



4501 Westridge Ave
Fort Worth, TX 76116

Bryant Irvin Rd N

4501 Westridge Ave

Fort Worth, TX 76116 | 4.10 Acres

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Adjacent Ridglea Country Club

Executive Summary



4501 Westridge Ave OM

The opportunity

4501 Westridge Ave

The property is positioned just off Camp Bowie Boulevard and west of nearby Interstate-30, making Fort Worth's best retail experiences, employment centers, and cultural hubs accessible in 15 minutes or less. The Property's location will give future residents a unique opportunity to enjoy the dynamics of the city's urban core through accessibility and view of the downtown skyline to the northeast, while offering serene views and the relaxed feel of nature via the manicured Ridgley Country club to the west.

Fort Worth is consistently ranked among the top places in the nation to live, work, and play. Fort Worth has a population of 978,468 making it the 12th largest city in the United States. With this growing population and workforce, top educational facilities, low cost of doing business, high quality of life, prime location, and climate, Fort Worth is an attractive choice for companies looking to expand their operations. The city of Fort Worth, affectionately known as "Cowtown" by residents, and its suburbs are recognized as one of the fastest-growing areas in the U.S.

Property summary

Address	4501 Westridge Ave, Fort Worth, TX 76116
Submarket	Southwest Fort Worth
Land Area	4.10 acres

4501 Westridge Ave, Fort Worth, TX 76116



* Property outlines on drone aerials are for reference only.
See page 16 for more accurate boundaries.

Local area



Lockheed Martin
23,000 Employees

Ridgmar Mall
Bath & Body Works
Dillard's

Chapel Hill Shopping Center
ORVIS
The Container Store
The UPS Store

Ridglea Country Club

The property



Colonial Country Club

University Village Shopping Center
Apple
Anthropologie
Williams-Sonoma



Shops At Clearfork
Neiman Marcus
Arhaus
Louis Vuitton
Borchdorf's



183

Overton Park Plaza
Sprouts
Five Below
The Home Depot



Hulen Mall
Macy's
Foot Locker
Dillard's
rue21

20

35W

20

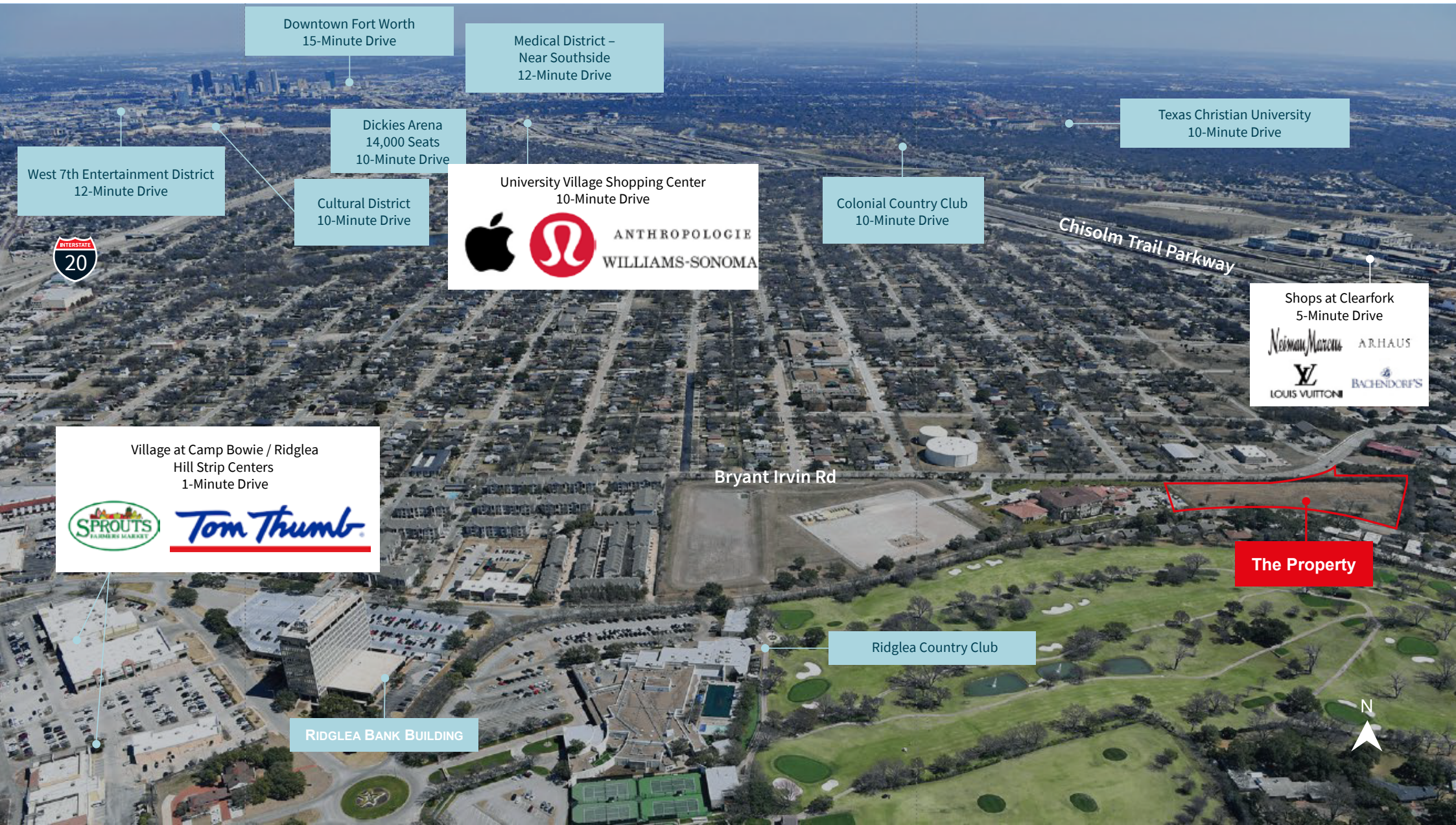
30

287



4501 Westridge Ave OM

Site aerial



Downtown Fort Worth
15-Minute Drive

Medical District –
Near Southside
12-Minute Drive

Texas Christian University
10-Minute Drive

West 7th Entertainment District
12-Minute Drive

Dickies Arena
14,000 Seats
10-Minute Drive

Cultural District
10-Minute Drive

University Village Shopping Center
10-Minute Drive



Colonial Country Club
10-Minute Drive




Chisolm Trail Parkway

Shops at Clearfork
5-Minute Drive



Village at Camp Bowie / Ridglea
Hill Strip Centers
1-Minute Drive



Bryant Irvin Rd

The Property

RIDGLEA BANK BUILDING

Ridglea Country Club



4501 Westridge Ave OM

Site aerial



Ridglea Hills Neighborhood
Home Values >\$500k

Ridglea Country Club

Ridgmar Mall
Dillard's
JCPenney



Ridglea Bank Building



The Property

Bryant Irvin Rd



Investment merits

Strong local area demographics

Within a 3-mile radius of the 4501 Westridge Ave, the population experienced an 11.69% increase in population over the 2010's, including a 16.94% increase within a 1-mile radius. Furthermore, the 3-mile population boasts an impressive average household income of \$111,493 and average home value of \$392,220.

4501 Westridge Ave Demographics	1 mile	3 mile	5 mile
Population			
2010 Total Population	8,813	80,187	228,091
2020 Total Population	10,306	89,560	251,575
2024 Total Population	10,630	90,545	256,853
2027 Total Population	11,113	91,765	260,757
Percent Change: 2010 to 2020	16.94%	11.69%	10.30%
Percent Change: 2020 to 2024	3.14%	1.10%	2.10%
Percent Change: 2024 to 2027	4.54%	1.35%	1.52%
Median Age			
2010 Census	35.5	36.1	34.3
2022 Census	38.5	38.4	36.4
2027 Projection	39.1	39.2	37.2

4501 Westridge Ave Demographics	1 mile	3 mile	5 mile
Households			
2010 Census	4,046	36,013	94,287
2020 Census	4,430	39,460	104,402
2024 Census	4,536	40,082	106,771
2027 Projection	4,699	40,639	108,722
Percent Change: 2010 to 2020	9.49%	9.57%	10.73%
Percent Change: 2020 to 2024	2.39%	1.58%	2.27%
Percent Change: 2024 to 2027	3.59%	1.39%	1.83%
Income			
2024 Average Household Income	\$85,991	\$111,493	\$101,163
Housing Value			
2024 Est. Average All Owner-Occupied Housing Value	\$255,304	\$392,220	\$331,923

Investment merits

Nearby best-in-class retail centers

- The Shops at Clearfork (5-minute drive): The Shops at Clearfork is an open-air shopping, entertainment, living, and office center anchored by Neiman Marcus. It includes 40 upscale and mainstream retail stores with 16 experiential dining options.
- Village Camp Bowie / Ridglea Hills Strip Centers (1-minute drive): Directly adjacent the site is an unlimited amount of retail options that include destinations such as Tom Thumb, Sprouts Farmers Market, and a variety of dining options.
- University Park Village (10-minute drive): University Park Village is a luxury open-air lifestyle center with 40 stores and 4 dining options. Major tenants include Apple, Anthropologie, Lululemon, Williams-Sonoma, J. Crew, Pottery Barn and Ann Taylor.
- Hulen Mall (10-minute drive): Hulen Mall is a 940,000 square foot shopping mall featuring 118 stores and restaurants. Hulen Mall is anchored by two major departments stores, Macy's and Dillard's.
- Waterside (7-minute drive): A 63-acre lifestyle and mixed-use development anchored by Whole Foods and REI. Waterside strives to become Fort Worth's "second living room" as it offers lounge seating, a bocce ball court, bean bag toss, wi-fi and additional amenities.
- Chapel Hill Shopping Center (7-minute drive): Chapel Hill offers a variety of upscale stores and restaurants, including World Market, James Avery Craftsman and Mi Cocina. One will also find Central Market, featuring imported foods, hard-to-find items, fresh produce, and chef-prepared meals.



4501 Westridge Ave **OM**

Investment merits

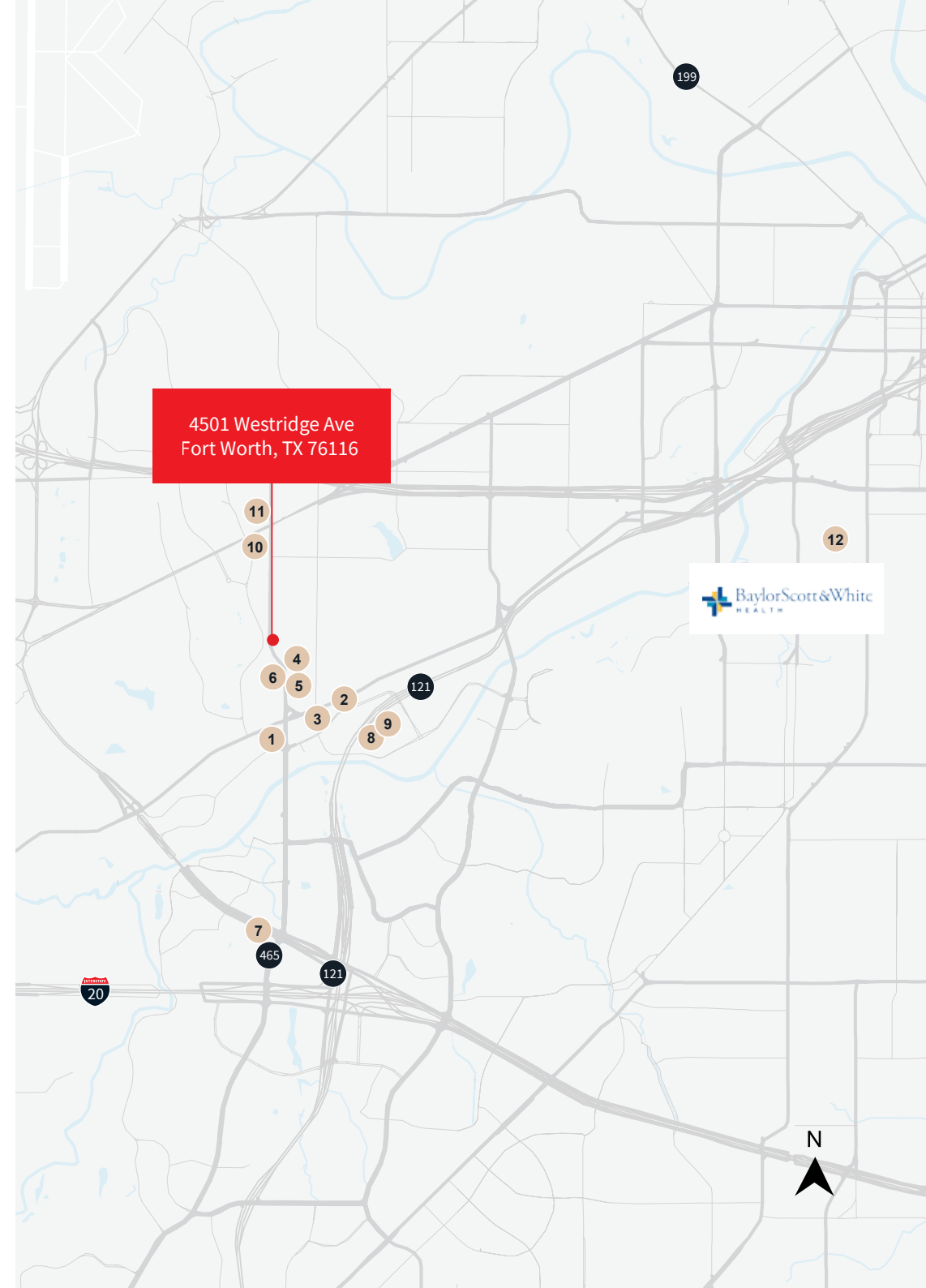
Immediate access to healthcare employers

There are multiple different medical practices within a two-mile radius of the Property, and numerous more just outside of that. Most notably, the Baylor Scott & White All Saints Medical center is just a 12-minute drive from the Property.

Center

1. River Park Medical Center
2. The Hand to Shoulder Center
3. Fort Worth Vein Center
4. Viola Pitts-Como Health Center
5. Kelly Orthodontics
6. Fresenius Kidney Care Southwest Fort Worth
7. Southwest Orthopedic Associates
8. Medical Clinic of North Texas
9. USMD Fort Worth Clearfork
10. Ridglea Medical Center
11. Complete Care Camp Bowie
12. Baylor Scott & White All Saint Medical Center

4501 Westridge Ave, Fort Worth, TX 76116



Investment merits

Local entertainment centers

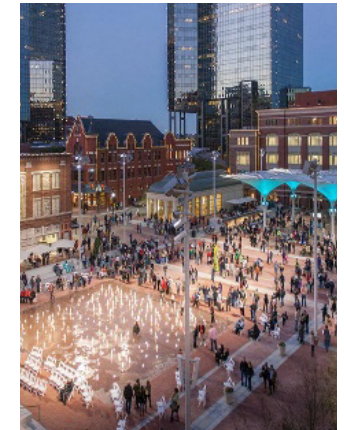
- **Fort Worth Cultural District** (10-minute drive): The Fort Worth Cultural Districts boasts unique entertainment outlets including 5 museums, the Casa Mañana theater, and Will Rogers Memorial Center. The latter hosts grand-scale equestrian shows and houses Dickies Arena, a brand-new 14,000-seat arena hosting the Fort Worth Stock Show & Rodeo.
- **West 7th** (12-minute drive): West 7th, bridging downtown and the Fort Worth Cultural District, features five blocks of dining, specialty retailers, and entertainment venues. The urban village is pedestrian-friendly and easily accessible from the West 7th street bridge.
- **Sundance Square** (12-minute drive): Sundance Square, the heart of downtown, is a pedestrian-friendly 35-square-block consisting of 13 stores, 20 restaurants and bars, and numerous theatres and concert venues. It is home to the Bass Performance Hall and 55,000 square foot Sundance Square Plaza.



Modern Art Museum of Fort Worth | FW Cultural District



Crockett Row | West 7th District



Sundance Square

Nation Leading DFW Economic Market

The Property is located in the DFW MSA, the fourth-largest metropolitan area in the nation with a population of approximately 7.7 million. The metropolitan area has some of the most promising, forward-looking population and employment metrics in the country. The metro sees 200+ residents move to DFW daily and is projected to add 749,726 new residents by 2026. Additionally, Dallas-Fort Worth has remained resilient throughout the pandemic, leading the nation in the pace of job recovery with over 100% job recovery post-COVID and over 100 active inquiries for corporate relocations/expansions in the pipeline, including more than one dozen new potential corporate headquarters.



Rendering of Previously Planned Development

Investment merits

Proximity to higher education Institutions

- Texas Christian University (TCU) (10-minute drive): A Private Christian university in Fort Worth, was established in 1873. The university consists of eight constituent colleges and schools and has a classical liberal arts curriculum with an enrollment of around 11,379 as of Fall 2020. TCU is currently (2021) ranked by U.S. News & World Report as No. 80 among National Universities.
- Texas Wesleyan University (15-minute drive): Texas Wesleyan University, founded in 1890, is a private Methodist university in Fort Worth, Texas. Undergraduate enrollment is 1,917 and graduate enrollment is 689 students. U.S. News & World Report ranked Texas Wesleyan in the #1 tier of regional universities in 2013, 2012 and 2011.
- Tarrant County College (TCC) (25-minute drive): TCC is a Public community college in Tarrant County, Texas. Established in 1965, the College has grown into five physical campuses, a virtual campus (TCC Connect) and a centralized office that make up the TCC District.



4501 Westridge Ave OM

Nation Leading DFW Economic Market

The Southwest Fort Worth Submarket emerged as a leader in Tarrant County for apartment demand last year, thanks to pent-up demand from the pandemic, allowing vacancy rates to fall to record lows last year. Meanwhile, rent growth is setting the best performance on record, a trend that persists through spring 2023. Southwest Fort Worth is one of the most actively traded submarkets in the metroplex, as the submarket's inventory mix caters to core and value investors alike.

Thanks to a surge in demand, rent growth in Southwest Fort Worth set a record performance last year. Growth is pervasive across the quality spectrum, led by class A properties. Before the economic downturn, rent growth in the submarket has been supported by class B, mid-tier properties. With record low vacancy rates and limited new supply, rent growth will still come in well-above pre-pandemic norms through the near term.

Southwest Fort Worth Submarket Snapshot | Apr 2023

Submarket Basics	
Total Submarket Inventory	35,385 units
12-Month Absorption	349 units
Rent	
Market Rent Growth (trailing 5 yrs.)	+23.0%
Market Rent Growth (trailing 10 yrs.)	+49.5%
Market Rent Growth (5-yr. avg.)	+4.9% annually
Occupancy	
Submarket Occupancy Rate	92.5%
Under Construction % of Inventory	4.0%

4501 Westridge Ave, Fort Worth, TX 76116



The Land

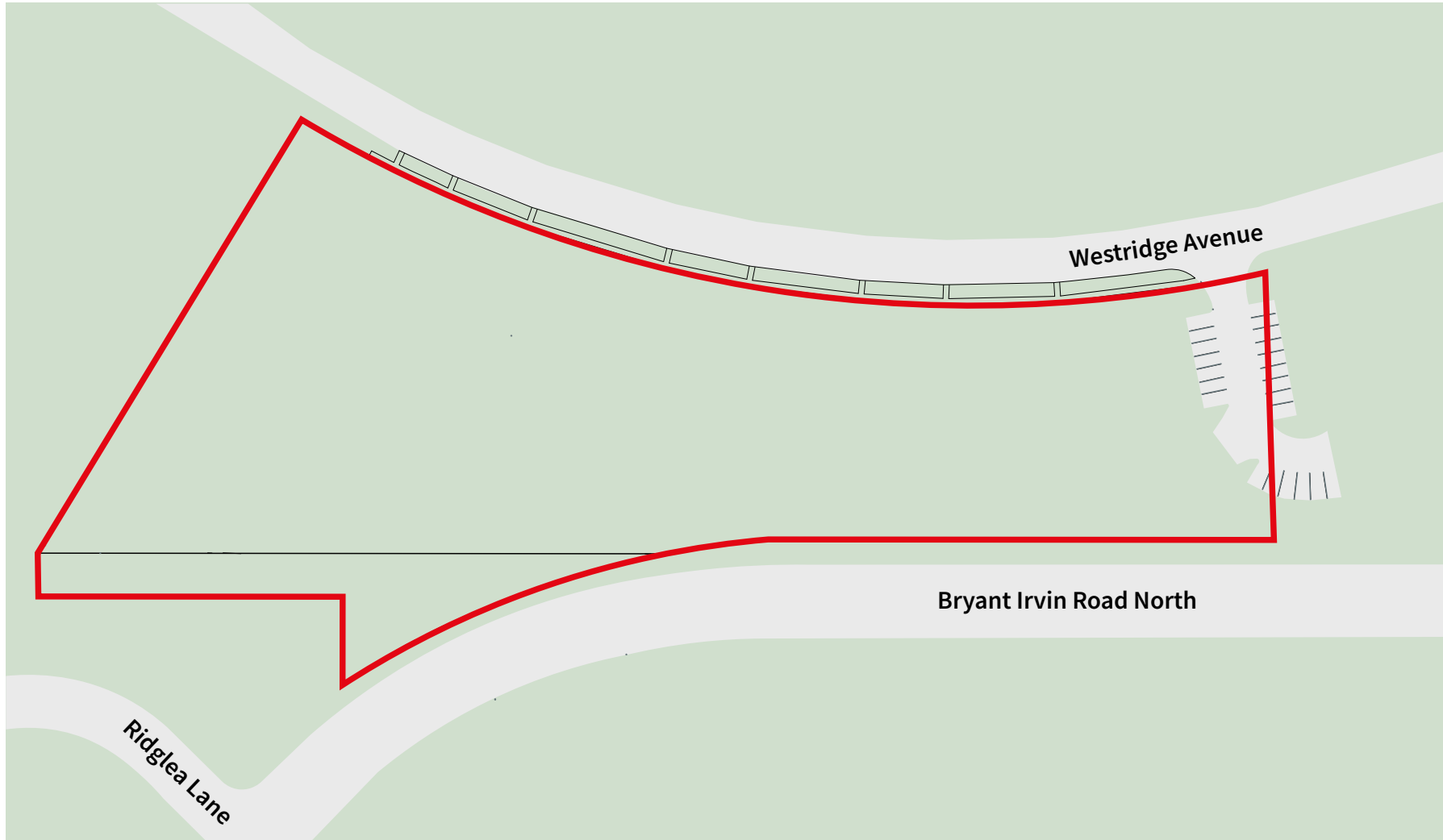




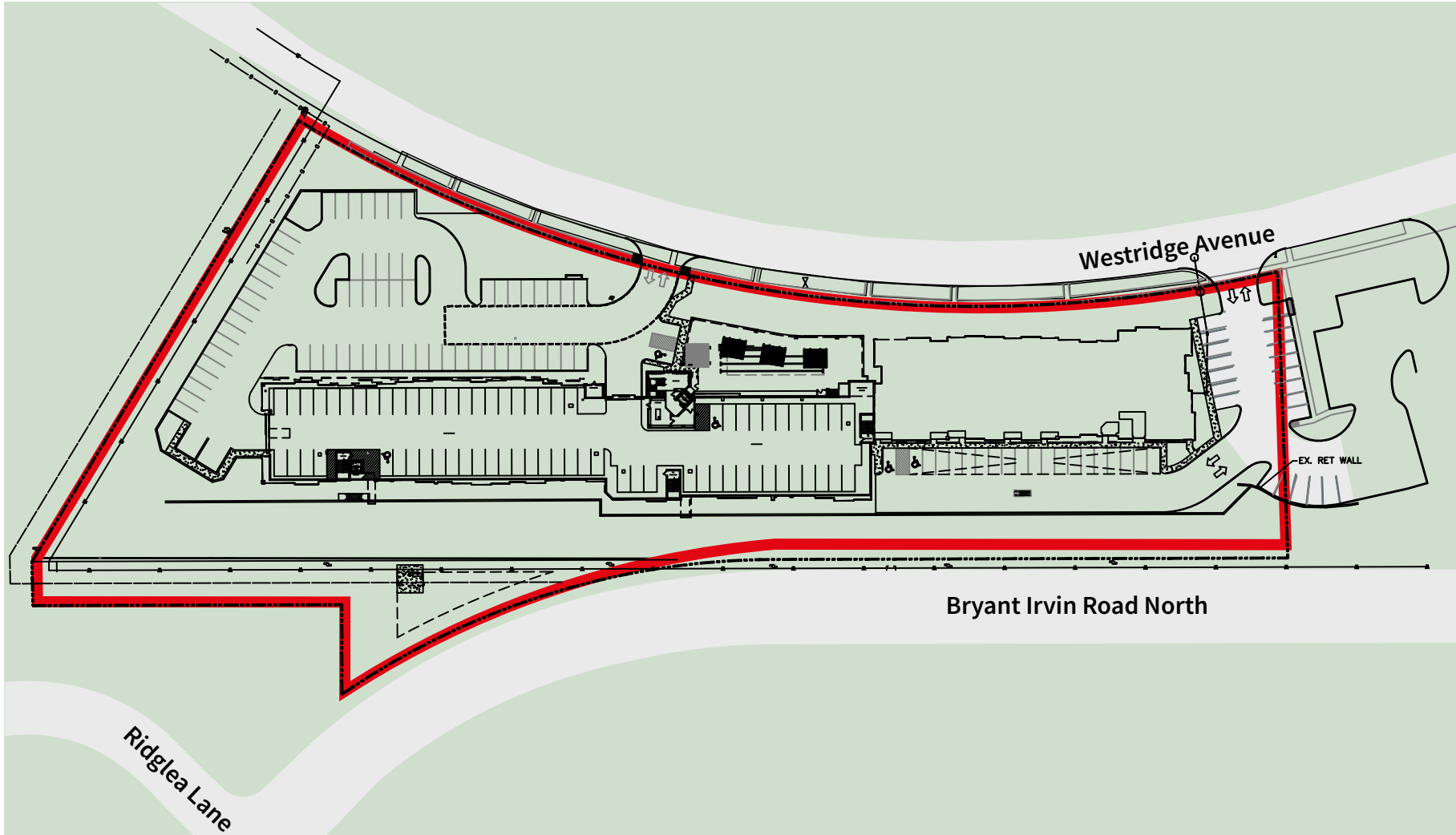
Survey



Site plan

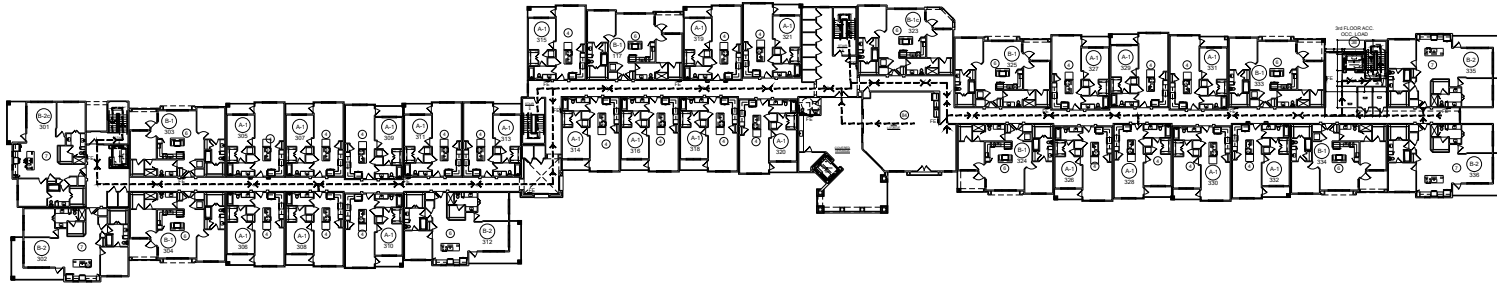


Multi-family footprint (Previously Planned)

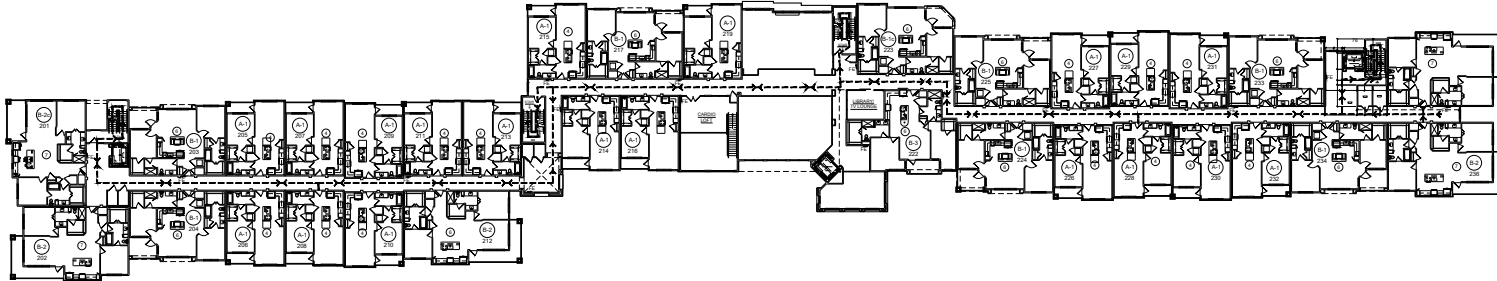


Multi-family floorplan (Previously Planned)

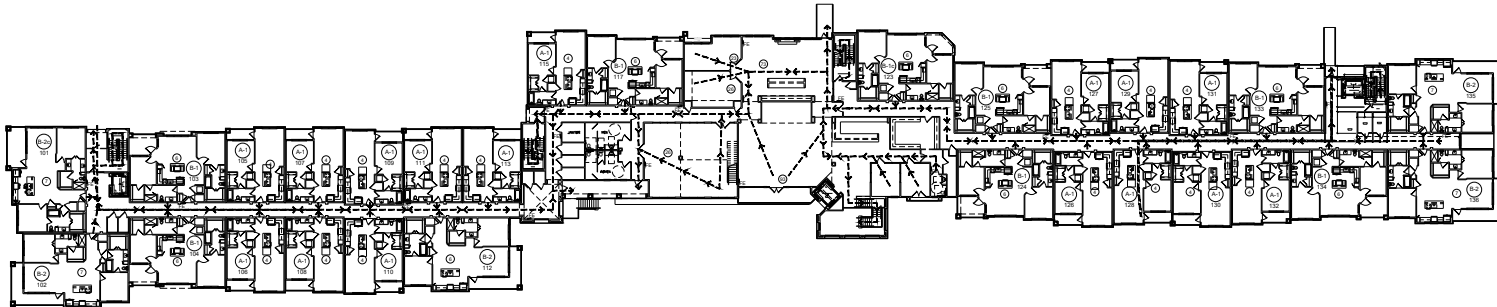
3rd Floor



2nd Floor



1st Floor



Market Overview



Investment merits

Market stats

- Effective rent increased 6.6% year over year as of 4Q22, an impressive continuation of the substantial rent growth over the past 2 years which has totaled 19.4%.
- The market's occupancy currently sits at 93.8% as of 1Q23.
- According to the Bureau of Labor Statistics, job growth in Fort Worth-Arlington, TX is 2.19% as of 1Q23, reflecting 25,900 jobs added during a 12-month period. RealPage forecasts Fort Worth-Arlington, TX's job growth to be 2.2% in 2023, with 24,880 jobs added
- Increasing home interest rates have resulted in decreasing overall affordability with the mean income percentage at an all time high of 182%.
- The average year built is 1994 for multifamily assets in Fort Worth, representing an opportunity for newer assets to be absorbed in the market.

#1

Annual effective rent growth rate

93.8%

Market Occupancy Rate

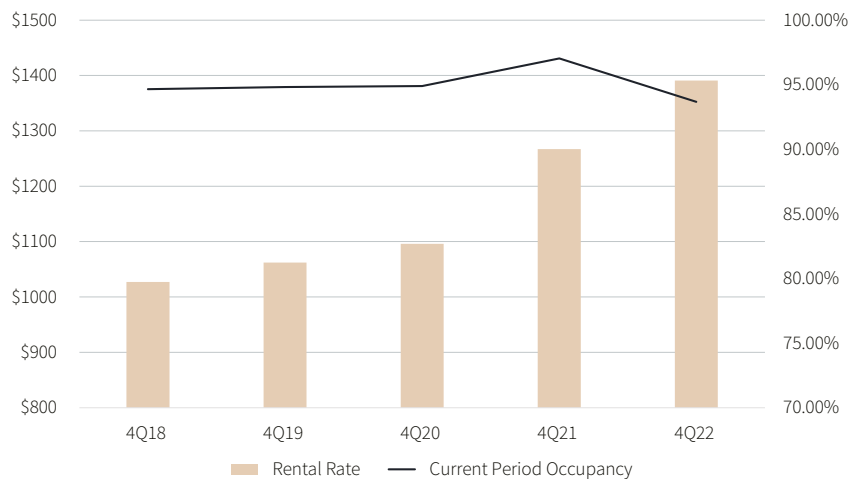
2.19%

Job Growth as of Q1 2023

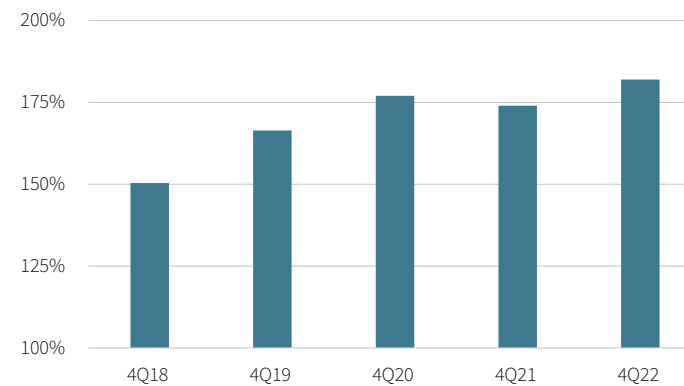
153,807

Total Units

Fort Worth Occupancy vs Rental Rate



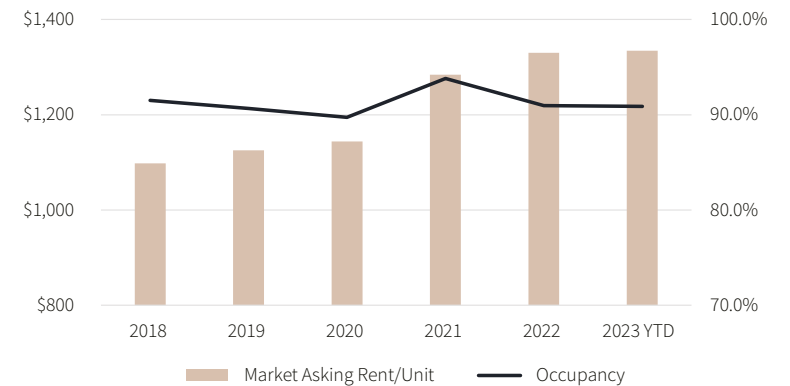
Affordable Median Income Percentage



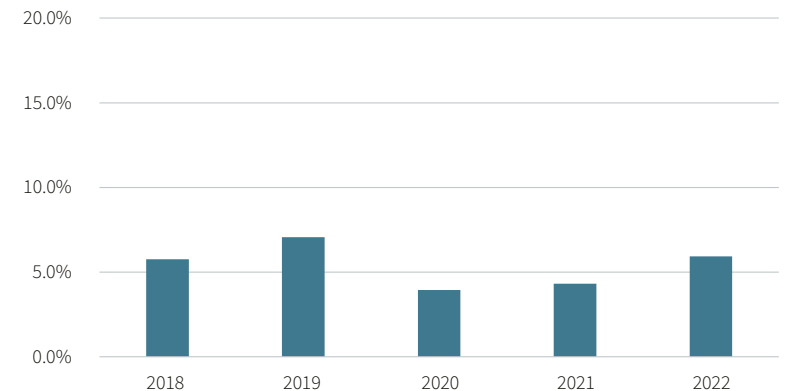
Investment merits

- The Southwest Fort Worth Submarket emerged as a leader in Tarrant County for apartment demand last year, thanks to pent-up demand from the pandemic, allowing vacancy rates to fall to record lows last year. Meanwhile, rent growth is setting the best performance on record, a trend that persists through summer 2022. Southwest Fort Worth is one of the most actively traded submarkets in the metroplex, as the submarket's inventory mix caters to core and value investors alike. Construction has remained relatively modest compared to the total submarket inventory.
- Southwest Fort Worth's healthcare and government/defense jobs are key demand drivers to the multifamily market from an employment standpoint. The Southwest Fort Worth Submarket includes a wide network of healthcare facilities, including six hospitals and several outpatient clinics. All told, the area employs thousands of healthcare workers. The submarket is also home to many defense sector employers, such as Lockheed Martin, which has added more than 3,000 jobs at its Fort Worth facility over the past few years. In the last two years, Lockheed Martin has won several contracts related to the F-35 project, leading to additional headcount for the aerospace manufacturer. Developers have ramped up construction in Southwest Fort Worth with healthy demand drivers over the past two years. A swell in renter demand last year pushed vacancy rates to new lows.
- The \$1.4 billion Chisholm Trail Parkway completed in 2014 connects the Benbrook suburbs with Downtown Fort Worth and has helped catalyze apartment development. Southwest Fort Worth should continue to see plenty of construction along the Chisholm Trail Parkway and Near Southside. In terms of economic drivers, the area is anchored by Tarrant County's medical district. As part of a major economic development initiative from the city, a wide network of major hospitals, treatment centers, and outpatient facilities supports employment for about 40,000.

SW Fort Worth Rent vs Occupancy

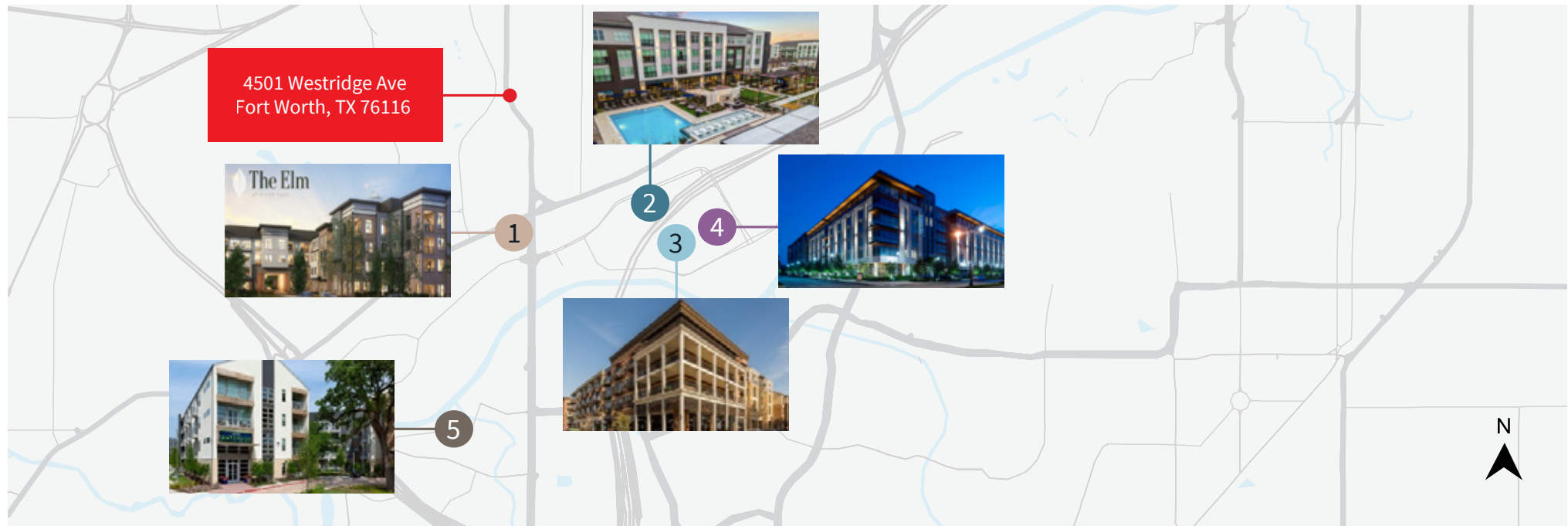


Construction as a % of Inventory



Rent comparables

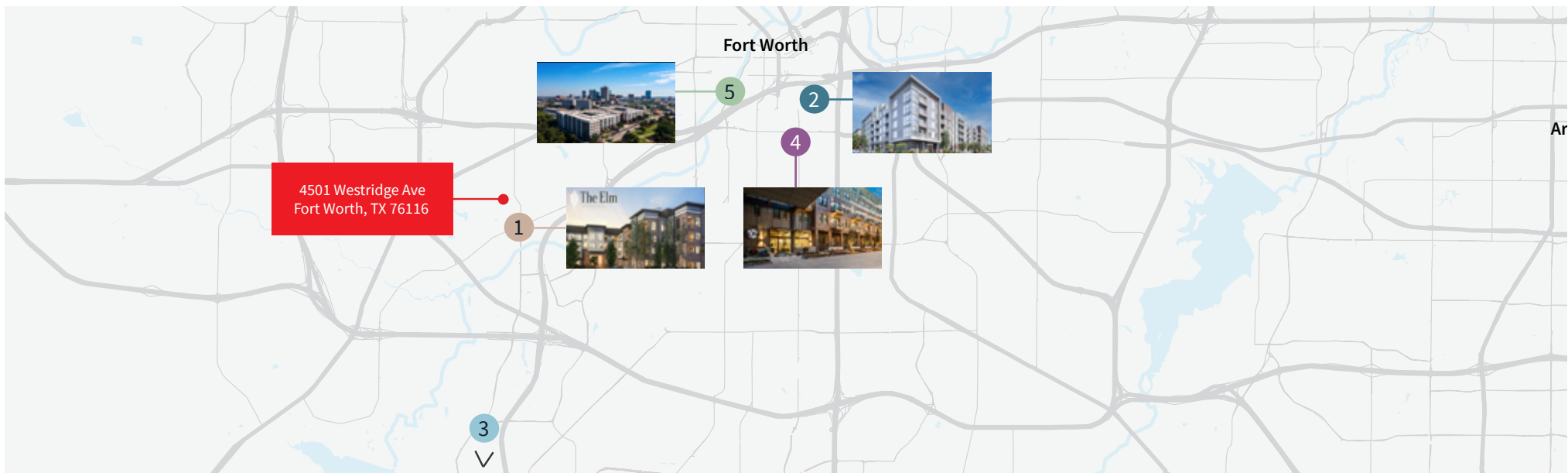
#	Property Name	Year Built	Units	SF	Avg. Unit Size	Occupancy	Rent Per Unit	Rent PSF
1	The Elm at River Park	2021	293	492,130	955	91.50%	\$2,006	\$2.10
2	Hanover at Clearfork	2023	409	400,113	984	93.30%	\$2,096	\$2.13
3	The Kelton at Clearfork	2017	392	594,772	884	86.70%	\$2,183	\$2.47
4	The George	2020	397	389,000	874	89.30%	\$2,491	\$2.85
5	Eastbank at Waterside	2016	375	375,000	939	93.90%	\$1,934	\$2.06
Totals/Average		2019	373	450,203	927	90.90%	\$2,142	\$2.31



Sales comparables

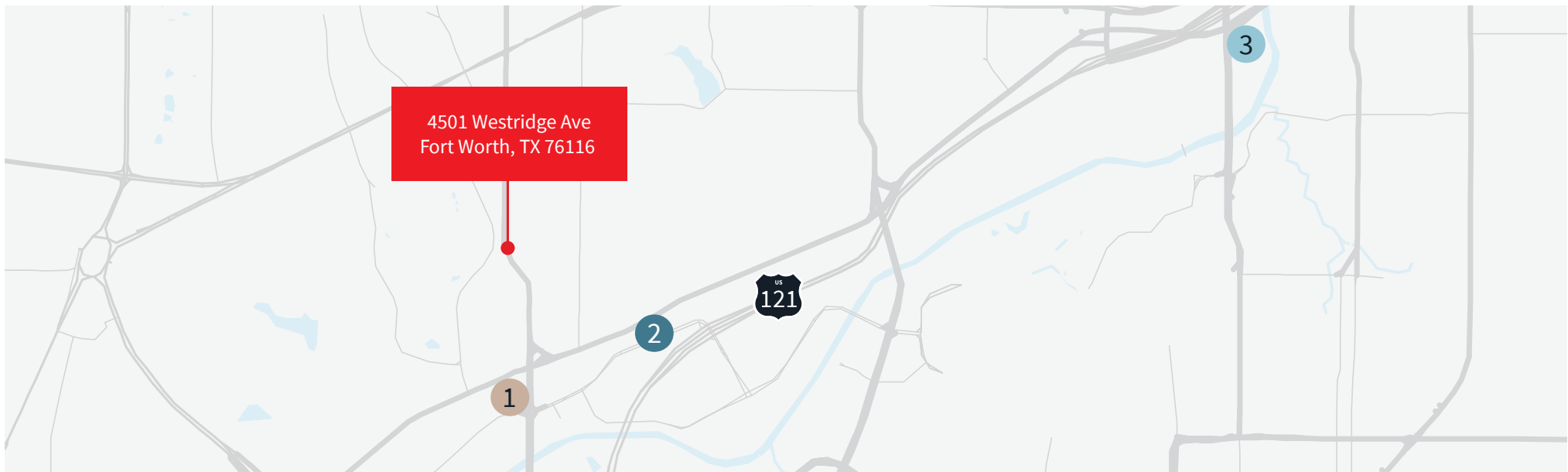
Property Name	Location	Date sold	Year built	Units	SF	Avg. unit size	Sales price	Price per unit	Price PSF	Cap rate
The Elm at River Park	Fort Worth	Aug-22	2022	293	268,852	918	\$90,000,000	\$307,167	\$335	3.87%
Broadway Chapter	Fort Worth	Jun-22	2021	242	178,161	736	\$63,000,000	\$260,331	\$354	3.23%
Cortland Chisolm Trail	Fort Worth	Mar-22	1982	333	349,873	1,051	\$95,000,000	\$285,285	\$272	3.36%
The Cooper	Fort Worth	Mar-22	2020	390	311,476	799	\$114,000,000	\$292,308	\$366	2.78%
The Drake on Summit	Fort Worth	Jan-22	2018	372	315,907	849	\$92,000,000	\$247,312	\$291	2.76%
Totals/Average			2013	326	292,877	874	\$93,211,656	\$278,528	\$319	3.16%

*Untrended ROC; Stabilized ROC is 6.71%



Sales comparables

Property	Address	Units	Delivery Year	Stories	Stage	Submarket
Recently completed/lease-up						
The Elm at River Park	2500 River Park Dr	293	2022	4	Lease up	Southwest Fort Worth
Under construction						
Hanover at Clearfork	5555 Edwards Ranch Rd	409	2023	4	4 Under construction	Intown Fort Worth/University
Proposed						
Hanover Trinity River I & II	1500 Old University Dr	800	Unknown	6	Planned	Intown Fort Worth/University



Location Overview

04



Investment merits

Downtown Fort Worth

Fort Worth is known for being a gateway city to the greater southwest due to its favorable business environment, central location, diverse economy, exponential population growth, and proximity to Dallas, another economic hub of the South. With over 45,000+ Employees in Downtown Fort Worth, 1,500+ businesses, and \$3B in Private Payroll, Fort Worth was recently ranked in the top 10 best large cities to start a business as of July 2021.

Medical District

The Medical District is the second largest employment center in the city and sits on 1,400 acres south of Downtown. Currently, the Medical District is home to an estimated 40,000 healthcare workers and twenty hospitals including: Cook Children’s Hospital, All Saints Health System, Harris Methodist Hospital, Plaza Medical Center, Tarrant County Public Health, the Woman’s Health Center and Ben Hogan Sports Therapy Institute. Fort Worth’s Medical District is the largest medical center between Dallas and Phoenix in the Sunbelt.

Fort Worth Convention Center

The Fort Worth Convention Center, spanning a 14-block area in the heart of downtown, has been recently expanded and renovated to accommodate their 1 million approximate annual visitors. This state-of-the-art facility (with the latest business services, audio-visual equipment, and communications capabilities) features dozens of restaurants, a variety of high-quality entertainment and attraction venues, and a myriad of shopping opportunities.

Major area employers

Employer	Employees	Drive Time
American Airlines	33,000	30 minute drive
Lockheed Martin Aeronautics	20,500	11 minute drive
Fort Worth ISA	11,645	14 minute drive
NAS JRB Fort Worth	10,000	12 minute drive
Arlington ISD	8,500	31 minute drive
Cook Children's Health Care System	7,937	15 minute drive
City of Fort Worth	6,881	17 minute drive
JPS Health Network/John Peter Smith Hospital	6,700	17 minute drive
The University of Texas at Arlington	6,000	28 minute drive
Fidelity Investment	5,600	15 minute drive
Bell	4,530	28 minute drive
Tarrant County	4,385	18 minute drive
Tarrant County College	4,217	15 minute drive
Keller ISD	4,000	30 minute drive
General Motors	4,000	30 minute drive
Alcon	3,500	20 minute drive
Texas Health Harris Methodist Hospital	3,500	16 minute drive
Sabre Corporation	2,676	37 minute drive
Texas Christian University	2,336	15 minute drive
Wabtec	1,100	33 minute drive

Fort Worth overview

Sundance Square

Located in the northwest quadrant of Downtown Fort Worth is Sundance Square, which is comprised of restored, historical buildings that house a wide array of shops, offices, restaurants, art galleries, residences and hotel rooms. The vibrant urban entertainment and dining district has been critical to the rebirth of Downtown Fort Worth. Sundance Square includes Bass Performance Hall, nine upscale residential complexes, an AMC cinema, over 55 restaurants, four live theatres, 12 bars, lounges and nightclubs, two museums, three art galleries, and unique office space.

Fort Worth Stockyards

The Fort Worth Stockyards is a historic district located just north of the central business district. Encompassing 98-acres, it holds a former livestock market, multiple high-end restaurants, numerous night life bars, and country dance halls that attract tourists from all across the nation, in addition to the local Fort Worth resident. This entertainment district is known as a melting pot of Country Western music within the entire State of Texas, making it a hub for music stars and Friday night festivities, for all ages.



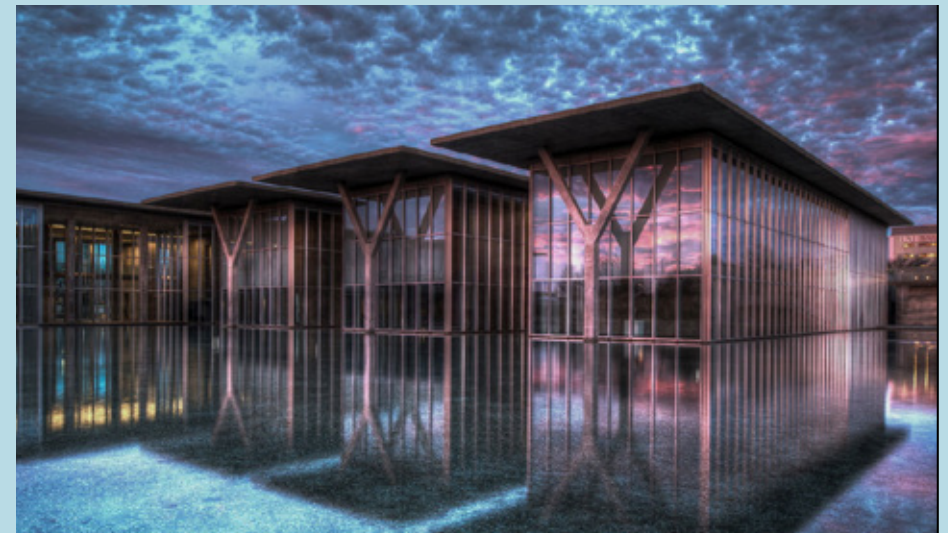
Fort Worth overview

Crockett Row

Just a 12-minute drive from the Property is one of Fort Worth's top entertainment destinations, the West 7th Entertainment District, that offers an equal mix of entertainment, fashion and dining. West 7th consists of 254,107 square feet of first floor restaurant, entertainment and retail space, a 103,220 square foot Class A office building and 537 apartments. Representative retail tenants at West 7th include Movie Tavern, LA Fitness, Social House, Mash'd, Fireside Pies, and Concrete Cowboy.

Cultural District

Located under five miles east of the Property is Fort Worth's world-renowned Cultural District. The Fort Worth Cultural District is not only the third largest in the nation, but it continues to expand, serving as a testament to the strong community support of museums and the arts in Fort Worth. Although Fort Worth is a smaller city than Dallas or Houston, it is generally agreed that the art museums, performing arts and zoo offered in Fort Worth are collectively the best in Texas with five museums that attract more than two million visitors annually. The Cultural District boasts many of the city's most prized assets including the Kimball Art Museum, the Modern Art Museum of Fort Worth, the Amon Carter Museum, Fort Worth Museum of Science & History, Casa Mañana, and Will Rogers Memorial Center.



DFW economic overview

Overview

With a population of over 8 million residents, the Dallas/ Fort Worth (DFW) Metroplex ranks as the 4th largest metro area in the country. A perennial national leader in population and employment growth, Dallas has become a sought-after city for all ages given its centralized location, growing job market, high-quality of life and low cost of living. As one of the nation's top economic performers, DFW is a thriving city with a young, highly-educated and vibrant population that attracts businesses and visitors alike – so much so that the area's population growth rate from 2022-2027 is projected to be more than four times the national average.



Leading pro-business environment

#1 for doing business 17 years in a row
Source: CEO Magazine



Favorable tax climate

0% State & Local income tax



High-quality of life

Favorable year-round climate
and traffic commute time



Low cost of doing business

Score of 98.1 for Dallas Score of 93.3.
for Fort Worth (U.S. avg = 100.00)
Source: Moody's



Critical mass of headquarters & regional offices

140+ corporate headquarter
relocations since 2010
Source: Dallas Regional Chamber



Magnet for top talent in the U.S.

Strong wages and low cost of
living create an attractive
employment base



#1 Msa for projected population growth

749,726 new residents projected
over the next 5 years
Source: EMSI

DFW economic overview



328 new residents added to the Dallas region each day

One new resident moves to DFW every 7 minutes
Source: Dallas regional chamber



20.4% population growth

from 2010-2020 outpacing the U.S. average
Source: ESRI



749,726 projected new residents by 2026

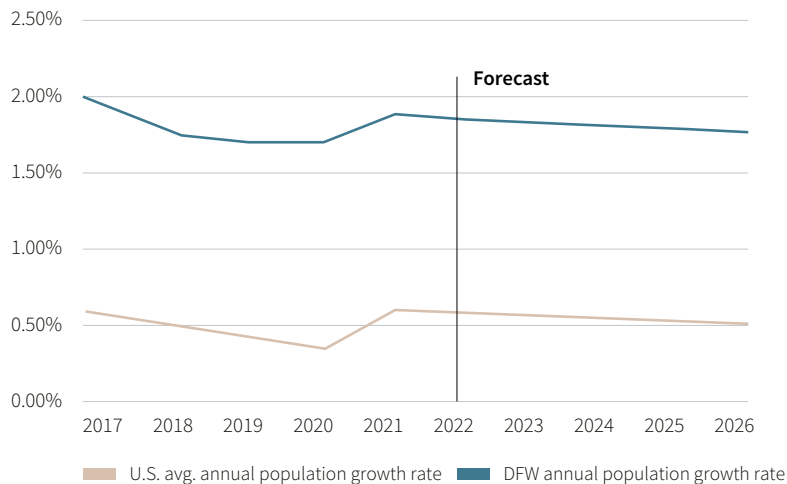
#1 in the U.S. in projected population growth
Source: ESRI



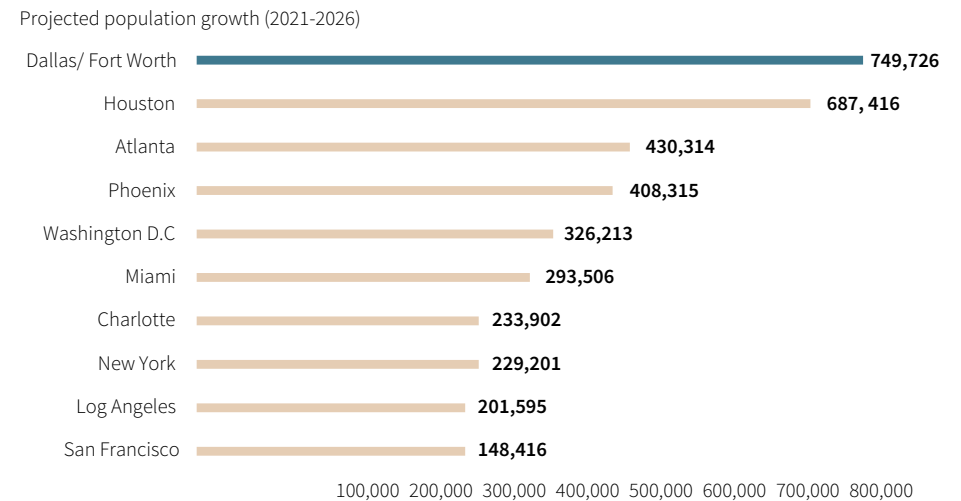
#1 in the country for 3-year job growth

(185,600 jobs)
Source: Dallas regional chamber

Dallas/ Fort Worth's robust population growth rates



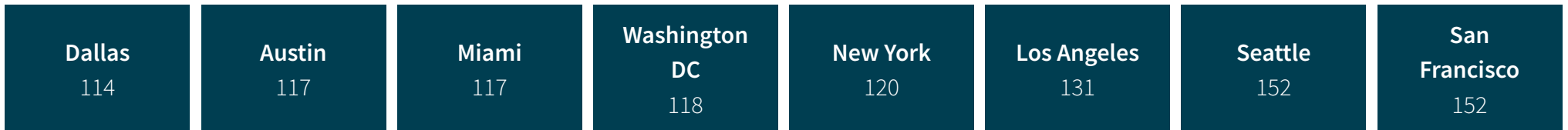
Nation-leading position in projected population growth



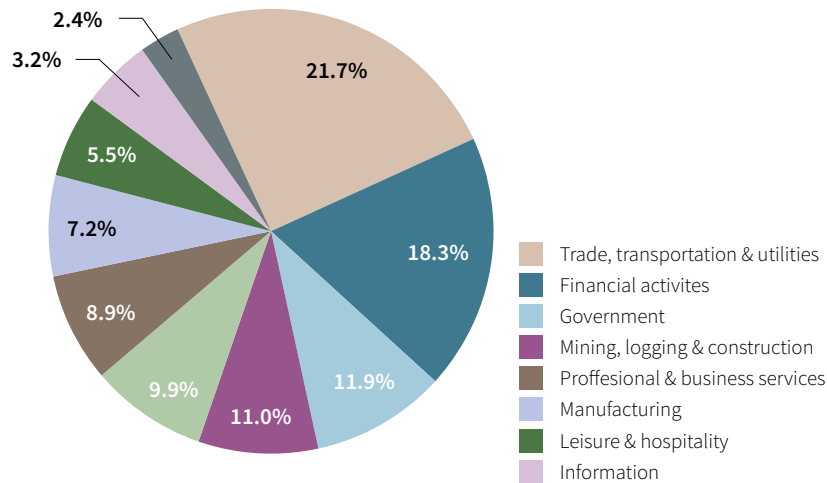
DFW economic overview

DFW's affordability & diversity

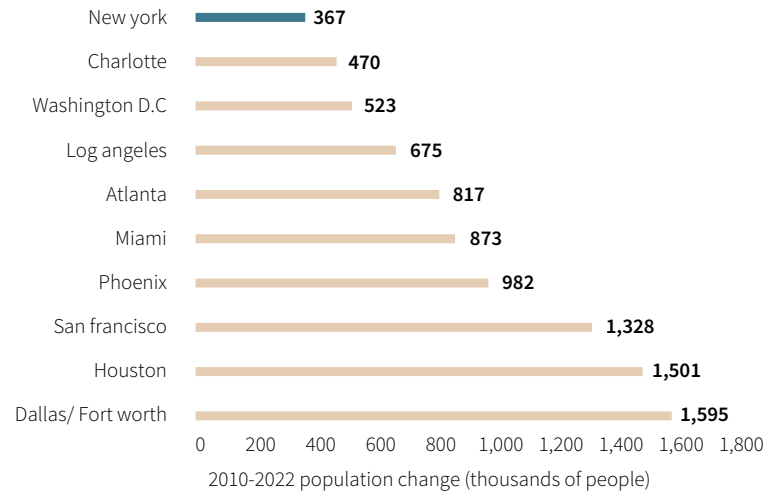
Cost of living index



Dallas-Fort Worth employment by industry



#1 Metro for population growth



- 7.96 M**
DFW population (2022)
- 4th largest**
Metro area in US
- 25%**
Dallas growth since 2010
- 19.9%**
Texas growth since 2010
- 8.7%**
US growth since 2010

DFW economic overview

Fortune 1000 HQs Anchor DFW's Major Office Submarkets

Arlington

148. D.R. Horton

Coppell

792. Mr. Cooper Group

Dallas

11. AT&T
 81. Energy Transfer
 122. CBRE
 167. Tenent Healthcare
 210. Texas Instruments
 225. Jacobs Engineering Group

279. HollyFrontier

336. Southwest Airlines

350. Builders Firstsource

421. Dean Foods

630. Enlink Midstream

673. Primoris Services

729. Comerica

736. Brinker International

778. Atmos Energy

862. AMN Healthcare Services

895. Hilltop Holdings

910. Copart

955. Trinity Industries

975. Arcosa

989. Valhi

Denton

653. Sally Beauty Holdings Fort Worth

174. American Airlines Group 966 I Range Resources

Grapevine

521. GameStop

Irving

7. McKesson

10. Exxon Mobil

158. Kimberly-Clark

196. Fluor

274. Vistra Energy

428. Pioneer Natural Resources 477. Celanese

492. Commercial Metals 506. Michaels Cos.

576. Nexstar Media Groll. Ip 643. Flowserve

660. Darling Ingredients

McKinney

544. Globe life

Plano

286. J.C. Penney

363. Yum China

780. Rent-A-Center

Richardson

653. Lennox International

Southlake

645. Sabre

Westlake

224. Core-IMark Holding

251. Charles Schwab

D FW is also home to numerous regional hubs

Plano

JP Morgan Chase Liberty Mutual

Fannie Mae

Toyota

Richardson

State Farm

Blue Cross Blue Shield

Westlake

Fidelity

Corporate relocation magnet



145+

Corporate Headquarter Relocations to DFW Since 2010

DFW

Is home to

22 Fortune 500 Companies
 45 Fortune 1000 Companies
 9 Worlds Most Admired companies

DFW International airport

DFW International Airport is the fourth busiest airport in the world in terms of operations (takeoffs and landings), handling over 73 million passengers in 2019. The airport also handles almost 65% of all international air cargo in Texas. DFW Airport has had an extraordinary impact on the regional economy and has contributed immensely to the relocation and expansion of numerous firms since the airport opened in 1974. The facility is an economic engine for the region, generating \$37 billion in economic impact annually with \$12.5 billion payroll supporting 228,000 jobs. DFW International Airport currently extends its reach to beyond 67 international destinations. Every additional daily international route brings in about \$200 million annually to the local Dallas/Fort Worth economy. Additionally, and with a station on Valley View Lane across from Logistics Center 12, the highly anticipated DART (Dallas Area Rapid Transit) Orange Line recently opened and now connects DFW Airport to the rest of the metro via light-rail transportation. In February 2011, DFW International Airport launched a seven-year, \$2.7 billion Terminal Renewal and Improvement Program. The project has facilitated a more efficient travel experience to handle the anticipated increase in traffic.



4th in global flights

703K

FY19 total operations

15th in global passengers

73M

FY19 total passengers

Total Cargo

971,660

U.S. Tons

192 Domestic destinations

Every major city in the continental United States can be accessed within **Four Hours**

Destinations and the airlines that get you there

67 International destinations

Economic impact

\$37B Annually in North Texas

Full-time jobs supported: **228,000**
Payroll supported: **\$12.5B**

Approximately **2,000** DFW Airport board employees

Approximately **60,000** On-airport Employees

23 Passenger airlines	23 Cargo airlines	Domestic: 10 Foreign flag: 13
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