



Greater Houston's Finest Address

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What Is The Fort Bend EDC

- Public-private partnership (PPP) established in 1986
 - Member-based organization
 - County's economic development consultants
 - Work with city, county, and private sector business leaders
- Mission Principles
 - Coordinate and improve the economic vitality of the county by promoting a pro-business culture;
 - Serve as an advocate for county infrastructure sufficient to sustain quality growth
 - Actively engage in business recruitment, expansion, and retention; and
 - Act as a nexus between the public and private sectors to solve geo-political challenges

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Meet the FBEDC Team

Jeff Wiley



President/CEO

Jack Belt



***Executive Vice
President***

Rachelle Kanak



***Executive VP
Marketing/Operations***

Carolyn Martin



Office Manager

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ONE OF THE FASTEST GROWING COUNTIES IN THE U.S.

Just The Facts

- Centrally Located With Access To US And Global Markets
- No State Income Tax
- Texas Ranks 1st Year After Year For Business Climate and Relocation
- Greater Houston Is The Fifth Largest Metro In The US
- Fort Bend Is The Fastest Growing County In Greater Houston
 - 900 Square Miles
 - 18 Communities
 - 50 Percent Undeveloped



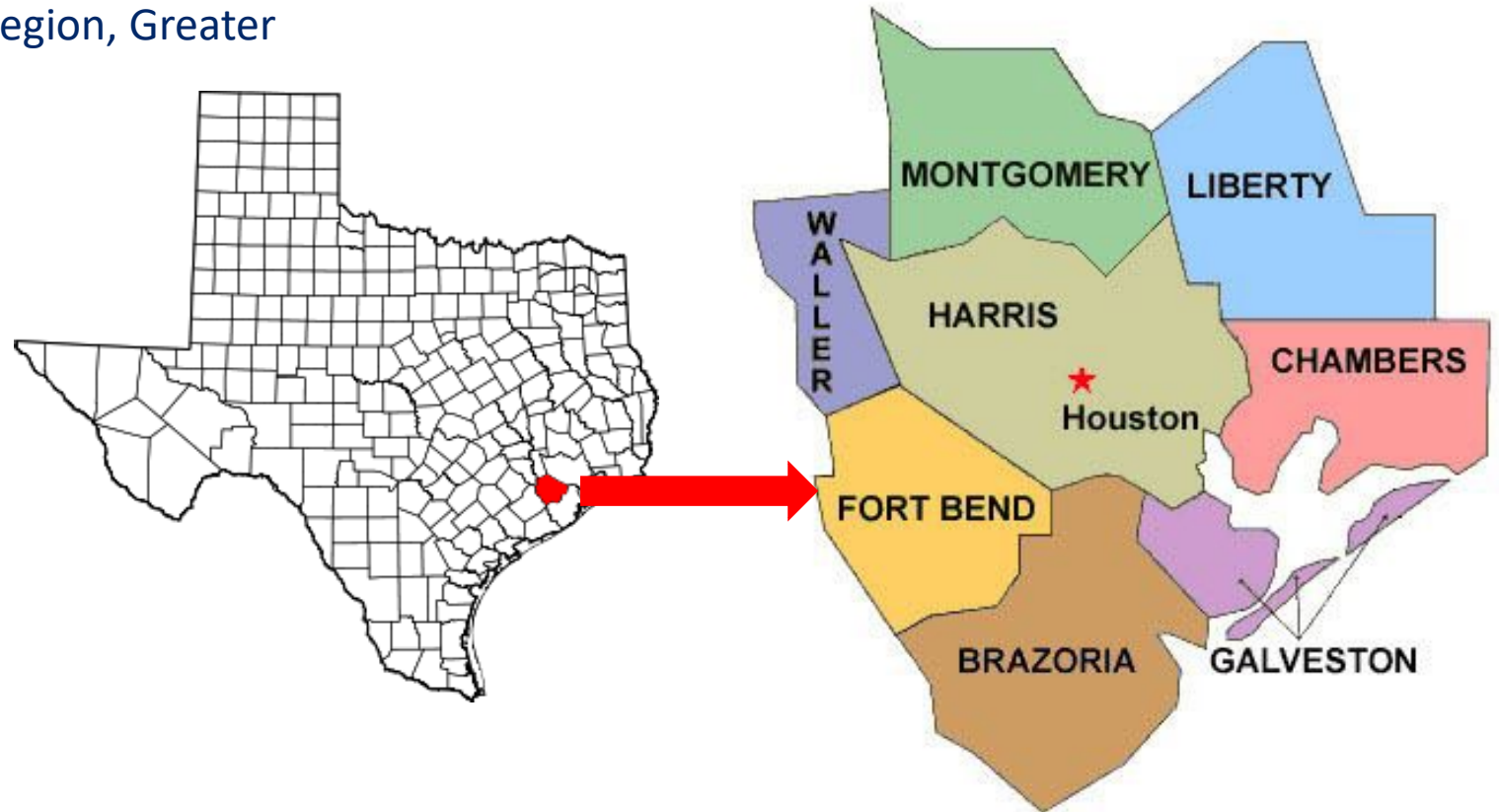
Source: Business Facilities



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Regional Leader

- Fort Bend County is part of a 9-county region, Greater Houston Metro
- Fort Bend County leads the region:
 - Education Level
 - Diversity
 - Median Household Income
 - Purchasing Power
 - Foreign Born Population
 - Population Growth



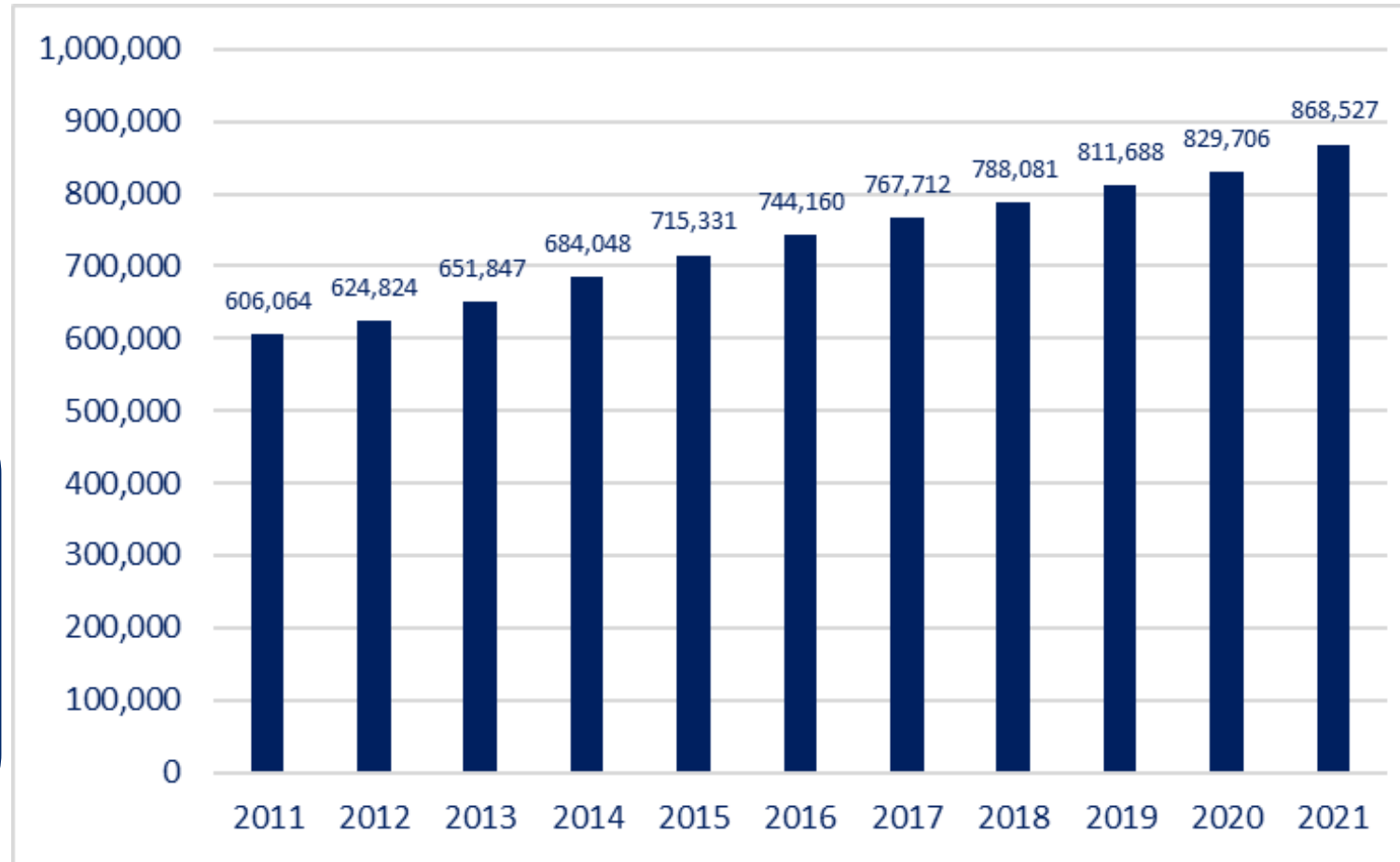
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Tremendous Growth In Past Decade

- 16th fastest growing county in the US
- 10th largest county in Texas
- Population tripled since 2000
- Estimated 1 million people in next five years

Source: Texas Demographics, U.S. Census

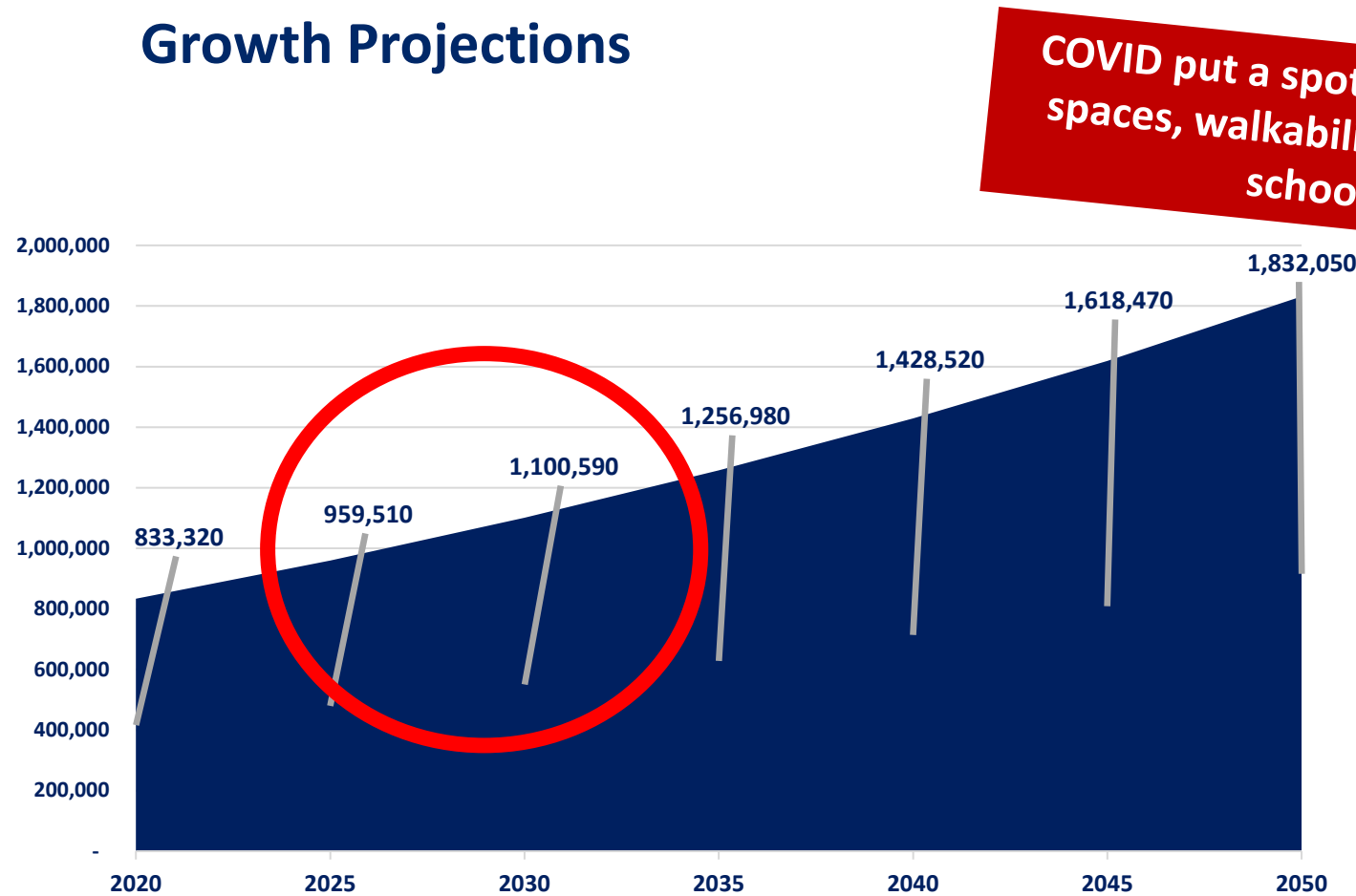
Fort Bend County has added as many people in the last 10 years as the City of Houston!





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Growth Projections

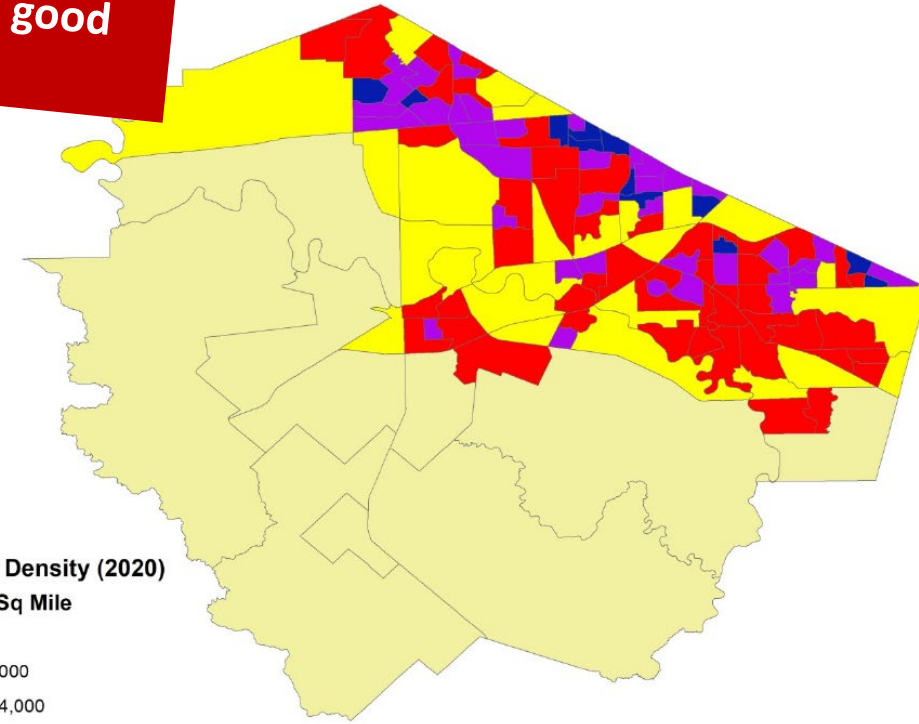


COVID put a spotlight on open spaces, walkability, and good schools

Population Density (2020)

People Per Sq Mile

- <= 500
- 501 - 2,000
- 2,001 - 4,000
- 4,001 - 6,000
- 6,001 - 10,000



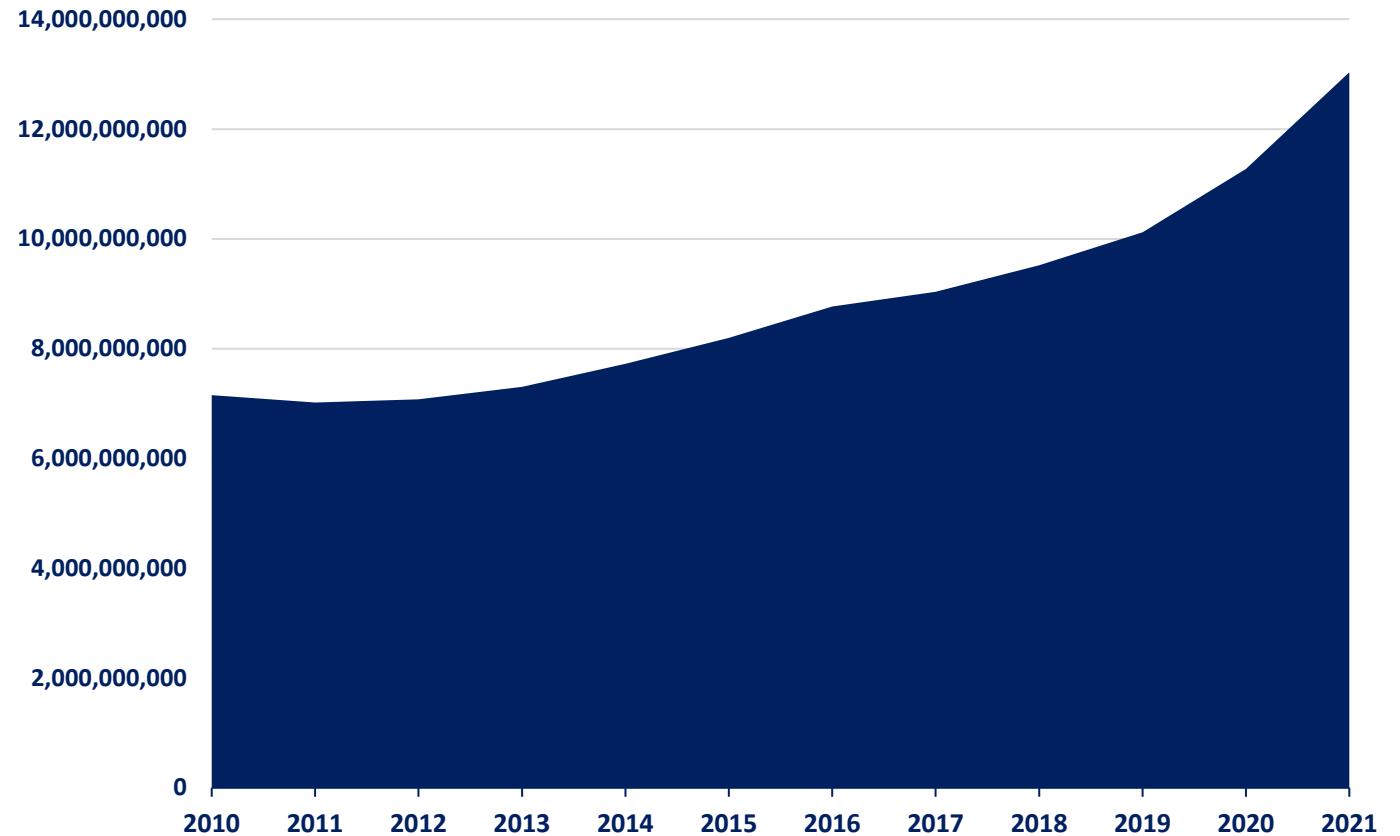
Map Courtesy of The Kinder Institute



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Commercial Development

- Fort Bend County has grown 82.2% in commercial values from 2010 to 2021
- 15,000 Establishments
- \$13 Billion Commercial Value
- Approximately 50% undeveloped
- Development (West side of county)
- Redevelopment (East side of county)



Source: Bureau of Labor Statistics

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So, Why Fort Bend? Why do people and businesses race to Fort Bend



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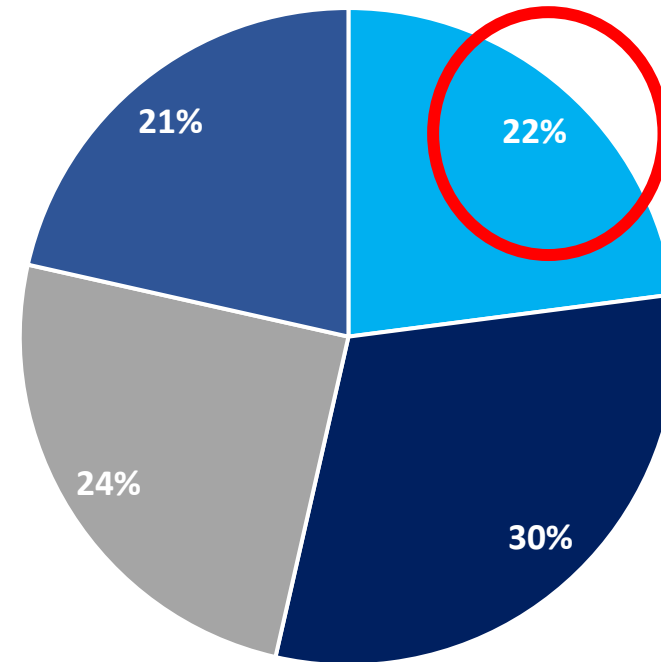
Population Diversity

- Most diverse county in the Greater Houston Region
- One of the most diverse counties in the United States
- Foreign born population is 28.4%, compared to Texas at 17%

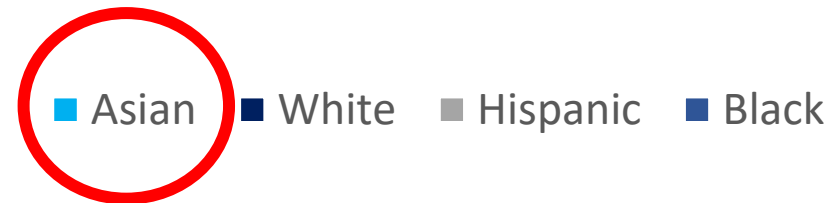
Source: U.S. Census

“One of America’s great demographic success stories!”

*Bill Fulton, Director,
Kinder Institute For Urban Research*



Fastest growing demographic group in Fort Bend County

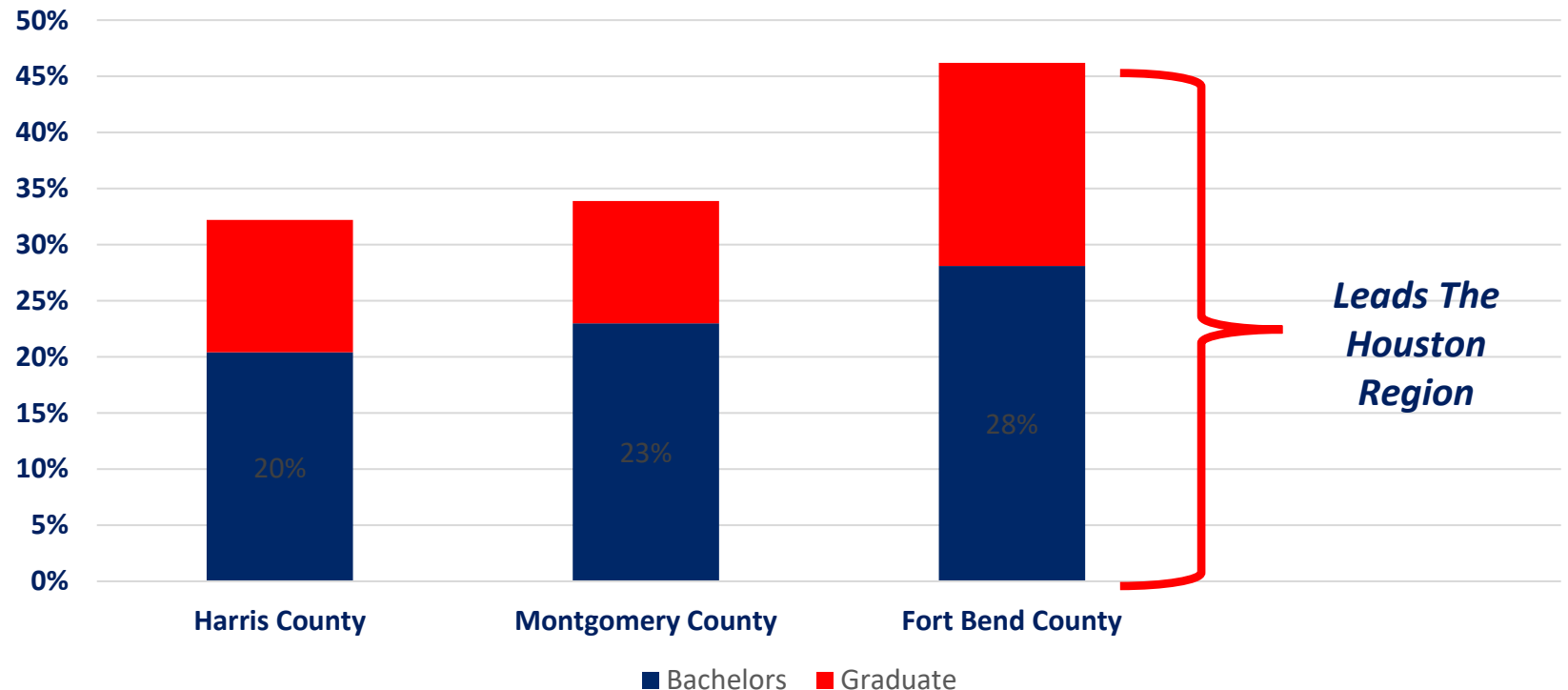


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Most Educated Population In The Region

- Fort Bend County has the highest level of educational attainment.
- 46.5% have a bachelor's degree or higher
 - Harris County: 32.3%
 - Montgomery County: 34.9%

The "Big 3"- Largest Counties In Greater Houston



Source: US Census/American Community Survey, 2020

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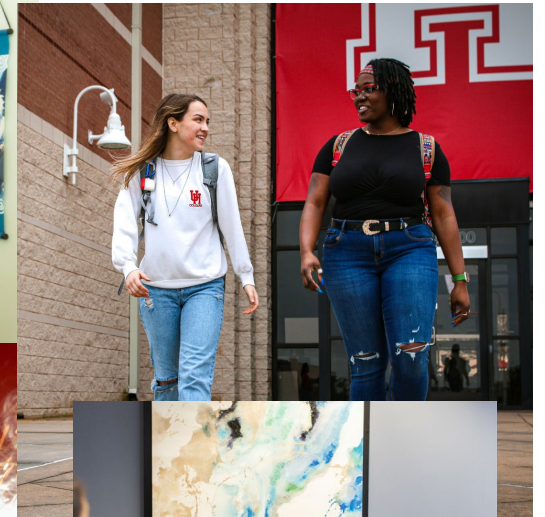
- 6 School Districts
 - 3rd most diverse school district in Texas (FBISD)*
 - 5th and 8th largest districts (Katy ISD, FBISD)*
- University of Houston at Sugar Land
 - Tier One University*
 - College of Technology*
- University of Houston- Katy
- Houston Community College- Stafford
 - Advanced Manufacturing Center for Excellence*
- Houston Community College- Missouri City
- Texas State Technical College
- Wharton County Junior College

Source: US Census; American Community Survey, 2020 Niche, 2022

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Exceptional Workforce

- County's diverse, educated workforce continues to grow, now over 395,000
- The county's labor shed (regional force) is nearly 3.5 million strong
- Upskilling and workforce training at local colleges, universities, and Workforce Solutions
- County labor force commutes on average 33.5 minutes per day- looking for local employment center!



Possibly most important factor in development pre-post COVID

Source: Bureau of Labor, US Census/American Community Survey



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Infrastructure and Access

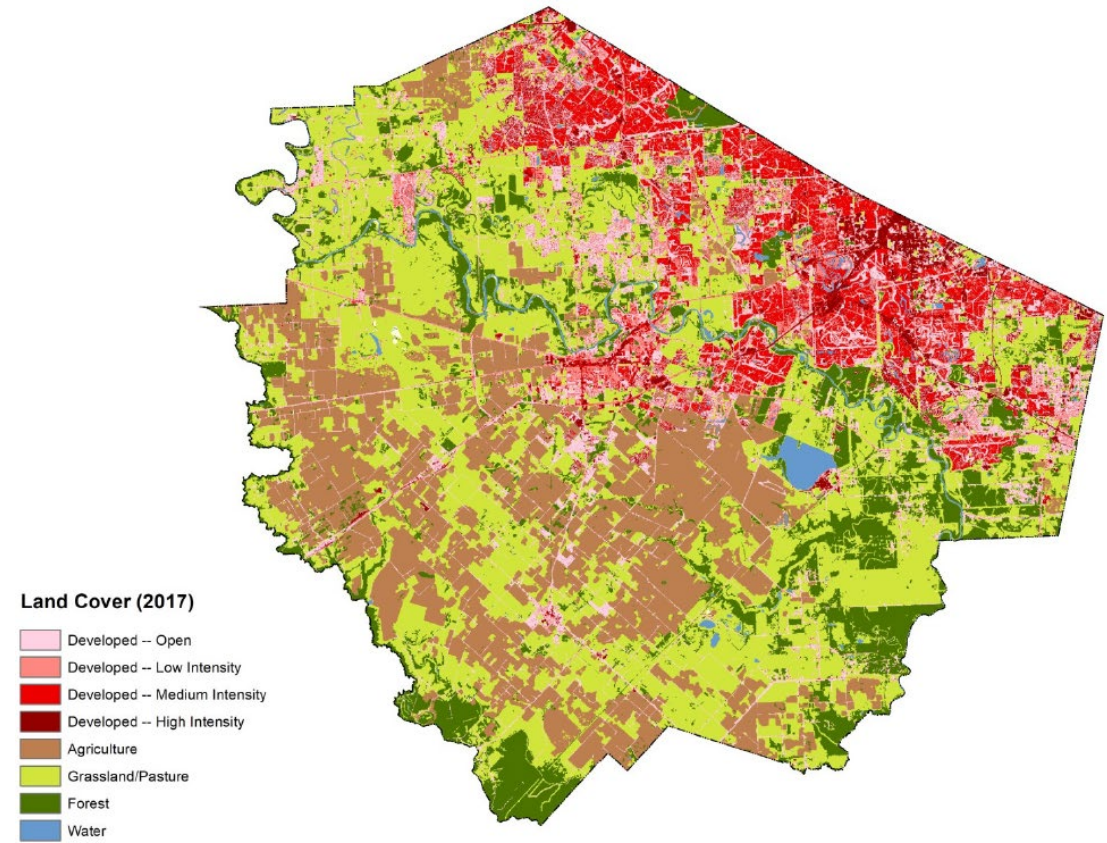
- Access to markets across Texas
San Antonio, Dallas, Austin, Houston, and the Rio Grande Valley
- Access to markets across the US
Centrally located to reach markets in the Mid-West and the Atlantic and Pacific coasts
- Access to deep water port capable of accepting container ships coming through the Panama Canal- deepest Port In Texas; additive to Port Houston, not competitive
Goods moved into Houston and other US markets via Highway 36A.
- Three Class I Rail lines that converge in Rosenberg
Products moved across the US and into Canada
- Interstate 69, Highway 36A, US Highway 90, Fort Bend Toll Road, Grand Parkway, Westpark Toll Road
Connecting Fort Bend to Greater Houston and beyond
- A network of MUDs and LIDs to support development and provide flood protection
Development and protection costs borne by the user to speed up development

**Supply Chain Challenges
Highlighted Need For Access To
Markets- not going back**

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Available Land

- 900 square miles, yet only 50 percent developed
- Land available directly adjacent to major highways, Interstates, and toll roads with access to markets
- Many large tracts of land with single landowners
- Four deed-restricted business parks, with access to roads and/or rail and shovel-ready sites



Map Courtesy of The Kinder Institute

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Quality of Life- Living In Fort Bend

- Home Ownership: 183,583
- Median Household Income \$101,293
- Strongest purchasing power in the region
- Most diverse population in the region
- Highest educated population in the region
- 2nd Richest county in Texas
- Average Home Price 2021: \$389,227
- Award winning master-planned communities: 3 MPCs in the top 50 nationwide
- 4 Mixed-Use Centers
- Highest Innovation Index in the region
- Open spaces, lots of green space, walkable communities

**More important than ever
since COVID- talent attraction**



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Quality of Life- Living In Fort Bend

- Lowest Poverty Rate In Greater Houston
- Best County For Families In Greater Houston, 2nd in Texas, 11th in US
- 3rd Healthiest County In Texas
- 4th Fastest Gaining Population in US
- 7th Best Public Schools in Texas
- 8th Best County In Texas For Young Professionals
- 16th Best County For Talent Attraction In US
- 9th In US For Job Growth To Population Growth
- 39th In US for Skilled Job Growth

Source: U.S. Census, SmartAsset, Stats America, Niche, & Real Estate Consulting EMSI



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Commercial Activity Robust

- Remained steady during COVID; has begun to pick back up
- County GDP 2021: \$25 Billion; \$4 Billion in 1986
- In 2020, there were 14,093 total residential permits valued at \$3 Billion
- 15,378 business establishments in Fort Bend
- Activity highest in the supply chain, manufacturing, and energy
- Target industries include food and beverage manufacturing, advanced manufacturing, logistics, and supply chain, research and development, and corporate office

Fort Bend's Largest Employers



Source: Bureau of Economic Analysis; US Bureau of Labor Statistics

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Recent Development Projects

- Bluebonnet Nutraceuticals (2021)- *expansion*
- Accredo Packaging, Inc (2021 and 2019)- *expansion*
- Biotics Research Corporation- *expansion*
- Frito-Lay (2020, 2019)- *expansion*
- Sage Dulles Industrial Redevelopment- new project
- Amazon (Missouri City and Richmond)- new projects
- Braes Bayou Power Station- new project
- WetSounds- new project
- Transwestern- new project
- Old 300 Solar (one of four solar projects with more than \$1 billion in CapEx)



Remote working impacts some office (not all); industrial growth continues to be strong

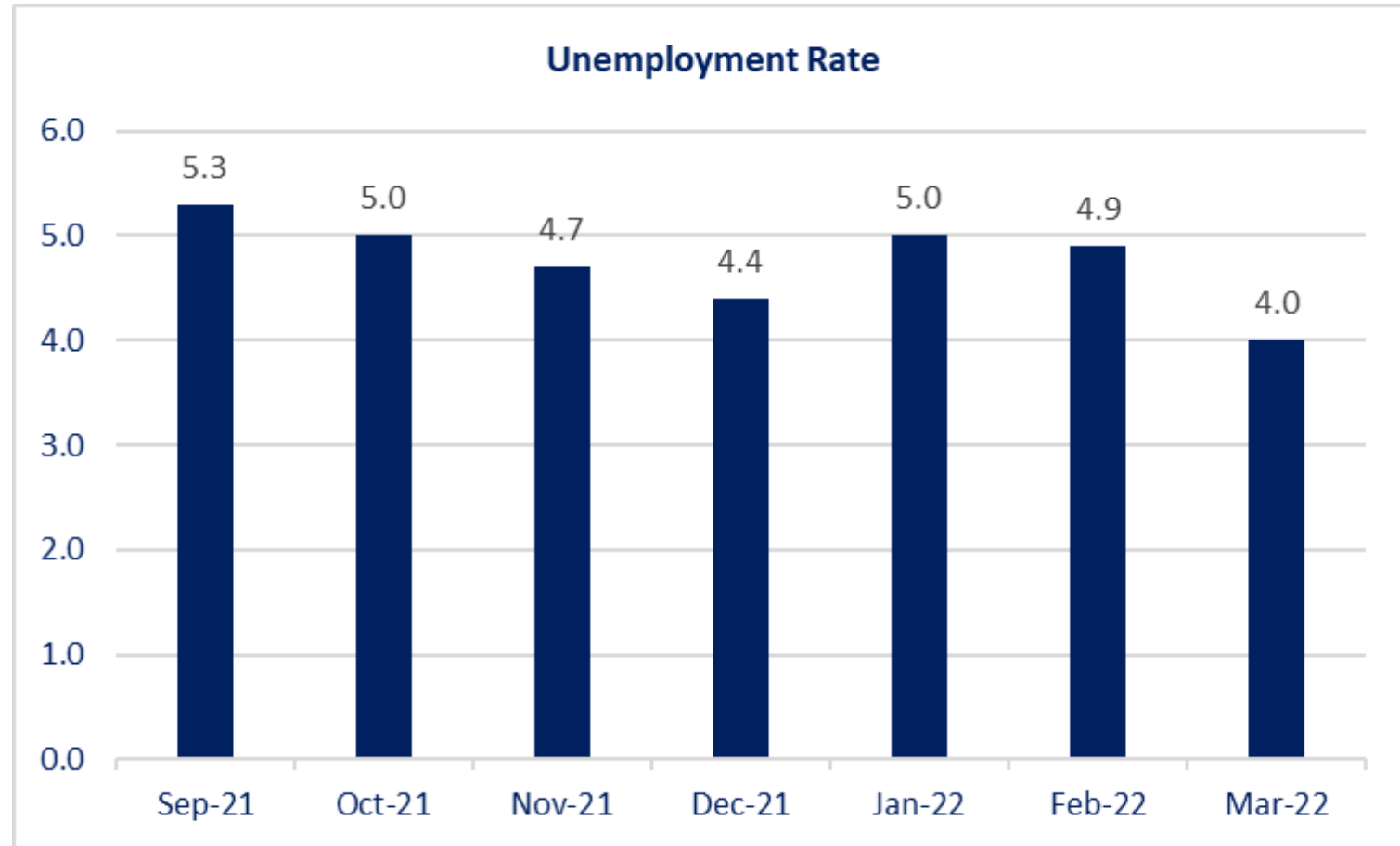


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Where Are We Now?

March 2022

- **Employment-** 396,983
- **Civilian Labor Force-** 413,508
- **Unemployment-** 16,525 (4.0%)



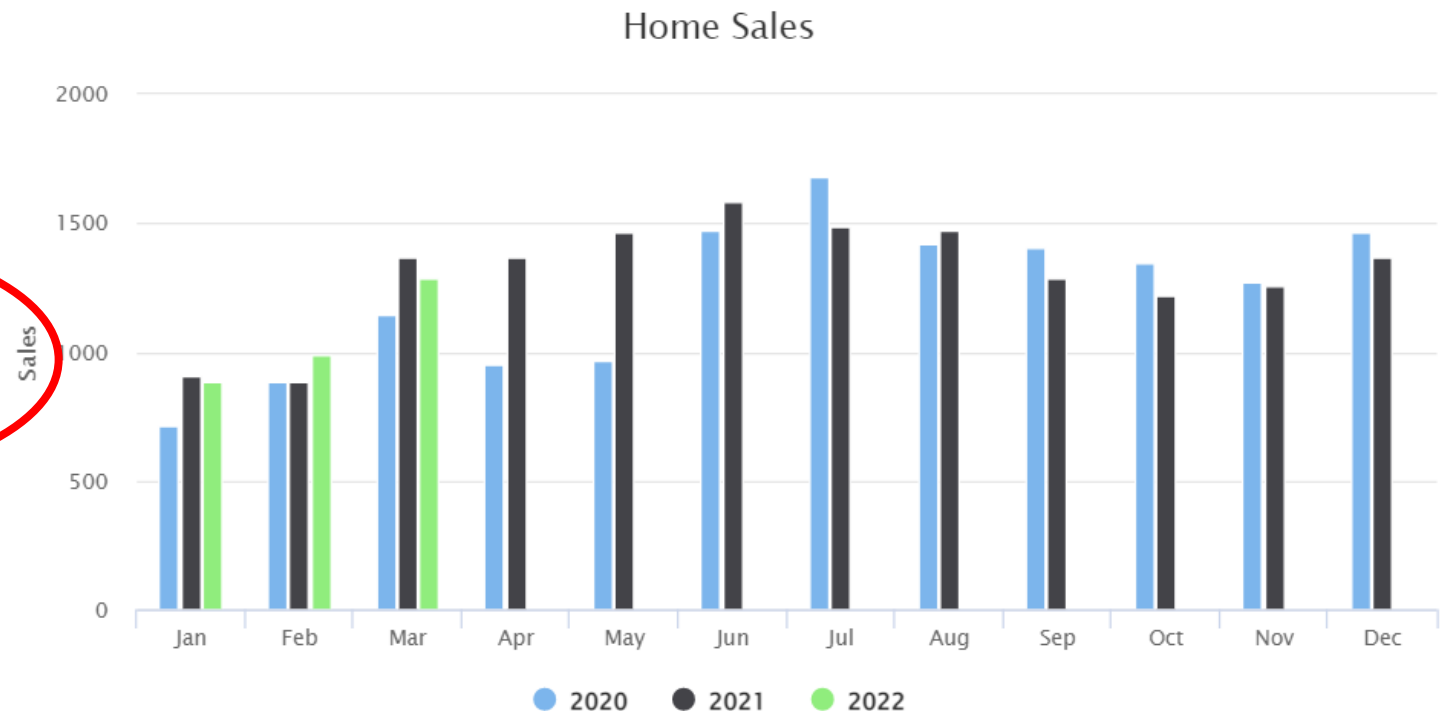
Source: Texas LMI & FRED

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Where Are We Now?

March 2022

- **Sales- 289**
- **Average Home Price- \$429,267**
- **Median Home Price- \$395,886**
- **Total Listings- 961**
- **Months Inventory- 0.7**



Highcharts.com

Source: Texas A&M Real Estate

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The Next Big Things In Economic Development: *Entrepreneurialism, Housing, Worse Before Better*

- More small businesses were opened in 2020 than ever before and more are projected for 2021
- ***Crisis breeds entrepreneurialism***
- Develop an ecosystem to support and grow innovation
- Reshoring is expected but is very long-term and complicated. Companies have to shift resources, talent, and expectations
- Workforce will continue to be the differentiator
- Affordable workforce housing is critical
- Inflation is slowing growth
- Supply chain will get worse before it gets better

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Stay In Touch

- Website award winning last October
- Almost 100,000 sessions on our website
- Tools for research and to share with your team/clients
- Social media impressed the Fort Bend brand over 4 million times last fiscal year

