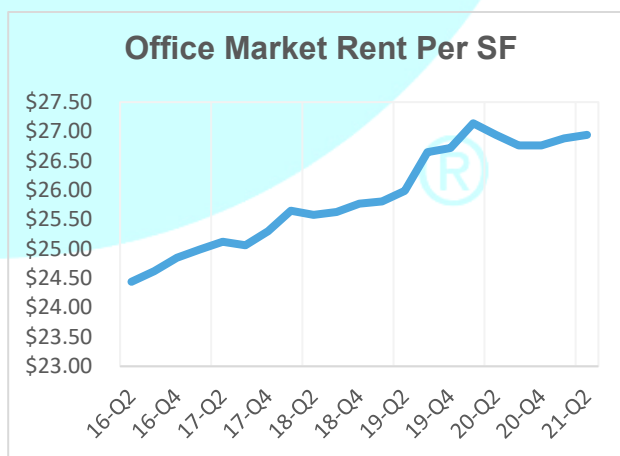
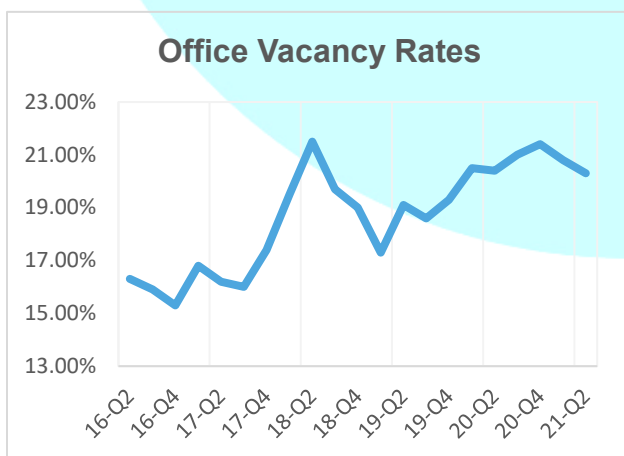
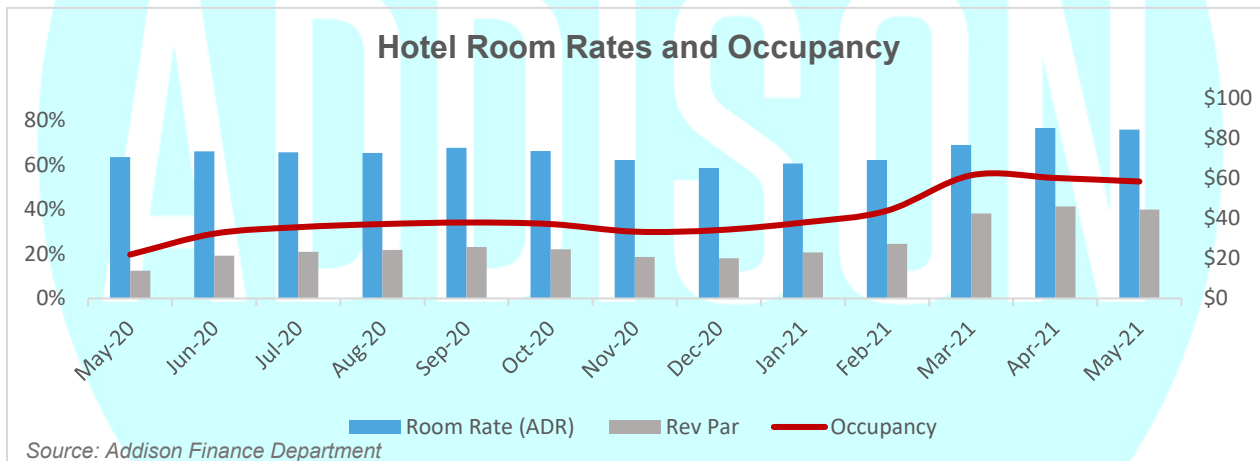
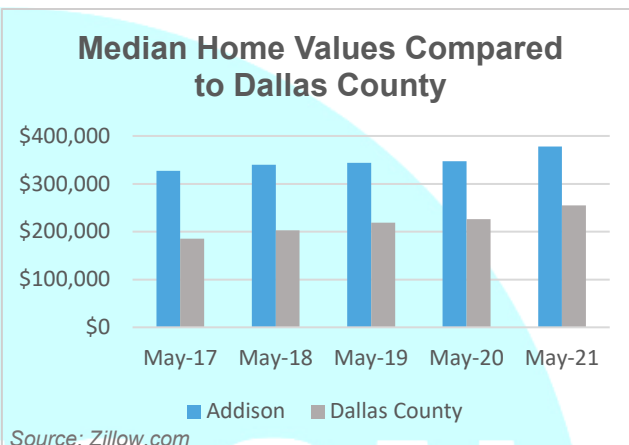
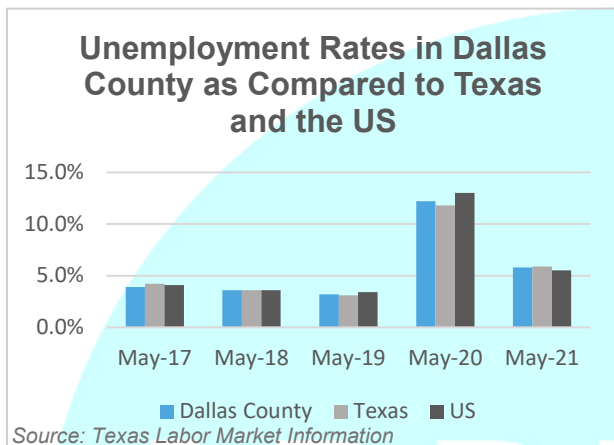
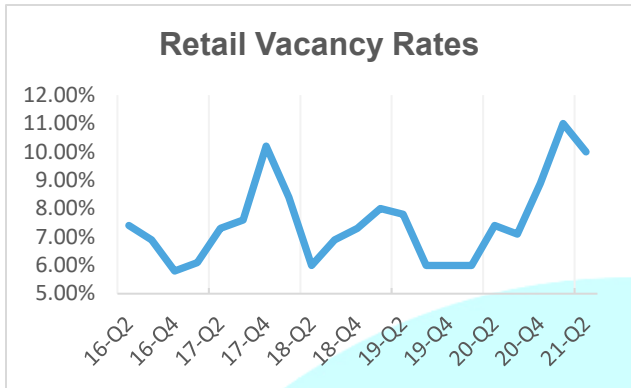




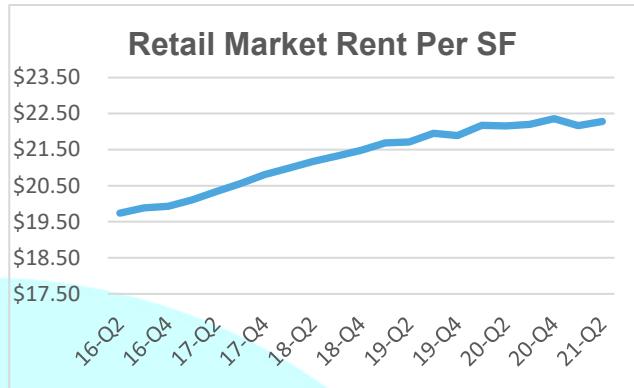
Addison Economic Pulse

May 2021

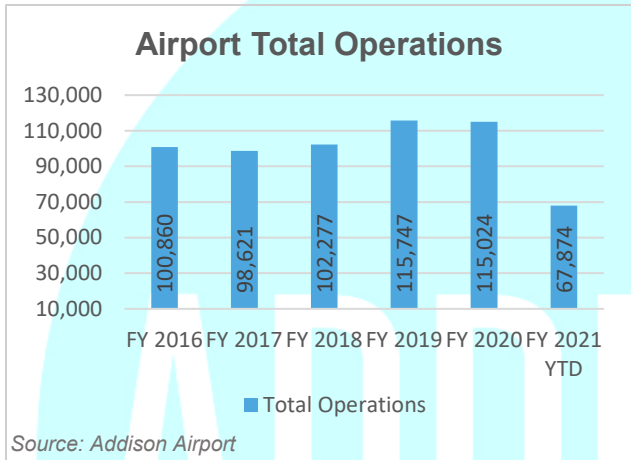




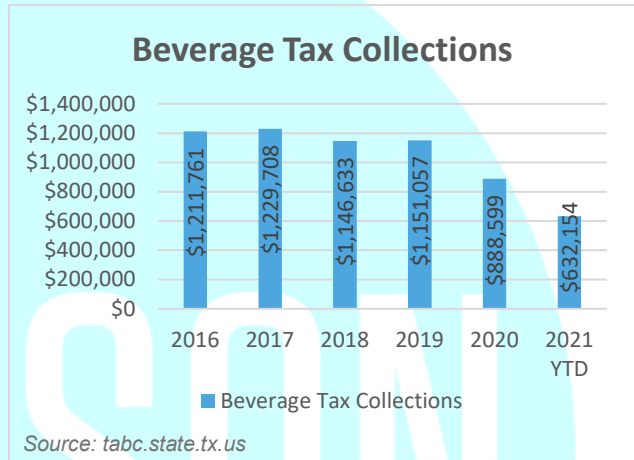
Source: CoStar



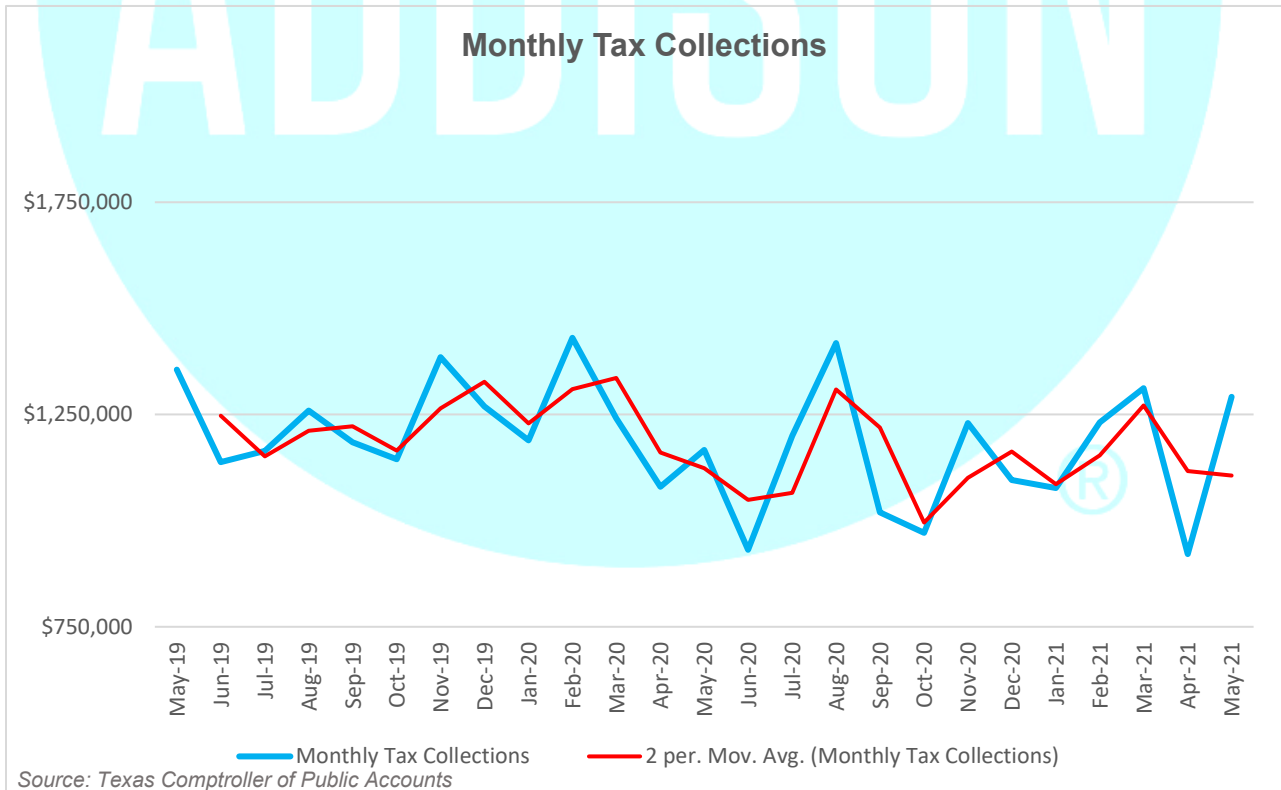
Source: CoStar



Source: Addison Airport



Source: tabc.state.tx.us



Source: Texas Comptroller of Public Accounts

May 2021 Certificates of Occupancy

| N/E | Company | Square Feet | Industry | Location |
|-----|----------------------------------|-------------|--------------|---------------------|
| E | Trinity Industries | 6,564 | Aerospace | 15809 Addison Rd |
| N | Brentwood | 6,794 | Restaurant | 5318 Belt Line Rd |
| N | Big Yummy | 1,686 | Restaurant | 16246 Midway Rd |
| N | Jeni's Splendid Ice Creams | 1,900 | Restaurant | 5290 Belt Line Rd |
| E | Pacific Integrated Handling | 10,600 | Distribution | 4109 Lindbergh Dr |
| N | Texas Health Resources | 3,000 | Medical | 4135 Belt Line Rd |
| E | Phoenix Construction | 1,941 | Construction | 4318 Sunbelt |
| E | eWomenNetwork | 4,305 | Organization | 14900 Landmark Blvd |
| N | Mutual of Omaha | 5,946 | Insurance | 14131 Midway Rd |
| E | Family First Life of North Texas | 821 | Insurance | 14800 Quorum Dr |
| E | TDB Group | 10,600 | Misc | 4202 Beltway Dr |
| N | Academy Locksmith | 10,600 | Misc | 4202 Beltway Dr |
| E | Sessions & Associates, PLLC | 1,235 | Law | 15051 Dallas Pkwy |
| E | MAGS3 Holdings | 1,604 | Misc | 4950 Keller Springs |
| N | Code Blue Solar | 1,350 | Energy | 14651 Dallas Pkwy |
| N | Strawn Petroleum | 6,345 | Energy | 14951 Dallas Pkwy |
| E | Prestonwood Place LP | 1,535 | Property | 5294 Belt Line |
| E | Studio V + V | 1,360 | Photography | 15570 Spectrum |
| E | Adorn Body & Beauty | 1,000 | Salon | 15560 Spectrum |
| E | Vape Plus | 800 | Misc | 5100 Belt Line |
| N | VOP Partners LLC | 2,697 | Misc | 5100 Belt Line |
| E | Elan Addison Grove | 13,278 | Multifamily | 14963 Oak St |
| E | Loved and Found | 4,218 | Gifts | 4651 Airport Rd |
| N | Volleman's Home Delivery | 5,136 | Food Service | 4407 Westgrove |
| E | Lone Star Consulting | 1,816 | Consulting | 4306 Sunbelt Dr |
| N | No. 1 Made Construction | 30,180 | Construction | 14655 Midway Rd |
| E | 5D Global Distributions | 5,910 | Logistics | 4405 Westgrove |



ED Updates:

Analysis:

The data provided regarding the Town of Addison is up to date as of May 31, 2021. Data included provides information on the Town of Addison and how it competes on a regional and state level. As shown in the charts on page one, Dallas County historically fares better in unemployment than the rest of Texas and the United States. Following the high unemployment rates caused by the COVID-19 pandemic, unemployment rates throughout the country and region have fallen in recent months. In the month of May, Dallas County, and the State of Texas' unemployment both fell to under 6%, the lowest they have been since the beginning of the pandemic. Unemployment rates in Dallas County and Texas are slightly higher than the rest of the United States which has an unemployment rate of 5.5%. Housing values fare much better in Addison than Dallas County, with a median home value of \$377,000 dollars as compared to an average value of \$254,000 in the county.

Sales tax collections have been steadily increasing since the end of of 2020. Addison's collections are showing a possible retail rebound from the pandemic driven recession, with May 2021 roughly equaling May 2019's pre-pandemic sales tax collections.

Mixed beverage tax collections have rebounded in 2021 with \$632,134 collected so far. This puts Addison on pace to outpace the 2019, pre-pandemic tax collection level.

Addison's office vacancy rates have decreased since their pandemic peak of 21.4% in Quarter 4 of 2020, decreasing to their current rate of 20.3%. Office rental price per square foot has held steady at just under \$27 throughout the year. Retail vacancy increased to its pandemic peak of 11% in quarter 1 of 2021, it has since fallen to 10% in the current quarter.

The Addison Airport continues to be one of Addison's major economic drivers. The total operations, which include inbound and outbound flights, for FY 2020 was 115,024. The airport overperformed and matched the total operations in FY 2019 in FY 2020. The airport is rebounding from its slow start to FY 2021 with 67,874 inbound and outbound flights as of May. The slower pace is due to a slowdown of operations during the winter storm in February.

Addison hotels continued to see an increase in occupancy rates in May, with an average occupancy rate of 53% for the month, holding relatively steady from March. The average daily room rate for the hotels in the month of May is holding steady from April at \$84 a day. Addison hotel occupancy rates dropped drastically to 14% in April 2020 due to the ongoing pandemic but have maintained an occupancy rate of over 30% since July 2020.

The Addison Economic Development team is currently reaching out to class A office building property managers to survey their current tenant occupancy and the estimated timetable for businesses to fully return to the office, with the following results:

- On average class A buildings are operating at ~45% tenant occupancy, with most employees continuing to work from home.
- Most property managers indicated that the majority their tenants would require employees to fully return to the office between July and September.