

JOB GROWTH ¹	Area New Jobs			
	Estimate	12 Mo End 1/31		
	Dallas/Plano/Irving	104,600		
	Fort Worth/Arlington	9,100		
		113,700		
INTEREST RATES ²	Rates	END 2/29	Yr. Ago	
	10 Year Treasury	1.97%	1.68%	
	11th District COFI	0.66%	0.69%	
	1 Mo. LIBOR	0.44%	0.17%	
	Best all in rates for the best properties are around 3.50%.			
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 2/29	12 Mo End 2/29	24 Mo End 2/29
	Dallas County			
	Added	3,976	9,868	19,966
	Absorbed	3,095	10,417	21,871
	Tarrant County			
	Added	1,198	4,426	8,375
Absorbed	1,130	4,711	8,841	
OCCUPANCY RATES ³	Dallas County	2/29/2016	6 Mo Ago	12 Mo Ago
	2000's	86.6%	87.3%	85.1%
	1990's	95.7%	96.3%	95.1%
	1980's	95.0%	94.9%	94.7%
	1970's or Older	93.3%	92.9%	92.9%
	Tarrant County			
	2000's	89.6%	88.9%	90.1%
	1990's	94.9%	95.8%	95.5%
	1980's	94.7%	95.2%	94.8%
	1970's or Older	93.9%	93.1%	91.2%
RENTAL RATES ³	Dallas County	2/29/2016	6 Mo Ago	12 Mo Ago
	2000's	\$1,389	\$1,385	\$1,319
	1990's	\$1,222	\$1,217	\$1,181
	1980's	\$843	\$818	\$781
	1970's or Older	\$787	\$769	\$740
	Tarrant County			
	2000's	\$1,175	\$1,171	\$1,114
	1990's	\$1,115	\$1,084	\$1,047
	1980's	\$811	\$783	\$740
	1970's or Older	\$744	\$720	\$688
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
	2008	2,500	2 Banxquote.com	
	2009	(94,900)	3 ALNsys.com - Rental rates are after concessions.	
	2010	50,800	Approx. 25% of 70's or older are all bills paid.	
	2011	51,200		
	2012	79,200		
	2013	95,000		
	2014	141,300		
2015	116,600			

Texas tops U.S. business facility investment for third year in a row

Steve Brown/Real Estate Editor

SteveBrownDMN Email stevebrown@dallasnews.com

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Liberty Mutual Insurance's new \$355 million West Plano campus was one of Texas' largest projects in 2015. (KDC)

Texas blew away the competition in an annual ranking of states with the most growth in 2015.

Texas topped *Site Selection* magazine's annual Governor's Cup list with 702 new and expanded industrial and business facilities. It was the third year in a row that Texas won the prize.

Second-place Ohio had 517 new projects last year followed by Illinois with 413.

To make it onto the list, projects had to have a minimum capital investment of \$1 million, create at least 20 jobs and have 20,000 or more square feet of new space.

"Texas finished the year with 702 projects, up from 689 last year," the magazine writes.

A quarter of the 24 largest new business facilities in Texas last year were in the Dallas-Fort Worth area.

The biggest included a \$1.4 billion expansion at General Motor's Arlington plant and the \$1.2 billion Facebook data center in North Fort Worth.

Liberty Mutual Insurance's new \$355 million Plano office campus also made the list.

Three big Gulf Coast refinery projects were the largest new business investments in the state last year, according to *Site Selection*.

Sam Pettigrew, Partner

972-630-6691

spettigrew@cantrellcompany.com

Thomas Hooke, Associate

972-630-6696

thooke@cantrellcompany.com

Jessica Erdmier

972-630-6697

jerdmier@cantrellcompany.com