

# Tarrant County Employment Centers, Industry Groupings and Downtown Fort Worth Employment



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Sources:

U.S. Census Bureau Business Pattern

U.S. Bureau of Labor Statistics

U.S. Census Bureau's Longitudinal Employer-Household Dynamics



# A: Tarrant County

Tarrant County was ranked the nation's 18<sup>th</sup> largest county in 2008 and 16<sup>th</sup> largest in 2009. The county population grew by 2.2% from 2008 to 2009. Total number of employees in the county was 677,390 in 2009 with an annual payroll of \$27,626,001,000.

Retail Trade (NAICS: 44) provided the largest number of employees at 89,377 (13.2%) followed by Health Care and Social Assistance (NAICS: 62) at 79,031 (11.7%).

## Industry segments with largest number of employees

Area	Employee	% of total	Payroll
Retail Trade	89,377	13.2%	\$2,168,428,000
Health Care and Social Assistance	79,031	11.7%	\$3,468,353,000
Manufacturing	75,860	11.2%	\$4,021,393,000
Accommodation and Food Services	73,933	10.9%	\$1,121,856,000
Administrative Support	57,804	8.5%	\$1,911,755,000

Highest payroll was generated by the Manufacturing sector (NAICS: 31) followed by Health Care and Social Assistance (NAICS: 62).

The Forestry, Fishing, Hunting and Agricultural Support sectors (NAICS: 11) provided the fewest employees (229) and payroll (\$6,128,000).

Total number of establishments in 2009 was 36,935 with Retail Trade (NAICS: 44) having the highest number of establishments (5,417) and Forestry, Fishing, Hunting and Agricultural support sectors having the lowest (14).

## Industry segments with highest payroll

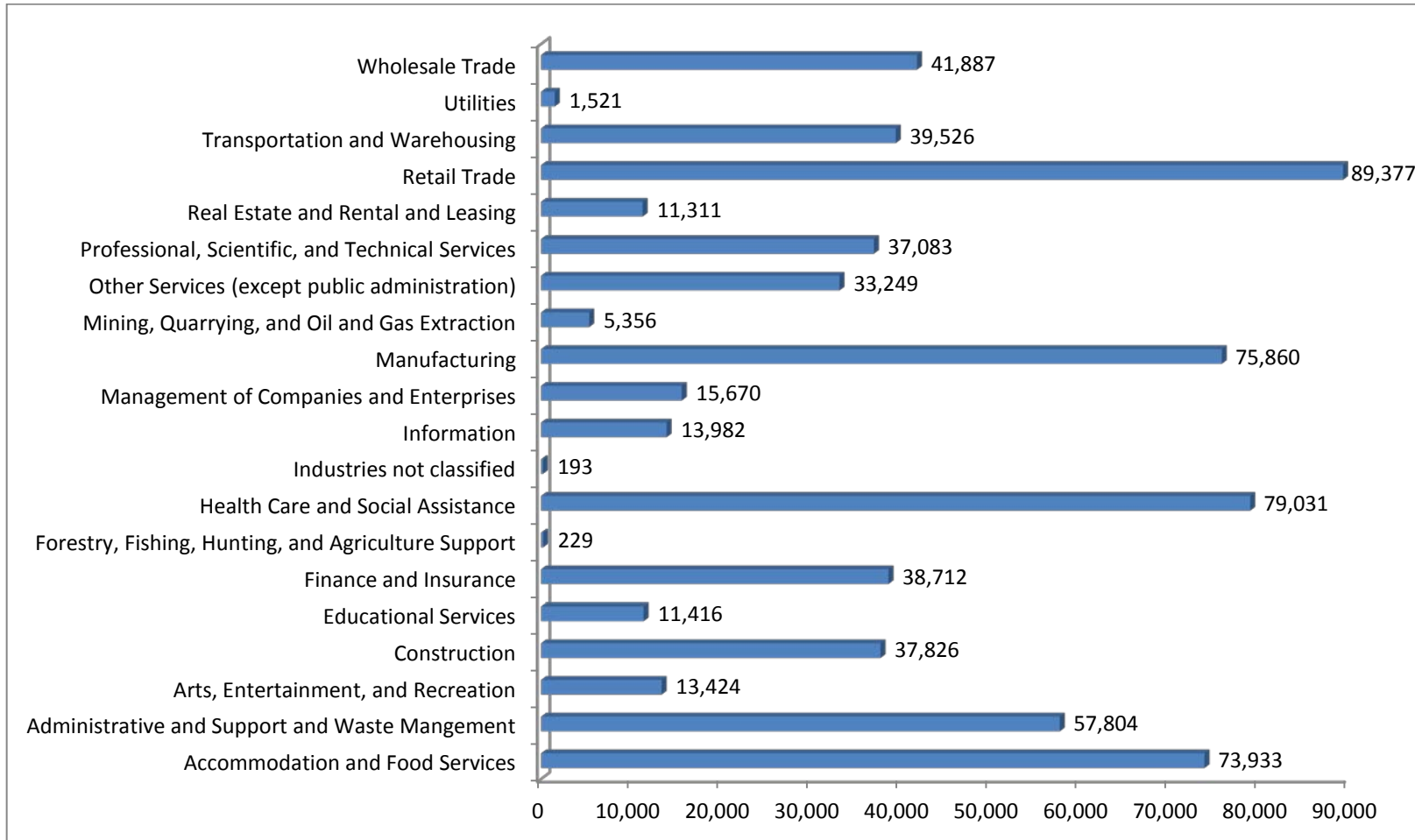
Industry	Annual payroll
Manufacturing	\$4,021,393,000
Healthcare and Social Assistance	\$3,468,353,000
Wholesale Trade	\$2,359,531,000
Finance and Insurance	\$2,311,274,000
Professional, Scientific and Technical Services	\$2,175,909,000

## Industry segments with highest number of establishments

Industry	Annual payroll
Retail Trade	5,417
Health Care and Social Assistance	4,157
Professional, Scientific and Technical Services	4,122
Other Services (except Public Administration)	3,394
Accommodation and Food Services	3,182

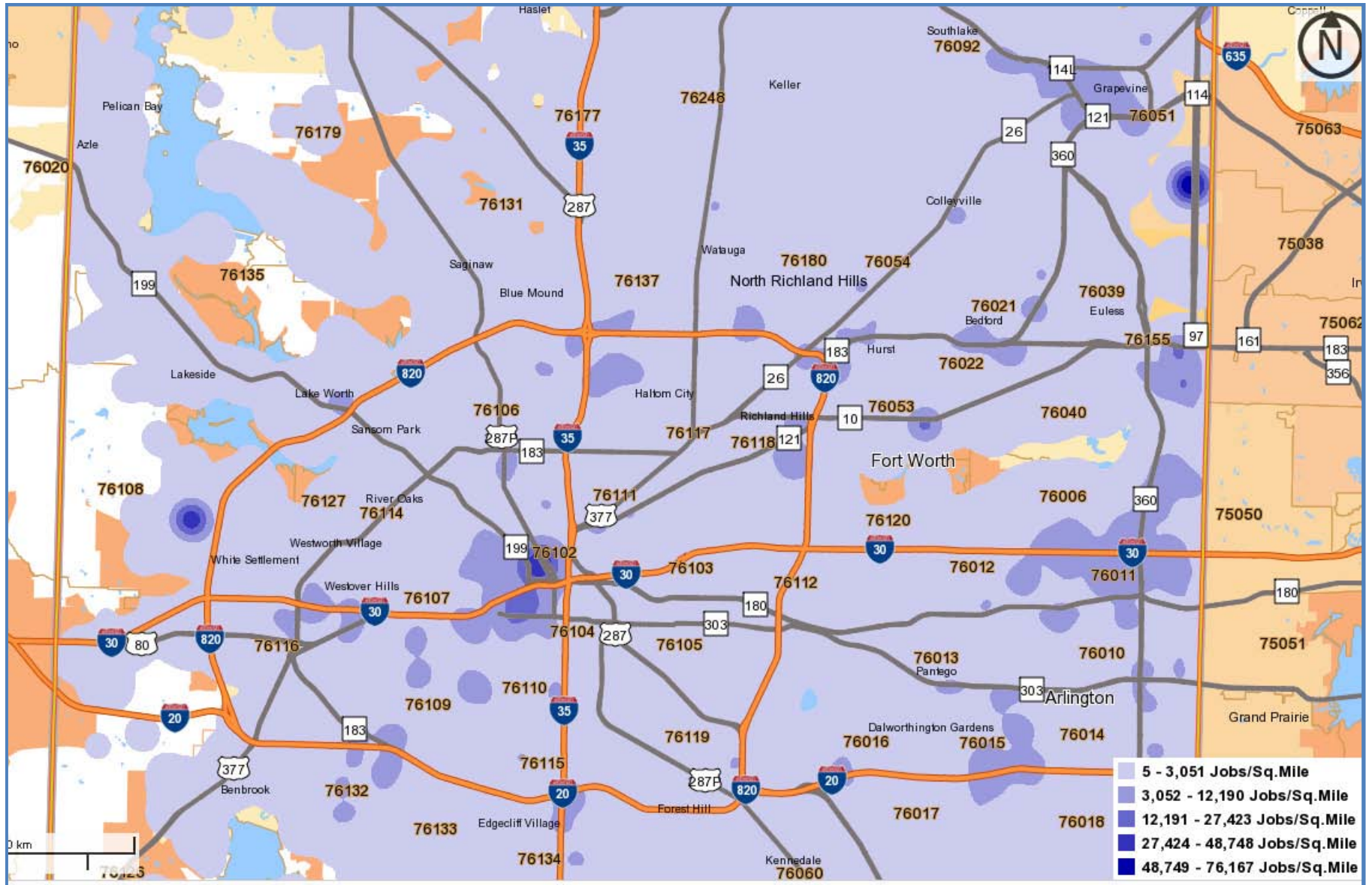
The number of private sector employees grew at an average of 1.18% per year since 2004.

## Tarrant County Business Profile: Number of Paid Employees by Industry



# Major Employment Concentration Areas in Tarrant County

## Figure 1: Thermal Map



Based on the employment thermal map (Figure 1) of Tarrant County, 10 major areas of employment were identified. Following is the list of these areas ranked by number of employees in the private sector (Figure 2).

- 1- **Center City:** Zip codes 76102 and 76104, 10.2 square miles. encompassing Downtown Fort Worth and the medical district. Total private employment for the area is 64,559 with a payroll of \$4,074,296,000. This area has the highest number of employees and the largest payroll in Tarrant County. The average payroll for this area is \$63,109.
- 2- **Northeast:** Zip code 76051, 32.9 square miles. Major landmarks include: The Grapevine Mills Mall, Gaylord Texan Resort, and Downtown Grapevine. The area employs 30,777 and generates a payroll of \$1,080,096,000. The average payroll is \$35,094.
- 3- **Far North:** Zip codes: 76177 and 76248, 41.1 square miles. Fort Worth Alliance Airport and Texas Motor Speedway are located in this area. A total of 25,349 employees work in the private sector in this area. The Far North area generates \$1,039,281,000 in payroll with an average payroll of \$40,999.
- 4- **Far East:** Zip codes 76013 and 76015, 13.4 square miles. Its distinguishing landmarks include The Parks

at Arlington Mall and a portion of the University of Texas at Arlington. Total employment is 22,567 and it generates \$684,262,000 in payroll. The average payroll is \$30,321.

- 5- **DFW Airport:** Zip code 76155, 5.9 square miles. The major business in this area is the Centerport Business Park at DFW airport. The area employs 22,488 and generates a payroll of \$1,112,982,000. The average payroll is \$49,492.
- 6- **Westside:** Zip code 76107, 11.6 square miles. The Fort Worth Cultural District lies within this area that is distinguished by museums and the recently redeveloped West 7th Street mixed-use projects such as Montgomery Plaza. The area employs 20,709 and generates a payroll of \$748,934,000. The average payroll is \$36,165.
- 7- **North:** Zip code 76137, 13.3 square miles. The area includes many accommodation and food services businesses along I-35W. The area employs 19,645 and generates a payroll of \$733,860,000. The average payroll is \$37,356.
- 8- **Far West:** Zip code 76116, 13.2 square miles. The area includes Ridgmar Mall and the Camp Bowie

retail and entertainment district. The area employs 15,570 and generates a payroll of \$496,481,000. The average payroll is \$31,887.

9- **Southwest:** Zip code 76132, 7.6 square miles. The area includes Hulen Mall and other retail establishments. The area employs 13,672 and generates a payroll of \$391,116,000. The average payroll is \$28,607.

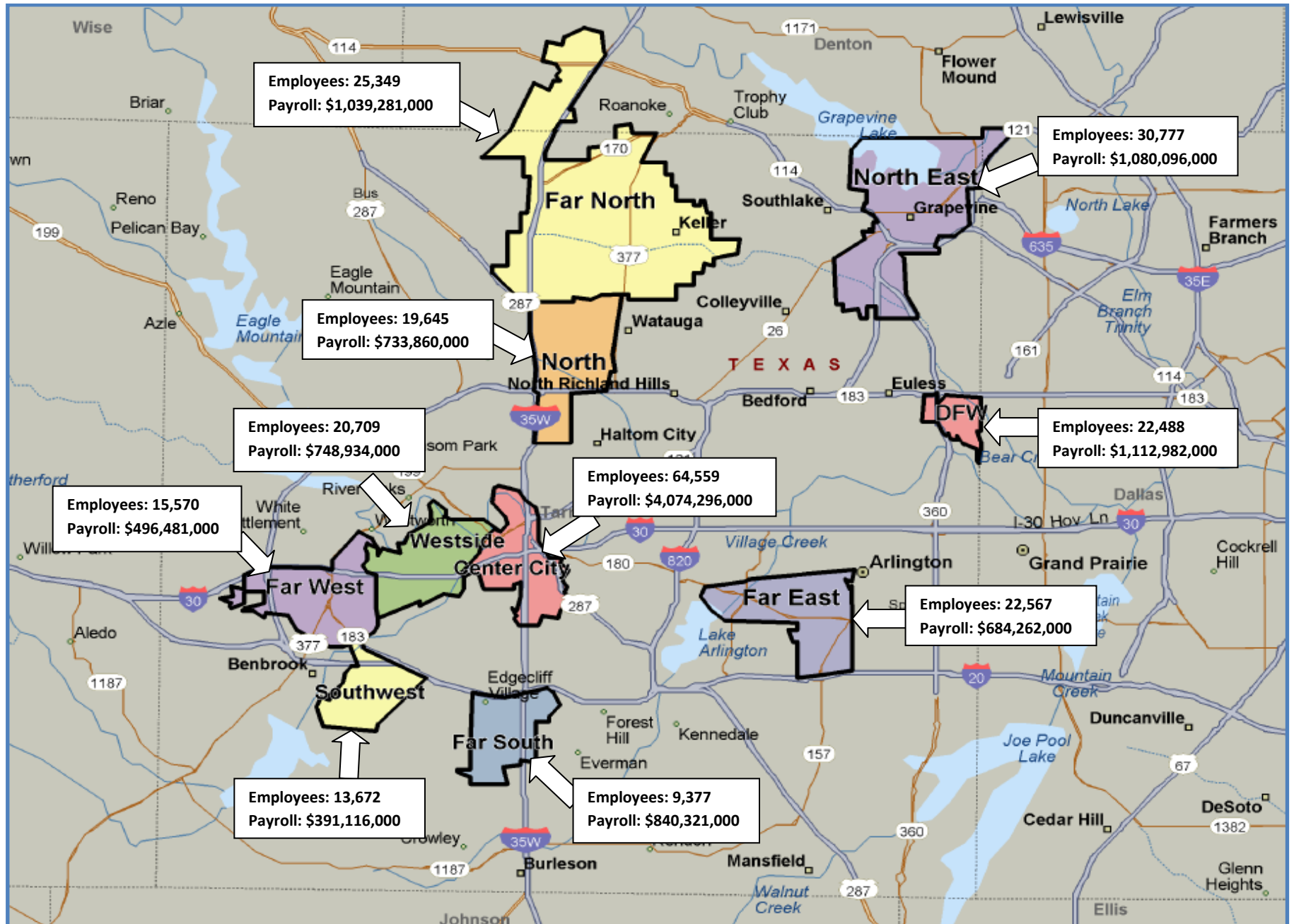
10- **Far South:** Zip code 76134, 8.8 square miles. The area includes the U.S. headquarters of Alcon Laboratories and the William C. Conner Research Center. The area employs 9,377 and generates a payroll of \$840,321,000. The average payroll is \$89,615.

Twenty nine zip codes in Tarrant County generate payroll that exceed \$200 million per year. Of these 29 zip codes, 20 are located within the city of Fort Worth. Zip codes 76102 and 76104, both within the city of Fort Worth, generate the largest payroll in the county, \$2.6 and \$1.4 billion respectively. Only two zip codes outside of the city of Fort Worth generate payrolls greater than one billion dollars. Zip code 76011 in Arlington and 76051 in Grapevine generate \$1.3 and \$1.0 billion respectively.

### Zip Codes with Annual Payroll Greater than \$200 Million

Zip codes	Private employees	Payroll
<b>Within the City of Fort Worth</b>		
76102	37,503	\$2,625,288,000
76104	27,056	\$1,449,008,000
76155	22,488	\$1,112,982,000
76134	9,377	\$840,321,000
76177	16,425	\$770,972,000
76107	20,709	\$748,934,000
76137	19,645	\$733,860,000
76180	17,491	\$632,577,000
76106	15,050	\$530,771,000
76116	15,570	\$496,481,000
76109	11,051	\$483,550,000
76140	10,606	\$392,480,000
76132	13,672	\$391,116,000
76117	10,413	\$371,377,000
76108	7,491	\$328,634,000
76118	7,519	\$308,887,000
76111	9,852	\$307,735,000
76119	8,207	\$254,335,000
76179	7,362	\$250,924,000
76110	7,561	\$239,961,000
<b>Outside of Fort Worth Within Tarrant County</b>		
76011	32,899	\$1,342,222,000
76051	30,777	\$1,080,096,000
76010	12,655	\$410,212,000
76262	9,961	\$396,688,000
76015	12,749	\$382,064,000
76006	7,891	\$341,497,000
76013	9,818	\$302,198,000
76248	8,924	\$268,309,000
76040	7,393	\$263,234,000

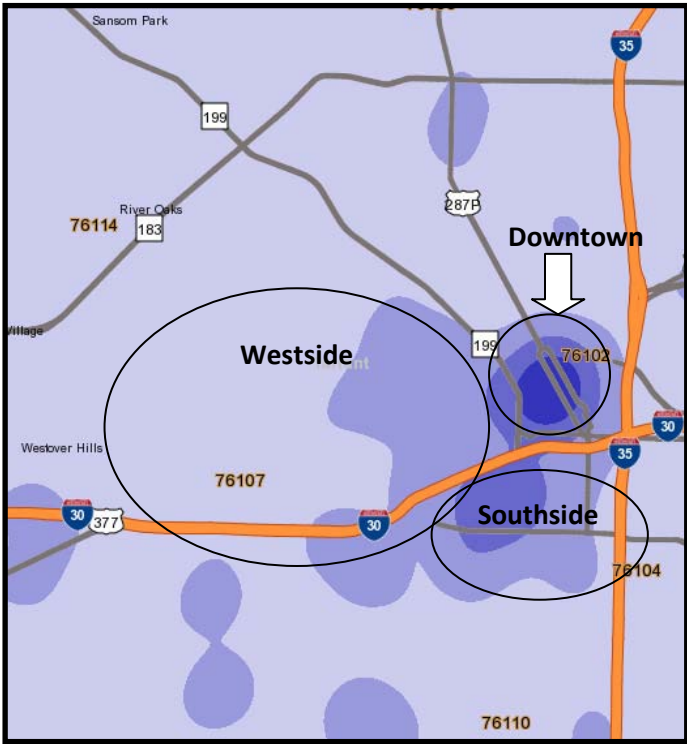
**Figure 2: Major Employment Concentration Areas in Tarrant**



# B: Downtown and Surrounding Areas

Downtown and surrounding areas contain 29% of all private jobs in the city of Fort Worth. Downtown, the Southside and the Westside combined, generate \$4,823,230,000 in annual payroll which is 32.7% of total payroll generated by the private sector in the city. Downtown Fort Worth has the highest number of employees and generates the largest payroll among all of the employment centers in the county.

## Employment centers in downtown and surrounding areas

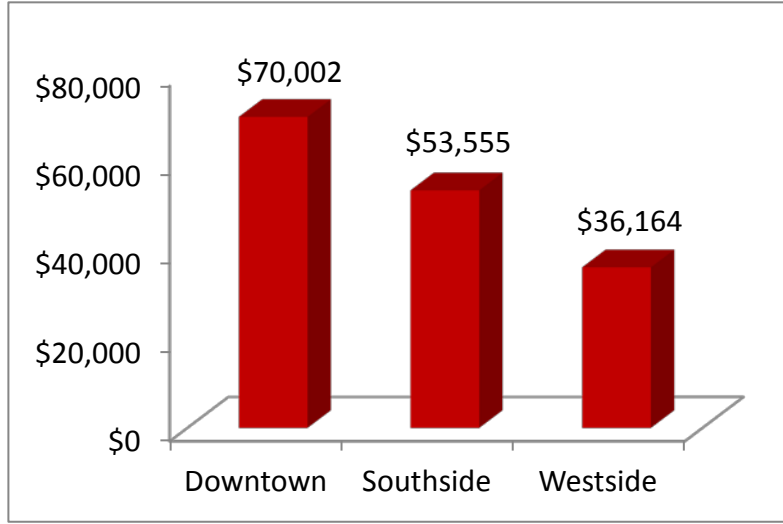


## Downtown Fort Worth and Surrounding Areas

Average Payroll per Employee

Area	Private Employee	Payroll	Payroll per employee
Downtown	37,503	\$2,625,288,000	\$70,002
Southside	27,056	\$1,449,008,000	\$53,555
Westside	20,709	\$748,934,000	\$36,164

## Average Payroll per Employee in Private Sector





## Mix of employment sectors in downtown and surrounding areas

Major Industry Sectors	Downtown		Southside		Westside	
	Total	Percent	Total	Percent	Total	Percent
Administrative Support	3,515	9.5%	2,429	10.3%	2,038	9.2%
Educational and Health Care Services	6,474	17.4%	8,122	34.6%	3,730	16.9%
Financial Services and Real Estate	4,290	11.6%	2,743	11.7%	2,063	9.4%
Information	1,670	4.5%	872	3.7%	676	3.1%
Leisure and Hospitality	4,325	11.7%	2,237	9.5%	3,781	17.1%
Management, Professional and Technical Services	3,643	9.9%	2,440	10.4%	1,825	8.2%
Manufacturing and Construction	5,174	14.0%	2,006	8.6%	2,878	13.0%
Mining, Quarrying, and Oil and Gas Extraction	1,358	3.7%	224	1.0%	161	0.7%
Other Services (excluding Public Administration)	1,188	5.1%	1,106	5.0%	1,570	4.2%
Retail Trade	2,276	6.1%	724	3.1%	1,983	9.0%

## C: Place of Residence of Downtown Employees

Tarrant County is home to 23,241 of downtown Fort Worth's employees (62.7%) who earn more than \$1.6 billion in total salaries. Dallas County is home to 3,088 of downtown's employees, followed by Parker County with 1,394. More than one third of downtown employees live within the city limits of Fort Worth. Arlington and Dallas rank second and third with 9% and 3.8% respectively.

### Place of Residence and Payroll of Downtown Employees Counties with largest concentration

County	Employees	Payroll
Tarrant	23,241	\$1,626,870,000
Dallas	3,088	\$216,160,000
Parker	1,394	\$97,580,000
Johnson	1,274	\$89,180,000
Denton	1,206	\$84,420,000

**Place of Residence and Payroll of Downtown Employees**  
 Cities with largest concentration

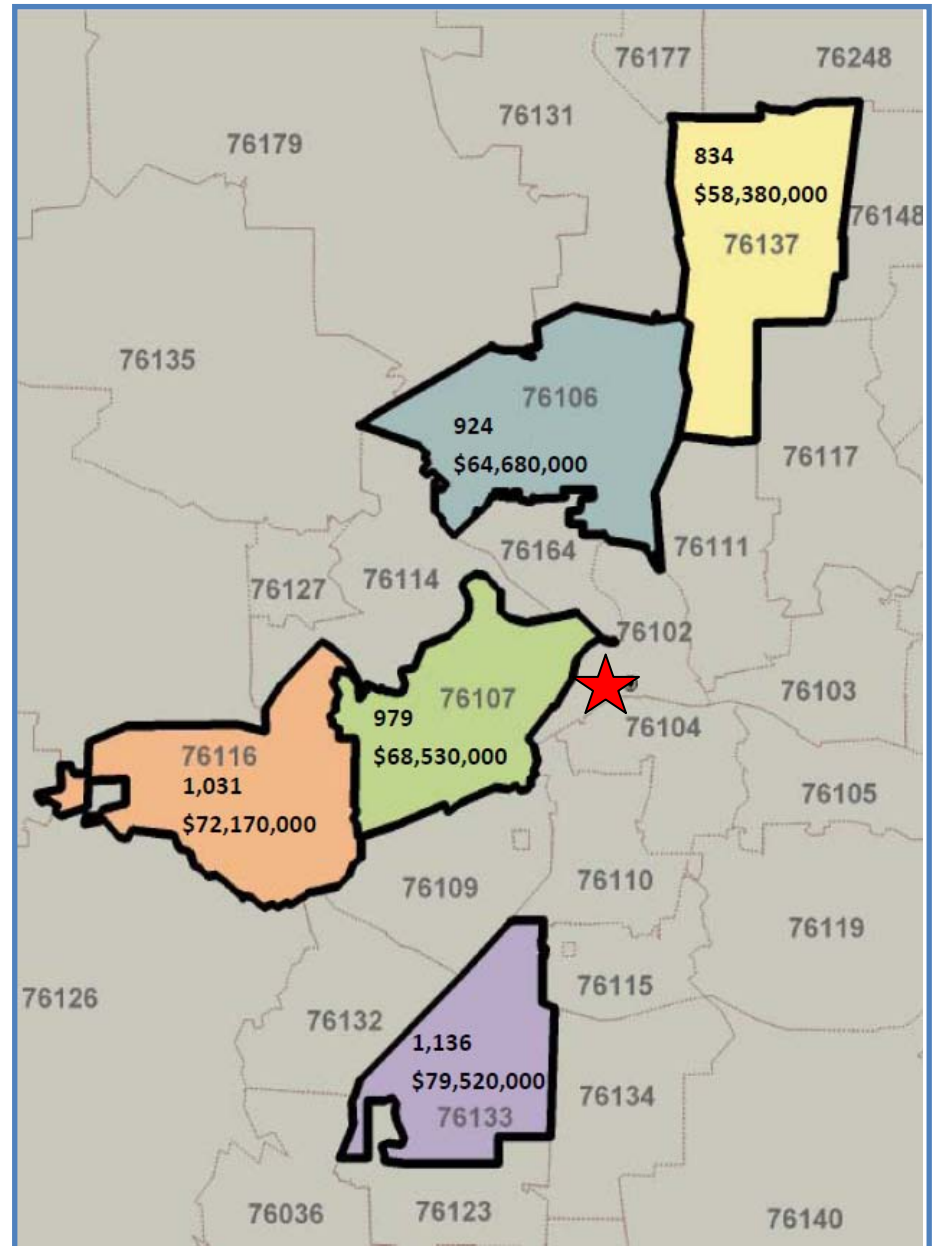
City	Employees	Payroll
Fort Worth	12,347	\$864,290,000
Arlington	3,355	\$234,850,000
Dallas	1,426	\$99,820,000
Haltom City	561	\$39,270,000
Benbrook	557	\$38,990,000

Zip code 76133 is home to the highest number of downtown employees (1,136), followed by 76116 and 76107 with 1,031 and 979 employees respectively (figure 3).

**Place of Residence of Downtown Employees**  
 Zip codes with highest concentration

Zip code	Employees	Payroll
76133	1,136	\$79,520,000
76116	1,031	\$72,170,000
76107	979	\$68,530,000
76106	924	\$64,680,000
76137	834	\$58,380,000
76110	826	\$57,820,000
76109	787	\$55,090,000
76132	684	\$47,880,000
76112	671	\$46,970,000
76119	600	\$42,000,000

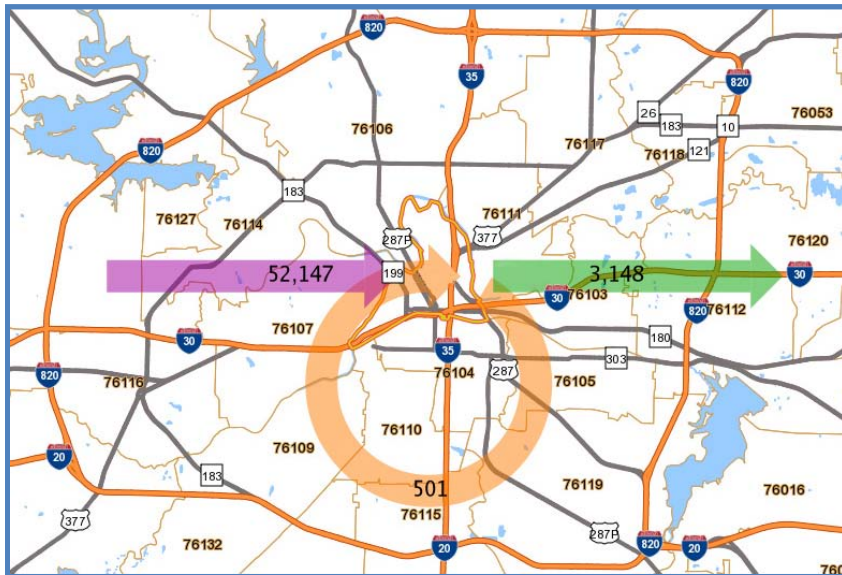
**Figure 3: Place of Residence of Downtown Employees**  
 Zip codes with highest concentration



Total impact of payroll generated in downtown on the regional economy is not limited to private employment.

Non-private employment (public, non-profit and others) makes up a significant portion of the total employment in downtown. According to the latest data released by the Census Bureau, total inflow of employees to downtown is 52,147 in 2009. Assigning the mean salary of the region (\$45,052) to this group yields an additional \$700,245,000 in wages. That brings the total payroll for all jobs in downtown to more than \$3.3 billion.

**Inflow and Outflow of Employees into Downtown Fort Worth  
All Jobs: 2009**



Five hundred and one residents of downtown Fort Worth work in downtown and 3,148 of them work outside of downtown area.

Although downtown makes up only 0.5% of the land mass of the city, 31% of all office space is located in downtown, and 24.1% of all employees (office, accommodation and food services) in the city work in downtown.

Job density in downtown is significantly higher than in the city as a whole. In 2009, the latest data available, downtown Fort Worth had 27,811 jobs per square mile compared to city's 981.

According to the US Census Bureau, the annual private job payroll in downtown Fort Worth in 2009 was \$2,625,288,000. With 37,503 private employees, the average payroll per employee in downtown was \$70,002, which is 55% higher than the Dallas - Fort Worth metropolitan area average of \$45,052.

66.7% of downtown jobs are filled by residents of neighboring cities, resulting in a transfer of \$1,751,067,096 in payroll and an economic impact of \$2,626,600,644.

The role that downtown Fort Worth plays in economic growth and the vitality of the city and metropolitan areas is clearly demonstrated in this report. The economic impact of downtown employees and residents on the regional economy will be presented in our upcoming report.