

# Dallas Fort Worth, Texas



## AROUND THE METRO

**24,059 sq. km.**  
LAND AREA

*That's roughly the size of a small country like Israel and Belgium!*

**\$420.3 BILLION**  
GROSS METROPOLITAN PRODUCT

*Its economic production exceeds the GDP of U.A.E, Thailand, Singapore, Hong Kong or Malaysia!*

**6.81 MILLION**  
POPULATION

*More populated than countries like Singapore, Ireland and New Zealand!*

**145,000**

ANNUAL POPULATION GROWTH

*in the next 30 years; higher than the past twelve year's average of 122,000 annual growth!*

**3.19 MILLION**  
JOBS IN THE MARKET

*ranks third among all metropolitan areas in the U.S. in terms of job growth! (as of May 2014)*

**4.7%**

UNEMPLOYMENT RATE

*Lower than the national rate of 7.3% and the state rate of 6.2%! (as of April 2014)*



### AMERICAN AIRLINES CENTER

One of the ten busiest sports arenas in the country, it hosts over 200 events annually with over 1.6 million visitors. It is home to the Dallas Mavericks (NBA) and the Dallas Stars (NHL). Apart from sports events, the AA center is also a popular venue for concerts of top artists like U2, Lady Gaga, Madonna and Taylor Swift.



### DALLAS COWBOYS STADIUM

With a seating capacity of 110,000, it's the second biggest stadium in the NFL and the world's largest domed structure. Apart from being home to the popular football team, it also hosts a variety of other activities like concerts, basketball games, boxing matches and motocross races. In 2010, the arena was used as the venue for the Pacquiao-Clottey fight.



### DALLAS FORT WORTH INTERNATIONAL

A key factor to the region's success, the Dallas Fort Worth International Airport generates an economic impact of \$16.6 billion annually. It is also the 4th busiest airport in the world in terms of aircraft movement and the 8th in the world in terms of traffic with over 57 million passengers in 2011.



### SIX FLAGS OVER TEXAS

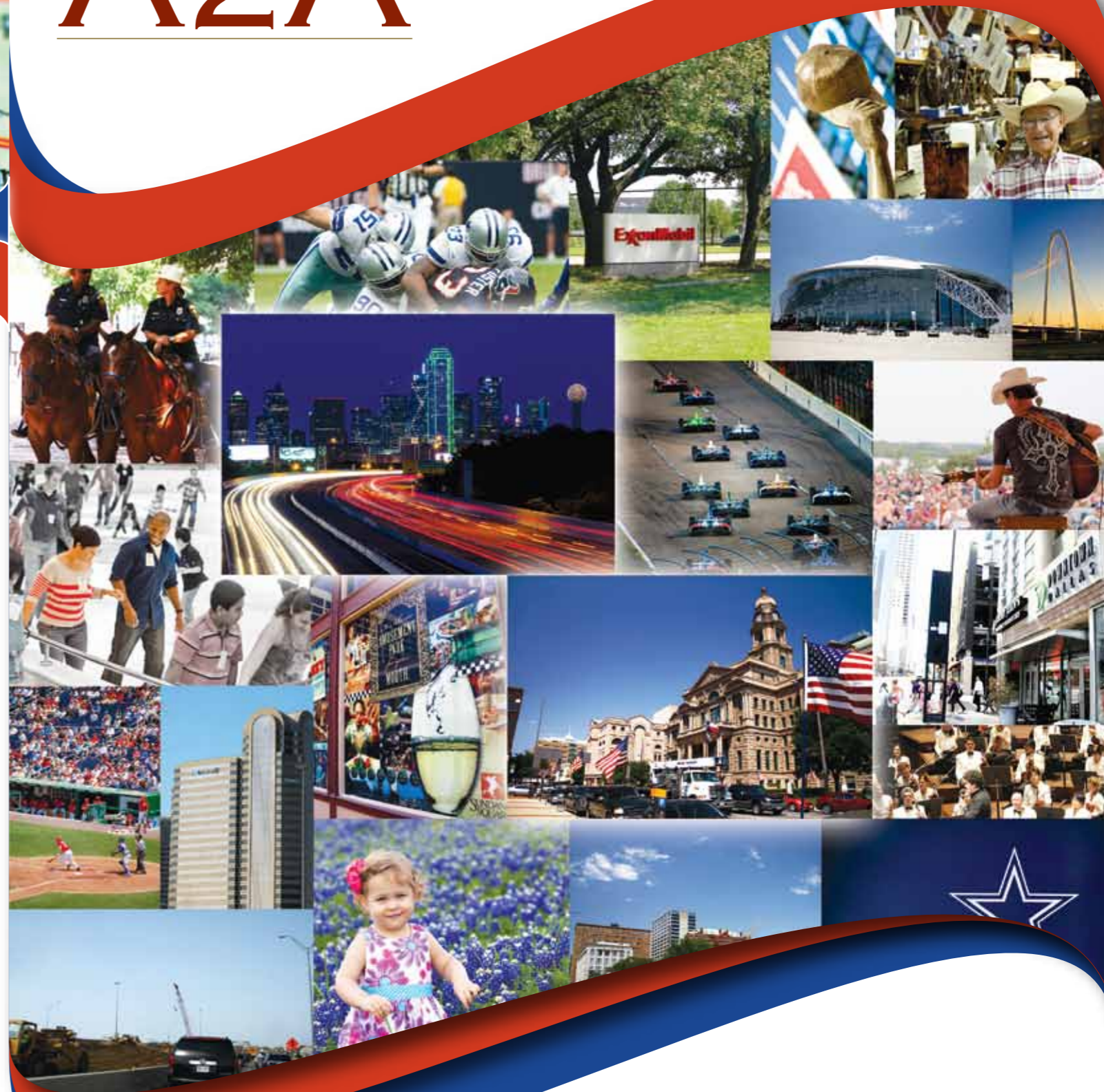
One of the earliest top tourist draw of Texas, Six Flags Over Texas is a 212-acre amusement park which opened in 1961. With over 50 rides and having the world record largest freefall combo tower, it draws over 3 million visitors every year. The theme park is currently managed by Six Flags Inc., the world's largest regional theme park company.



### RANGERS BALLPARK IN ARLINGTON

Home to the American League's Texas Rangers, the ballpark has a capacity of 48,194. During the 2010 American League Championship Series, Arlington officials estimated an economic impact at \$1.25 million for each game.

# A2A<sup>®</sup>



**DALLAS**  **FORT WORTH**   
**THE HEART OF NORTH TEXAS**

SOURCES: Bureau of Economic Analysis, US Census Bureau, CIA Factbook, Metrostudy, Dallas Economic Development, IHS Global Insight

ALL RIGHTS RESERVED | APRIL 2014

A2A Capital Management Pte. Ltd.

The information contained in this brochure is for general information purposes only. The information is provided by the company and while endeavoring to keep all information up to date and correct, the company makes no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability suitability or availability with the respect to the information, products, services or related graphics contained in the brochure for any purposes. Any reliance placed upon such information is strictly at the reader's own assessment. In no event shall the company be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising in connection with the use of this brochure.

# WHY DALLAS FORT WORTH?



The Dallas Fort Worth Metroplex (DFW) is a metropolitan area in North Texas which serves as the region's economic and cultural hub. With over 6.81 million residents, it is the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the country. Much of its growth stems from the two largest cities in the area: Dallas and Fort Worth. These two cities, although separated only by 58 kilometers, have very distinct features and strengths. While Dallas is known for its magnificent skyline and towering skyscrapers, Fort Worth has maintained its southern charm, preserving its art deco architecture. Combined, the two complement each other's economy to form the powerhouse that North Texas is today.

Over the years, the intense progress experienced in Dallas and Fort Worth spurred widespread growth across the region. Businesses are sprouting throughout the region with residential communities being built around employment centres. **DFW continues to flourish with multitude of benefits to new businesses and residents: an attractive quality of life, strong regional and state economy, low cost of living, young and skilled labor force, pro-business mindset and absence of corporate and personal income taxes.**

## ★ A SOLID ECONOMY ★

With an estimated Gross Metropolitan Product (GMP) of \$420.3 Billion, Dallas Fort Worth is the 6th richest metropolitan area in the country. Its economy also exhibits resiliency through its ability to bounce back from the recession in top form. In 2011, DFW ranks 2nd in terms of GMP growth among the 10 biggest metropolitan economies. The industries that mainly contributed to its GMP growth in recent years were trade/exports, finance and professional services.

### 2013 GROSS METROPOLITAN PRODUCT (GMP) in billions of US \$

RANK		GMP
1	New York-Northern New Jersey-Long Island, NY	1,379.7
2	Los Angeles-Long Beach-Santa Ana, CA	792.4
3	Chicago-Joliet-Naperville, IL	585.9
4	Houston-Sugarland-Baytown, TX	463.7
5	Washington-Arlington-Alexandria, DC	420.4
<b>6</b>	<b>Dallas-Fort Worth-Arlington, TX</b>	<b>420.3</b>
7	Philadelphia-Camden-Wilmington, PA	364.0
8	San Francisco-Oakland-Fremont, CA	360.3
9	Boston-Cambridge-Quincy, MA	336.2
10	Atlanta-Sandy Springs-Marietta, GA	297.5

U.S. Department of Commerce

Bloomberg's Businessweek also ranks DFW as the 5th strongest metropolitan area in the U.S, attributing its edge to presence of big companies in the area. **With over 10,000 companies based in the metro, it has one of the highest concentrations of corporate headquarters in the United States.** Twenty of which are Fortune 500 companies lead by reputable corporations like ExxonMobil, Texas Instruments, Kimberly-Clark, JC Penney and Southwest Airlines.



ExxonMobil, the #1 company in the 2012 Fortune 500 list, is headquartered in Dallas Fort Worth. Its annual revenues in 2011 soared to \$452.96 Billion. It is also one of the state's top employers with over 82,000 employees.

## Why Businesses Choose Dallas Fort Worth

### ■ STRATEGIC LOCATION

DFW is equidistant to North America's five largest business centres: New York, Chicago, Los Angeles, Mexico City and Toronto. It also offers an extensive transportation network made up of several interstate and US highways. This makes it possible for businesses to distribute their products to 98% of the U.S. population within 48 hours by truck or rail.

### ■ LOW CORPORATE COSTS

Dallas Fort Worth is the **second best city to start a business**, according to a survey done by Thumbtack and Kauffman Foundation. Apart from the ease of starting a business, DFW provides several benefits to local businesses such as local, state and federal tax exemptions and lower employer costs.

## ★ THE POPULATION BOOM ★

Dallas Fort Worth, the fourth largest metropolitan area in the U.S., is currently leading the nation in population growth adding one person every four minutes. **From July 2012-July 2013, DFW gained 108,000 residents, ranking 3rd among the metropolitan areas in the country.** This is not something new to DFW. From 2000-2010, it added over one million residents, making it one of only three areas to hit the one-million mark. Growth is also spreading fast across the region. Cities around DFW dominate the country's Top 10 list of fastest growing large cities: Plano (#4), McKinney (#5), Frisco (#6), and Denton (#7).

### POPULATION GROWTH IN THE NEXT 30 YEARS in millions

	2013 Estimates	2042 Forecast	% chg
New York-Northern NJ-Long Island, NY	19,949	20,728	3.9%
Los Angeles-Long Beach-Santa Ana, CA	13,131	14,667	11.7%
Chicago-Joliet-Naperville, IL	9,537	11,064	16.0%
<b>Dallas-Fort Worth-Arlington, TX</b>	<b>6,810</b>	<b>11,034</b>	<b>62.0%</b>
Houston-Sugarland-Baytown, TX	6,313	10,183	61.0%

estimates based on IHS Global Insight

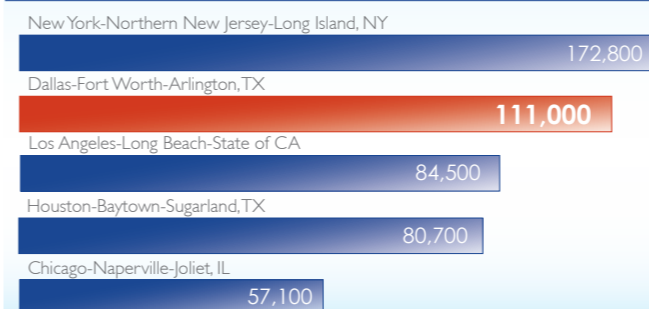
DFW currently accounts for over 25% of the Texas population and it's not showing signs of slowing down. The metroplex is expected to continue to outpace larger metropolitan areas in New York, Los Angeles and Chicago in the next 29 years, adding 4.224 million more to its current population.

## Why People Are Moving In

### ■ JOBS, JOBS, JOBS!

As of May 2014, there are **3.19 million jobs in DFW**. This number is constantly growing with more companies moving into the Metroplex. Several employers like LG and Alliance Airport have also recently expanded.

### JOB GROWTH (AUGUST 2013) year over year increase



source: Metrostudy - Metro USA

**DFW is among the top three job markets in the country.** In May 2014, DFW produced 113,100 jobs in 12 months. With the rapid pace of job creation, unemployment rate remains low at 4.7%, lower than the national (6.3%) and state rate (5.2%).

### ■ LOW COST OF LIVING

Apart from having a higher average of hourly wages (\$22.19) than the rest of the country (\$21.74), costs of living are also relatively lower compared to other large cities in the U.S.

**Forbes Magazine recently conducted a survey to find out where a paycheck stretches the furthest and DFW ranked 5th in the list.** But aside from being relatively inexpensive, the metroplex is also blessed with lots of amenities and attractions such as bars, restaurants and sports arenas (Cowboys Stadium, AA Center, etc.) that makes the local lifestyle enviable than most urban cities.



### COST OF LIVING INDEX:

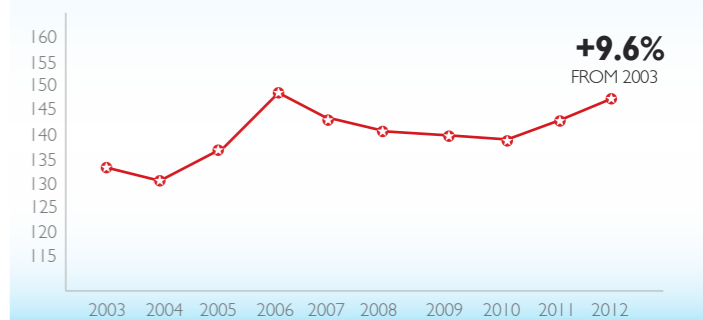
<b>Fort Worth, TX:</b>	<b>91.1</b>
<b>Dallas, TX:</b>	<b>91.9</b>
Houston, TX:	92.2
Atlanta, GA:	95.6
Chicago, IL:	116.9
Los Angeles, CA:	136.4
New York, NY:	216.7

US Census Bureau, July 2012

## ★ STABLE HOUSING MARKET ★

The population growth in the area is also moving in line with housing demand. And with affordability of homes in check, the Dallas Fort Worth market remains stable. This is one of the reasons why a disastrous housing bubble, at the magnitude of what happened in California and Florida, was avoided. **Median prices are currently at \$148,000, higher by 9.6% than 10 years ago.**

### MEDIAN HOME PRICES (Q1 2003 - Q1 2012) in thousands of USD



source: National Association of Realtors, Q1 2012

**Dallas Fort Worth remains one of the more affordable housing markets in the country.** Its ratio of monthly mortgage payments to income dropped to 7.6% during the 1st quarter of 2012, lower than the national average of 12.5%.

Historically, supply also moves in line with the demand of the market ensuring a healthy inventory in the market without causing price distortion. After briefly rising above the equilibrium point of 6 month-inventory level in 2009, supply has dropped since. As of August 2013, the Metroplex has dropped its inventory to a low of 3.2 months supply.

**With solid market conditions, Dallas Fort Worth offers a bounty of opportunities. Its historical growth is proof that it has a perfect environment suitable for businesses and residents. Its continued economic and population growth in the coming years points to an ever increasing demand for housing. A2A offers excellent land investment opportunities located in the Dallas Fort Worth area! To know more, visit us at [www.a2aglobal.com](http://www.a2aglobal.com)**