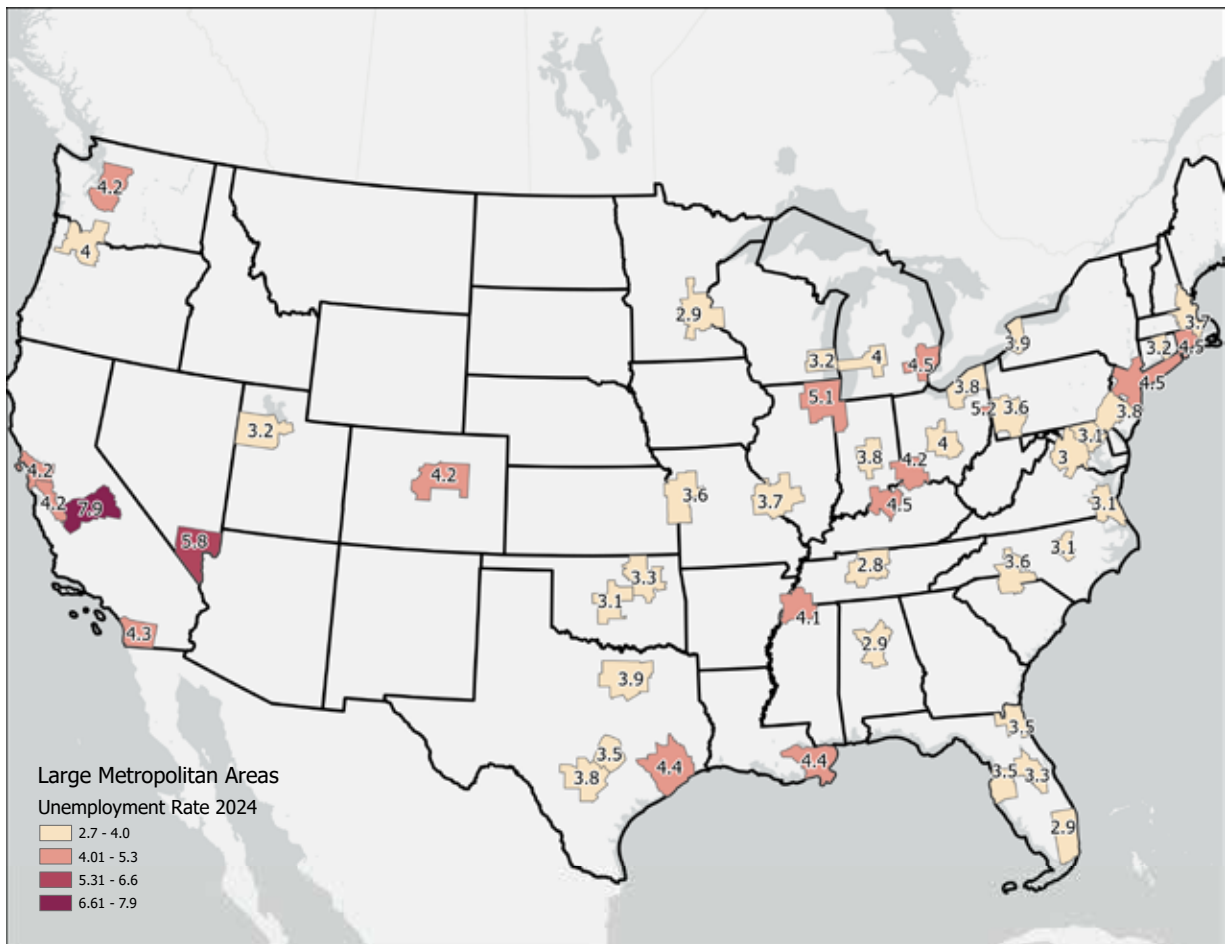


Texas Unemployment Rates from 2024–2025



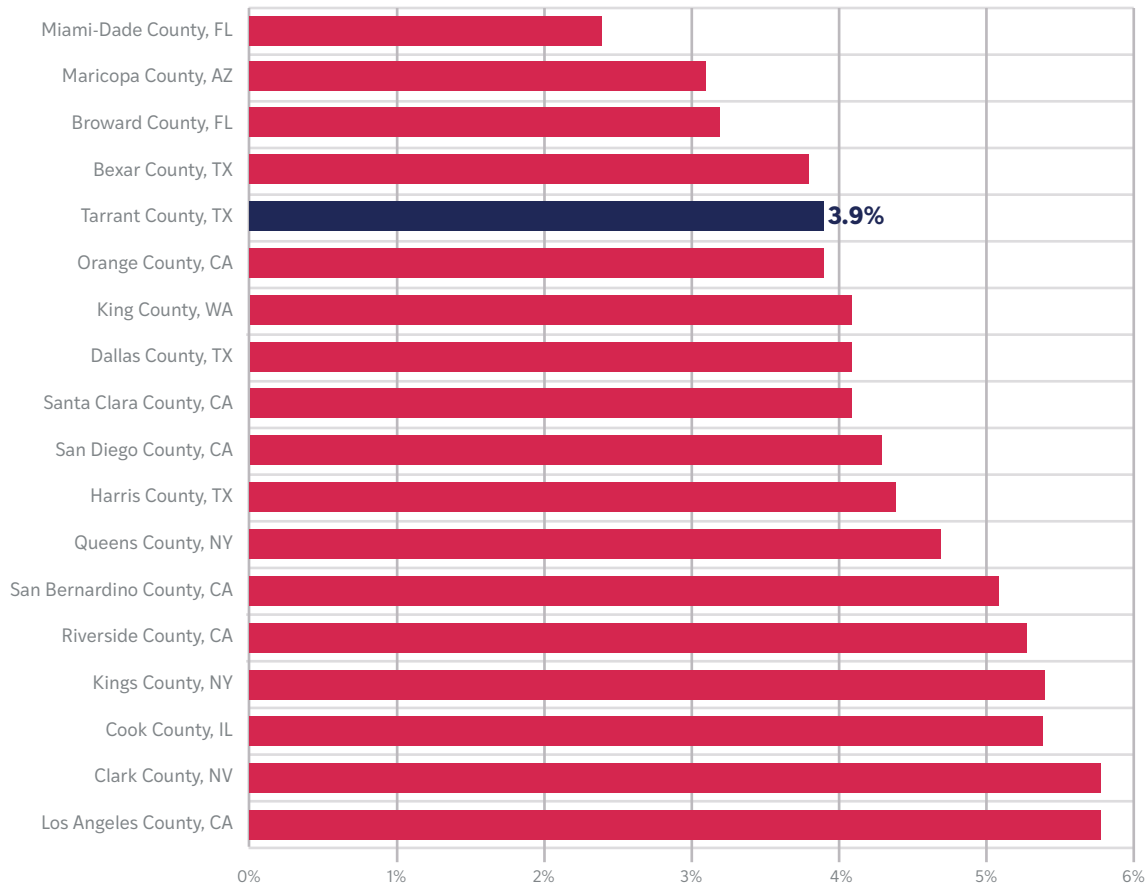
Source: BLS, LAUS

Unemployment Rates for Large Metropolitan Areas Annual Averages



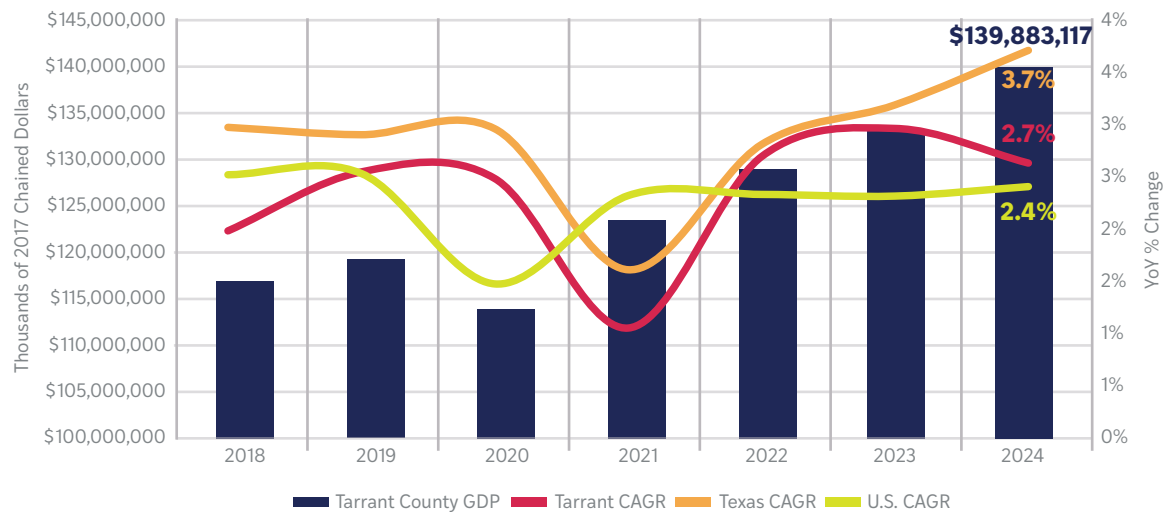
Source: BLS, LAUS

County Unemployment Rate % – Labor Force > 1M



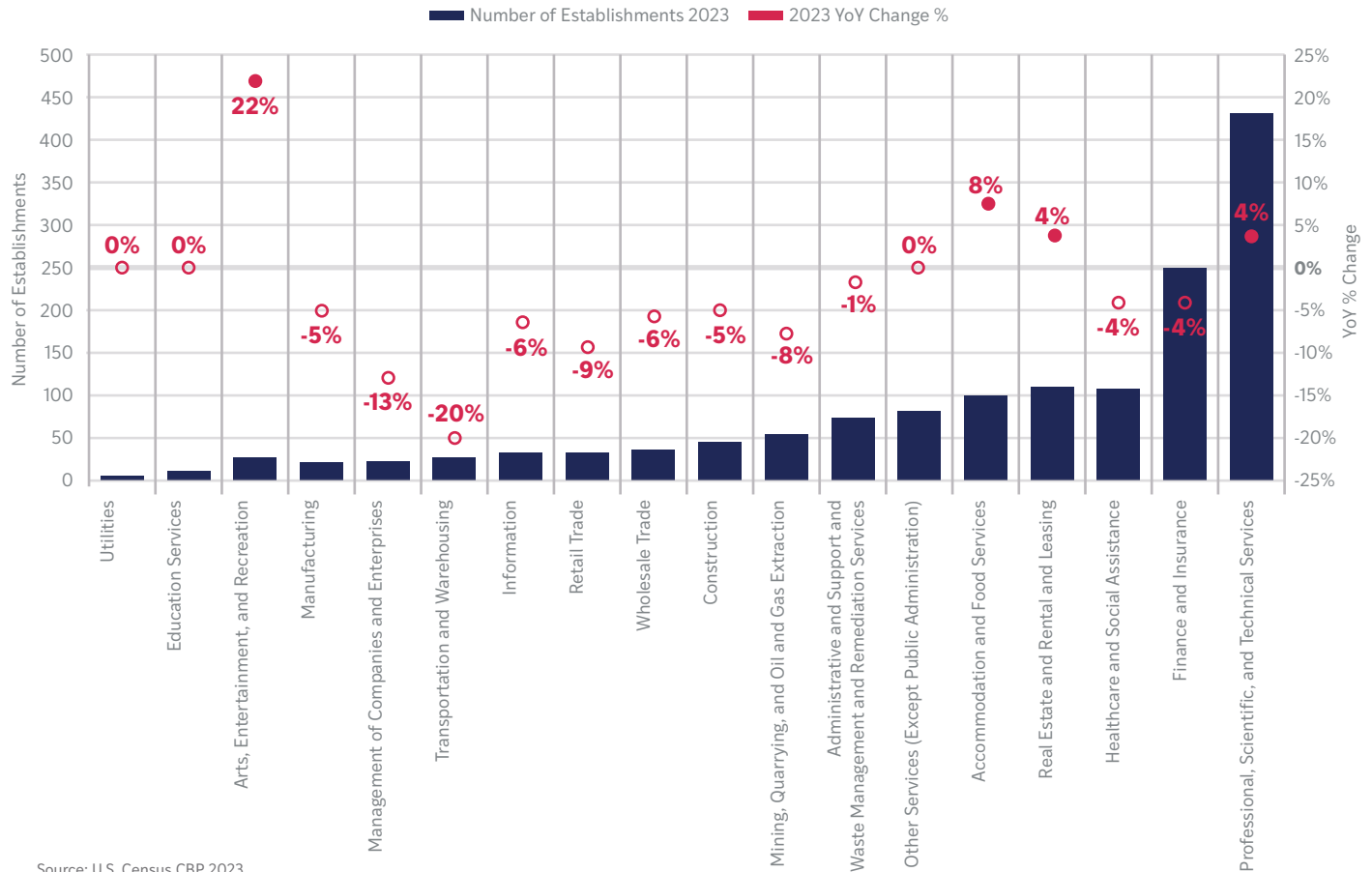
Tarrant County Real GDP – Thousands of Chained 2017 Dollars

5-year Compound Annual Growth Rate





Business Profile-Number of Business Establishments per Category Downtown Fort Worth

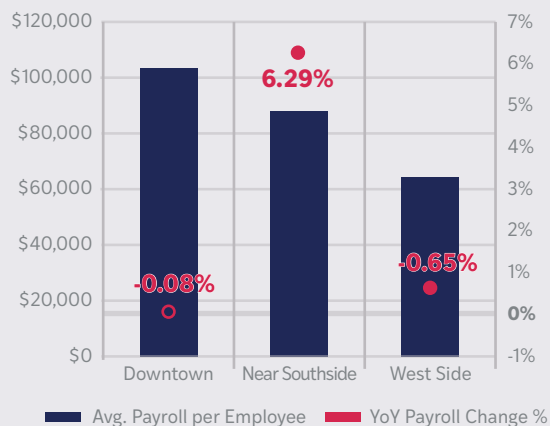


Downtown, the Near Southside, and the West Side combined generate \$8.8B in private annual payroll, an 8% growth from 2022. Downtown Fort Worth has the highest density of employees and generates the largest payroll among all the employment centers in the county.

Average Payroll per Employee in Private Sector

ZIP CODE (SUBMARKET)	PRIVATE-SECTOR EMPLOYEES	PAYROLL
76102 (Downtown)	38,332	\$3,940,043,000
76104 (Near Southside)	36,773	\$3,208,214,000
76107 (West Side/Cultural District)	26,912	\$1,684,876,000

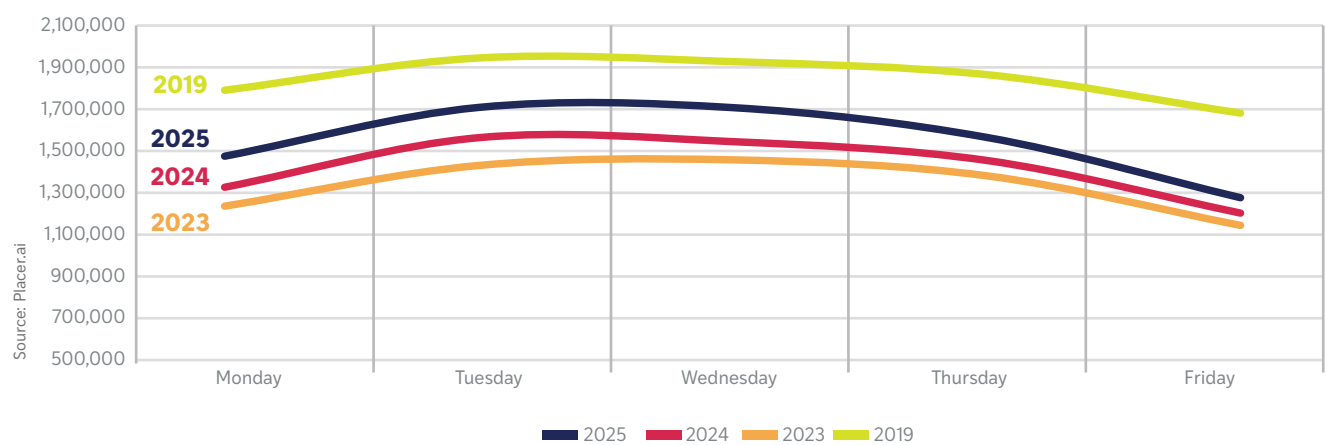
Average Private Sector Payroll per Employee



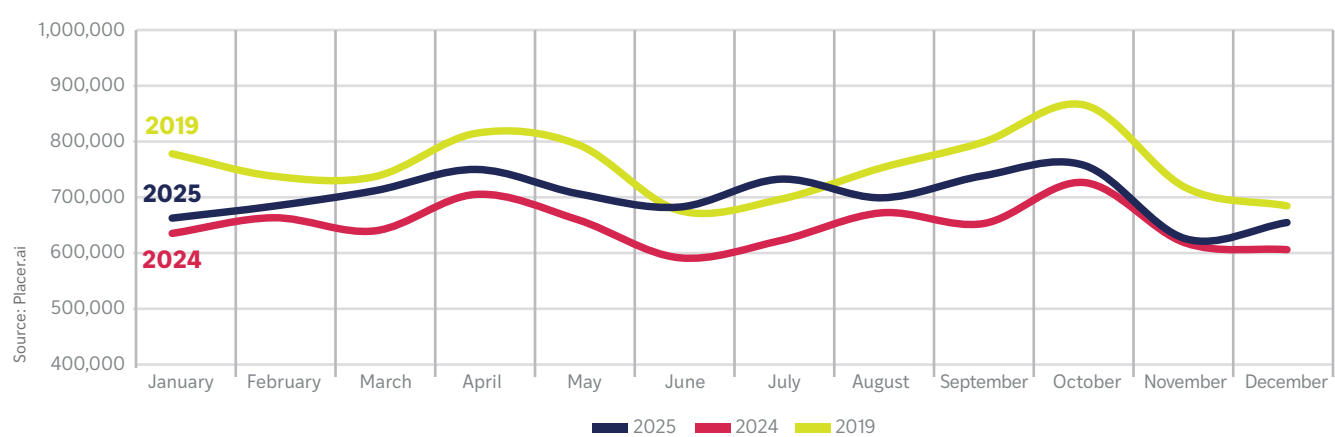


Total employee visits to Downtown are **up 3%** since 2023

Downtown Employee Visits by Day of Week – Yearly Comparison



Downtown Employee Visits by Month – Yearly Comparison





LIVING THE DOWNTOWN LIFESTYLE.

DFW Multifamily Market

In recent years, apartment developers have delivered an overabundance of new inventory to the Dallas-Fort Worth multifamily market. As a result, market vacancies peaked in 2025, reaching a near 20-year high, according to CoStar. The excess supply has created a competitive market, giving residents pricing power and causing longer lease-up times. Rent growth is expected to stabilize in late 2026 as excess supply is absorbed.

Multifamily developers have reacted to current market conditions, and new starts are at a 10-year low. This construction slowdown will aid rent growth and stabilization.

Fort Worth's population continues to grow. Now with a population over 1M, Fort Worth is the 11th largest city in the U.S., according to recent Census estimates.

Downtown Fort Worth Multifamily Market

At the end of 2025, Downtown Fort Worth had approximately 11,300 residents. DFWI is tracking 1,592 units at various stages of development.

In 2025, Downtown added 226 units, totaling 7,079 multifamily units. The Downtown market rent year-over-year growth rate fell from -0.7% in 2024 to -1.1% at year-end 2025. The year-end vacancy rate also increased to 14%. These changes resulted from a 4% supply increase, which put downward pressure on asking rents and upward pressure on vacancy rates.

The 2024 opening of Deco 969, a luxury high-rise, has elevated the standard of Downtown living with high-end finishes, a full suite of amenities, and asking rents exceeding \$3.00 per SF. At the time of publication, Southern Land Company estimated a spring 2026 stabilization.

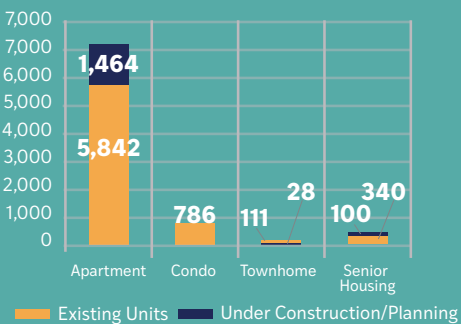


At a Glance



Total existing residential units:
7,079 (3% YoY growth)

Total under construction/planned:
1,592



Total apartment unit growth increased by **226 units, a 3% rise** compared to 2024.

Source: CoStar



Average asking rents for apartments remained relatively stable, with a 1.1% decrease between 2024 and 2025 to **\$1.94 per SF.**

Source: CoStar



The apartment occupancy rate for Q4 2025 **reached 86%.**

Source: CoStar



39% of Downtown residents have a bachelor's degree or higher.

Source: U.S. Census 2024



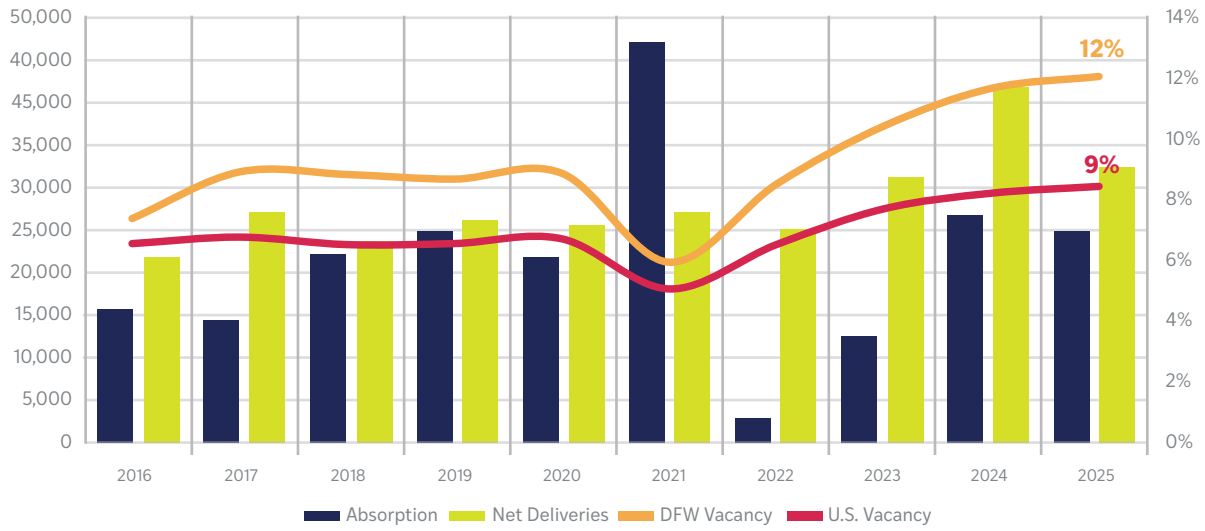
The 2025 average sales price for condos and townhomes was **\$400,000, a 24% YoY increase.**

Median earnings for Downtown postgraduate residents is \$90,244.

Source: U.S. Census 2024



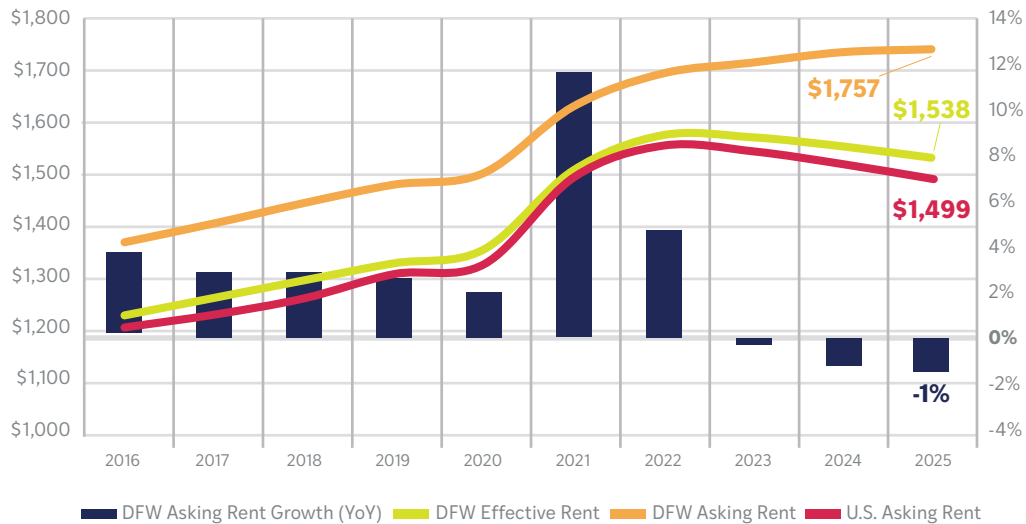
Apartment Absorption, Net Deliveries, and Vacancy DFW Market



Source: CoStar



Average Market Rent DFW Market

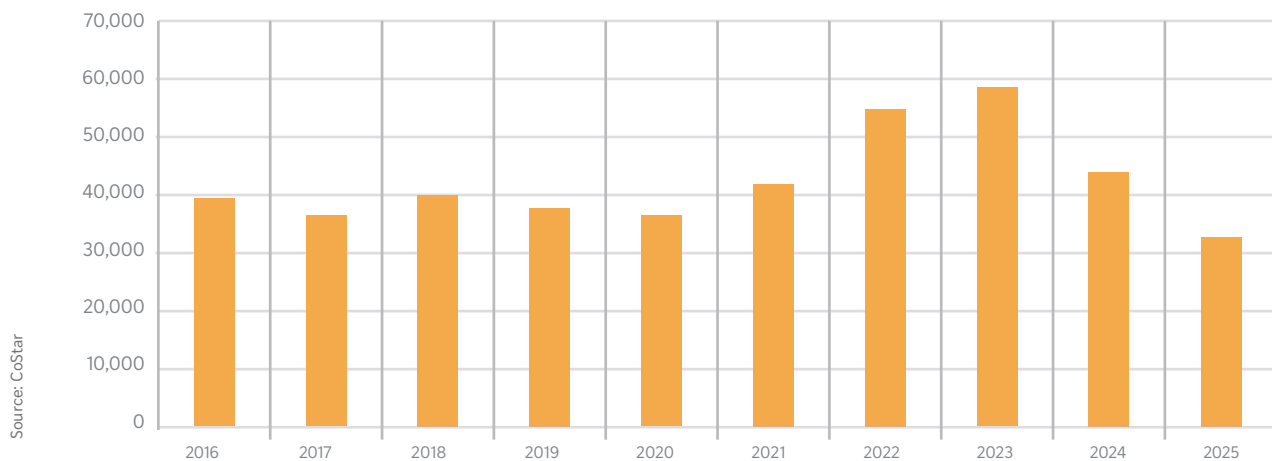


Source: CoStar



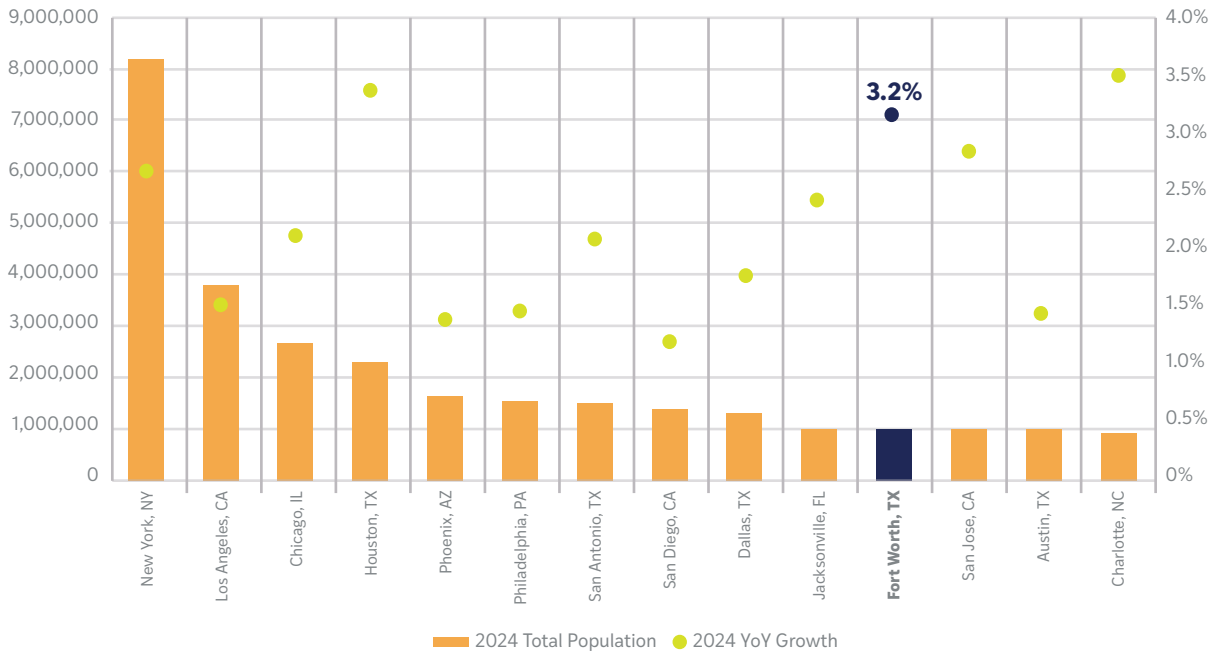
Deco 969

Apartment Units Under Construction DFW Market





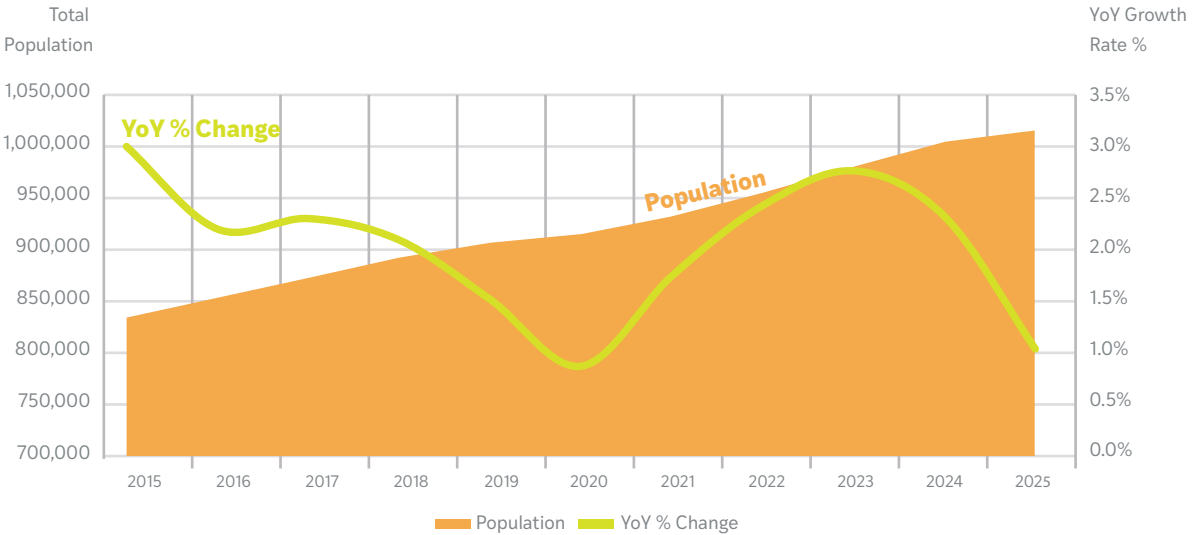
2024 Top National City Population and Growth Rate
Fort Worth



Source: U.S. Census



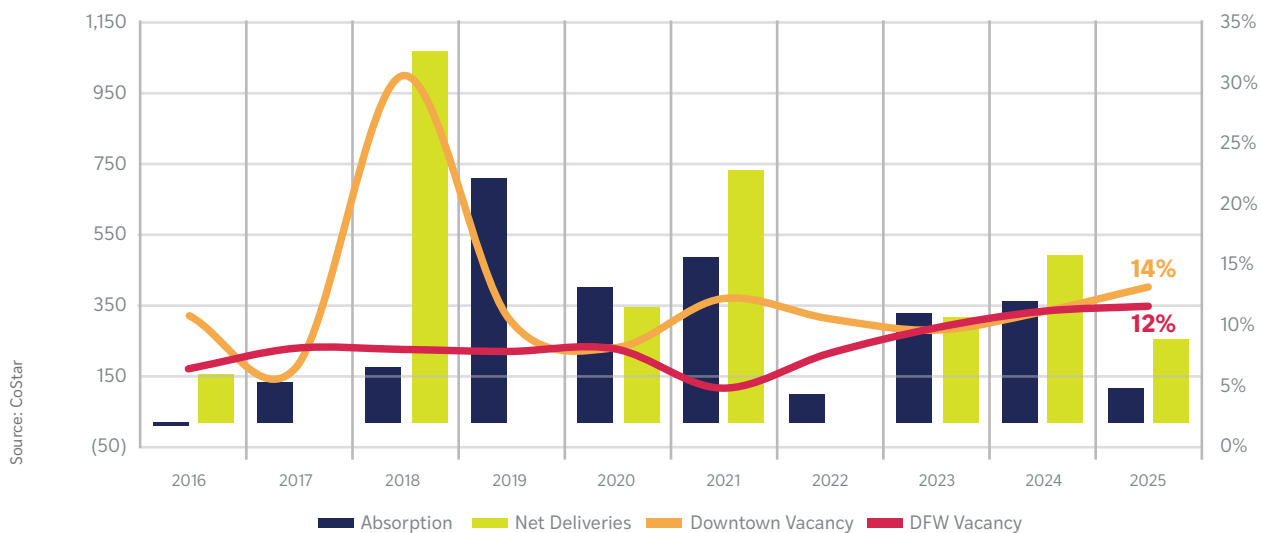
2025 Fort Worth Population and Growth Rate
Fort Worth



Source: City of Fort Worth, Texas Demographer

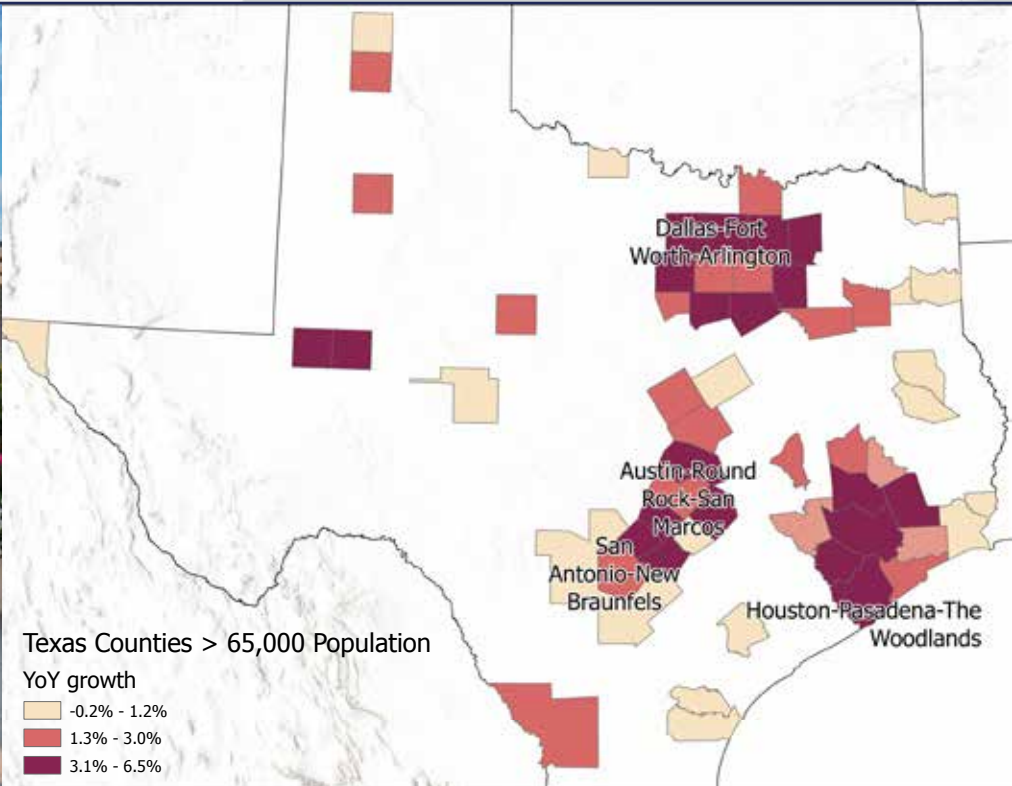
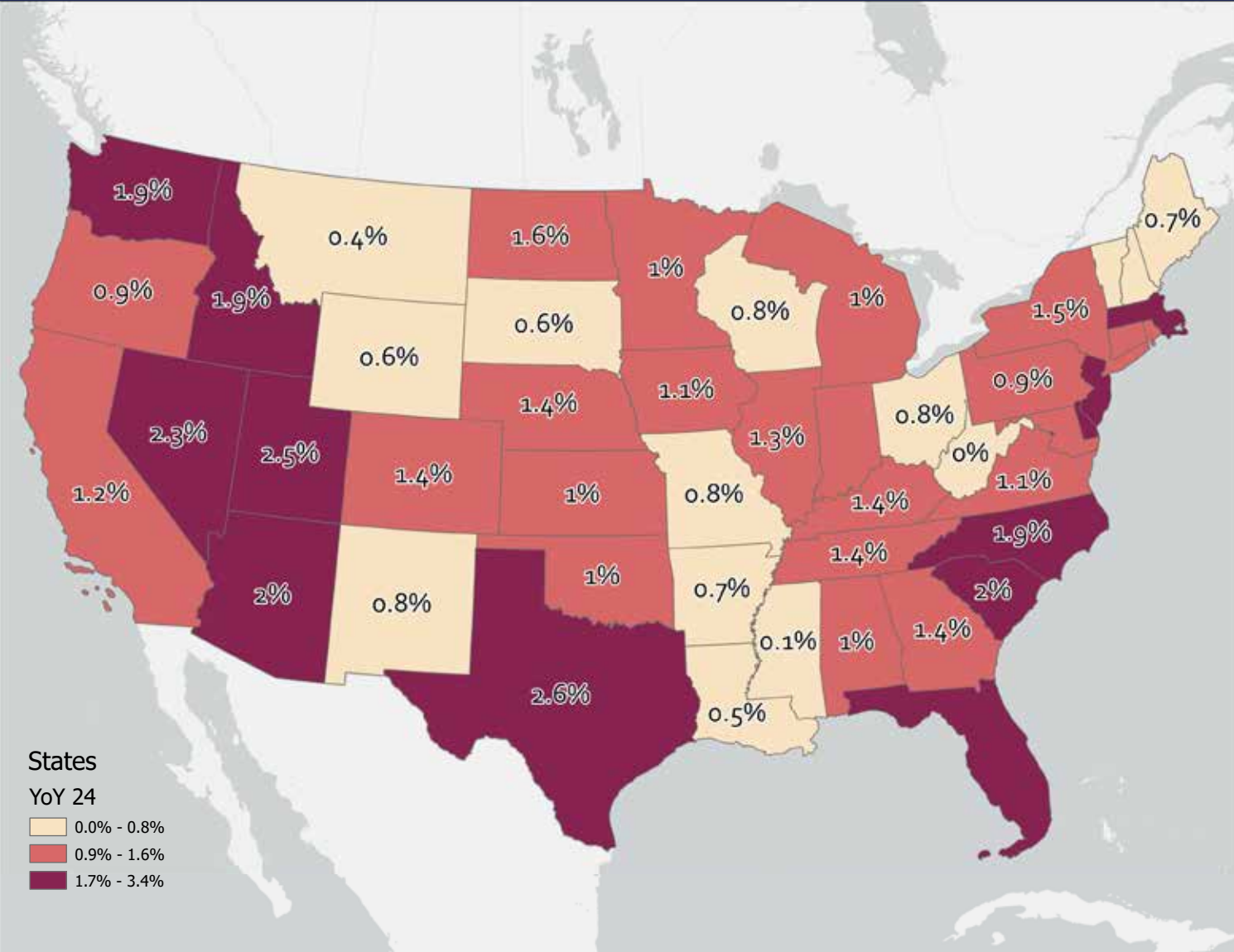


Apartments Absorption, Net Deliveries, and Vacancy Downtown



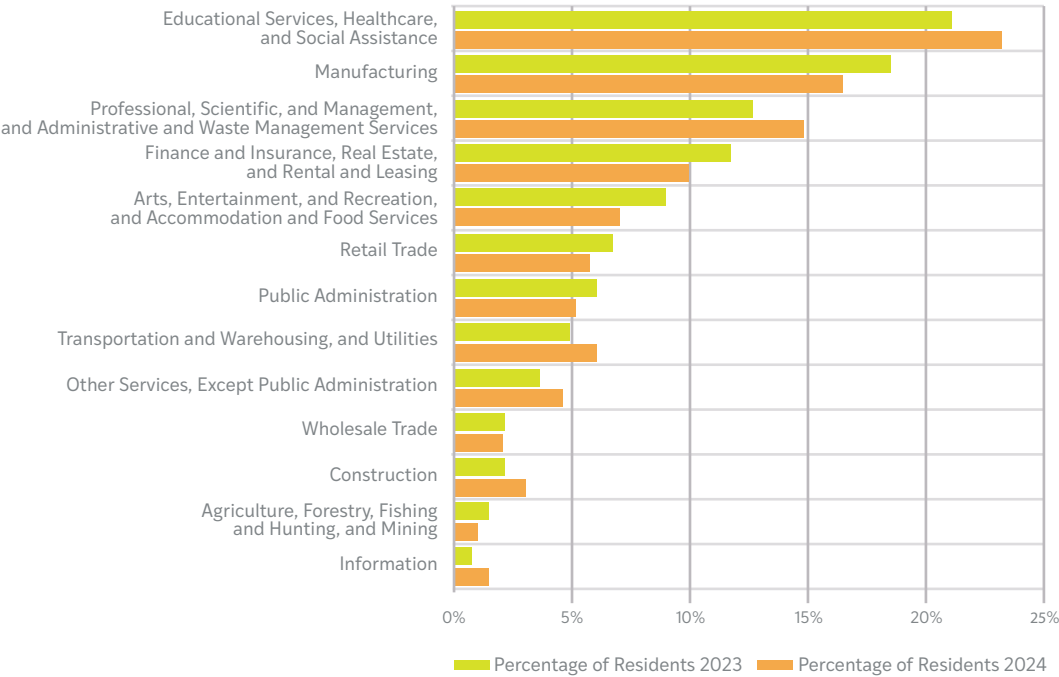


POPULATION AND HOUSING



Downtown Residents Full-Time Employment by Industry

Source: U.S. Census Bureau



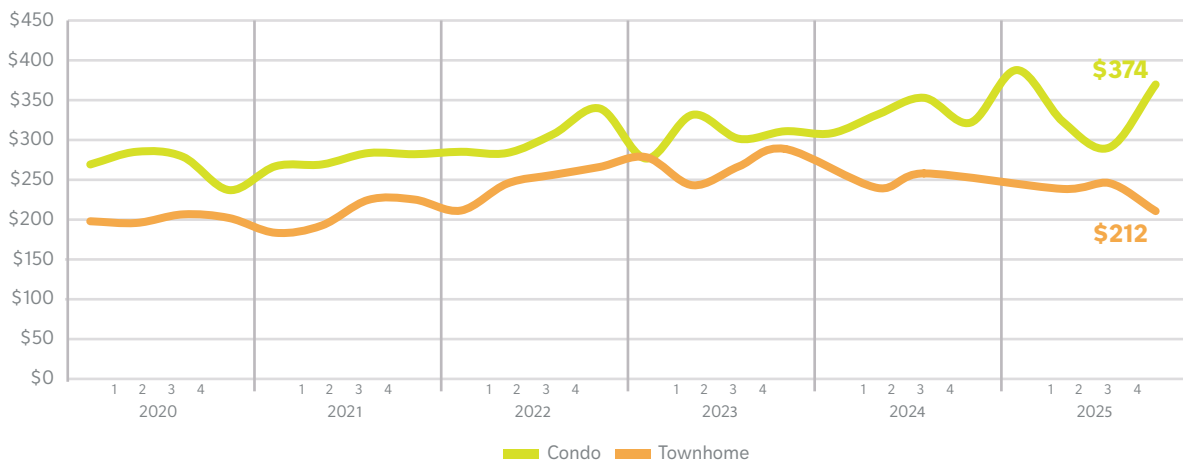


Condominiums and Townhomes Sold - 2025 Average Price per SF by Location

POPULATION AND HOUSING



Condominium and Townhome Median Price per SF – by Quarter
Condominium and Townhome Sales



Source: North Texas Real Estate Information Systems, Inc.

Townhome Sales per SF – Distribution Since 2020

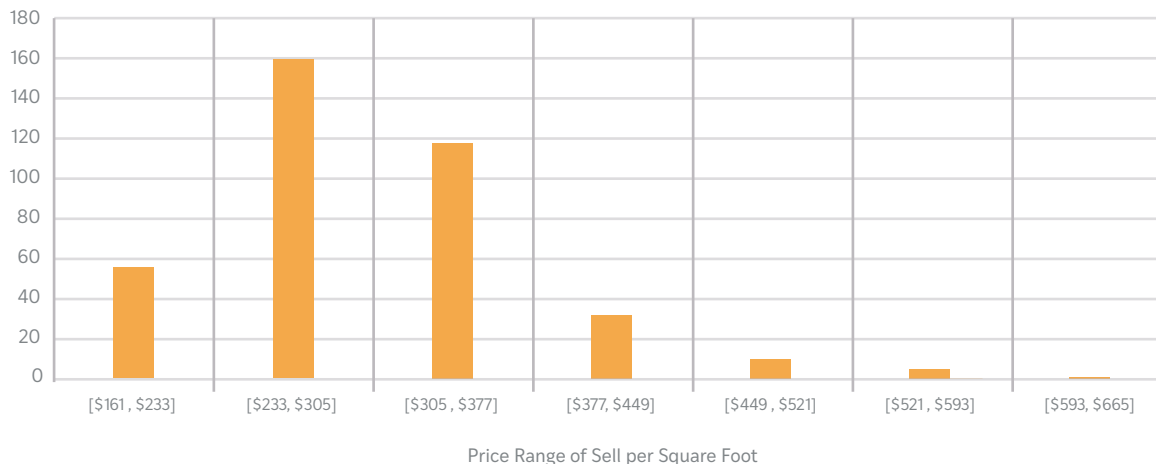
Number of
Units Sold



Source: North Texas Real Estate Information Systems, Inc.

Condominium Sales per SF – Distribution Since 2020

Number of
Units Sold



Source: North Texas Real Estate Information Systems, Inc.

Townhomes:



The annual median price per SF for 2025 is **\$241**, a 7% year-over-year decrease.



The annual median days on the market is **95**, a 19% year-over-year decrease.

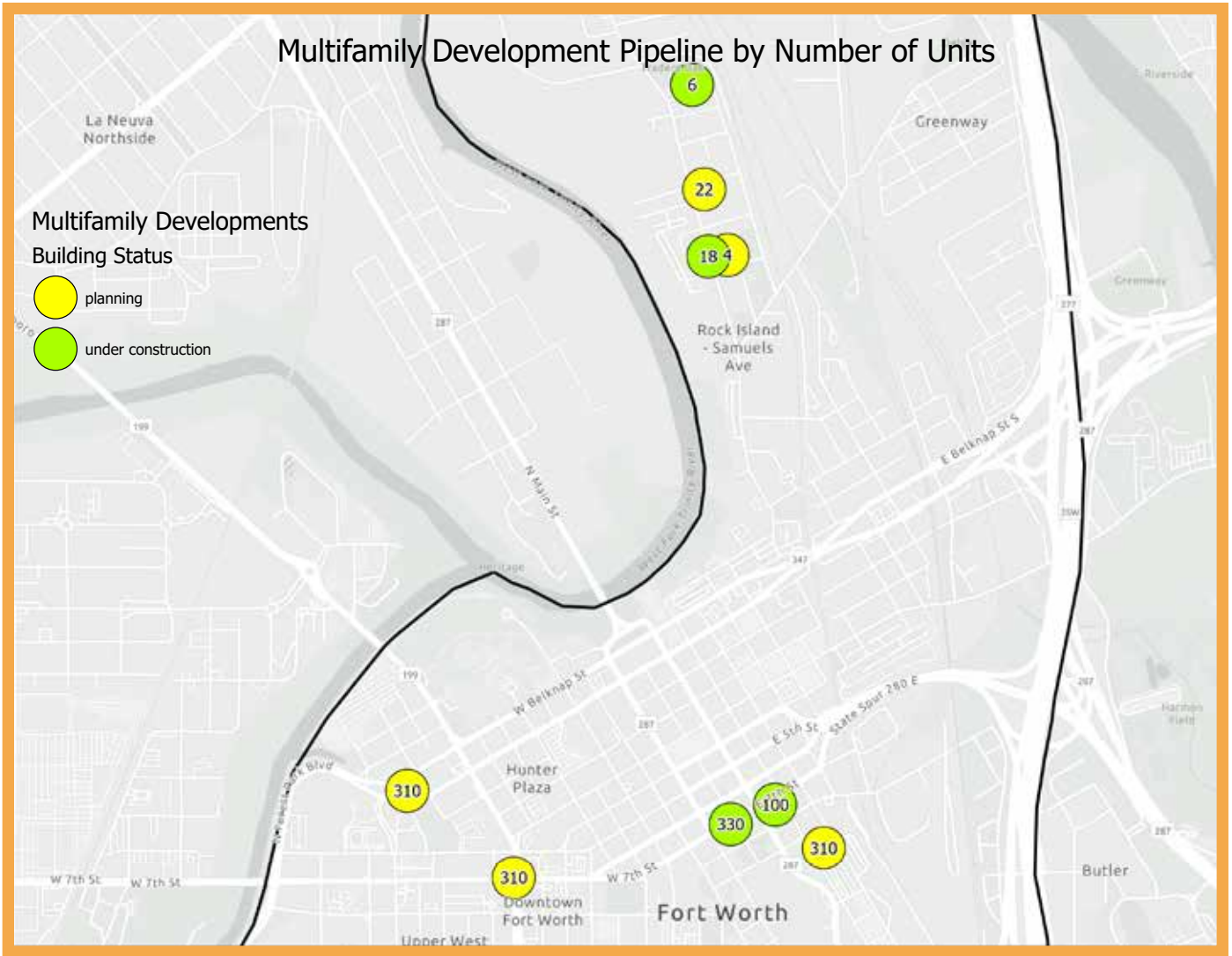
Condominiums:



The annual median price per SF for 2025 is **\$339**, a 1% year-over-year increase.



The annual median days on the market is **69**, a 41% year-over-year increase.



Residential Units Currently Under Construction Downtown Fort Worth

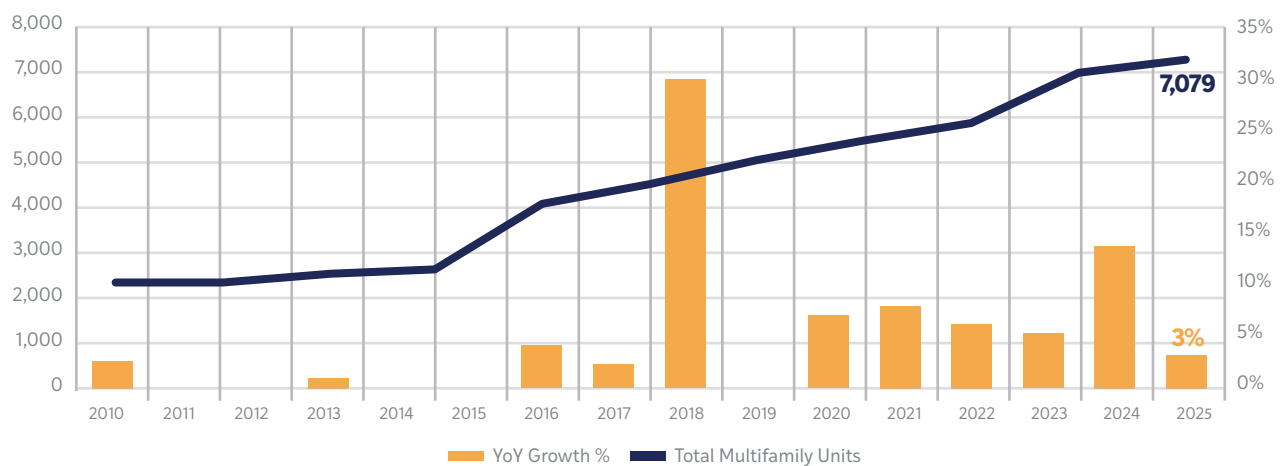
PROJECT	ADDRESS	BUILDING TYPE	UNITS
Georgian Oaks Senior Living	210 E. 7th St.	Senior Housing	100
1101 Poindexter St.	1101 Poindexter St.	Townhomes	6
Samuels Avenue Townhomes	811 Samuels Ave.	Townhomes	18
Oncor Building	115 W. 7th St.	Apartments	330
Total			454

Residential Units Planned or Announced Downtown Fort Worth

PROJECT	ADDRESS	BUILDING TYPE	UNITS
Trinite Samuels Lofts	930 Samuels Ave.	Apartments	22
7th and Henderson	1010 W. 7th St.	Apartments	310
The Jones	1000 Jones St.	Apartments	310
1009 Mayfield	1009 Mayfield	Townhomes	4
1000 Weatherford	1000 Weatherford	Apartments	492
Total			1,138

Source: Downtown Fort Worth, Inc.

Downtown Total Multifamily Units and YoY Growth Rate





BUSINESS AND LEISURE TRAVELERS AGREE, DOWNTOWN IS THE PLACE TO STAY.

Downtown Fort Worth offers a unique blend of historic charm and modern amenities, an extraordinarily clean public realm, and a well-coordinated safety culture. This combination sets the stage for Downtown as a prime hospitality destination.

Downtown hotels serve the 11.3M SF CBD office market. Hotel performance is heavily influenced by conference and trade-show-driven demand base and new supply. It also benefits from its central location and proximity to demand generators, including Dickie's Arena and Will Rogers Center, the Cultural District, and Sundance Square. An expanding hotel pipeline is adding to the existing 3,999-room hotel inventory.

The 245-room Sandman Signature Hotel is set to reopen in the third quarter of 2026. Looking ahead, the Downtown development pipeline is robust, with 1,440 additional rooms at various stages of planning.

These projects include:

- A 400-room expansion of the Omni Fort Worth Hotel
- An additional 600-room Fort Worth Convention Center headquarters hotel
- The proposed 195-room Oil & Gas Building conversion

Slated for completion in 2030, the \$700M Fort Worth Convention Center expansion will drastically increase the facility's footprint and its ability to host large-scale meetings and conferences.

Hospitality & Market Performance

In 2025, the U.S. hospitality market saw softened demand, resulting in a flat ADR growth of 0.9%. The Fort Worth-Arlington market followed this trend with moderate growth of 0.2% over the trailing 12 months, according to CoStar.

Reflecting these broader conditions, the Downtown Fort Worth submarket saw ADR dip by 1.8% during the same period. However, occupancy remains resilient at 69%, staying above the 10-year historical average of 64%, according to CoStar. Looking ahead in 2026, the FIFA World Cup is expected to provide a significant temporary boost to Downtown ADR as transient and group demand surges.

Connectivity & Transit

Downtown is served by I-30 and I-35, two commuter rail routes, the local bus system, Amtrak, Vonlane, and Downtown circulators.

Rail & Airport Access

DFW International Airport: Located 22 miles from Downtown, DFW offers the most nonstop destinations in the U.S. and is accessible via a one-hour ride from two Downtown rail stations.

Regional Rail: Both TEXRail and the Trinity Railway Express (TRE) connect Downtown to DFW International Airport, downtown Dallas, and destinations in between. Amtrak service is also available via Fort Worth Central Station.

General Aviation: Fort Worth Meacham International Airport is just five miles from Downtown and Fort Worth Spinks Airport is 13 miles away.

Trinity Metro’s Circulators

The Blue Line provides free rides throughout the Downtown core, connecting travelers to Sundance Square, the Fort Worth Convention Center, and Central Station.

The Orange Line offers western-themed transit between the historic Stockyards and Downtown.

Regional Amenities

Downtown’s appeal is further enhanced by its proximity to cultural and entertainment attractions. Visitors enjoy easy access to the Near Southside, the Fort Worth Cultural District, and the historic Fort Worth Stockyards.

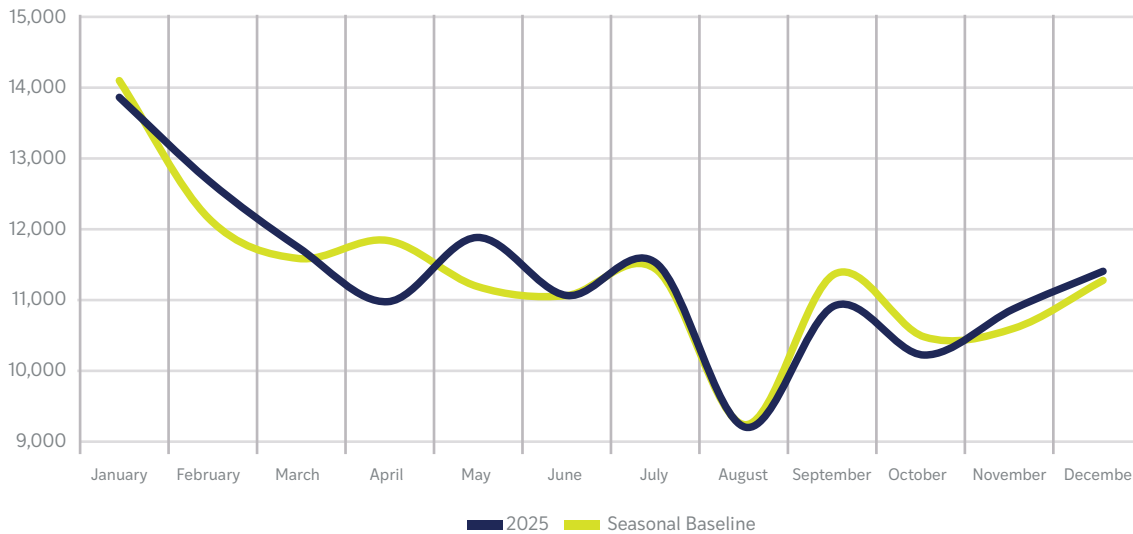
Hotels Planned or Under Construction			
PROPERTY NAME	ADDRESS	STATUS	ROOMS
Sandman Signature Fort Worth Downtown Hotel	810 Houston St	Under Construction	245
Omni Fort Worth Hotel	1500 Houston St	Planning	400
Fort Worth Convention Center Hotel	1201 Houston St	Planning	600
Oil & Gas Building	801 Taylor St	Planning	195
Source: Downtown Fort Worth, Inc.			
Total			1,440



Tourist Visits to Downtown Core – 2025 vs. Seasonal Baseline

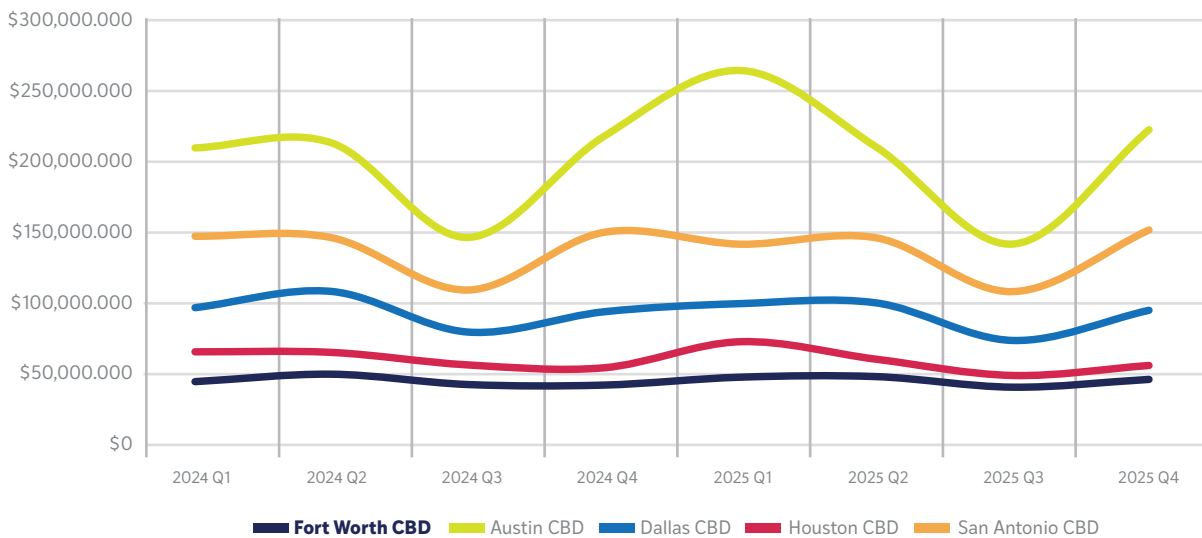
Index-scaled, 2022–2024

This chart shows the number of out-of-town visitors (home residence more than 50 miles away) who stayed overnight in hotels and/or attended conventions or events.



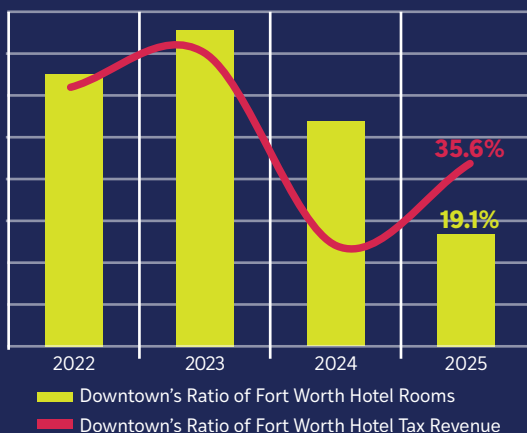
Source: Placer.ai

Hotel Total Room Tax Receipts



Source: Texas Comptroller

Downtown Share of Tax Revenue Relative to Fort Worth

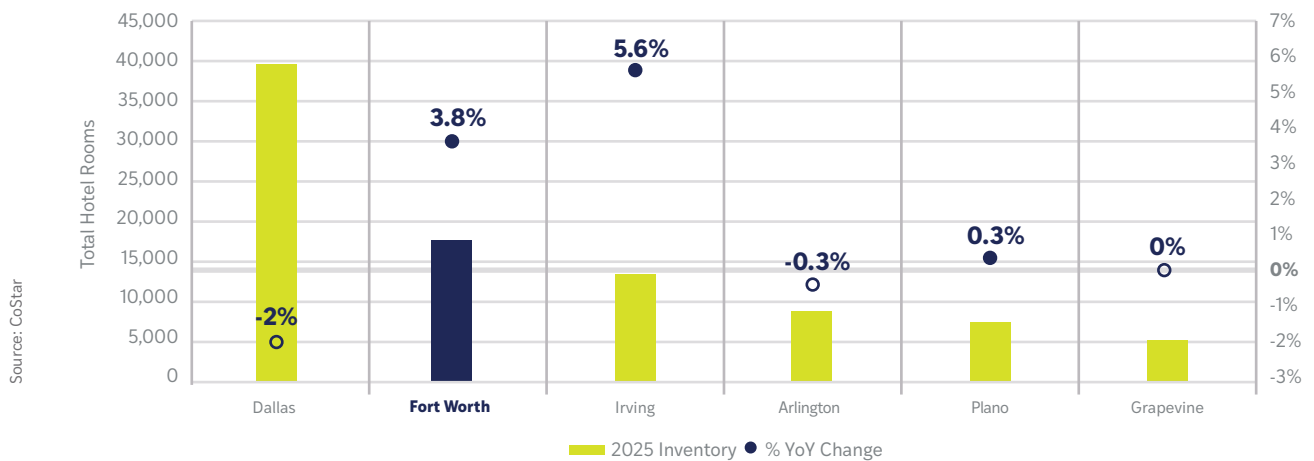


Source: Texas Comptroller

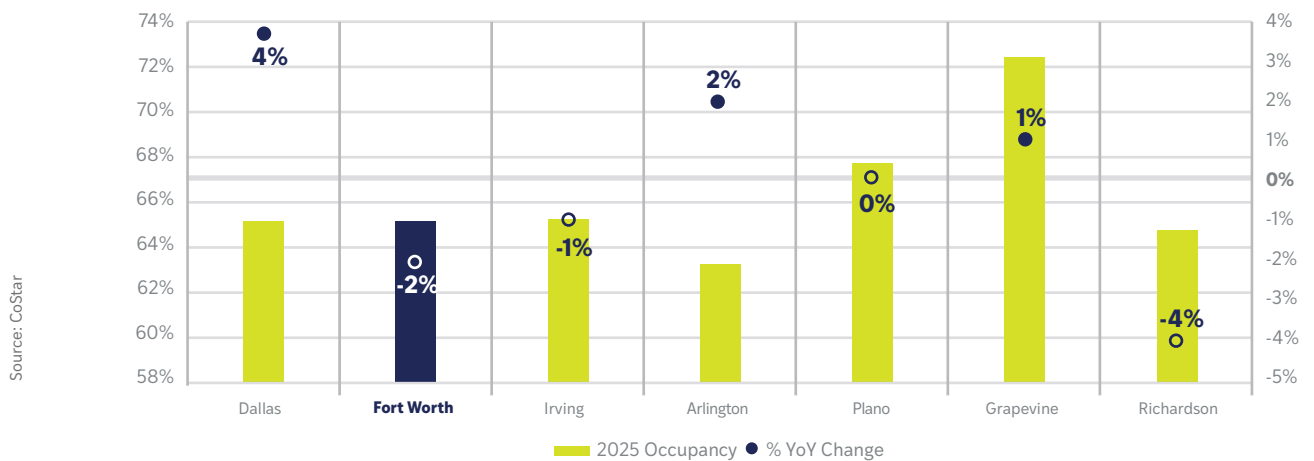
Downtown is generating
≈ 1.86×
the revenue per room
of the citywide average



City's Share of Hotel Inventory Relative to DFW Metroplex

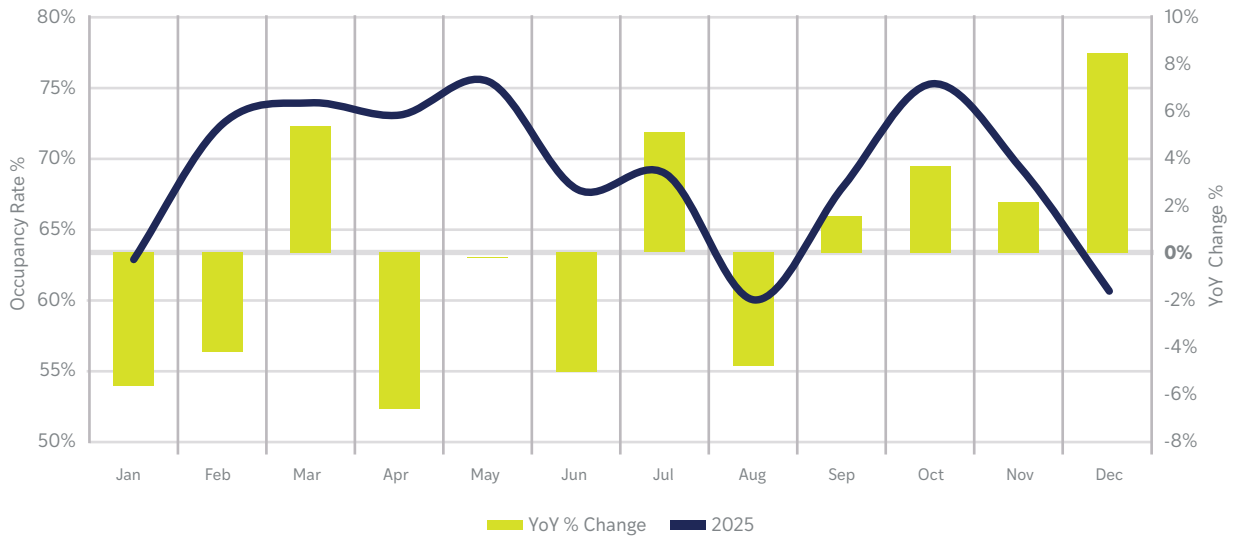


Hotel Occupancy by City



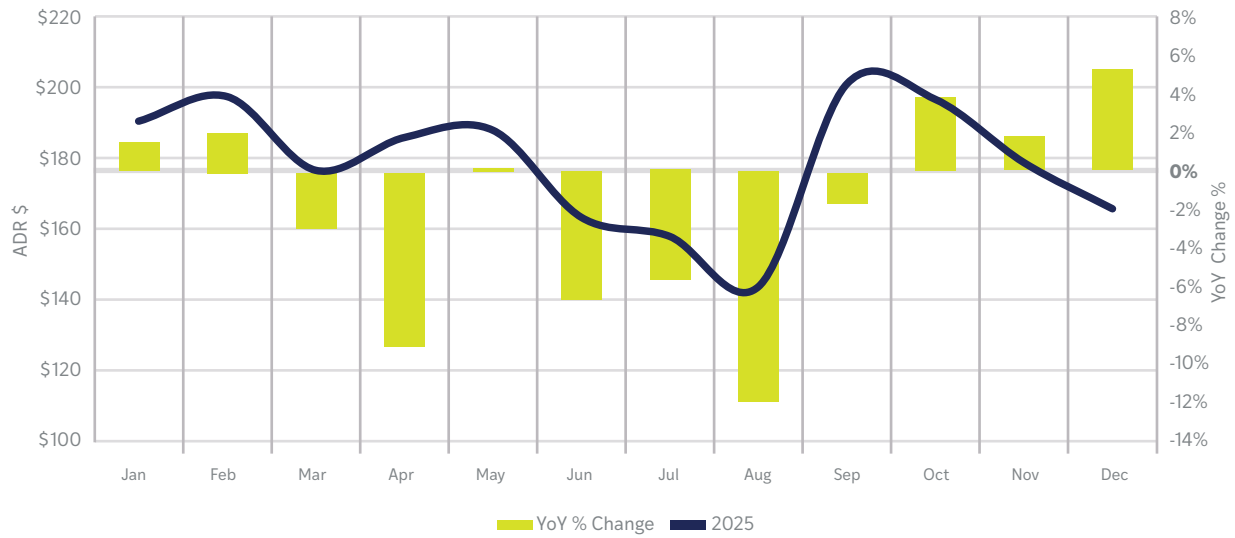


Hotel Occupancy Rates



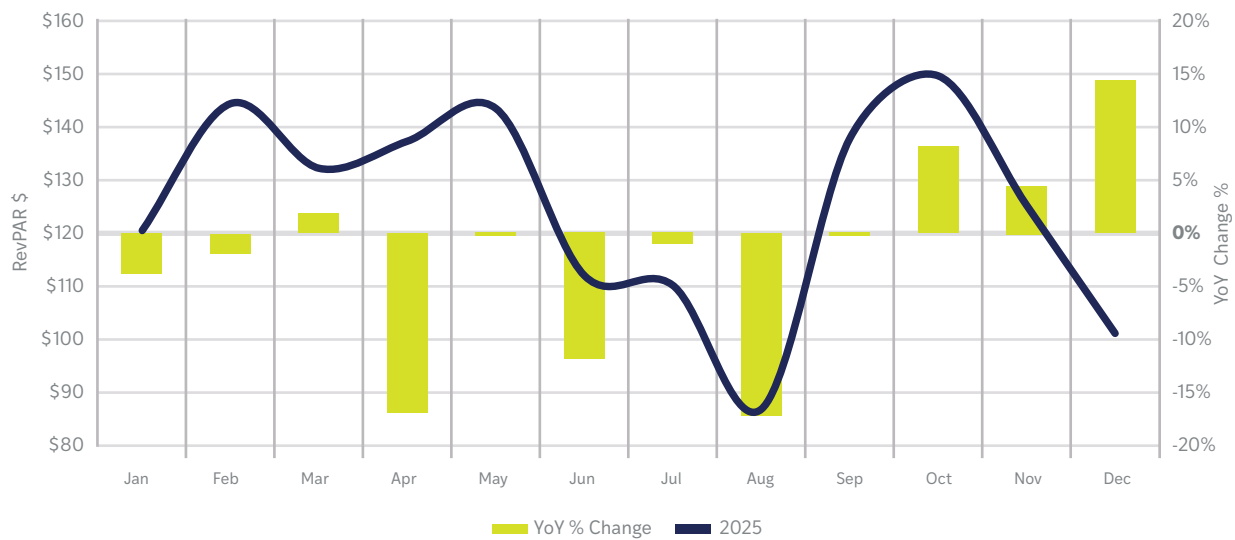
Source: CoStar

Downtown Hotel Average Daily Rate



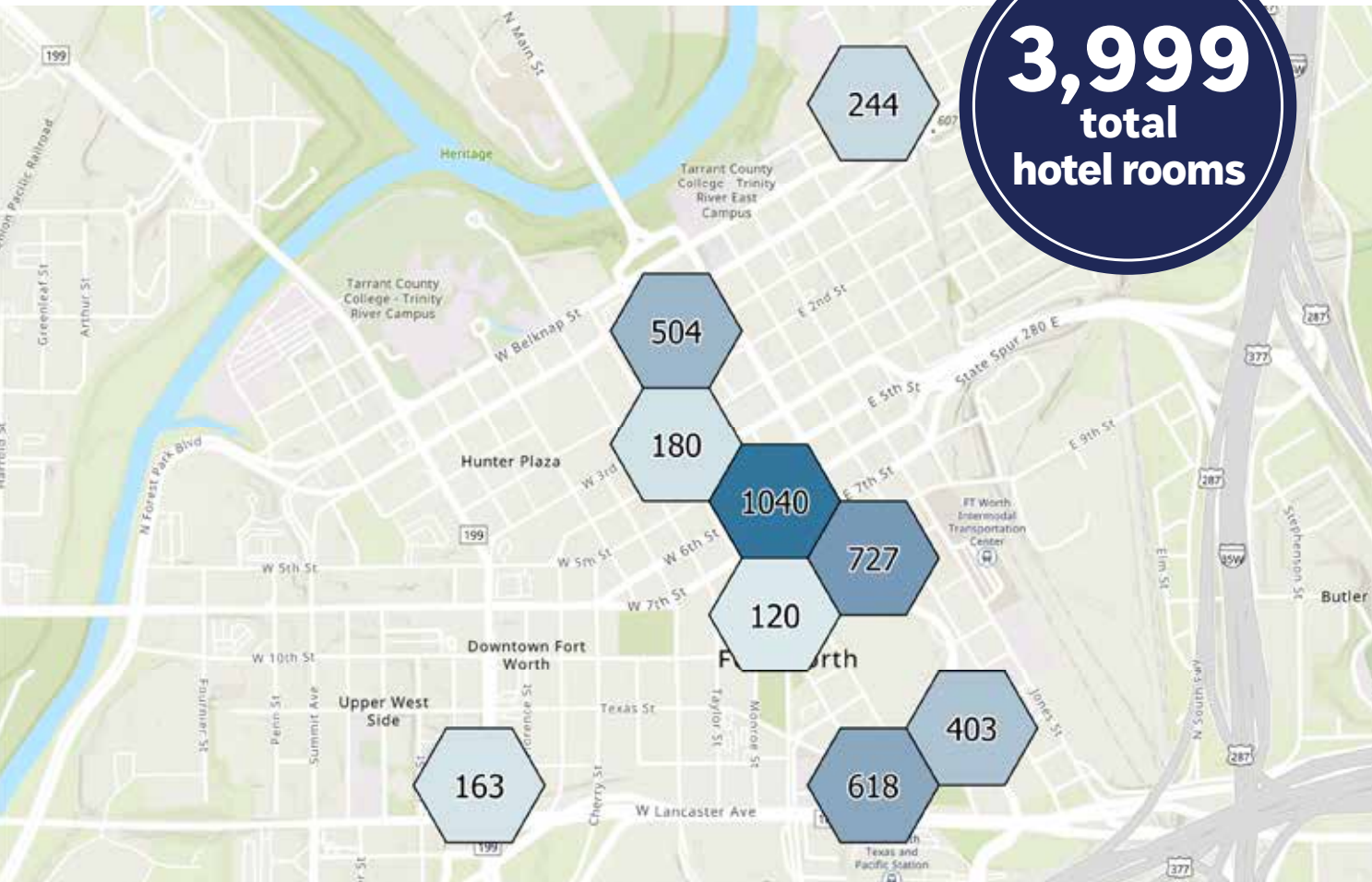
Source: CoStar

Downtown Hotel RevPAR



Source: CoStar

Number of Aggregate Hotel Rooms by Area



Fort Worth Convention Center Facts

Exhibit Hall

Total exhibit space	253,226 SF
Total exhibit hall space	182,613 SF
Largest room ceiling height	25 Feet
Maximum group number	25,000
Total # of meeting rooms	38

Ballroom

Total ballroom space	28,160 SF
Total guests	3,000

Source: Visit Fort Worth

Fort Worth Convention Center Events

NAME	CONTRACT ROOMS	SHOW ATTENDEES
Bassmaster Classic	3,421	40,000
University Interscholastic League	7,102	32,500
American Cheerleaders Association	7,260	14,000
Texas FFA Association	13,474	12,000
Metroplex Gymnastics and Swim	2,054	10,000
Metroplex Gymnastics and Swim – Additional weekend	1,062	10,000
National Reined Cow Horse Association	1,762	8,000
Elite Club National League	7,145	5,000
Texas Municipal League	7,259	4,500
USA Fencing Association	5,868	3,823

Source: Visit Fort Worth



DOWNTOWN HAS IT ALL – DINING, DRINKS, DANCING, SHOPPING, THEATRE, AND MORE.



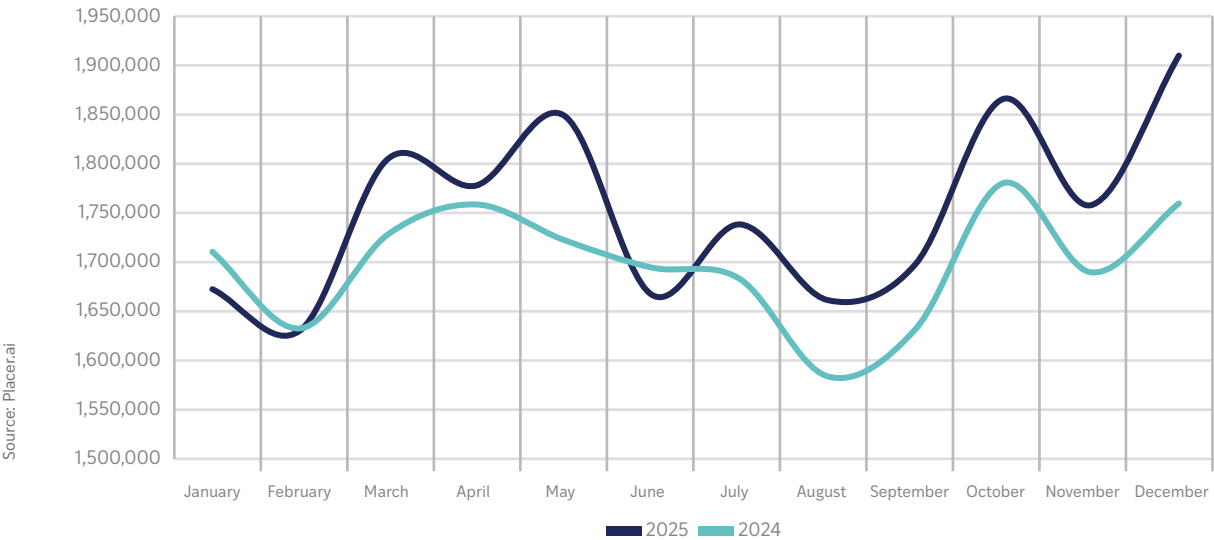
Entertainment Venues Downtown Fort Worth

VENUE	TOTAL SEATS
Bass Performance Hall	2,056
AMC Palace 9	623
Jubilee Theatre	147
Circle Theatre	125
Big Laugh Comedy	400
Hyena's Comedy Nightclub	340
Rooftop Cinema Club Downtown Fort Worth	116

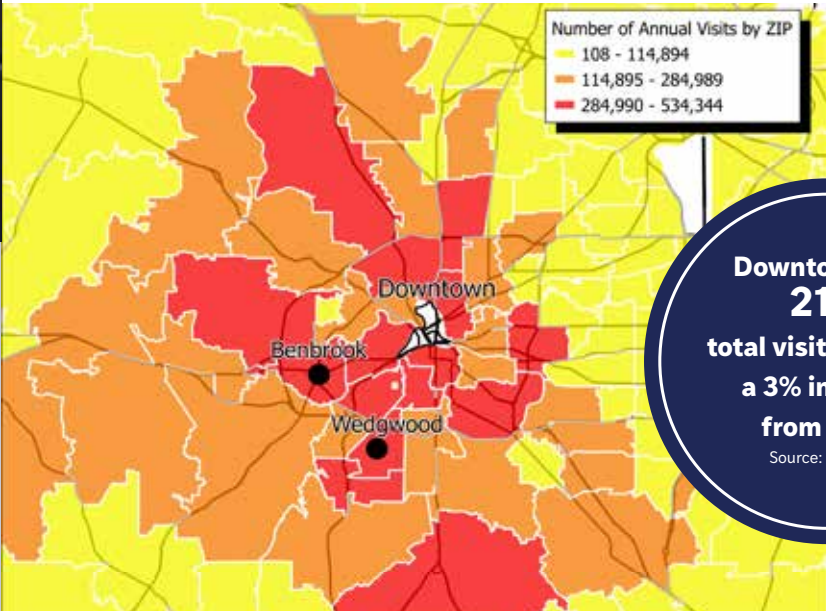
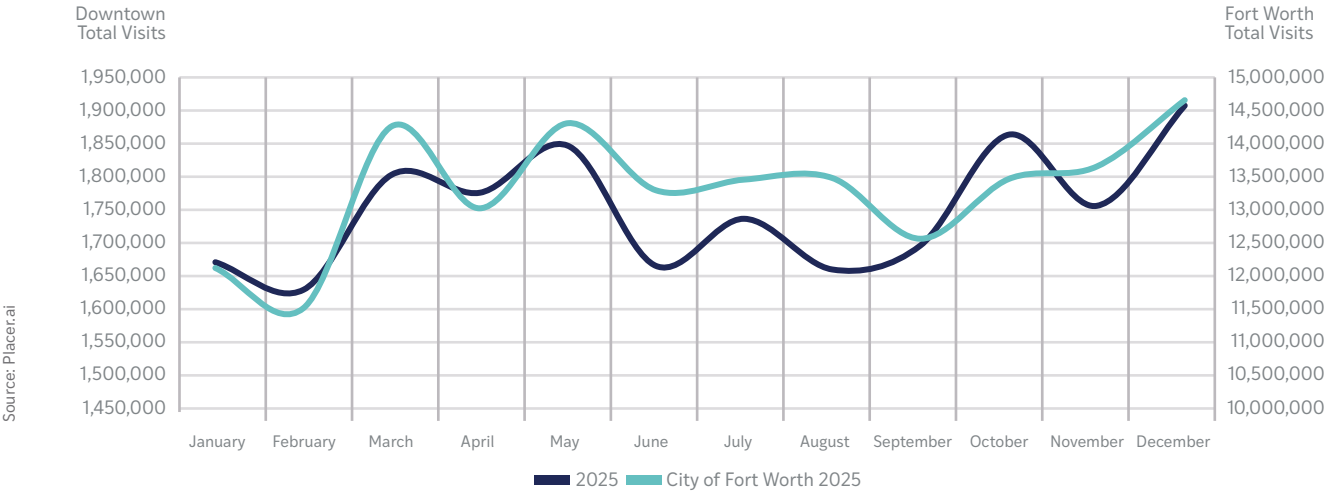
Source: Downtown Fort Worth, Inc.



Downtown Fort Worth Visits by Month YoY



Downtown Fort Worth vs. City of Fort Worth Visits by Month 2025



Downtown had 21M total visits in 2025, a 3% increase from 2024

Source: Placer.ai



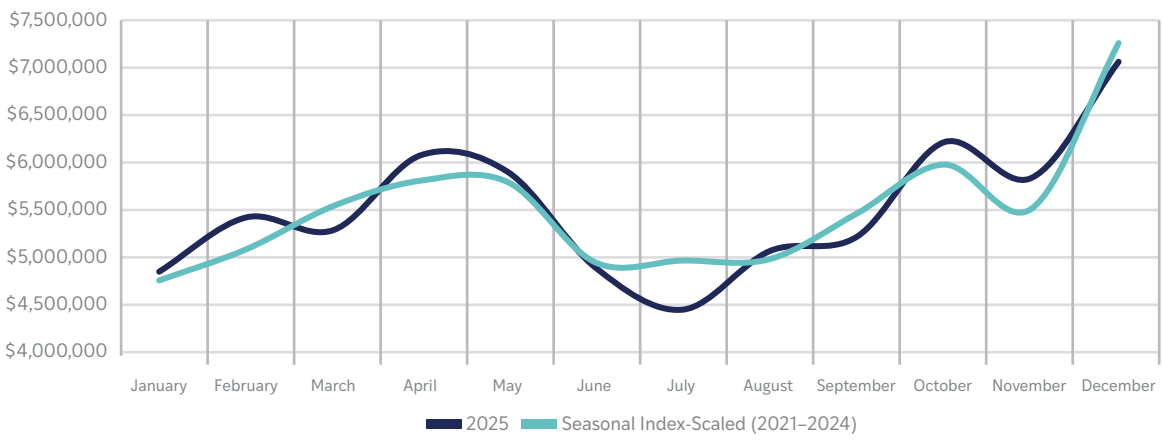
The Wedgwood and Benbrook neighborhoods had the highest total number of visits to Downtown in 2025



TABC Sales

TABC’s alcohol sales receipts reflect retail activity and transaction volumes over time. Increases in these receipts may indicate higher consumer traffic, higher prices, spending, and economic activity. Monitoring alcohol sales data can offer insights into consumer confidence and overall retail trends in Downtown.

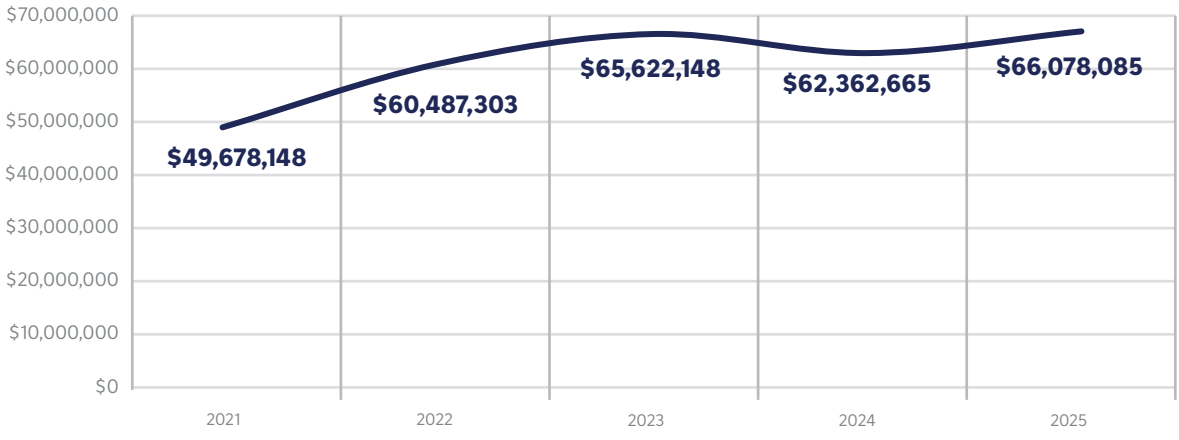
Downtown Fort Worth – Total TABC Receipts by Month vs. Seasonal Baseline



Source: TABC



Downtown Fort Worth – Total Texas Alcoholic Beverage Commission Receipts by Year



Source: TABC



Retail Drivers



In 2025, Sundance Square curated more than **300 live music performances** from the Plaza stage, enlivening the area after work hours. These concerts, combined with the large events in Sundance Square, such as the Christmas Tree lighting, New Year's Eve party, and the First Saturday Markets bring visitors to Downtown to enjoy the restaurants, stores, art galleries, and entertainment.

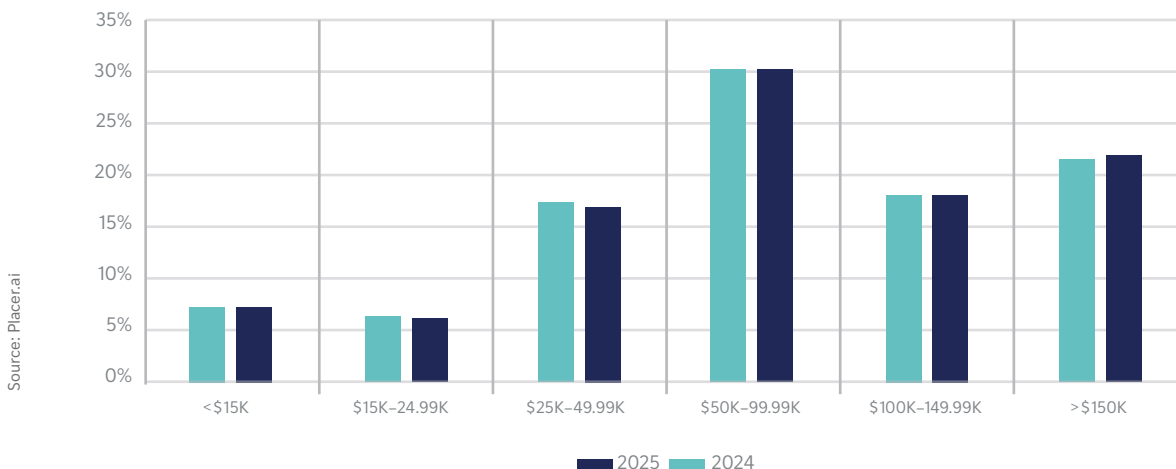


The expansion and renovation of the Fort Worth Convention Center, with completion by 2030, will greatly increase the number of simultaneous conventions and meetings. In 2025, Downtown had **140,000 Fort Worth Convention Center show attendees.**



Bass Performance Hall is recognized worldwide for its unique architecture and spectacular acoustics. Bass Performance Hall hosts over **200 performances annually**, hosting more than 300,000 patrons.

Downtown Visitor Median Household Income





DOWNTOWN IS A SAFE, CLEAN, AND EXCITING PLACE TO LIVE, WORK, SHOP, PLAY, AND INVEST.

MAIN ST. Fort Worth Arts Festival

By providing a wide range of amenities, services, and activities, our city center offers something for everyone.

Downtown supports an excellent urban lifestyle, from cosmopolitan cultural experiences, dining, and shopping to relaxing parks, special events, and world-class entertainment options.

Entertainment Venues

Downtown Fort Worth

VENUE	AVAILABLE SEATS
Bass Performance Hall	2,056
AMC Palace 9	623
Jubilee Theatre	147
Circle Theatre	125
Big Laugh Comedy	400
Hyena's Comedy Club	340
Rooftop Cinema Club Downtown Fort Worth	116



Parks, Plazas, and Recreation



Ten parks totaling 385 acres service Downtown.



Access to more than **100 miles** of scenic trails for running, walking, cycling, and horseback riding.



Sundance Square Plaza features water fountains, restaurants, outdoor dining, entertainment, and programming throughout the year.



Downtown's **Trinity River** Waterfront offers seasonal canoeing, kayaking, paddle boarding, and year-round fishing.



Burnett Park features play equipment and seasonal programming.

General Worth Square includes the **JFK Tribute** in Fort Worth.



The Fort Worth **Water Gardens** is a beautiful and surprising oasis adjacent to the Fort Worth Convention Center.

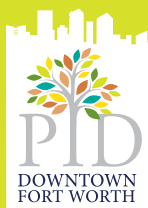
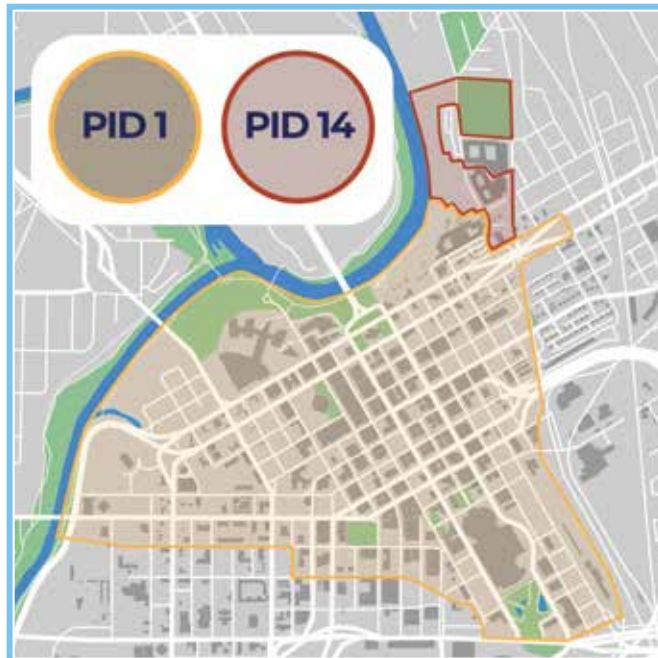


PID #1 & #14

Created in 1986, the Downtown Fort Worth Public Improvement District (PID) #1, administered by DFWI, offers a comprehensive program of services, including research, marketing, Downtown planning assistance, sidewalk cleaning, street sweeping, security enhancement, litter removal, and bird abatement.

From 1986 to 2009, the PID services were renewed by petition every five years by an overwhelming majority of property owners. Because of the PID's ongoing success, it was reestablished in 2009 for a 20-year period by the Fort Worth City Council, following the submission of petitions from property owners representing 83% of the property value and 80% of the land area in the district.

Fort Worth Public Improvement District #14 was established in June 2009. Since then, district contractors have provided services along Samuels Avenue daily.



\$3,223,907
in services annually



1,249 trees serviced within PIDs
13,500 SF of planters
75,000 seasonal flowers
planted annually



1,984 cubic yards
(53,568 cubic feet) of dirt/debris
removed from streets, curbs, and
gutters annually



21 Ambassadors who patrolled
over 40,000 miles in 2025

**12 full-time clean-team
members**

**6 full-time sidewalk pressure
washers**

15,660 linear miles of sidewalks
cleaned annually

4,088 miles of curb and
gutter cleaning annually



6 Bird Abatement Specialists



Over **150 Downtown trees**
illuminated and managed
by the PID

Tax Increment Finance District #3

A significant partnership that adds to the success of Downtown is Tax Increment Finance (TIF) District #3 and the other Downtown-oriented TIFs.

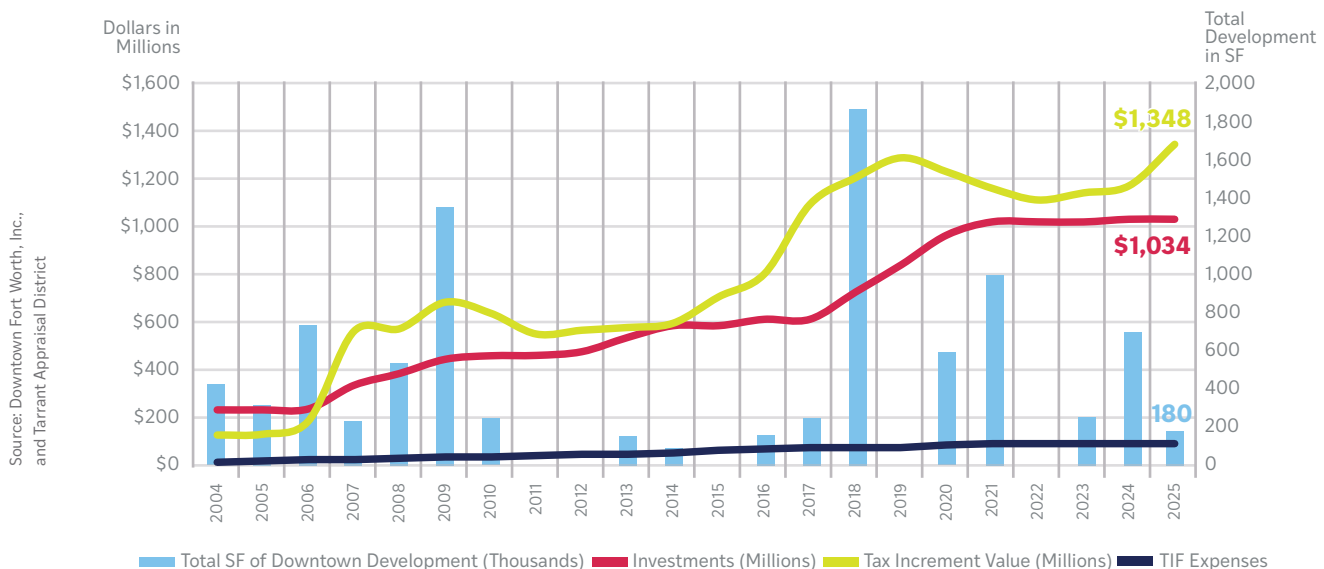
The Downtown TIF is a collaboration of the City of Fort Worth, Tarrant County, Tarrant County Hospital District, Tarrant County College District, and Tarrant Regional Water District. It invests strategically in public infrastructure, abatement, historic preservation, and targeted developments.

To date, the TIF has obligated roughly \$97M, leveraging nearly \$1B in private development and facilitating \$55.05M in public investment.

In late 2024, the annual and lifetime caps were removed, and the TIF was extended to 2045.



Downtown TIF Investments, Tax Increment Value, and Expenses





**EDUCATION IS A
GROWING MARKET
SEGMENT IN DOWNTOWN
FORT WORTH. TARRANT
COUNTY COLLEGE,
UTA FORT WORTH,
AND TEXAS A&M
UNIVERSITY EACH
HAVE A PRESENCE IN
THE CENTER CITY.**

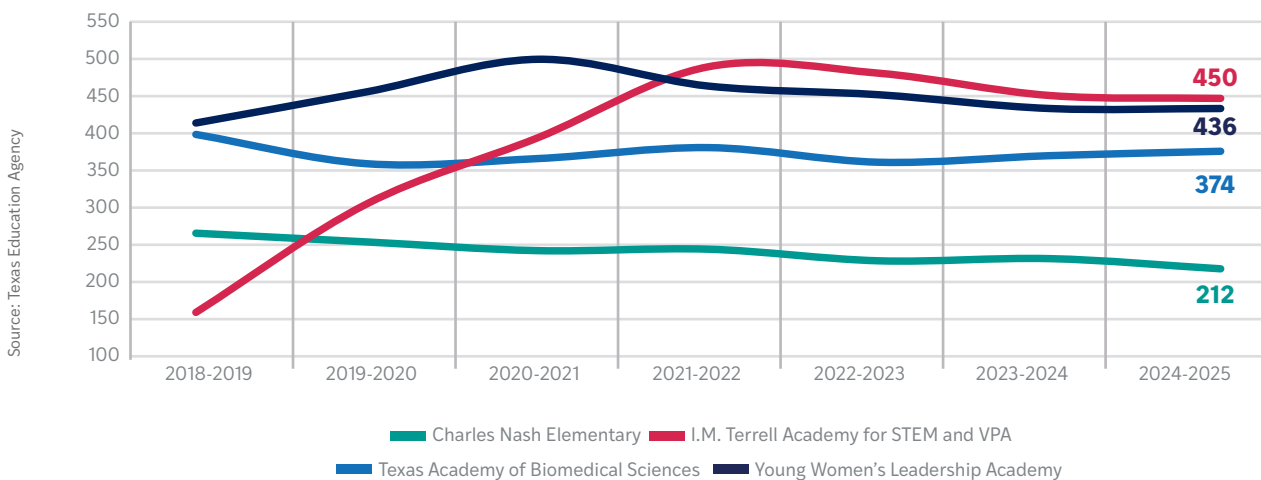
ABC

Young Women’s Leadership Academy is Fort Worth ISD’s highest-performing school. With a 100% college attendance rate, this STEM school for young women has an **enrollment of 436.**



Ranked 3rd in the district as of 2025, I.M. Terrell Academy for STEM and Visual Performing Arts is Fort Worth ISD's premier flagship high school. I.M. Terrell Academy ranks in the Top 10% of campuses nationwide, according to *U.S. News and World Report*. It has maintained an “A” rating in both FWISD and Texas for eight consecutive years.

Primary and Secondary School Enrollment





Texas A&M-Fort Worth

In 2025, Texas A&M-Fort Worth advanced its mission as a hub for innovation and workforce development. Construction on the Law and Education Building progressed, with the facility on track to open in 2026, while design moved forward on the Downtown campus's second building. The Texas A&M University School of Law rose to 22nd in the nation, reflecting its growing reputation for academic excellence, graduation rates, student placements, and community impact.

Texas A&M University College of Performance, Visualization & Fine Arts in partnership with Red Productions and ProbablyMonsters, Inc. launched their visualization program, providing students with hands-on experience in cutting-edge creative technologies.

A major 2025 milestone was the establishment of the Center for Advanced Aviation Technologies (CAAT), a federal research initiative led by Texas A&M-Corpus Christi, with a laboratory to be housed at the Downtown Fort Worth campus. The CAAT brings together Texas A&M System institutions and regional partners to advance emerging aviation technologies, including drones, air taxis, and supersonic aircraft.

These achievements underscore Texas A&M-Fort Worth's growing role as a center for education, research, and industry collaboration.



Texas A&M-Fort Worth is a multi-phase campus being developed on the southeast side of Downtown Fort Worth. This urban campus will unify various members of the A&M System, fostering collaboration among academic programs, research, state agencies, and industry partners. The goal is to create a hub that spurs business and job growth in one of the nation's fastest-growing cities and across North Texas.





UTA Fort Worth Center

Since opening its doors in Downtown Fort Worth, UTA Fort Worth Center has educated more than 11,000 students—bringing the full strength of a Carnegie R-1, Tier One research university directly to the community. Designed for working professionals, UTA Fort Worth delivers industry-relevant degrees in nursing (RN to BSN), healthcare administration, executive MBA, MBA, software engineering, engineering management, and social work.

Among its most distinctive offerings, the Master of Public Administration City Cohort features an exclusive partnership with the City of Fort Worth—now serving its third cohort of city employees, building the next generation of civic leaders from within.

Through the Institute of Urban Studies (IUS), UTA Fort Worth extends its impact beyond the classroom, partnering with local governments, nonprofits, and community organizations to deliver applied research and technical assistance that strengthens the region.

The university's national recognition reflects the quality students experience here. *The Wall Street Journal* has named UTA the No. 1 university in North Texas two years running, ranking it among the top three public universities in Texas. UTA also ranks No. 1 nationally for veterans and No. 6 nationally for undergraduate diversity, and sits in the top 5% of research institutions in the country—with graduate programs in nursing, business, engineering, and social work consistently ranked among the nation's best.

TCC Trinity River Campus

Downtown's Tarrant County College (TCC) Trinity River Campus continues to strengthen its role as a hub for education, workforce development, cultural engagement, and community vitality in Fort Worth. In 2024–25, the Trinity River Campus served approximately 12,000 students, representing 20% growth over 2024, and awarded more than 1,600 degrees and certificates, a 23% increase year over year.

The Trinity River Campus anchors a growing early college pipeline that expands Fort Worth's talent pool. The Texas Academy of Biomedical Sciences served 374 students across grades 9–12, with 67% graduating from high school with an industry credential. The launch of Quest Collegiate Academy expands dual credit access by embedding high school students in a college environment.

Health Sciences remains a defining strength, with 28 accredited pathways, state-of-the-art simulation centers, and more than 900 clinical placement sites across North Texas in 2025.

Beyond healthcare, the Trinity River Campus advances Downtown vitality through workforce programs, entrepreneurship support, and lifelong learning opportunities. Through strong STEM programs such as GIS, Trinity River prepares talent for data-driven decision-making in urban development, infrastructure, and public safety.

TCC's nationally recognized Sign Language Interpreting program—one of only four two-year programs accredited by the Commission on Collegiate Interpreter Education—prepares graduates for high-impact careers in education, healthcare, and public service. The campus also serves as a cultural anchor through year-round arts programming that activates gallery spaces, showcases student, alumni, faculty, and community artists, and participates in Fort Worth Art Dealers Association Gallery Night—reinforcing Downtown Fort Worth as a place where learning, creativity, and opportunity intersect.





ONE OF DOWNTOWN FORT WORTH'S KEY STRENGTHS IS ACCESSIBILITY.

Interstates: Interstates I-30 and I-35 intersect Downtown. Planning has begun for significant improvements to I-30 through Downtown, from SPUR 280 to Camp Bowie Boulevard.

Rail: The Fort Worth T&P and Central Stations are located Downtown with the Fort Worth Central Station serving as an intermodal transit center.

TEXRail provides one-hour transit to DFW International Airport, with further connectivity to downtown Dallas. The TEXRail line has six intermediate stops between Downtown's Central Station and DFW Airport's Terminal B. Each day, 34 TEXRail eastbound trains depart Central Station.

In early 2025, Trinity Metro announced a \$25 million federal grant for extending TEXRail to the Near Southside. The grant is working its way through the Region's Transportation Improvement Program and the State Transportation Improvement Program. A fully executed grant agreement is expected by mid-2026.

TRE, a joint service between Trinity Metro and DART, connects Fort Worth Central Station to EBJ Union Station in downtown Dallas in one hour. The route features seven intermediate stops between the two cities. On weekdays, the line operates 31 eastbound trains, while Saturday service offers 20 eastbound departures.

Amtrak operates from Fort Worth Central Station with the Texas Eagle and the Heartland Flyer as two intercity rail lines. The Texas Eagle travels daily between Chicago and San Antonio with intermediate stops between major cities such as Fort Worth and Dallas. The Heartland Flyer connects Fort Worth Central Station to Oklahoma City daily.

Airlift: DFW International Airport, the world's third busiest and the nation's leader in nonstop destinations, is just 22 miles from Downtown. Trinity Metro's TEXRail service from Downtown to DFW is provided by 34 trains serving two Downtown stations. In addition, Fort Worth Meacham International Airport is five miles from Downtown, and Fort Worth Spinks International Airport is 13 miles from Downtown.

Bus: Trinity Metro launched the Blue Line, a Downtown circulator, in 2025. Also, the Orange Line serves as a circulator to the Stockyards and connects to 15 bus routes throughout Fort Worth that serve the Downtown transit hub.

Bike: In 2025, the Trinity Metro Bikes program has been improved through a partnership between Trinity Metro and Lyft Urban Solutions. The updated program includes electric bikes and smart charging stations powered by electricity or solar energy. Downtown is home to 14 Trinity Metro Bike stations.



Downtown visitors can take advantage of **2,562 free metered parking spaces** available after 6 p.m.

Since its launch in 2016, the FW Park mobile payment app in Fort Worth has experienced significant growth, with **transactions increasing by 136%** and app users by 424% by 2024, reflecting a shift toward mobile payment preferences over cash, coins, and manual use of cards.



Dallas-Fort Worth International Airport

- 22 miles from Downtown
- Direct access to the Terminal B Station via TEXRail
- 86 million passengers in 2025, a -2.5% YoY decrease
- Ranked 2nd busiest in the United States for passenger boardings for 2024, an 8% YoY increase



- Every major city in the continental United States can be accessed within four hours
- 193 domestic and 67 international nonstop destinations worldwide

Every major city in the continental United States can be accessed within four hours

Source: DFW International Airport Traffic Statistics



Meacham International Airport

Texas's premier general aviation facility for 100 years since 1925

- Located five miles north of Downtown
- Serves private and business flights as well as flight training
- Undergoing capital improvements totaling \$29.2 million in various planning stages

Spinks International Airport opened in 1989, and is home to a unique combination of corporate, general aviation, and recreational pilots.

- Located 13 miles south of Downtown
- Asphalt and turf runways



Perot Field Fort Worth Alliance Airport is 14 miles north of Downtown.

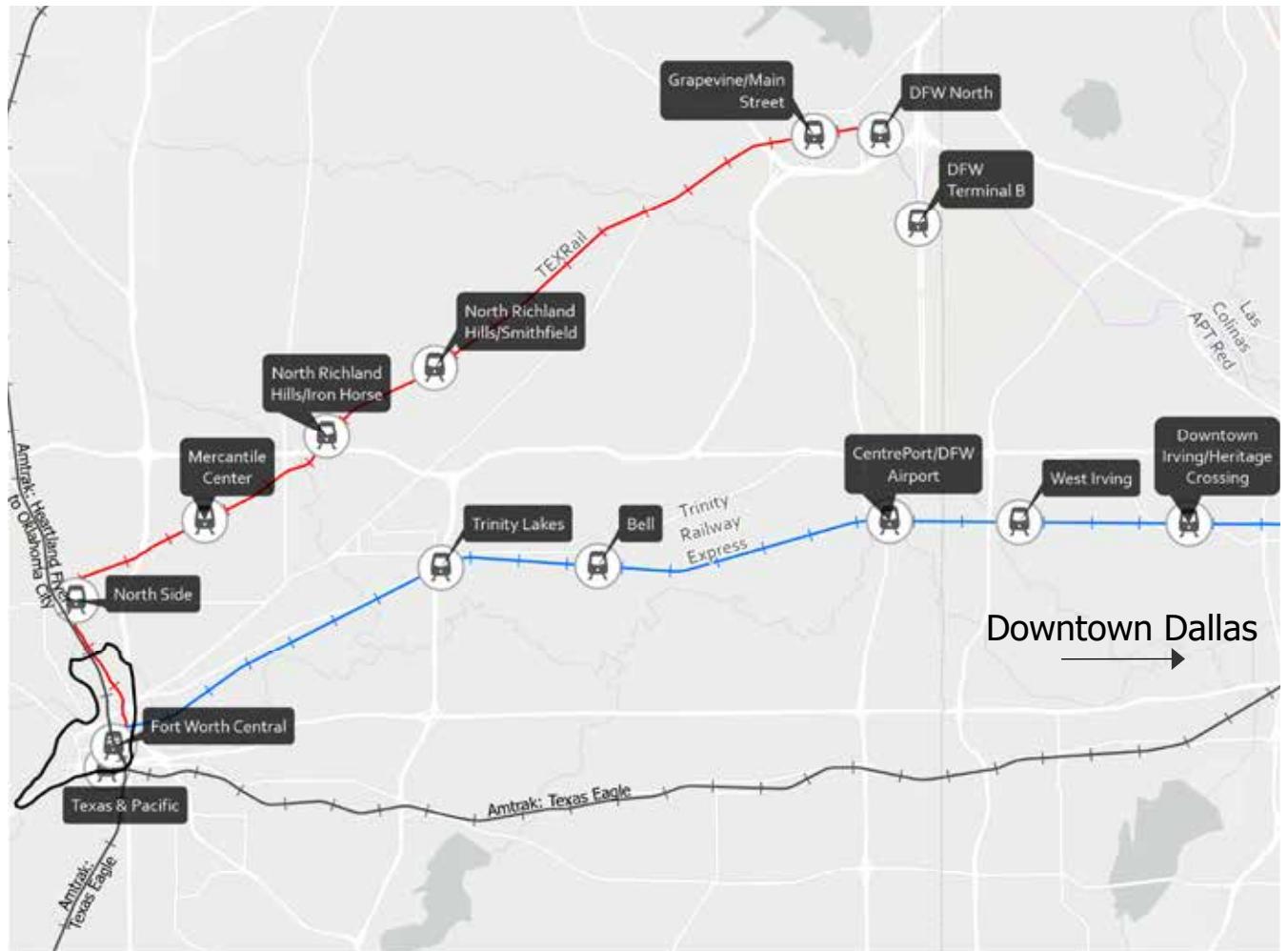
Owned by the City of Fort Worth and managed by Alliance Air Services, it is the second-largest airport facility in North Texas, behind only DFW International Airport. Perot Field features two 11,000-foot runways and offers full general aviation services, but is primarily focused on cargo operations.



Highways Serving Downtown:

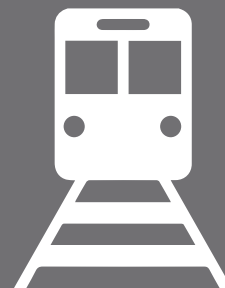
- I-35
- I-30
- Hwy 121
- Hwy 287
- Chisholm Trail Parkway

Fort Worth Metro Area Rail Transit Services



TEXRail:

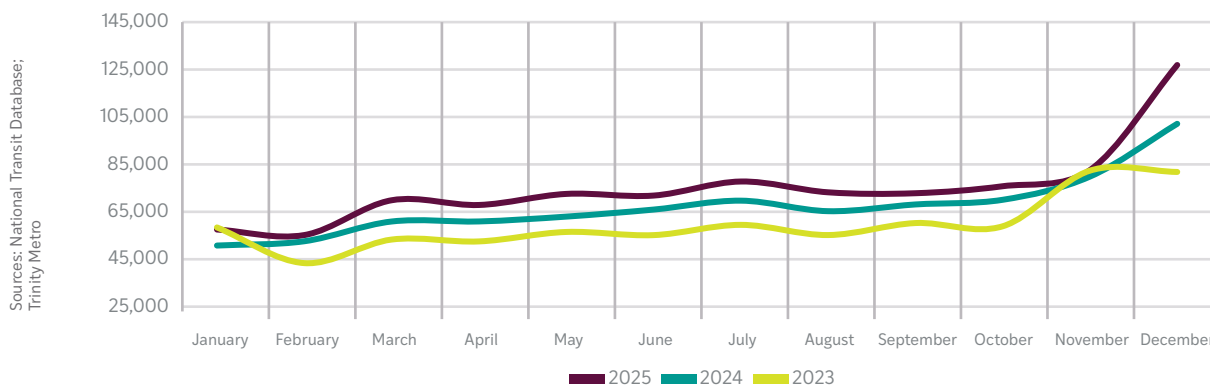
- 906,827 in total annual ridership for TEXRail for 2025, a 12% increase from 2024.
- The 25-mile commuter rail connects Downtown Fort Worth to DFW International Airport within one hour.
- Each train has 229 seats and a total capacity of 488.
- Amenities include a designated quiet car, level boarding, bike racks, USB charging ports, seatback trays and tables, and overhead luggage racks.
- TEXRail operates on the same schedule seven days a week.
- A proposed 2.1-mile extension would continue south from the Fort Worth T&P Station to a new Fort Worth Medical District station.



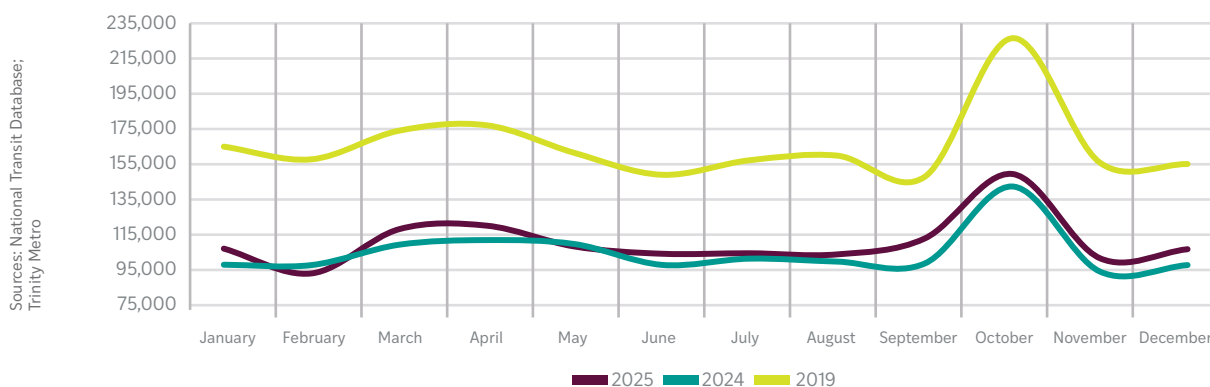
TRE:

- 1,337,583 in total annual ridership for Trinity Railway Express for 2025, a 6% increase from 2024.
- Trains operate Monday through Saturday. No scheduled service on Sunday, except during the State Fair of Texas or for certain special events.

TEXRail Monthly Ridership



Trinity Railway Express Monthly Ridership

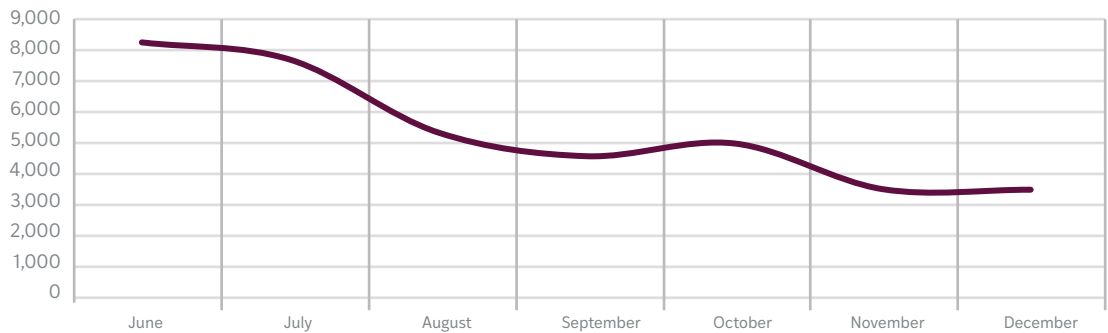




Blue Line

- The Blue Line circulates between the Fort Worth Convention Center and The Worthington Renaissance Fort Worth Hotel seven days a week. Service runs from 7 a.m. to 7 p.m. daily with seven-minute headways.
- The Blue Line also serves Trinity Metro’s Fort Worth Central Station, which gives passengers access to commuter rail, Amtrak, and inner-city and interstate bus services.
- The Blue Line is free courtesy of subsidies from Visit Fort Worth, PID #1, and Downtown hotels.

Blue Line Monthly Ridership



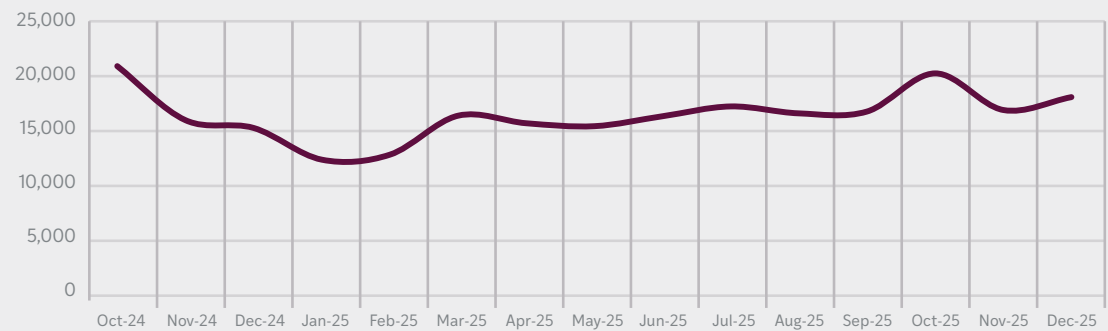
Source: Trinity Metro



Orange Line

- The Orange Line travels from the Fort Worth Convention Center to the Stockyards seven days a week. Service runs from 5 a.m. to 1 a.m. daily, with 15-minute headways.
- The Orange Line also serves Trinity Metro’s Fort Worth Central Station, which gives passengers access to commuter rail, Amtrak, and inner-city and interstate bus services.

Orange Line Monthly Ridership



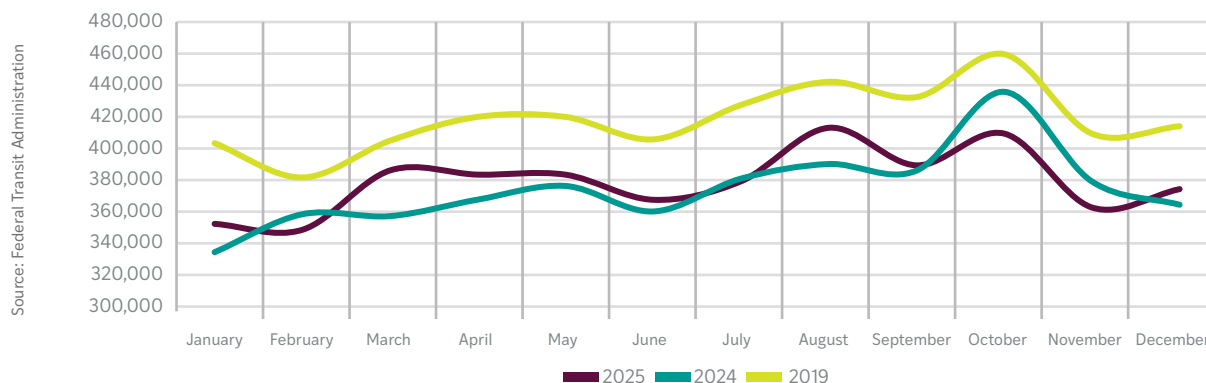
Source: Trinity Metro



Trinity Metro Bus

Trinity Metro operates 47 regular bus routes with more than 1,750 bus stops. All of their standard buses are powered by compressed natural gas. 4,554,485 in total annual ridership for Trinity Metro Bus for 2025, a 1% increase from 2024.

Trinity Metro Bus Monthly Ridership

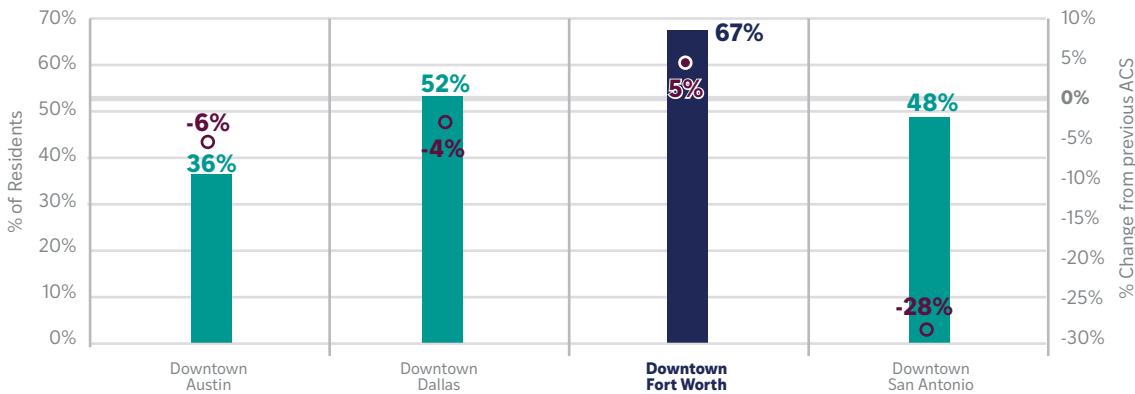




Resident Transportation Analysis:

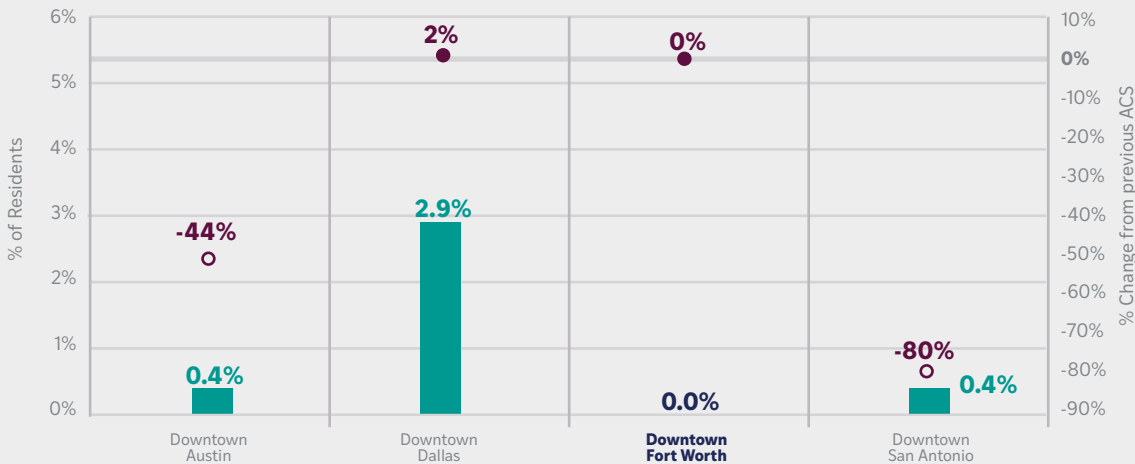
This data comes from the 2024 American Community Survey and provides insights into how sampled residents in the following central business districts commute to work. This information is essential for urban planning, transportation policy, and economic analysis.

Means of Transportation to Work: Car, Truck, or Van



Source: U.S. Census ACS 2024; ZIP codes used for downtown: Fort Worth – 76102, Austin – 78701, San Antonio – 78205 & 78215, Dallas – 75201 & 75202

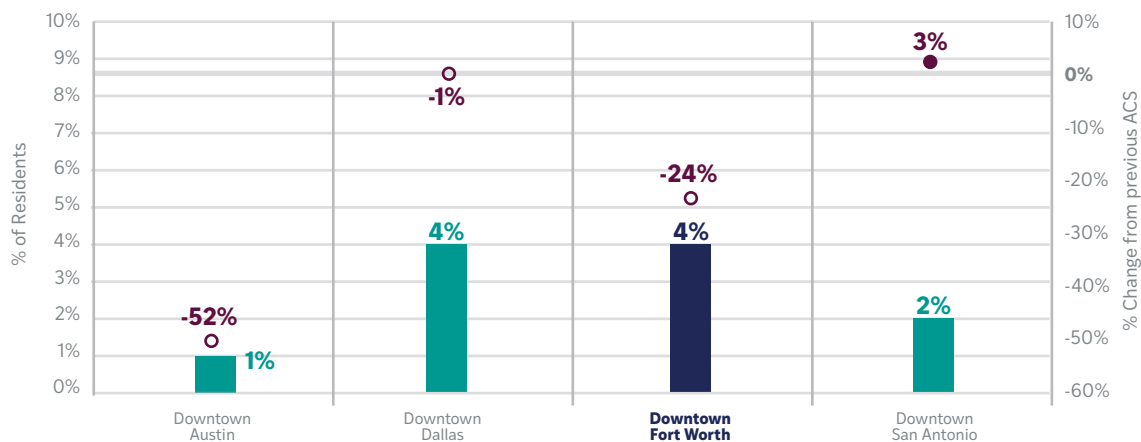
Means of Transportation to Work: Public Transportation



Source: U.S. Census ACS 2024; ZIP codes used for downtown: Fort Worth – 76102, Austin – 78701, San Antonio – 78205 & 78215, Dallas – 75201 & 75202

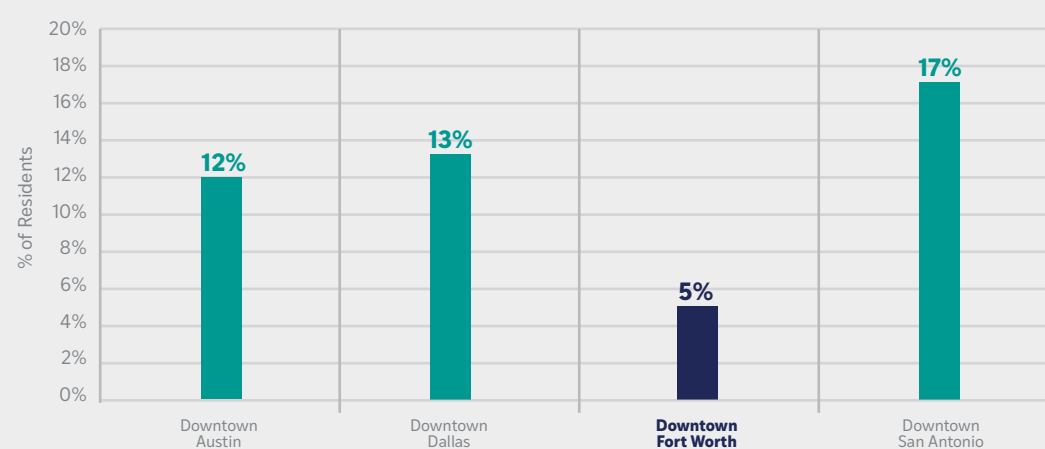
Means of Transportation to Work: Carpool

Source: U.S. Census ACS 2024; ZIP codes used for downtown: Fort Worth – 76102, Austin – 78701, San Antonio – 78205 & 78215, Dallas – 75201 & 75202



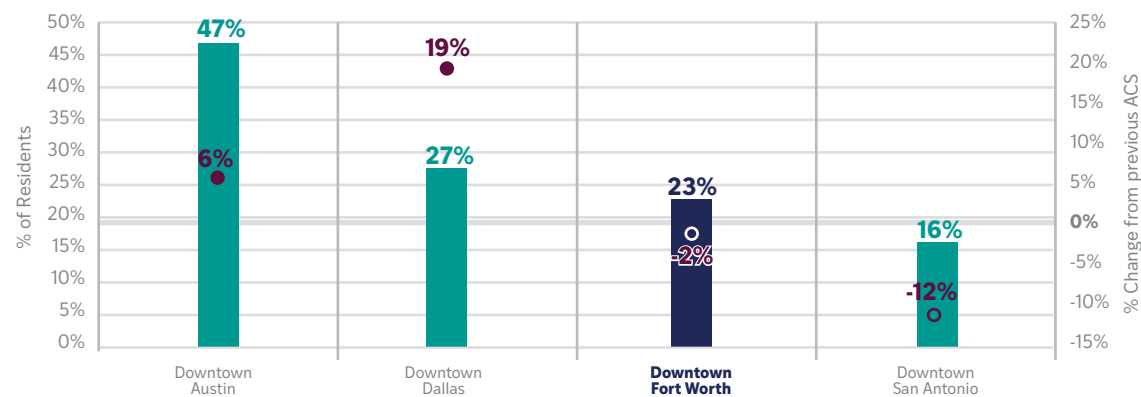
Means of Transportation to Work: Walk or Bicycle

Source: U.S. Census ACS 2024; ZIP codes used for downtown: Fort Worth – 76102, Austin – 78701, San Antonio – 78205 & 78215, Dallas – 75201 & 75202



Means of Transportation to Work: Worked from Home

Source: U.S. Census ACS 2024; ZIP codes used for downtown: Fort Worth – 76102, Austin – 78701, San Antonio – 78205 & 78215, Dallas – 75201 & 75202





Specialized Parking

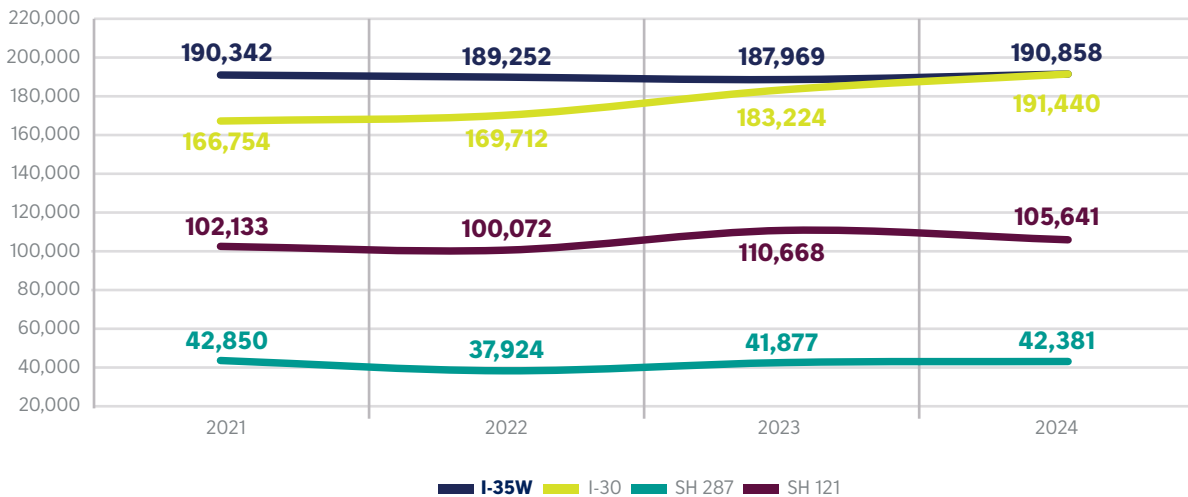
Valet	166
Bus Loading Zones	23
Commercial Loading Zones	121
Passenger Loading Zones	53
Total Metered Spaces (Free on Evening & Weekends)	2,562

An average of
530,320
vehicles travel daily on the state
and federal highways connecting
Downtown, a 1% increase
from 2023



Average Daily Traffic Count

Selected State and Federal Highways Serving Downtown Fort Worth



Source: Texas Department of Transportation



DEVELOPMENT INCENTIVES

The City of Fort Worth, Tarrant County, and other taxing jurisdictions are committed to thoughtful, high-quality center-city growth. For meritorious development and redevelopment projects consistent with the City's economic development objectives, incentives are available. The descriptions below provide a summary, and the QR code at right links to additional information.



CITY OF FORT WORTH

City economic development efforts are focused on projects or opportunities that produce a meaningful impact on the City and its economy and result in one or more of the following:

- Growth of business activity, employment, or investment in target industries
- Creation of high-wage jobs
- Significant capital investment
- Growth of CBD business activity, employment, or investment
- Revitalization with a likelihood of ancillary development in designated areas
- Major employer retention or expansion
- Expansion project with potential to generate additional supply chain activity

TAX ABATEMENT PROGRAM

A tax abatement is a full or partial exemption from ad valorem taxes on eligible properties for a period of up to 10 years.

TAX INCREMENT FINANCE DISTRICT #3 AND #8

These TIFs make strategic investments in parking, public infrastructure, historic preservation, and residential development.

CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM GRANTS

These local grants reimburse private developers for expenses that may contribute to a financing gap making projects financially infeasible. To this end, the City will be sensitive to the tax implications these grants may have for the developer.

TEXAS HISTORIC PRESERVATION TAX CREDIT PROGRAM

State historic tax credits are worth 25% of eligible rehabilitation costs and are available for buildings listed in the National Register of Historic Places, as well as Recorded Texas Historic Landmarks, and Texas State Antiquities Landmarks.

TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

The TDHCA Housing Tax Credit (HTC) Program directs private capital toward the development and preservation of affordable rental housing for low-income households.



PID ADVISORY BOARD

Laura Bird

Anthracite Realty Partners (Chair)

Johnny Campbell

City Center Fort Worth

Gary Cumbie

The Cumbie Consultancy

Drew Hayden

*The Worthington Renaissance
Fort Worth Hotel*

Michael Hiltabidel

Omni Fort Worth Hotel

Marie Holliday, DMD

Flowers to Go

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Burnett Plaza

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Finley Resources, Inc.

Carissa Taylor

AC Hotel Marriott

Randle Meadows

*Fort Worth Downtown
Neighborhood Alliance*

Courtney Towson

Sheraton Fort Worth Downtown Hotel



Credits

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Trinity River Campus*

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and Public Works*

Richard Andreski

*President/CEO
Trinity Metro*

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DFWI Publications

- *Annual Report*
- *In View*
- *Residential Survey Report*
- *State of Downtown*

Information Sources

*City of Fort Worth
CoStar
Downtown Fort Worth, Inc.
ESRI
Federal Reserve Bank of St. Louis
Federal Transit Administration
Greater Fort Worth Association
of Realtors
I.M. Terrell Academy
JLL
National Association of Realtors
North Texas Real Estate
Information Systems, Inc.
Placer.ai
Tarrant County
Tarrant County Appraisal District
Tarrant County College
Trinity River Campus
Texas A&M School of Law
Texas Alcoholic
Beverage Commission
Texas Comptroller
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Texas Department of
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*Texas Education Agency
Texas Workforce Commission
The Beck Group
Trinity Metro
U.S. Bureau of Labor Statistics
U.S. Census Bureau
University of Texas at Arlington
Visit Fort Worth
Young Women's
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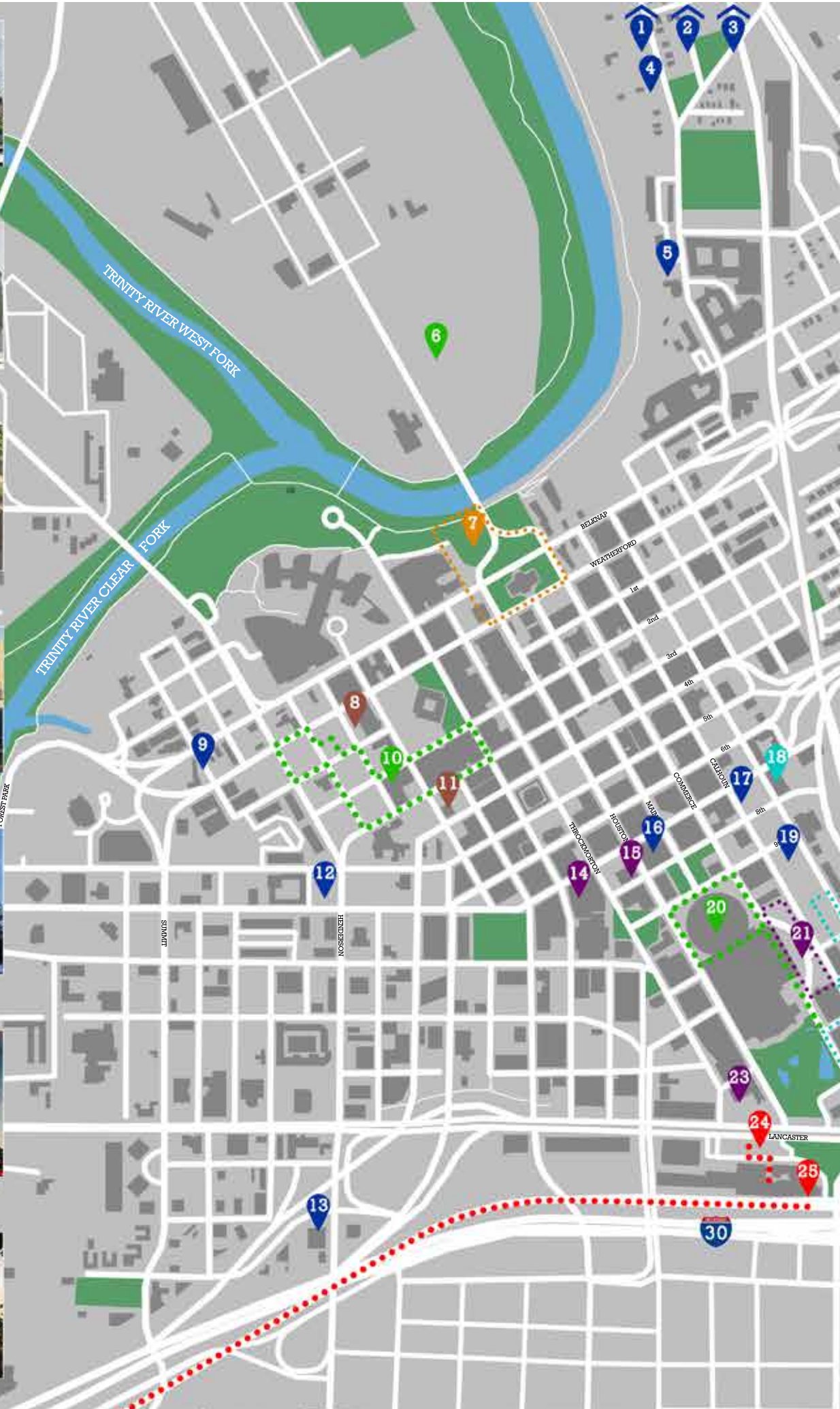
Director of Research

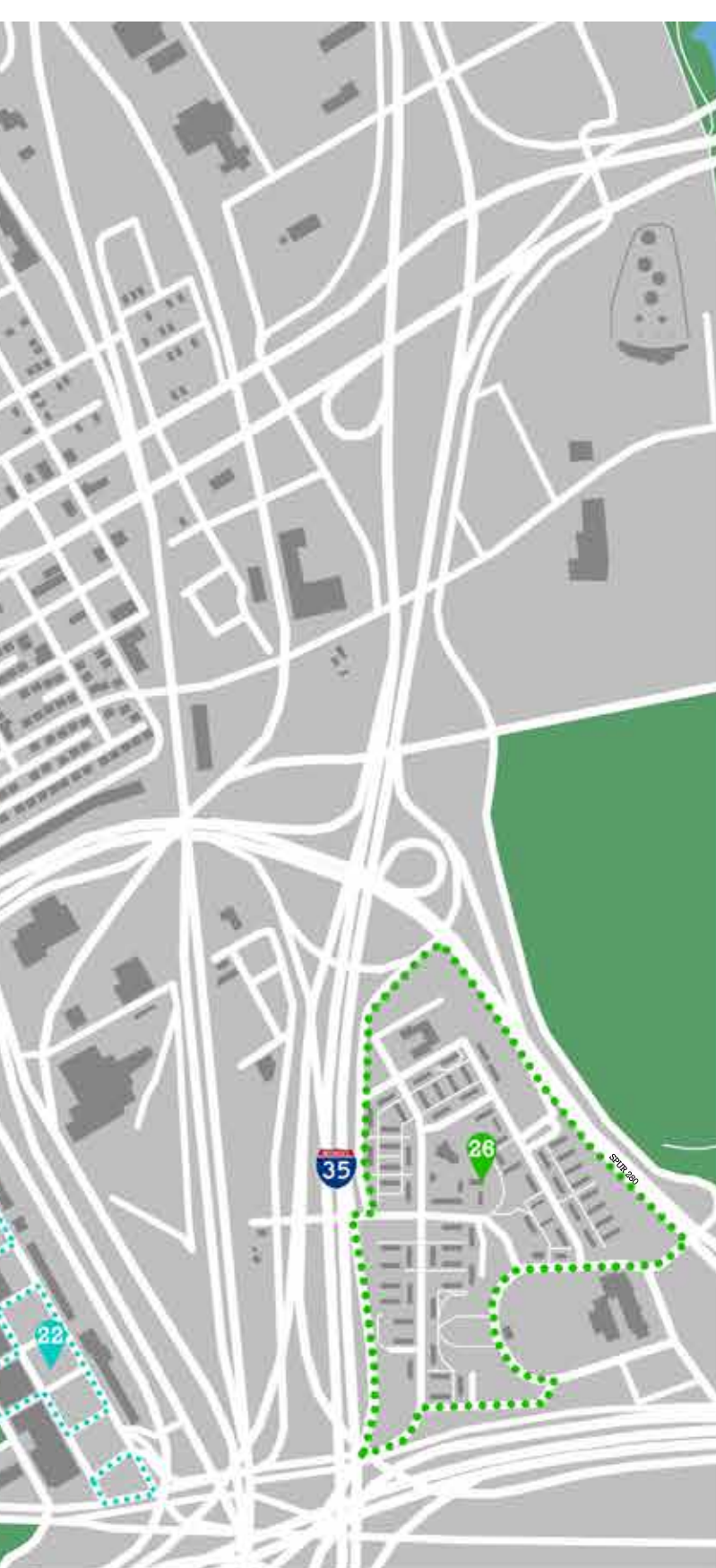
Barbara Sprabary

*Executive Assistant
and Office Manager*



A service of
Downtown Fort Worth, Inc.





DOWNTOWN FORT WORTH

RECENT, PLANNED and UNDER CONSTRUCTION

- 1 1101 POINDEXTER
6 Units UC
- 2 SAMUELS LOFTS
22 Units P
- 3 1009 MAYFIELD
4 Units P



- 4 SAMUELS TOWNHOMES
18 Units P
- 5 THE HARRISON
27 Units R
- 6 PANTHER ISLAND
Flood Control Project UC



- 7 HERITAGE/PADDOCK PARK
Restoration/Master Plan P



- 8 TARRANT COUNTY GARAGE
108,000 sf UC
- 9 1000 WEATHERFORD
492 Units P
- 10 DART INTERESTS
7+ Acre Development P
- 11 FW PUBLIC LIBRARY
31,500 sf P
- 12 7th & HENDERSON
310 Units P



- 13 THE HARDEN
199 Units R
- 14 OIL & GAS BUILDING
195 Rooms P
- 15 SANDMAN SIGNATURE
245 Rooms UC
- 16 ONCOR BUILDING
330 Units UC

- 17 GEORGIAN OAKS
102 Units UC
- 18 YWLA REMODEL
\$19.5M P
- 19 THE JONES
310 Units P



- 20 CONVENTION CENTER UC
Arena Demo/CC Expansion



- 21 NEW CC HQ HOTEL SITE
600 Rooms P
- 22 TEXAS A&M FORT WORTH
Expansion UC



- 23 OMNI FORT WORTH
400 Rooms P



- 24 T&P PASSAGE R
Pedestrian Improvements



- 25 TEXRAIL COMMUTER RAIL
to Medical District P



- 26 BUTLER PLACE
Redevelopment P



- RESIDENTIAL
- MASTER REDEVELOPMENT
- PARKS
- COMMERCIAL
- TRANSPORTATION
- HOTEL
- ACADEMIC
- INSTITUTIONS

R - Recent P - Planned UC - Under Construction
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Downtown
Fort Worth, Inc.

817.870.1692
DFWI.org



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