

Report 2018

Greater Fort Bend EDC
One Fluor Daniel Drive
Sugar Land
Fort Bend County
Texas, 77478

www.fortbendcounty.com



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MESSAGE FROM THE CHAIRMAN

I have spent most of my career in Fort Bend County developing master planned communities, business parks and mixed-use development. It was apparent then as it is now that quality growth and development is dependent on cooperation, high standards, communication and public-private partnerships. Growth for the sake of growth is not the objective but quality growth is.

This past commitment to quality by developers and governmental entities has resulted in our county surpassing all other counties in the region in terms of population growth rate. Not only have we dominated the rate of growth in people, but in doing so, have produced the highest paid, best educated population in the region.

Good leadership, good management, high standards, finding ways to attract quality growth must be our mantra and it must be ingrained in the character of our leaders, business and government alike.

Our county is 885 square miles with less than 40% developed. Our future remains ahead of us and our organization has always believed that the best way to predict the future is to create it.

Thank you to all the members of the board, members of the organization, the executive committee and the staff of the organization for your continued unwavering commitment to quality growth and our community.

Les Newton
 CHAIRMAN OF THE BOARD

Greater Fort Bend EDC

One Fluor Daniel Drive Sugar Land
Fort Bend County
Texas

No of Employees
4

Fiscal Year
July 2017 - June 2018

Countywide Economic Development
Council 32 years of pursuing Excellence



A Reflection in Words of our Vision in Action

“ALL GROWTH DEPENDS UPON ACTIVITY. THERE IS NO DEVELOPMENT PHYSICALLY OR INTELLECTUALLY WITHOUT EFFORT, AND EFFORT MEANS WORK”

~Calvin Coolidge, 30th President of the United States~

“CONFORMITY IS THE JAILER OF FREEDOM AND THE ENEMY OF GROWTH”

~John F. Kennedy, 35th President of the United States~

“I GUESS IT COMES DOWN TO A SIMPLE CHOICE REALLY, GET BUSY LIVING OR GET BUSY DYING”

~Andy Dufresne, Shawshank Redemption~

THE BEST WAY TO PREDICT THE FUTURE IS TO CREATE IT”

~Herb Appel, Former CEO Greater Fort Bend EDC~

FBEDC Team



MEET THE REST OF FBEDC'S EXECUTIVE COMMITTEE



The Executive Committee manages the business, affairs, and property of the corporation and possess all of the powers of the Board of Directors at any time that the board is not actually in session. The Executive Committee also reviews the work of the organization to determine the sufficiency, quality, quantity and consistency of the work to the purposes for which the organization is chartered.



STEVE ROBINSON
OF COUNSEL

Steve Robinson is a Partner in the Law Firm of Allen Boone Humphries and Robinson and has served as Counsel since 2017.



JARED JAMESON
VICE CHAIRMAN

Jared Jameson is President & Chief Financial Officer for WJ Interests Wealth Advisors and has served as Vice Chairman since 2017.



JEFF HALEY
TREASURER

Jeff Haley is President & CEO of Si Environmental and has served as Treasurer since 2017.



DAN MCDONALD
SECRETARY

Dan McDonald is President & CEO of McDonald & Wessendorff Insurance and has served as Secretary since 2017.

FBEDC — Mission



The purposes for which this corporation is formed are to assist in and take a leadership role in the strategic planning, implementation and communication of the economic and physical development and redevelopment of Fort Bend County including without limiting the generality of the foregoing:

1. To coordinate and improve the economic vitality of Fort Bend County by promoting and preserving a positive climate for business and investment including the redevelopment of economically disadvantaged areas;
2. To identify and aggressively pursue the location and expansion of qualified businesses and well planned residential ventures to Fort Bend County;
3. To participate and cooperate with other organizations and governments in support of common interests and to facilitate solutions to problems that cross geo-political boundaries;
4. To help ensure that the necessary infrastructure for economic growth is in place.



PRESIDENT & CEO'S MESSAGE — Jeff Wiley

It is hard to believe that our organization turned 31 years old last fall. During that time the mission of the organization has remained the same. Simple, to the point and yet so important to the continued development of our community.

While we depend heavily on Houston and the success of the metropolitan economy, we also compete directly with other local areas for a dominant share of population, economic and employment growth.

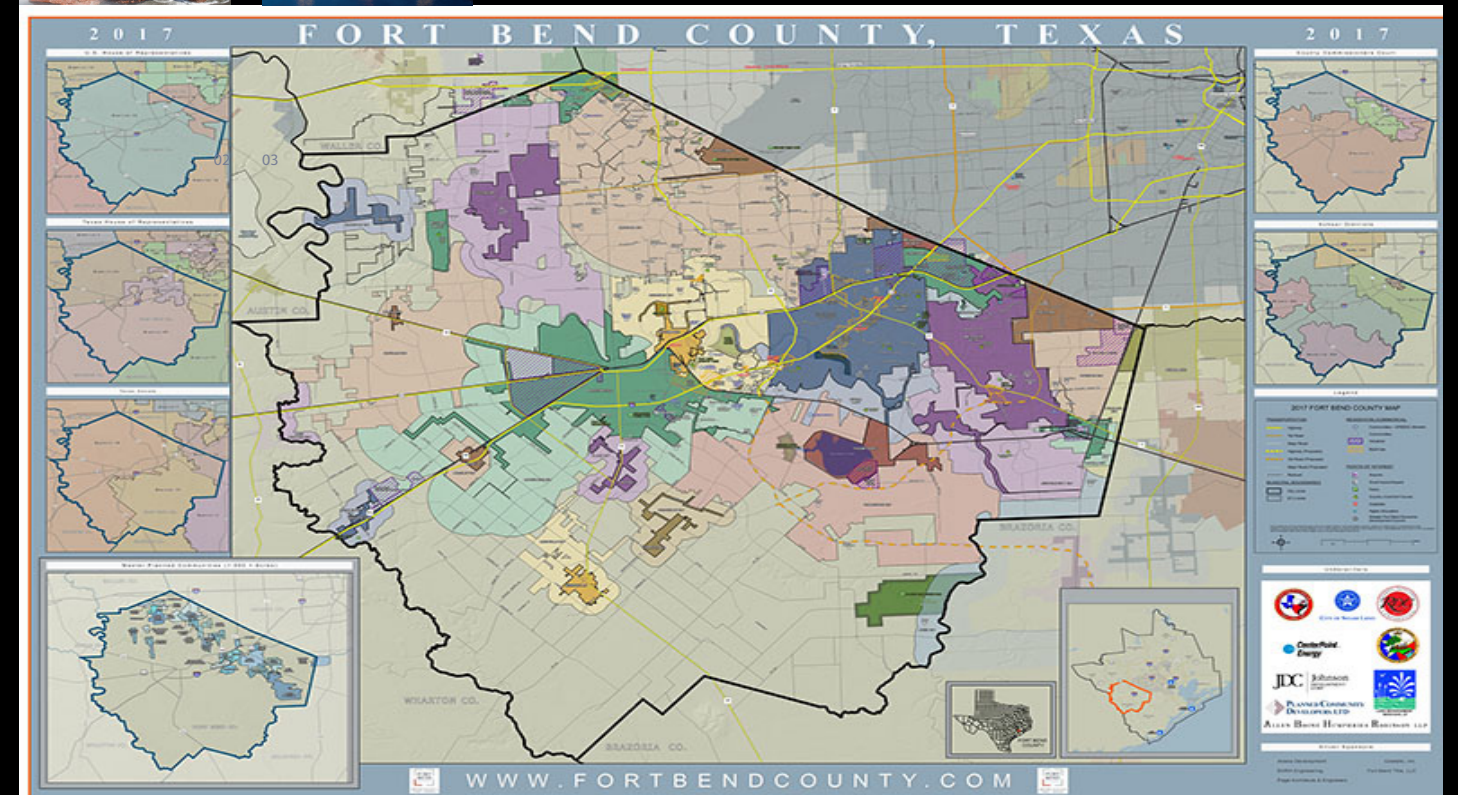
Our competitive and comparative advantage is determined by a number of factors such as: (1) quality of life; (2) educated workforce; (3) quality of our schools; (4) affordable, high quality housing; (5) our business climate; (6) infrastructure sufficient to sustain growth and maybe most importantly, (7) the ability to work together between public, private, philanthropic and non-profit entities to drive continued high quality growth to our community.

As we grow in size as a community, we must stay true to these ideals for as the Good Book says a "house divided will not stand", and what differentiates us from others will be lost.

Jeffrey C. Wiley
PRESIDENT/CHIEF EXECUTIVE OFFICER



01. Jeffrey C. Wiley
02. Sugar Land Town Square
03. Cross Creek Ranch - Fulshear, TX
04. Fort Bend County Map 2018 City Limits



GREATER FORT BEND ECONOMIC DEVELOPMENT COUNCIL

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GREATER FORT BEND ECONOMIC DEVELOPMENT COUNCIL

Economic Development Partners (EDP)



YEAR IN REVIEW — 2018

Capital Expenditure, Commercial Space and New and Retained Jobs

Fiscal Year 2018 was a good year of development, especially considering the impacts of Hurricane Harvey and its aftermath. This, added to the continuing glut of commercial office space in the Houston market, has led to more industrial focus development. Commercial projects continue to have longer than normal close cycles, although maybe this is the new normal. The abundance of office sublease space caused by downsizing of energy companies throughout the region has made speculative projects all but disappear except in certain industrial applications. On a positive note, Fort Bend's office and industrial occupancy rates are strong and when space is available, there is strong demand. This year we closed on deals representing \$184 Million in new capital expenditures related to 1.3 Million square feet of new commercial construction projects with associated new jobs of 567 and retained jobs of 251.

The Pipeline

While the absolute level of pipeline deals and prospects have shrunk since last year, the ones that are identified this year have a much more probable chance of closing. There are two probable deals in process already with Accredo and FB Solar which we are hopeful to close during the first quarter of next fiscal year. There are also fewer state prospects which experience has shown to be highly improbable as a source of expansion and relocation. However, the more sites we clear as to ready for construction, the better positioned we are to compete for those deals in the future.

Mixed Use Development

Finally, this year the City of Stafford agreed to an incentive agreement with the developers of the former TI Site signaling the start of a robust marketing and lease announcement event in June. The new development, to be branded shortly has begun its phased development and represents 100 acres of new mixed use to the market. In addition, Katy Boardwalk is moving forward aggressively with its mixed use development through a TIRZ expansion and PPP.

Fort Bend Marketing Program

Fort Bend County's marketing program continued to lead the way with video intensive productions creating 3 feature videos focusing specifically on K-12 education, mixed use development, and Hurricane Harvey relief efforts in Fort Bend. In addition, the program featured technology company outreach effort featuring several short video pieces in a testimonial format with HCSS's Tom Webb. These video pieces were featured heavily on

2018 Top 10 List

1. Capital Expenditure, Commercial Space Add and New and Retained Jobs
2. The Pipeline
3. Advancement of Mixed Use Development
4. Fort Bend Marketing Program
5. 86th Legislative Session
6. Operations and Fiscal Responsibility
7. Infrastructure
8. Education
9. Federal Initiatives
10. Houston Stronger

social media and the Fort Bend County website, pumped up through significant search engine marketing efforts and website optimization.

86th Legislative Session

The engagement has begun on issues to be addressed in the 86th Legislative session. Written testimony was provided to the House Committee on Government Operation and Transparency in the matter of the GHP Supreme Court Decision on open records. Property tax caps, Hurricane Harvey funding via Rainy Day Fund, subjecting private entities to open records are primary issues that will again be debated in the coming session. In addition, like all sessions, attacks on special districts, economic development corporations, economic development incentives, toll roads will certainly reappear. The FBEDC will continue to play an active role in fighting legislation harmful to our growth prospects and confidential treatment of clients.

Operations and Fiscal Responsibility

Financially, the organization finished the year on budget while maintaining consistent net membership revenues over the fiscal year. We managed workload through contract labor as opposed to hiring permanent staff and intend to do the same in the coming fiscal year through both contract labor and use of interns in both public policy, marketing and digital media.

Infrastructure

On Infrastructure, the FBEDC continues to work with the 36A Coalition to advocate for an expanded and improved trade corridor that links Port Freeport to key rail and Interstate corridors located in proximity to Fort Bend County. Their are 4 interrelated but independent activities underway: Highway 36A highway expansion from Port Freeport to US59/I69; Highway 36A highway route evaluation between US59/I69 and SH290; Port Freeport Harbor and Channel Widening and Deepening;

and Short Line Rail through the Brazoria Fort Bend Rail District to connect Port Freeport with Rosenberg and the Three Class 1 railroads. These 4 areas represent the foundation of making west and central Fort Bend an inland port and logistic center of excellence.

Education

On the education front, the FBEDC continues to play an active role in the tracking and assessment of the prior facility bond programs. As the primary business requester for ongoing accountability, not only when a bond program is proposed, but throughout the campaign, the FBEDC has worked steadily with our largest district, Fort Bend ISD, to balance the interest of providing facilities sufficient to sustain growth, maintain or lower tax rates and increase educational excellence.

Federal Initiatives

Federal issues remain front and center on the agenda. Of particular note is the Bipartisan Budget Act of 2018 (BBA 18) which provides disaster relief funding sources for States and Territories impacted by natural disasters over the past three years. The omnibus spending bill recently signed into law extends the NFIP's authorization until July 31. This new deadline comes immediately before the August Congressional recess and falls as we enter the height of hurricane season, meaning pressure to reauthorize without a lapse will be high. This July 31 date, which de couples the NFIP from the omnibus spending bill, increases pressure on the Senate Banking Committee to produce legislation, as the House has already acted.

Houston Stronger

Finally, we are working with a new 501(c)4 created after Hurricane Harvey focused on current and future regional flood resiliency. The group is Harris Plus and the Brand is Houston Stronger. Its first tasks are focused on the development of a Harris County Bond Initiative

INSIDE BUSINESS RECRUITMENT & RETENTION

COMPLETED DEALS

Our results this year, were similar to last year. We achieved the annual production objectives set forth by our executive leadership. Not listed but of note is the final piece of the puzzle that will allow the TI site redevelopment project to go forward. As always, city economic development partners and the FBEDC work aggressively together to drive these results. Partnerships are the key to our economic growth story.

Highlights:

- Our two large industrial deals this year (Best Buy and Ridge Development) represent nearly 1 million sf of new industrial/warehouse capacity.
- The TI redevelopment opportunity represents nearly \$500M in new development as well (not reflected in the deal numbers below).

Completed

Number of New Jobs:
567

Number of Retained Jobs:
251

New Commercial Square Feet:
1,286,000

Total Capital Investment:
\$184 Million

Pipeline

Number of New Jobs:
3,339

Number of Retained Jobs:
350

New Commercial Square Feet:
2,475,000

Total Capital Investment:
\$807 Million

2017/2018 Completed Deals

	Cap X\$M	SF	Jobs
Best Buy	80	500,000	40
TekManna	12	12,000	61
Ridge SW	40	477,000	75
Bronson Solar	12	-0-	1
Nature's Best	6	62,000	115
Comcast	6	35,000	255
Warren Valve	18	200,000	271
Total	184	1,286,000	818

818 jobs impacted includes 567 new jobs projected and 251 retained jobs saved through expansion in the local market

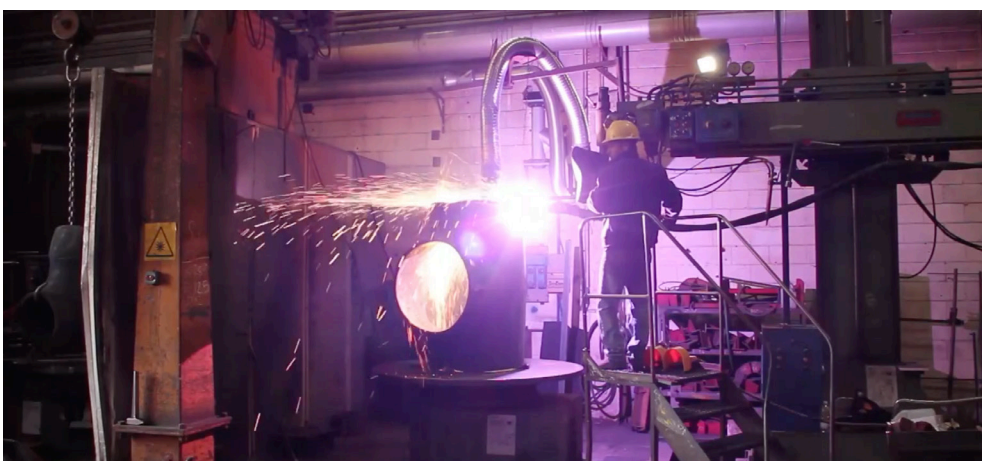
PIPELINE

Our Pipeline remains strong with a good mix of probable and potential deals that will set the stage for growth opportunities in the coming fiscal year. Some of these prospects are local expansions while others are regional and state prospects. Locally sourced deals generally have a stronger probability of closing. However, regional and state deals tend to be larger opportunities.

Last year we started the process of discussing tracts in central and West Fort Bend County available for commercial and industrial development, some of which are reflected in the prospect list below. Solar deals have surfaced that provide an opportunity for productive use of the land in a non-agricultural setting that produce tax revenues and capital dividends for the property owners while infrastructure build and the market matures. This coming year's focus will increasingly be directed toward building inventory of small, mid and large tract property portfolios and underlying infrastructure deficiencies and a plan to begin to make them development ready.

1. Completed					
	CapX- Millions	SF	New Jobs	Retained Jobs	Total Jobs
Best Buy	\$80	500,000	40		40
TekManna	\$12	12,000	61		61
Ridge SW	\$40	477,000	75		75
Bronson Solar	\$12	-	1		1
Comcast	\$16	35,000	255		255
Warren Valve	\$18	200,000	20	251	271
NatureBest	\$6	62,000	115		115
TOTAL	\$184	1,286,000	567	251	818
4. Pipeline/Qualified Prospects					
	CapX- Millions	SF	New Jobs	Retained Jobs	Total Jobs
Accredo 3	\$62	200,000	175	350	525
Ft Bend Solar	\$170	-	2	-	2
Project Falcon	\$100	1,200,000	310	-	310
FB Cutlass	\$200	-	2	-	2
Project Coupe	\$35	100,000	50	-	50
Project Hotstuff	\$200	750,000	2,300	-	2,300
Project Green	\$20	125,000	300	-	300
Project March 17	\$20	100,000	200	-	200
TOTAL	\$807	2,475,000	3,339	350	3,689

Deals and Development



Deals and Development



Best Buy Regional Distribution Center

Best Buy chose Beltway Crossing in Missouri City as the site for its newest e-commerce distribution facility. Located at the southwest corner of the US 90A and Beltway 8 interchange, the building will be a minimum of 500,000 sf with a total capital investment of over \$80 million of land, building, equipment, machinery, and inventory.

New direct jobs will total 40+ with 100+ contract jobs created for delivery services. This building is the first in Fort Bend of such large, e-commerce distribution 'boxes' for lease which is the most in-demand product in the Greater Houston market, owing to the 'Amazon Trend' in distribution real estate. The GFBEDC and the City of Missouri City both provided property tax abatements with the city also creating the reinvestment zone.

Ridge Development \ Southwest Commerce Center

Ridge Southwest, the development arm of Transwestern, is building Southwest Commerce Center off the southeast corner of the US90A and Beltway 8 interchange in Missouri City. This new development project is 477,000 sf 'large box e-commerce' type distribution facility with a capital investment of over \$40 million. This facility will support 75 or more new direct jobs. As with the Best Buy building, this is the most 'in-demand' industrial type of property in Greater Houston. The City of Missouri City provided property tax abatements and created the reinvestment zone. The GFBEDC facilitated property tax abatements from Fort Bend County and the Fort Bend County Drainage District.

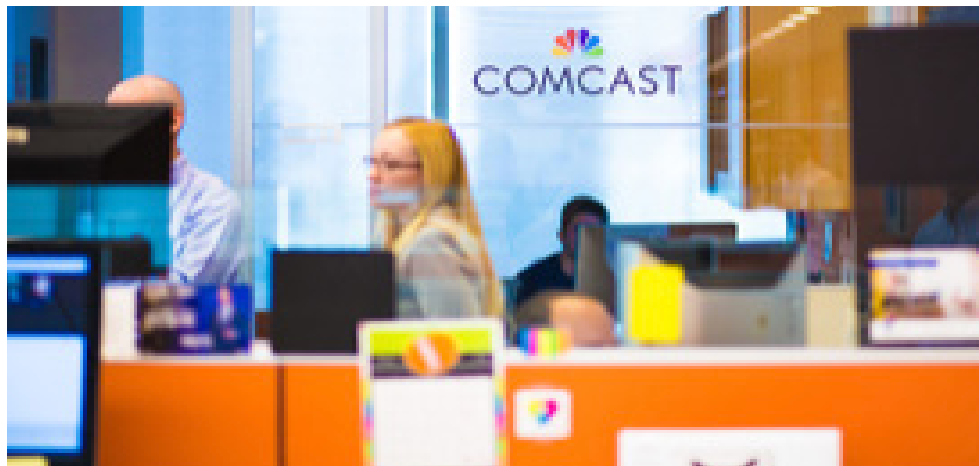
Warren Valves\Allied Group

The third building in the Allied Cos. campus in Lakeview Business Park in Missouri City will bring its group of companies total footprint in Missouri City and Fort Bend County to over 700,000 sf, creating 20+ new direct jobs, 251 retained jobs, and a total capital investment of over \$150 million.

This third building represents a 200,000 sf building and a total capital investment of \$18 million with a to-be-determined significant expansion of inventory. On Bldgs. 1 and 2, initial annual inventory exceeded \$75 million. The City of Missouri City provided property tax abatements and created the reinvestment zone. The GFBEDC facilitated property tax abatements from Fort Bend County and the Fort Bend County Drainage District.



Deals and Development



BRONSON
SOLAR
LLC



Deals and Development

NatureBest

NatureBest, a fruit and vegetable processing and distribution business, will be leasing space in a 62,000 sf Trammel Crow building in Park 8Ninety representing a base building, build out, and personal property value of over \$6.5 million. Nature Best will bring 115 new direct jobs to Missouri City and Fort Bend County. The City of Missouri City provided property tax abatements and created the reinvestment zone. The GFBEDC facilitated property tax abatements from Fort Bend County and the Fort Bend County Drainage District.

Comcast Missouri City Service Center

Comcast will be occupying a new 35,000 sf building built by Trammel Crow in the Park 8Ninety Business Park in Missouri City at the southeast corner of US90A and Beltway 8. The shell, build –out of the building, equipment, machinery, and inventory will exceed \$16 million. This facility and equipment will support service technicians that represent 255 new direct jobs to Missouri City and Fort Bend County. The City of Missouri City provided property tax abatements and created the reinvestment zone. The GFBEDC facilitated property tax abatements from Fort Bend County and the Fort Bend County Drainage District.

Bronson Solar LLC Solar Farm

At the southwest corner of US 90A and FM 1875 (Beasley West End Rd.) on 93 acres in western Fort Bend County, Bronson Solar is constructing a \$12 million capital investment solar panel generating facility that will produce 10Mw (enough to power 400 to 500 area homes and small businesses) connected directly to CenterPoint Energy's Distribution lines and providing a renewable, competitively priced, environmentally-friendly source of electricity primarily to residential markets. The additional power capacity and the competitive nature of it, helps balance out that only 1 new direct job will be created. Also, such a facility will have virtually no demand on county services.



Deals and Development



THE KATY BOARDWALK DISTRICT



Deals and Development



Stafford TI Redevelopment

Located at the former TI Site in Stafford, the 192-acres include more than 350,000 square feet of shops, restaurants, and entertainment; 500,000 square feet of creative-focused office space; multiple hotels; pop-up shops; food hall; rooftop dining and 2,400 urban residences. The heart of the project incorporates existing components of the site's iconic industrial architecture to create an authentic and memorable urban environment, including an activated public green space able to host concerts, festivals, and outdoor movies. Public private partners on this deal include the developer, Streelevel, East Fort Bend Development Authority, WCID No. 2, City of Stafford and Fort Bend County. The GFBEDC assisted the creation of the local government corporation and incentive agreements between the parties.

Katy Boardwalk

The Katy Boardwalk District is a public private partnership engaged in development of a 44-acre project that will include 650 modern loft residences, 145,000 square feet of commercial space, 60,000 square feet of retail space, a conference center and a hotel. Original plans call for the conference center to be 73,000 square feet and the hotel to be 204,000 square feet.

The TIRZ, originally established through the assistance of the GFBEDC which provided the 3P partnership to build Katy Mills Mall project, has been extended to continue this successful partnership between public and private entities to build enhanced high quality development in the City of Katy and Fort Bend County.

Tekmanna

TekManna is a four-year-old biotechnology firm ready to move into production of its first product and build its first facility which will be a major non-traditional agricultural business and job generator located in the Needville ETJ. Their initial product is a highly-in-demand true superfood, the nutritional supplement, chlorella, an algae species currently imported from Asia to meet U.S. domestic market requirements. TekManna will be the only commercial producer of this product in the U.S. and they will produce private party label brands available on the shelves of major U.S. grocery retailers.

The GFBEDC assisted TekManna by helping Fort Bend County in creating a reinvestment zone, and then managing and structuring the approval process of property tax abatements from Fort Bend County and the Fort Bend County Drainage District.



E Fort Bend Co/Sugar Land \$2 B Asset Value			
CoStar™			
Inventory SF	9.9 M ↑	Gross Asking Rent/SF	\$26.16 ↑
Under Constr SF	114 K ↑	12 Mo Rent Growth	0.2% ↑
12 Mo Net Absorp SF	51 K ↑	12 Mo Sale Price/SF	\$280 ↑
Vacancy Rate	9.9% ↑	12 Mo Sales Vol	\$7.2 M ↑
Katy/Grand Parkway West \$1.4 B Asset Value			
Inventory SF	6 M ↑	Gross Asking Rent/SF	\$27.64 ↓
Under Constr SF	30.2 K ↓	12 Mo Rent Growth	-0.3% ↓
12 Mo Net Absorp SF	203 K ↑	12 Mo Sale Price/SF	\$326 ↑
Vacancy Rate	11.7% ↓	12 Mo Sales Vol	\$121 M ↑
Southwest Outlier \$355 M Asset Value			
Inventory SF	1.7 M ↑	Gross Asking Rent/SF	\$21.73 ↓
Under Constr SF	1.2 K ↓	12 Mo Rent Growth	-1.1% ↓
12 Mo Net Absorp SF	44.4 K ↑	12 Mo Sale Price/SF	\$281 ↓
Vacancy Rate	12.8% ↓	12 Mo Sales Vol	\$41.9 M ↑

OFFICE MARKET

The regional office market continues to work off the overly-publicized supply of energy-related sub-lease space, but Fort Bend's top office sub-markets, Katy and Sugar Land, continued to experience high occupancies and demand, and competitive rental rates.

As population and job potential in Fort Bend continues to increase, and as Class B office product in nearby Tier 2 submarkets decline, the demand for new Class A space closer to home strengthens.

Although new development was subdued, traditional new office buildings and mixed-use projects are proposed and plans are drawn up, just waiting for the right timing and sufficient pre-leasing to trigger arranged financing.

Both the GRID (multi-use redevelopment of the TI site in Stafford) and the Katy Boardwalk (multi-use project next to Katy Mills Mall) have started construction. These two projects will be gold stars on the real estate community's maps, as will Telfair's proposed multi-use center next to UH Sugar Land and the proposed new Fluor Campus. Pin Oak Park in Katy was recently acquired by a developer who is expected to create another multi-use center on the north side of IH10/Pin Oak Rd.

With Fluor's relocation to US59/IH69 and University Blvd., 1.2 million sf of space will be repurposed or released at their current facility at Lake Point in First Colony, where several other new Class A buildings are proposed in the 150,000+ sf size. Sugar Creek Office Park also has space for several proposed mid-to-high rise buildings.

Southwest Far \$1.2 B Asset Value			
CoStar™			
Inventory SF	13.8 M ↑	Asking Rent/SF	\$8.04 ↑
Under Constr SF	28.2 K ↓	12 Mo Rent Growth	2.5% ↑
12 Mo Net Absorp SF	647 K ↓	12 Mo Sale Price/SF	\$79 ↓
Vacancy Rate	6.5% ↓	12 Mo Sales Vol	\$52.4 M ↑
Hwy 59/Hwy 90 (Alt) \$2.3 B Asset Value			
Inventory SF	25.5 M ↑	Asking Rent/SF	\$7.53 ↑
Under Constr SF	566 K ↓	12 Mo Rent Growth	2.1% ↑
12 Mo Net Absorp SF	67.8 K ↓	12 Mo Sale Price/SF	\$54 ↓
Vacancy Rate	6.3% ↓	12 Mo Sales Vol	\$19.7 M ↓
Sugar Land \$1.9 B Asset Value			
Inventory SF	22.1 M ↑	Asking Rent/SF	\$7.58 ↑
Under Constr SF	52.8 K ↑	12 Mo Rent Growth	2.2% ↑
12 Mo Net Absorp SF	(129 K) ↓	12 Mo Sale Price/SF	\$78 ↑
Vacancy Rate	3.6% ↑	12 Mo Sales Vol	\$43.3 M ↑

INDUSTRIAL MARKET

The Industrial market continues to be the most active and healthiest commercial market segment in Fort Bend and the region. Missouri City continues to see the most activity through its developed sites in and around Trammell Crow's Park8 Ninety and the M4/Gulf Equities Beltway Crossing. Lakeview Business Park has sold out, and in-fill tracts in Sugar Land and Stafford are scarce.

The construction of US59/IH69 has temporarily slowed new activity in Central and West Fort Bend County including planned construction of sold sites. However, with the highway construction nearing its completion in the next 24 months, timing and interest on new deals begins to align with Highway completion. Several significant prospects have been inquiring about the parks such as Rosenberg Business Park recently.

The Rosenberg/Triple Fork area is ideal for a major industrial center to emerge among the three Class A railroads and three major highways. However, it is in dire need of larger 'shovel ready sites' for a single company's operations or for a developer to tap into the future of the Rosenberg Inland Port concept and develop rail-served business parks for large, multi-tenant distribution centers. Promoting and identifying the resources needed to create shovel-ready-sites in this area continues to be a priority of the EDC.

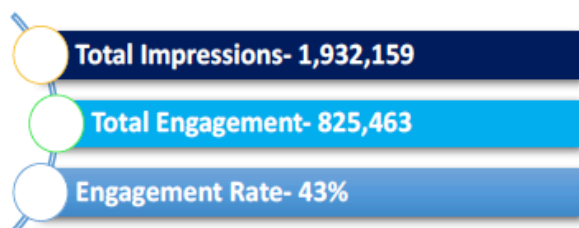
Leasing activity in smaller to medium sized requirements remain very robust in existing and spec properties. However, the 'Amazon Trend' of much larger distribution spaces to be leased, rather than owned, continues to be the major influence of the sector. FBC, as well as tradition industrial areas in Harris County, are running very short on closer-in sites large enough for these 'Amazon Trend' facilities. We will be competing more and more with Waller County which enjoys both IH 10 and US 290 access.

Fort Bend Marketing Program

Why do we have a Fort Bend Marketing Program (FBMP) for the county? It's a good question. The answer is quite simple. Fort Bend markets at the county level because we have a competitive and comparative advantage against all other counties in the Houston region. When it comes to things that matter like quality of life, good governance, safe communities, an educated and skilled workforce, and demographics of our people, Fort Bend leads the way for the Houston Region. This program is a public private partnership that works to set our community apart and impact and bring businesses, new quality development, infrastructure and families to our community. We refine the program each year and work to improve the program and metric tracking that monitors program success.



Paid Facebook Advertising



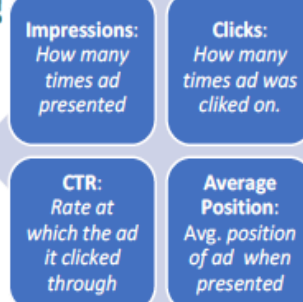
The FBMP engaged in an aggressive digital media campaign in FY2018, which focused primarily on paid video posts via Facebook as an efficient outreach effort to specifically targeted audiences. The video messaging was impressed on nearly 2 million Facebook feeds, and resulted in above industry standard engagement rate which measures posts' likes, views, comments, and shares.

Facebook Paid Video Advertising



In an effort to drive traffic to our website, the FBMP increased funding in January for the search engine marketing component of the campaign. The purchase of key words and ad placement with Google drove traffic to the site in large numbers. Our Google advertisements based on specific key words presented over 700,000 times, and when presented to users, presented in the highest position. Our impression share continues to be low, indicating room to grow this side of the campaign.

Define It!



*All totals based on data accumulated from July 1-April 30

Video Centric

Continuing the efforts from FY2017, the FBMP remained focused on creating quality video content. Video messaging this fiscal year focused on the county's impressive mixed use centers, attracting technology companies, quality education, and the county's resiliency following Hurricane Harvey.



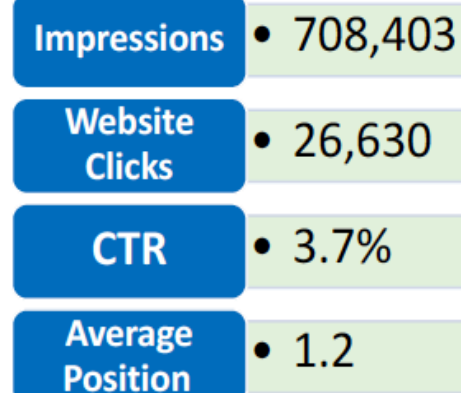
Website Analytics

To ensure an efficient use of critical branding dollars, the FBMP initiated a Google analytics program in FY2018 to report both paid and organic website clicks. This detailed reporting offered us the data necessary to tailor the website content to meet the users' needs while modifying our search and branding efforts based on real data and user experiences. The analytics indicate the strategy is working, with visitors viewing our home page, data page, and living pages most frequently, spending above average time on each.

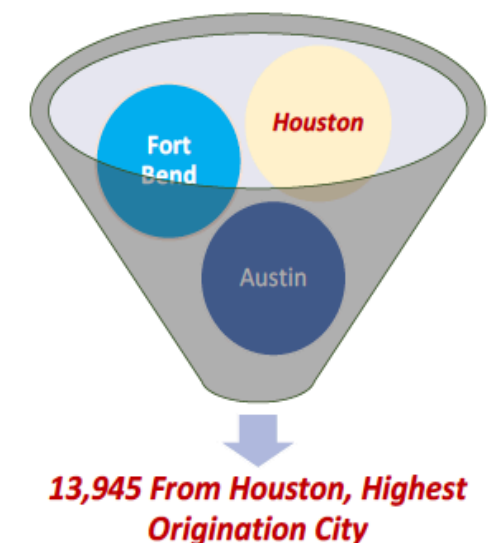
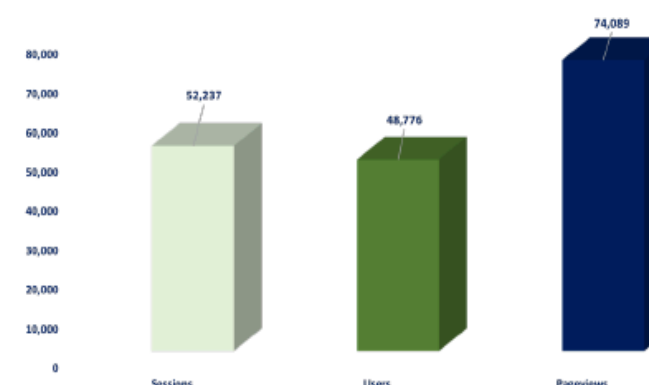
To ensure user experience remains productive, which enhances the site's Google ranking on organic search efforts, the FBMP completed a website optimization program, developing the proper backend tagging and branding necessary to create user efficiency.



Paid Google SEARCH!



Website Visitors



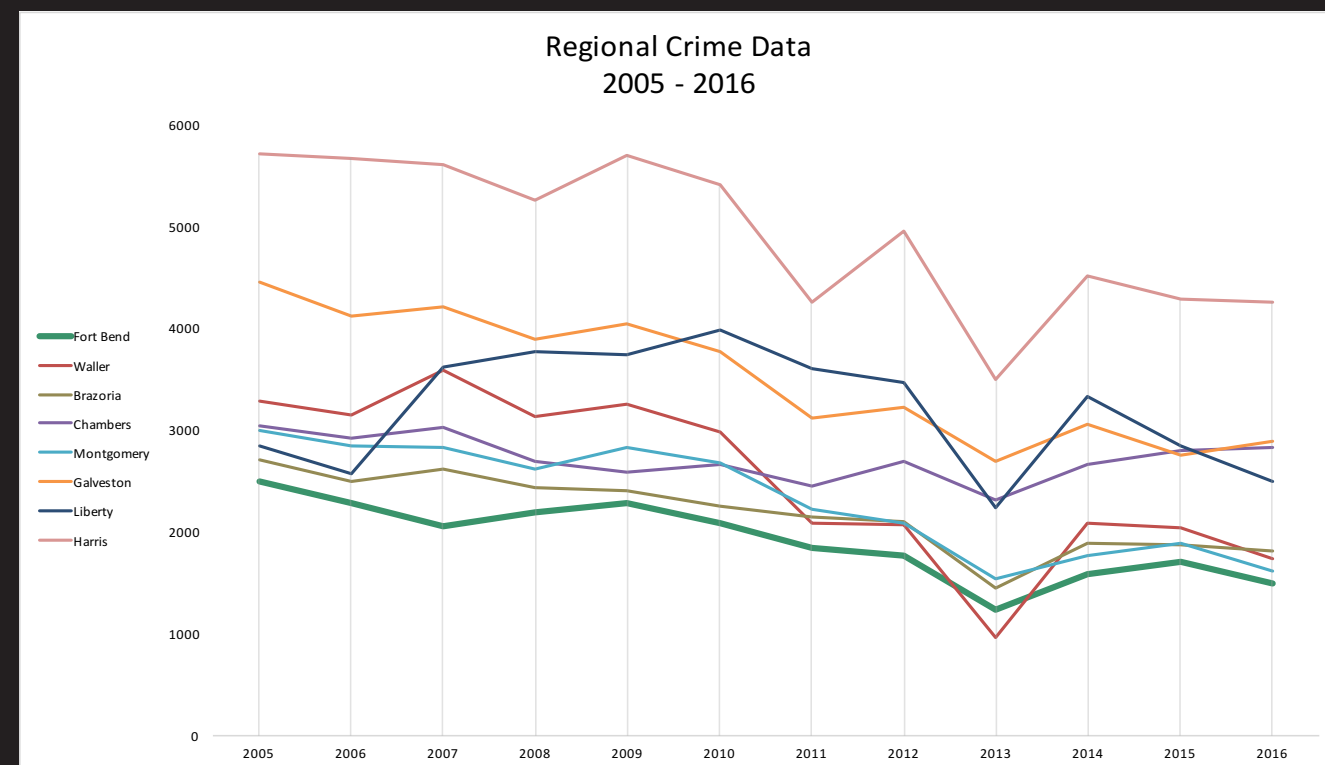
POPULATION AND EMPLOYMENT

Fort Bend's Labor Force continues to grow although not as fast as in previous years. with just under 1% annual growth in covered employment, based on BLS data. While growth is positive, the composition of jobs has shifted with losses in Natural Resources & Mining, Construction and Manufacturing and gains in Information, Financial Activity and Professional and Business Service as of the latest reporting period of 3Q, 2017.

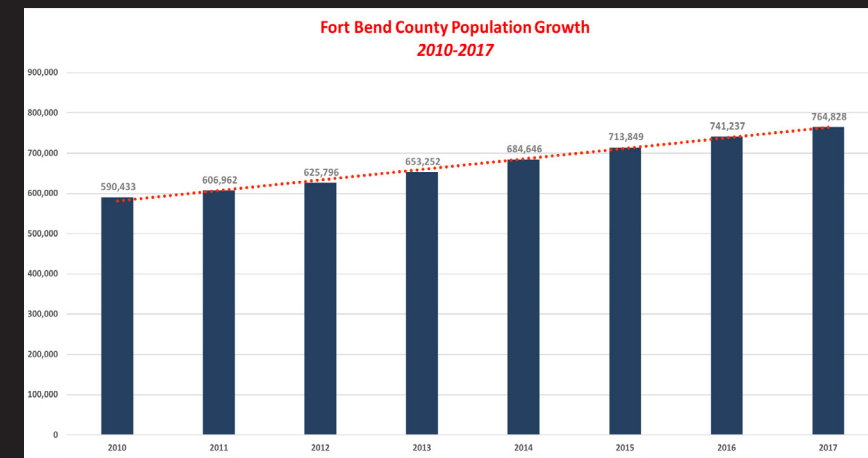
For 2017, Woods & Poole Economics of Washington DC compared Fort Bend County to all 254 counties in Texas; Fort Bend County ranks in the top 10% for the following:

	Population Growth	Employment Growth	Mean Household Income	Households with Money Income over \$125K or more	Households with Money Income over \$150K or more	Households with Money Income over \$200K or more
	1986	2017				
Population	195,742	764,828	US Census			
Average household Income	\$36,930	\$184,828	Woods & Poole 2017			
Total Employment	82,300	345,091	TAMU Real Estate Center			
Est # Jobs in Fort Bend County	44,045	308,000	Woods & Poole 2017			
Unemployment Rate	10.7%	4.78 %	TAMU Real Estate Center			
Poverty Rate	12.5%	8.2 %	US Census			

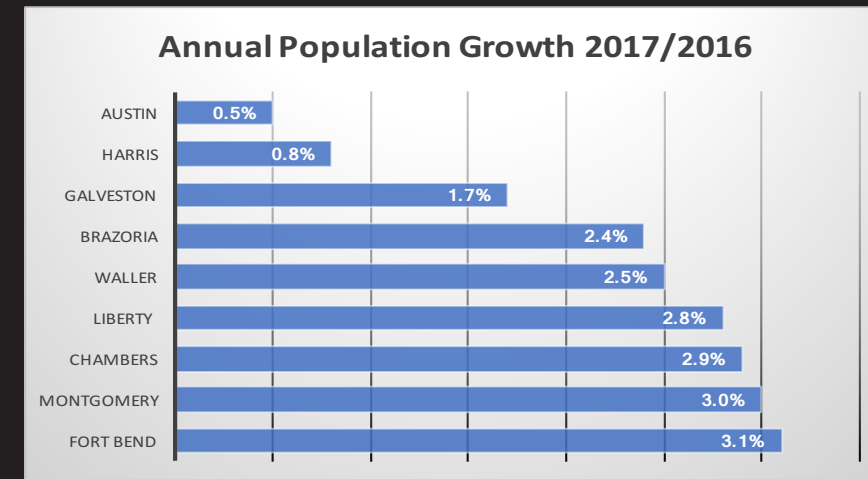
REGIONAL CRIME DATA



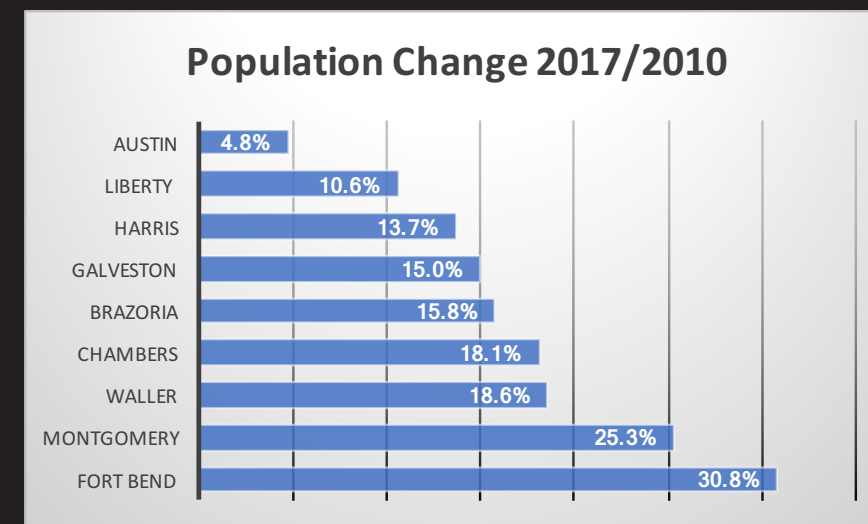
Fort Bend continues to lead the region for the lowest regional crime incidents per 1,000 population. Overall regional crime incidents per capita are trending down. Fort Bend has maintained its leadership role in this important statistic for all but one year over the past decade.



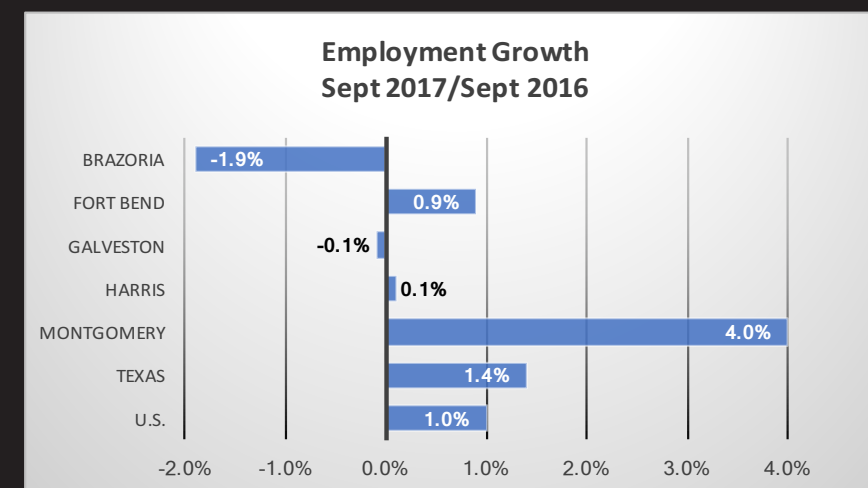
Fort Bend's population stands at 765,000 people as of 2017 based on US Census forecasts averaging roughly 25,000 new residents a year since 2010. Fort Bend is one of the 10 largest counties in the state of Texas. Notwithstanding, it has one of the fastest population growth rates in the state no matter the size of the county, large or small.



Last year Fort Bend grew faster than any other county in the region averaging 3.1% year over year growth. Considering its base population is greater than any other county except Harris County, Fort Bend continues to gain a disproportionate amount of growth coming to the region.



Over the last 7 years Fort Bend has averaged nearly 31% growth in its population doubling the growth experienced by all but 3 of its peer counties in the region with only Montgomery County surpassing 20% and being a full five percent behind in growth with a lower population base.

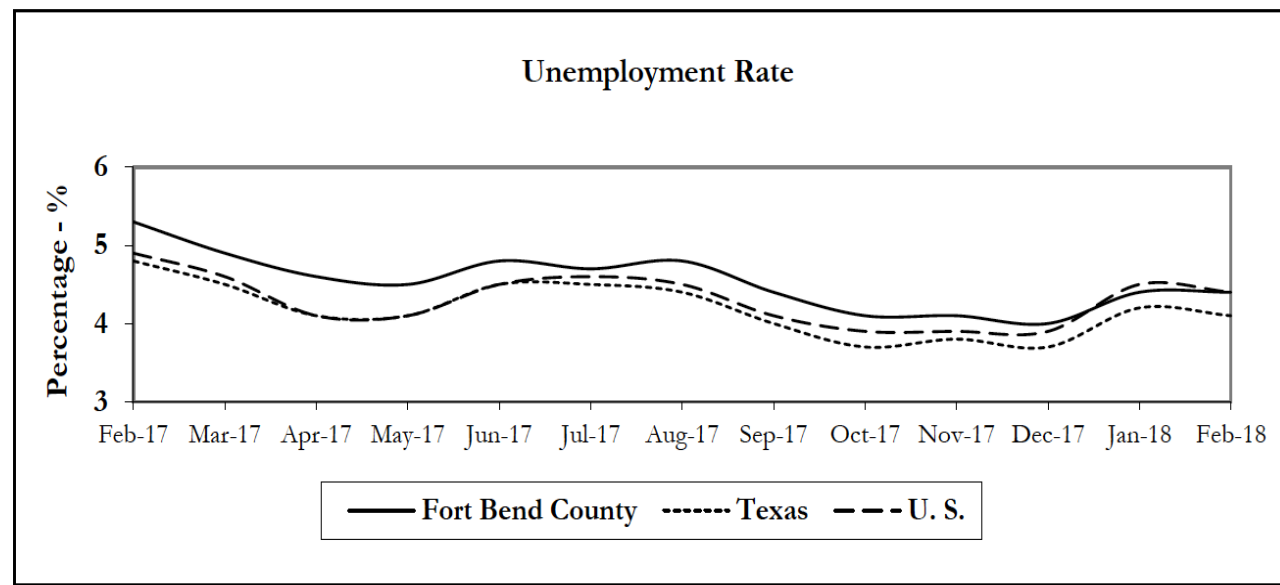


Fort Bend's Labor Force continues to grow although not as fast as in previous years, with just under 1% annual growth in covered employment, based on BLS data. While growth is positive, the composition of jobs has shifted with losses in Natural Resources & Mining, Construction and Manufacturing and gains in Information, Financial Activity and Professional and Business Service as of the latest reporting period of 3Q, 2017.

County Employment Data*

The rate of unemployment in Fort Bend County was unchanged at 4.4 percent in February, down nearly one percentage point from a year earlier. The rate of unemployment at the state and national levels dropped one-tenth of a percentage point in February to 4.1 percent and 4.4 percent respectively. Total covered employment in the county was up 2,888 jobs over second quarter 2017. The 1.6 percent increase was weaker than an average 2.1 percent increase over the last ten years. The largest increase was in Leisure & Hospitality, up 1,029 jobs or 4.2 percent, with the strongest increase found in Other Services, up 575 jobs or 10.4 percent. Total covered employment in the county was up 4,146 jobs over the year with the pace of job growth at 2.4 percent, down slightly from 2.8 percent in first quarter 2017. Much of new jobs were in Trade Transportation & Utilities, up 1,882 jobs or 5.2 percent, and Education & Health Services, up 1,829 jobs or 6.9 percent. The strongest increase was in Other Services, up 727 jobs or 3.5 percent. Losses related to weak oil prices continued to be found in Manufacturing and Natural Resources & Mining with additional declines found in Construction and Government. See page 2 for detailed data.

	FEB 2018	JAN 2018	FEB 2017
Civilian Labor Force	377,218	371,875	369,292
Total Employment	360,805	355,525	349,767
Unemployed	16,413	16,350	19,525
Unemployment Rate	4.4%	4.4%	5.3%
Comparative Actual Rates			
Texas	4.1%	4.2%	4.8%
U.S.	4.4%	4.5%	4.9%



*Estimates reflect actual (not seasonal adjusted) data. Civilian Labor Force includes wage and salary workers, self-employed, unpaid family, domestics in private households, agricultural workers, workers involved in labor disputes and the unemployed, all by place of residence. Covered employment data compiled from 2nd quarter 2017 contribution and wage reports submitted to the Texas Workforce Commission by employers' subject to the Texas Unemployment Compensation Act. Source: Texas Workforce Commission in cooperation with the U.S. Department of Labor, Bureau of Labor Statistics. All data is subject to revision.

COVERED EMPLOYMENT Industrial Sector	Number of Jobs			Quarter Chg		Annual Chg		Avg Wkly Wage*
	2ND QTR 2017	1ST QTR 2017	2ND QTR 2016	Actual	%	Actual	%	
Total Employment	178,214	175,326	174,068	2,888	1.6%	4,146	2.4%	\$1,022
Natural Resources & Mining	3,269	3,279	3,612	-10	-0.3%	-343	-9.5%	\$3,205
Construction	11,103	11,126	11,968	-23	-0.2%	-865	-7.2%	\$1,998
Manufacturing	13,011	12,871	13,274	140	1.1%	-263	-2.0%	\$1,615
Trade, Transportation, & Utilities	37,778	37,532	35,896	246	0.7%	1,882	5.2%	\$830
Information	1,981	1,933	1,767	48	2.5%	214	12.1%	\$1,224
Financial Activities	6,729	6,617	6,522	112	1.7%	207	3.2%	\$1,579
Professional & Business Services	19,869	19,740	19,227	129	0.7%	642	3.3%	\$1,354
Education & Health Services	28,154	27,597	26,325	557	2.0%	1,829	6.9%	\$700
Leisure & Hospitality	25,599	24,570	25,279	1,029	4.2%	320	1.3%	\$356
Other Services	6,113	5,538	5,386	575	10.4%	727	13.5%	\$589
Nonclassifiable	297	250	125	47	18.8%	172	137.6%	\$631
Public Administration	24,312	24,274	24,685	38	0.2%	-373	-1.5%	\$964
Federal Government	752	753	713	-1	-0.1%	39	5.5%	\$1,341
State Government	2,715	2,827	2,784	-112	-4.0%	-69	-2.5%	\$847
Local Government	20,845	20,694	21,188	151	0.7%	-343	-1.6%	\$966

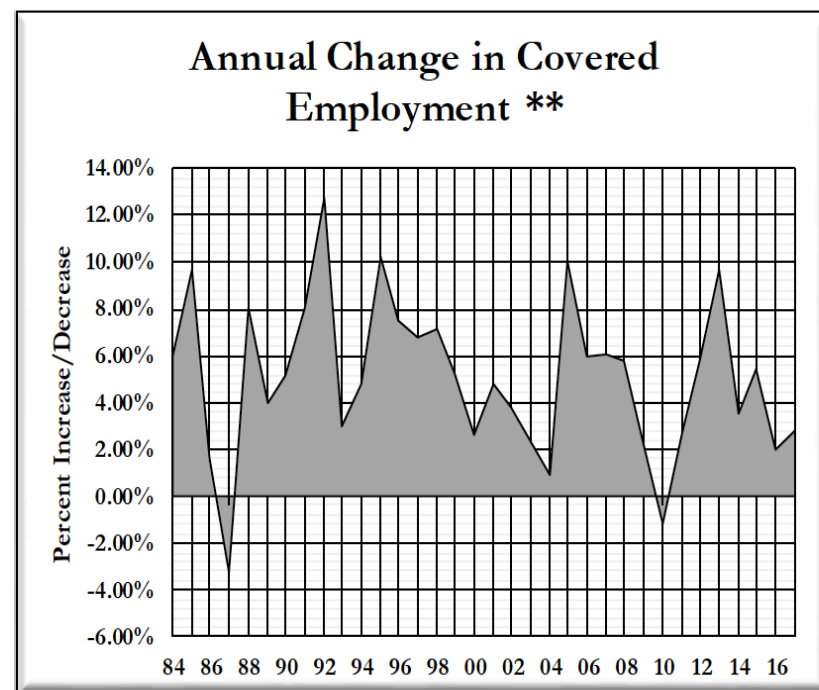
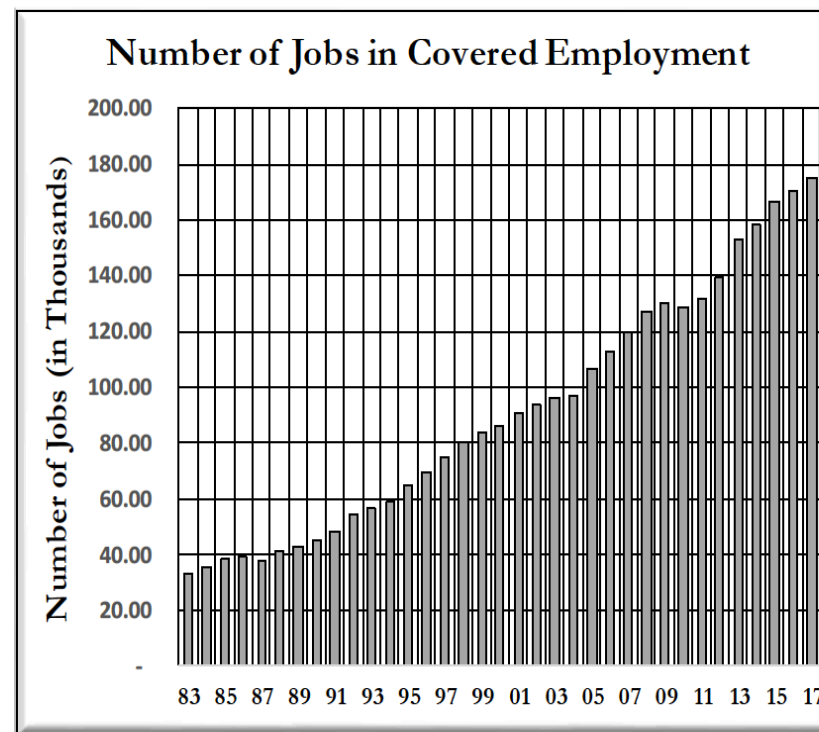
*Wages compiled from 1st quarter 2017 contribution and wage reports submitted to the Texas Workforce Commission by employers subject to the Texas Unemployment Compensation Act. Date source: the Texas Workforce Commission, Labor Market and Career Information Department in cooperation with the Bureau of Labor Statistics, U.S. Department of Labor.

Workforce Solutions
Fort Bend County

Labor Market Information

**Fort Bend County 1983-2017
Covered Employment****

YEAR	JOBS	+ / (-)	% +/-
83	33,224		
84	35,208	1,984	6.0%
85	38,627	3,419	9.7%
86	39,241	614	1.6%
87	37,974	(1,267)	-3.2%
88	41,045	3,071	8.1%
89	42,677	1,632	4.0%
90	44,893	2,216	5.2%
91	48,499	3,606	8.0%
92	54,682	6,183	12.7%
93	56,302	1,620	3.0%
94	58,988	2,686	4.8%
95	65,035	6,047	10.3%
96	69,926	4,891	7.5%
97	74,664	4,738	6.8%
98	80,010	5,346	7.2%
99	84,244	4,234	5.3%
00	86,421	2,177	2.6%
01	90,583	4,162	4.8%
02	94,050	3,467	3.8%
03	96,235	2,185	2.3%
04	97,080	845	0.9%
05	106,825	9,745	10.0%
06	113,212	6,387	6.0%
07	120,091	6,879	6.1%
08	127,097	7,006	5.8%
09	129,996	2,899	2.3%
10	128,501	(1,495)	-1.2%
11	132,044	3,543	2.8%
12	139,642	7,598	5.8%
13	153,193	13,551	9.7%
14	158,576	5,383	3.5%
15	167,172	8,596	5.4%
16	170,500	3,328	2.0%
17	175,326	4,826	2.8%



**Data Compiled from 1st quarter contribution and wage reports submitted to the Texas Workforce Commission by employers subject to the Texas Unemployment Compensation Act. For more information on your particular industry, please call 832/681-2535. Date source: the Texas Workforce Commission, Labor Market and Career Information Department in cooperation with the Bureau of Labor Statistics, U.S. Department of Labor.

Workforce Solutions
Fort Bend County

Labor Market Information

Gulf Coast** 2016 Wages*

Std. Occ. Code	Occupation	Average Wage	Employment
13-2011	Accountants & Auditors	43.03	38,410
49-3023	Automotive Service Technicians and Mechanics	21.17	10,800
43-3031	Bookkeepers, Actg and Auditing Clerks	20.85	30,370
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	23.69	7,460
53-3022	Bus Drivers, School	14.43	8,820
47-2031	Carpenters	19.41	11,350
41-2011	Cashiers	10.17	61,560
17-2051	Civil Engineer	54.57	10,740
15-1121	Computer Systems Analyst	47.42	15,960
47-2061	Construction Laborers	15.77	31,440
35-2012	Cooks, Institution and Cafeteria	11.88	7,440
35-2014	Cooks, Restaurant	11.58	24,930
43-4051	Customer Service Representatives	16.79	55,250
43-9021	Data Entry Keyers	14.90	4,700
47-2111	Electricians	23.96	18,330
43-6011	Executive Secretaries and Administrative Assistants	28.99	11,160
43-1011	First-Line Supervisors of Office and Administrative Support Workers	30.94	28,600
41-1011	First-Line Supervisors of Retail Sales Workers	22.08	21,980
35-2021	Food Preparation Workers	10.69	15,980
11-9051	Food Service Managers	26.97	2,410
11-1021	General and Operations Managers	72.31	48,500
49-9041	Industrial Machinery Mechanics	27.74	11,180
53-7051	Industrial Truck and Tractor Operator	16.08	16,490
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	10.85	45,230
53-7062	Laborers and Freight Stock, and Material Movers, Hand	14.35	43,390
29-2061	Licensed Practical and Licensed Vocational Nurses	24.65	13,310
11-9081	Lodging Managers	26.19	650
51-4041	Machinists	22.08	10,130
11-2021	Marketing Managers	80.23	2,620
31-1014	Nursing Assistants	12.89	19,540
43-9061	Office Clerks, General	17.79	88,020
29-1051	Pharmacists	57.32	6,170
47-2152	Plumbers, Pipefitters, and Steamfitters	24.43	13,140
33-3051	Police and Sheriff's Patrol Officers	30.10	16,510
13-1023	Purchasing Agents, Except Wholesale, Retail, and Farm Products	35.77	9,280
43-4171	Receptionists and Information Clerks	13.13	14,960
29-1141	Registered Nurses	37.14	51,730
41-2031	Retail Salespersons	12.64	89,930
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products	50.31	6,810
43-6014	Secretaries, Except Legal, Medical, and Executive	17.35	43,620
33-9032	Security Guards	13.98	27,480
43-5071	Shipping, Receiving, and Traffic Clerks	15.13	18,270
43-5081	Stock Clerks and Order Fillers	13.26	40,190
47-1011	Supervisors of Construction Trades and Extraction Workers	36.07	22,360
53-3032	Truck Drivers, Heavy an Tractor-Trailer	20.33	40,290
53-3033	Truck Drivers, Light or Delivery Services	15.53	16,160
51-4121	Welders, Cutters, Solderers, and Brazers	23.98	18,380

*Data compiled by the Texas Workforce Commission, LMCI Dept. in cooperation with the Bureau of Labor Statistics as part of the Occupational Employment Survey. Employment is the estimate of employment based upon the sample, not the sample employment. Wages for the OES survey are straight-time, gross pay, exclusive of

HY: COUNTY 861.48 SQUARE MILES 48157													PART OF THE SOUTHWEST REGION PART OF THE HOUSTON-BAYTOWN-HUNTSVILLE, TX ECONOMIC AREA PART OF THE HOUSTON-THE WOODLANDS, TX CSA PART OF THE HOUSTON-THE WOODLANDS-SUGAR LAND, TX MSA	
FIPS CODE:	1970	1980	1990	2000	2010	2015	2016	2020	2025	2030	2040	2050		
FORT BEND, TX														
1 TOTAL POPULATION (THOUSANDS)	53.11	133.20	228.19	358.74	590.58	716.09	736.16	824.34	948.47	1088.80	1414.32	1807.81		
2 AGE UNDER 5 YEARS	5.45	13.24	22.05	27.62	43.97	48.04	49.16	58.44	65.95	73.78	92.92	107.80		
3 AGE 5 TO 9 YEARS	6.25	13.26	22.75	31.84	49.31	56.42	56.14	54.44	66.47	75.28	94.64	113.83		
4 AGE 10 TO 14 YEARS	6.13	12.57	20.37	34.86	50.89	59.14	59.82	61.59	59.46	72.55	92.26	115.89		
5 AGE 15 TO 19 YEARS	5.34	11.10	17.54	30.04	46.09	52.74	54.56	60.16	63.27	61.21	86.39	110.31		
6 AGE 20 TO 24 YEARS	4.01	10.40	12.19	17.70	31.46	42.77	43.69	45.45	52.82	56.63	70.21	94.44		
7 AGE 25 TO 29 YEARS	3.90	14.55	17.27	20.34	34.87	40.26	42.81	58.88	64.02	74.54	77.55	111.05		
8 AGE 30 TO 34 YEARS	3.43	15.40	25.31	25.81	39.00	49.03	48.95	51.39	75.23	83.24	102.06	121.42		
9 AGE 35 TO 39 YEARS	3.01	10.56	24.85	32.38	46.39	53.12	54.30	57.01	60.68	88.33	112.31	115.20		
10 AGE 40 TO 44 YEARS	3.02	7.43	20.67	36.73	46.95	56.42	56.55	59.03	63.52	67.99	108.93	132.53		
11 AGE 45 TO 49 YEARS	2.58	5.79	13.23	31.95	46.39	51.94	54.25	60.19	63.03	67.66	105.14	134.00		
12 AGE 50 TO 54 YEARS	2.28	5.18	8.65	24.42	46.23	49.31	49.96	54.45	62.89	65.72	76.56	123.35		
13 AGE 55 TO 59 YEARS	2.07	4.12	6.53	14.92	37.50	47.62	48.51	50.94	56.13	64.64	73.29	115.89		
14 AGE 60 TO 64 YEARS	1.80	3.02	5.53	9.53	27.93	38.38	40.80	48.77	52.04	57.22	69.69	83.55		
15 AGE 65 TO 69 YEARS	1.39	2.45	4.21	6.94	16.81	28.88	31.27	38.93	49.21	52.39	67.33	78.81		
16 AGE 70 TO 74 YEARS	1.05	1.70	2.85	5.52	10.66	17.67	19.35	29.32	39.37	49.59	58.97	74.68		
17 AGE 75 TO 79 YEARS	0.75	1.17	2.03	3.86	7.03	10.89	11.72	16.87	27.87	37.27	50.50	67.25		
18 AGE 80 TO 84 YEARS	0.41	0.70	1.23	2.29	4.94	6.68	7.16	9.77	15.11	24.89	42.44	52.22		
19 AGE 85 YEARS AND OVER	0.25	0.57	0.93	1.97	4.16	6.78	7.16	8.71	11.40	15.86	33.13	55.60		
20 MEDIAN AGE OF POPULATION (YEARS)	24.22	27.16	30.42	33.38	34.96	35.88	36.20	36.99	37.09	37.60	39.07	40.53		
21 WHITE POPULATION (THOUSANDS)	n.a.	n.a.	122.61	167.84	217.98	253.74	257.20	271.66	287.23	299.35	317.57	334.63		
22 BLACK POPULATION	n.a.	n.a.	46.27	71.57	126.56	146.73	149.97	163.71	182.15	201.47	242.38	288.76		
23 NATIVE AMERICAN POPULATION	n.a.	n.a.	0.41	0.75	1.39	1.78	1.82	2.00	2.27	2.56	3.31	4.38		
24 ASIAN AND PACIFIC ISLANDER POP	n.a.	n.a.	14.38	42.34	104.14	141.17	148.35	181.09	232.94	298.95	466.59	674.76		
25 HISPANIC POPULATION	13.90	27.12	44.53	76.23	140.52	172.67	178.82	205.88	243.89	286.46	384.48	505.28		
26 POPULATION 0-17 YEARS (THOUSANDS)	21.32	46.24	76.49	114.70	174.66	198.48	201.27	213.42	232.59	260.81	335.26	407.94		
27 POPULATION AGE 15-17 YEARS	3.50	7.18	11.32	20.38	30.48	34.88	36.15	38.96	40.71	39.19	55.43	70.42		
28 POPULATION AGE 18-24 YEARS	5.86	14.32	18.41	27.35	47.06	60.63	62.11	66.64	75.38	78.64	101.16	134.33		
29 POPULATION AGE 65 YRS AND OVER	3.85	6.59	11.25	20.58	43.60	70.91	76.66	103.60	142.96	179.99	252.37	328.55		
30 MALE POPULATION	26.91	67.97	114.65	178.52	290.05	352.11	361.69	403.69	462.26	528.29	682.47	868.22		
31 FEMALE POPULATION	26.21	65.24	113.55	180.22	300.53	363.98	374.47	420.66	486.20	560.51	731.85	939.59		
32 TOTAL EMPLOYMENT (THOUSANDS)	16.92	43.66	67.03	128.99	223.48	284.33	292.64	327.92	377.81	435.07	573.75	751.26		
33 FARM EMPLOYMENT	2.17	2.10	1.79	2.10	1.58	1.50	1.50	1.51	1.50	1.49	1.43	1.35		
34 FORESTRY, FISHING, & OTHER	0.03e	0.08e	0.21e	0.37e	0.37	0.41	0.42	0.44	0.46	0.49	0.55	0.60		
35 MINING	0.77e	2.72e	1.84e	2.61e	4.24	6.97	7.10	7.62	8.31	9.07	10.76	12.71		
36 UTILITIES	0.08e	0.19e	0.52e	0.76e	1.09	1.08	1.07	1.08	1.12	1.15	1.20	1.22		
37 CONSTRUCTION	1.00e	2.81e	4.30e	11.62e	15.82	19.03	19.36	20.59	22.12	23.60	26.63	30.09		
38 MANUFACTURING	3.72e	13.74e	7.86e	11.62e	13.65	15.91	16.04	16.37	16.58	16.70	16.79	16.77		
39 WHOLESALE TRADE	0.21e	0.87e	2.39e	4.02e	7.30	10.63	11.15	13.05	15.51	18.29	24.58	31.66		
40 RETAIL TRADE	1.65e	3.03e	7.13e	15.89e	25.61e	32.62	33.61	37.26	41.61	46.35	52.27	70.41		
41 TRANSPORTATION & WAREHOUSING ..	0.30e	0.73e	1.99e	5.03e	5.03	7.01	7.11	7.98	9.68	11.82	17.35	24.82		
42 INFORMATION	0.29e	0.97e	1.43e	2.70e	2.49	3.23	3.26	3.38	3.52	3.67	3.94	4.19		
43 FINANCE & INSURANCE	0.30e	1.38e	2.17e	6.75e	14.21	16.20	16.94	20.13	24.62	29.64	41.48	56.48		
44 REAL ESTATE & RENTAL & LEASE	0.22e	1.00e	1.57e	4.95e	12.65	16.36	17.09	20.32	25.14	30.92	45.90	65.38		
45 PROFESSIONAL & TECH SERVICES	0.53e	1.50e	4.51e	9.25e	18.37	22.30	22.86	25.27	28.65	32.50	41.81	53.73		
46 MANAGEMENT OF ENTERPRISES	0.03e	0.02e	0.06e	0.11e	1.13	1.82	1.92	2.38	3.07	3.93	6.25	9.63		
47 ADMINISTRATIVE & WASTE SERV	0.39e	1.09e	3.23e	6.54e	14.34	18.10	18.70	21.47	25.70	30.73	43.16	59.05		
48 EDUCATIONAL SERVICES	0.09e	0.25e	0.74e	1.59e	3.79	5.79	6.00	6.97	8.41	10.08	13.99	18.43		
49 HEALTH CARE & SOCIAL ASSIST	0.49e	1.40e	4.21e	8.09e	21.55	29.45	30.51	35.13	41.86	49.76	69.27	94.40		
50 ARTS, ENTERTAINMENT, & REC	0.18e	0.43e	1.18e	2.51e	4.82	6.07	6.20	6.90	8.13	9.64	13.11	16.79		
51 ACCOMMODATION & FOOD SERV	0.51e	1.18e	3.26e	6.79e	14.14	23.65	24.64	29.02	35.54	43.39	63.94	94.49		
52 OTHER SERVICES	0.57e	1.61e	4.80e	9.11e	16.58	20.91	21.49	23.95	27.45	31.44	41.10	53.35		
53 FEDERAL CIVILIAN GOVT	0.19	0.21	0.34	0.65	1.16	0.73	0.73	0.72	0.72	0.72	0.71	0.70		
54 FEDERAL MILITARY GOVT	0.26	0.40	0.83	0.92	1.36	1.48	1.48	1.48	1.49	1.49	1.50	1.51		
55 STATE AND LOCAL GOVT	2.96	5.95	10.69	17.13	22.22	23.10	23.46	24.90	26.61	28.21	31.03	33.53		
56 TOTAL EARNINGS (MILLIONS 2009 \$)	582.47	1797.02	2824.61	6724.39	10484.83	13424.61	13555.16	15548.91	18429.25	21893.31	30926.69	43774.09		
57 PERSONAL INCOME (MILLIONS 2009 \$)	799.33	3788.25	7013.57	15177.09	26885.39	36667.20	38926.40	45300.19	54567.15	65598.49	93411.84	132428.85		
58 WAGES AND SALARIES	406.77	1331.25	1967.47	4501.60	6494.58	8538.67	8549.89	9879.83	11726.06	13918.49	19599.44	27687.68		
59 SUPPLEMENTS TO WAGES & SAL	48.40	225.35	398.61	860.41	1329.23	1658.60	1651.83	1901.62	2268.99	2709.63	3861.54	5504.41		
60 PROPRIETORS INCOME	127.30	240.42	458.54	1362.39	2661.03	3227.34	3353.44	3767.46	4434.20	5265.19	7465.71	10582.00		
61 DIVIDENDS, INTEREST & RENT	120.73	414.56	965.54	1760.00	2987.28	4387.73	4601.72	5545.54	6963.30	8683.90	13241.97	19829.20		
62 TRANSFER PMTS. TO PERSONS	48.99	127.84	263.44	760.09	2309.05	2919.15	3098.15	3952.42	5334.92	6963.12	10499.70	15348.90		
63 LESS SOCIAL INS. CONTRIBUTIONS	32.65	151.68	241.75	545.09	974.12	1248.60	1248.60	1448.46	1679.77	1940.19	2590.96	3459.48		
64 RESIDENCE ADJUSTMENT	79.79	1600.51	3171.73	6477.70	12078.33	17184.31	18935.68	21701.79	25515.45	29998.34	41334.43	56896.13		
65 INCOME PER CAPITA (2009 \$)	15049	28439	30736	42307	45524	52877	54953	60249	67532	76049	96047	123254		
66 INCOME PER CAPITA (CURRENT \$)	3360	12507	20728	35170	46276	56086	58543	64840	77376	96061	153329	249914		
67 W&P WEALTH INDEX (U.S. = 100) ...	88.11	140.78	120.32	123.13	120.11	121.38	123.02	120.26	116.92	114.61	112.56	111.95		
68 GROSS REGIONAL PROD. (BILL. 09 \$)	886.04	3260.72	4715.98	10416.49	17636.79	23888.04	24147.03	27662.31	32732.92	38805.37	54550.74	76753.89		
69 PERSONS PER HOUSEHOLD (PEOPLE)	3.17	3.22	3.17	3.14	3.09	3.09	3.13	3.16	3.19	3.25	3.25	3.27		
70 RETAIL SALES PER HOUSEHOLD (09 \$)	26025	24310	20992	34726	34243	40517	40679	41288	42411	43815	47199	50256		
71 MEAN HOUSEHOLD INCOME (2009 \$) ..	54417	92101	97682	133282	140990	165389	169417	173517	181782	192169	215115	235600		
72 MEAN HOUSEHOLD INCOME (CURRENT \$)	12149	40504	65877	110798	143320	181133	187571	204735	244883	306396	499391	803780		
73 NUMBER OF HOUSEHOLDS (THOUSANDS)	14.10	40.26	70.70	112.27	189.16									

BUSINESS CLIMATE — Setting the Table

Notes

Creating the right business climate requires the development of important community attributes that work to provide a competitive edge in facilitating commercial, residential, population and work force growth. We diligently pursue and highlight four foundational attributes that set the table for positive growth in our area. These attributes position Fort Bend County favorably in the Greater Houston region.

Cooperation

Our communities partner to achieve more together than they could alone.

Our members and community leaders understand that commercial development is essential to providing jobs locally to our residents and providing a growing tax base that can offset the service cost of a growing population.

When we sit down with companies interested in our community, expect to see the city, county, school districts and special districts working together to make Fort Bend the location of choice. That's how we do business.

Pro-Business

Corporate expansion and relocations are the cornerstone of growing successful communities.

Maintaining a posture toward winning deals is imperative. While it is much better to gain growth without business incentives, it is far better to land a desired prospect with incentives than to lose the deal.

We will continue to aggressively pursue incentive structures to gain new business growth and elevate strategic developments to their highest and best use.

In this endeavor, nothing ventured, nothing gained is the mantra.

Education

Fort Bend began its growth cycle because this community offered safe, superior schools.

Coupled with master planned communities, Fort Bend County has become the regional leader in population growth rate and average household income.

Good schools attract and bad schools repel. We remain focused on ensuring our school districts show fiscal responsibility, appropriate and necessary facility enhancement, and maintain low tax rates.

Expansion of higher education has also been a priority for the organization and the FBEDC works closely with UH, TSTC, HCC and WCJC in efforts to expand capacity, programs and workforce capability.

Proximity

Fort Bend County's location in the Greater Houston region is strategic and proximate to Houston work and entertainment centers, seaports and airports.

That proximity is made all the more important by key transportation corridors that link people and businesses in Fort Bend County to the rest of the region. These important corridors include: Interstate 10; Interstate 69; Fort Bend Toll Road; West Park Tollway; Grand Parkway; and Highway 90A.

Connectivity and Infrastructure are powerful motivators to our business community. Fort Bend remains well positioned for growth in the coming years.

HOW WE DO IT — Public Private Partnership

Private Sector

FBEDC

Public Sector

Membership:

193 Members as of 6/30/2018

ADVOCACY FOR GROWTH

HOUSTON STRONGER

Houston Stronger is a coalition of civic groups, business associations and active citizens from throughout the Texas Gulf Coast region dedicated to working with local, state and federal officials to implement a comprehensive regional flood control plan that safeguards our citizens and property and help our entire region meet or exceed the 100-year flood plain standard. It is time for immediate action to finish the job that area leaders started to address in the 1940s, and fix our drainage and flooding issues once and for all. The GFBEDC is a founding member of this group.

BRAZOS RIVER EROSION MITIGATION (BREM)

BREM is one of the identified priorities in the Houston Stronger Flood Resiliency Plan and is one of Fort Bend County's most important priorities in the area of flood resiliency. The erosion impacts of substantial flooding events in recent years has accelerated erosion and threatened parts of the county beyond its original scope when initially made a project under the US Army Corps (Historic Richmond). The BREM scope is now a comprehensive look throughout Fort Bend County of the Brazos River on health, life, safety and protection of substantial taxable value and property.

WATER OF THE UNITED STATES (WOTUS)

The GFBEDC participated in the 2015 WOTUS rulemaking process, and remains a party to litigation through TARGET.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP)

The availability of affordable flood insurance and the recognition of local flood mitigation efforts in the rate risk profile remains one of the most important competitive issues for our community. We continue to work with Fort Bend County Judge Robert Hebert, our Congressional representatives, Fort Bend Flood Management Association and the multi state Coalition for Sustainable Flood Insurance as NFIP reauthorization is considered in 2018.

THE TEXAS 86th LEGISLATIVE SESSION

The 86th legislative session looks to largely be a repeat of the 85th with the same contentious issues tee'd up for redress. Among those matters most impactful to our mission are:

- TPIA (85th leg SB 407\HB 792)
- TPIA (85th leg SB 408\HB 793)
- TIRZ (85th leg SB 650 \ SB 1765)
- Ad valorem taxes, roll back elections (85th leg B 2 \ HB 15)
- Hurricane Harvey funding
- Attacks on MUDs

A Flood Protection Plan for Harris and Surrounding Counties

FLOOD PROTECTION PLAN COSTS	
Harris County	
A. Finish USACE 1940 Plan	\$ 0.50 B
1. Construct third reservoir	\$ 1.25 B
2. Restore/add Addicks storage capacity	\$ 1.25 B
3. Restore/add Barker storage capacity	\$ 2.00 B
Subtotal	\$ 3.00 B
B. Strategic buyout for conveyance	\$ 8.50 B
C. Increase buyout conveyance	\$ 23.20 B
D. Construct Little Cypress reservoir	\$ 0.30 B
Total cost	\$ 35.00 B
Surrounding Counties	
E. Proposed Coastal Spine	\$ 12.40 B
F. Brazos River Restoration	\$ 1.45 B
G. Montgomery County Reservoir System	\$ 1.60 B
H. City of Houston Drainage	\$ 6.00 B
I. Port of Houston Ship Channel Restoration	\$ 1.00 B
J. Port Freeport Harbor Channel	\$ 0.50 B
K. Trinity River Buyout & Restoration	\$ 0.02 B
GRAND TOTAL	\$ 57.97 B

OPPORTUNITY ZONES

The GFBEDC, working with the County Judge and the Industrial Development Corporation and fellow economic development directors pursued and were awarded designation of multiple Opportunity Zones that will allow new incentives for capital investment in historically underemployed areas and census tracts.

AAaron Property Investments
ABIP (Always Best In Practice)
AccessHealth
Accredo Packaging, Inc.
Airia Development Company
Aldi Texas LLC
All-Terra Engineering, Inc.
Allegiance Bank
Allen Boone Humphries Robinson, LLP
Alpha Testing
Amegy Bank
Applied Optoelectronics, Inc.
Associated Testing Laboratories
AUTOARCH Architects, LLC
BBVA Compass
Ben E. Keith Management Trust
Berg Oliver Associates
BGE, Inc.
Bracewell LLP
British International School of Houston
Browne McGregor Architects, Inc.
BSD Consulting
CenterPoint Energy
Central Fort Bend Chamber
Charter Title Company - Fort Bend
City of Arcola
City of Fulshear
City of Meadows Place
City of Missouri City
City of Needville
City of Richmond
City of Simonton
City of Stafford
City of Sugar Land
City of Weston Lakes
Clark Construction
Classic Chevrolet of Sugar Land
CNC Manufacturing
Coats Rose Yale Ryman & Lee, P.C.
Colliers International
Comcast

Community Bank of Texas
Continental Polybags
Costello, Inc.
D.E. Harvey Builders, Inc.
DAC Engineering
Dannenbaum Engineering Corporation
Dimension Energy Services
E.E. Reed Construction, L.C.
EHRA Engineering
ELI.FIN Development, Inc.
Emerson Automation Solutions Final Control US LP
Entrust Inc.
Escalante Golf (Blackhawk Country Club)
First Colony Community Association
FiServ Output Solutions
Fluor Corporation
Fort Bend Chamber of Commerce
Fort Bend County
Fort Bend County LID # 2
Fort Bend County LID #10
Fort Bend County WC & ID No. 2
Fort Bend Independent School District
Fort Bend Industrial Development Corp
Fort Bend MUD #118
Fort Bend Subsidence District
Frito-Lay, Inc.
Frost Bank
Fulshear Area Chamber of Commerce
Geokinetics
Geotest Engineering, Inc.
Gulf Coast Water Authority
Halff Associates
Harrison Interests, Ltd.
Heavy Construction Systems Specialists
Helix Infusion Therapy
Hexion, Inc.
Hilltop Securities
Holoway Jones Law Firm LLC
Houston Community College System, SW
Houston Landscapes Ultd.
Houston Methodist Sugar Land Hospital
Houston Southwest Airport
HR Green
HR In Alignment, LLC
Hudson Products \Chart Industries
Huitt-Zollars, Inc.
ICO Commercial
Icon Bank
IDCUS Inc
IDS Engineering Group
Imperial Linen Services, Inc.
Interiorscapes of Houston
Johnson Development Corporation, LP
Kansas City Southern

Katy Area Chamber of Commerce
Katy Area Economic Development Council
KDW - Kingham Dalton Wilson
Kelsey-Seybold Clinic
KenWood & Associates, P.C.
Lamar Consolidated ISD
Legacy Ford
Lendlease
Linbeck Group
Linebarger Goggan Blair & Sampson, LLP
LJA Engineering, Inc.
LoweryBank
M.D. Anderson Cancer Center - Sugar Land
McDonald & Wessendorff Insurance
Memorial Hermann Sugar Land Hospital
Mission Entrust Investors LP
NALCO Champion
NewFirst National Bank
Newland Communities
NewQuest Properties
Niagara Bottling, LLC
OakBend Medical Center
Odyssey Engineering Group, LLC
Old Republic National Title
Pamela Printing Company
Paradigm Consultants, Inc.
Perdue Brandon Fielder Collins & Mott
Perry Homes
Pioneer Bank
Planned Community Developers
Port Freeport
Professional Service Industries, Inc.
Prosperity Bank
QuVa Pharma Inc.
R.G. Miller Engineers, Inc.
Republic Services, Inc.
Resolution Real Estate Services
Rice & Gardner Consultants, Inc.
Rich Products Corporation
Richfield Real Estate Corporation
Riverpark on the Brazos POA
Roberts Markel Weinberg Butler Hailey PC
Rosenberg Development Corporation
Rosenberger Construction, LP
S&B Infrastructure, Ltd.
Safari Texas
Schlumberger
SI Energy, L.P.
Si Environmental
Sienna Plantation LID
Sienna Plantation MUD #1
Sienna Plantation MUD #2
Simpkins Group, Inc.
Southwest Electronic Energy Group

Spirit of Texas Bank
Sprint Fort Bend County Landfill, LP
St. Luke's Sugar Land Hospital
Stafford 59 & Airport, LP
Stafford Municipal School District
Stancil Property Tax
Star Gessner Properties, Ltd.
Stewart Title Company
Stonehenge Companies, LLC
Storm Water Solutions, LLC
Sueba USA
Sugar Land Baseball (Sugar Land Skeeters)
Sweetwater Country Club
Tax Tech, Inc
Taylor Morrison of Texas, Inc.
TDECU
Tellepsen
Terracon, Inc.
Texas Instruments
Texas State Technical College
The Hunton Group
The Irwin Law Firm, P.C.
The Millis Group, Inc.
The Muller Law Group, PLLC
Toll Brothers
Tolunay-Wong Engineers, Inc.
Trammell Crow Company
Tramontina USA, Inc
TranSystems Corporation Consultants
Tristar Holdings, Inc.
Turner Duran Architects, LP
Twinstar Bakery
Twinwood U.S., Inc.
U.S. Congressman Pete Olson
Union Pacific Railroad
University of Houston Sugar Land
Van De Wiele & Vogler Engineers
Ventana Land Development Companies
Volunteer Services Council of Richmond SSLC
Warren Alloy
Wharton County Junior College
Whitley Penn LLP
WJ Interests, LLC
Wortham LLC - Benefits & Risk Mgmt

