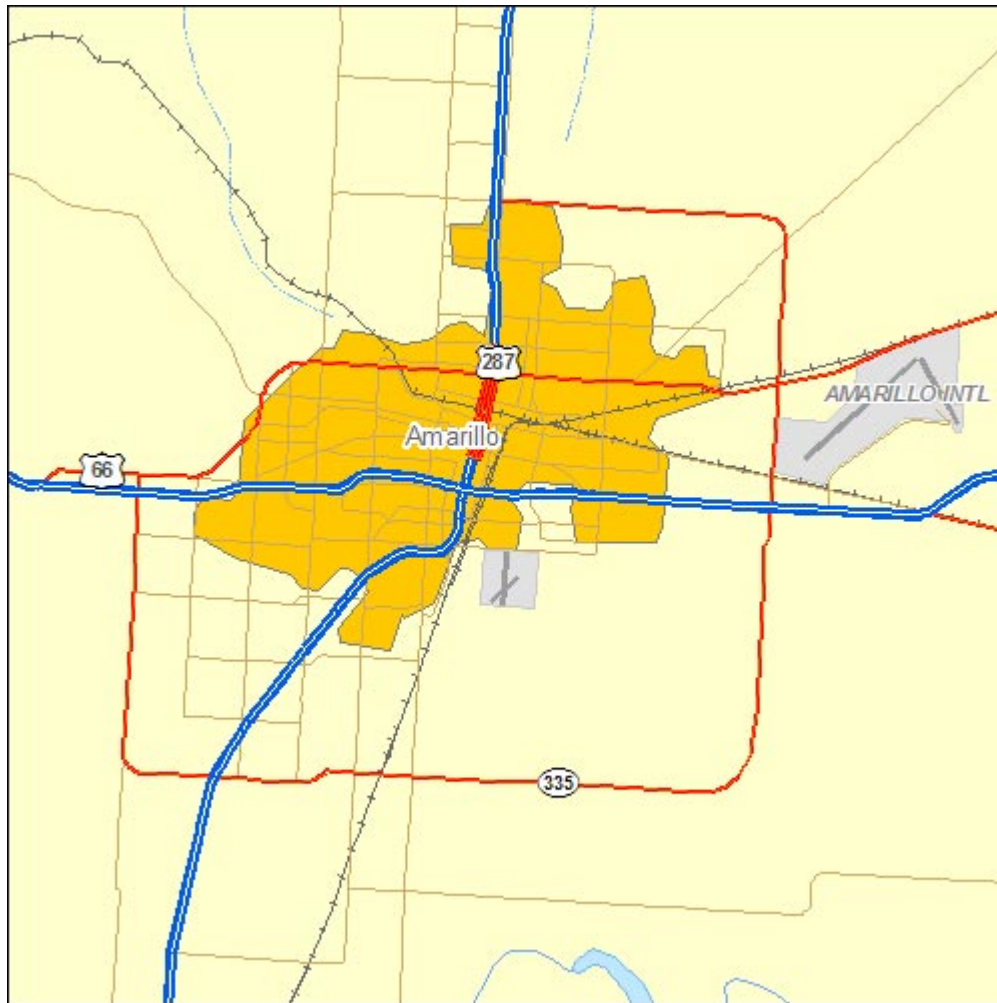


Amarillo Market Overview 2004

Amarillo

Amarillo, which is home to the Big Texan and its famous 72-oz. steak, was first settled in 1887. Rail growth through the 1890s allowed Amarillo to become the world's greatest cattle-shipping market. Over the years, Amarillo has developed a reputation for being a hard-working town built on agriculture and energy production. Amarillo has the world's largest natural gas development and provides pipelines to many large cities and thousands of towns connecting through to the Atlantic seaboard. The world's second largest gas field is also being developed in the area. Amarillo is a regional retail and health center that serves parts of Oklahoma, New Mexico and Kansas, as well as the Texas Panhandle.

Quick Facts	
Land Area	1,823.68 square miles
Population Density (2000)	119 people per square mile
Counties	Potter, Randall
Area Cities and Towns	Amarillo, Bishop Hills, Bushland, Canyon, Lake Tanglewood, Palisades Village, Timbercreek Canyon, Umbarger



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Amarillo Market Overview 2004 Demographics

Amarillo MSA Population

Year	Population	Percent Change
1990	187,514	-0.6
1991	189,971	1.3
1992	192,732	1.5
1993	196,527	2.0
1994	200,422	2.0
1995	206,564	3.1
1996	208,960	1.2
1997	211,109	1.0
1998	212,843	0.8
1999	215,810	1.4
2000	217,858	0.9
2001	220,275	1.1
2002	222,915	1.2

Source: U.S. Census Bureau

County Population Growth

County	2002 Population	Growth 1990 - 2002 (percent)
Potter	116,093	18.7
Randall	106,822	19.1

Source: U.S. Census Bureau

Area Cities With 10,000 or More Residents

City	2000 Population	Growth 1990-2000 (percent)
Amarillo	173,627	10.0
Canyon	12,875	12.7

Source: U.S. Census Bureau

Texas Metropolitan Area Population Change, 1990 - 2002

Metropolitan Area	1990 Population	2002 Population	Percent Change
McAllen-Edinburg-Mission	383,545	614,474	60.2
Austin-San Marcos	846,227	1,349,291	59.4
Laredo	133,239	207,611	55.8
Dallas	2,676,248	3,743,254	39.9
Brownsville-Harlingen-San Benito	260,120	353,561	35.9
Brazoria County	191,707	257,256	34.2
Houston	3,321,911	4,420,081	33.1
Fort Worth-Arlington	1,361,034	1,802,465	32.4
Texas	16,986,335	21,779,893	28.2
Bryan-College Station	121,862	156,099	28.1
San Antonio	1,324,749	1,660,205	25.3
Killeen-Temple	255,299	319,163	25.0
Galveston-Texas City	217,396	261,219	20.2
Tyler	151,309	181,437	19.9
Sherman-Denison	95,019	113,860	19.8
Amarillo	187,514	222,915	18.9
El Paso	591,610	697,562	17.9
Waco	189,123	217,713	15.1
Victoria	74,361	84,932	14.2
Lubbock	222,636	247,574	11.2
Longview-Marshall	193,801	212,288	9.5
Corpus Christi	349,894	382,188	9.2
Texarkana	120,132	131,027	9.1
Wichita Falls	130,351	138,960	6.6
Odessa-Midland	225,545	239,981	6.4
Beaumont-Port Arthur	361,218	382,242	5.8
Abilene	119,655	125,647	5.0
San Angelo	98,458	103,018	4.6

Source: U.S. Census Bureau

Amarillo MSA Projected Population

Year	Texas State Data Center (Scenario 0.5)	Texas Water Development Board
2005	230,898	-
2010	244,037	261,743
2015	257,285	-
2020	270,694	293,020

Sources: Texas State Data Center and Texas Water Development Board

Household Composition

	Amarillo MSA	Texas
Average household size (2000)	2.55	2.74
Population younger than 18 (2000, in percent)	27.1	28.2
Population 65 and older (2000, in percent)	11.8	9.9

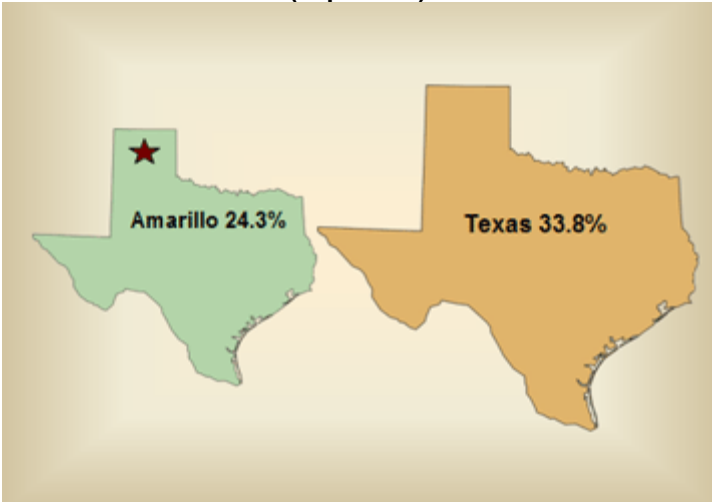
Source: U.S. Census Bureau

**Distribution by Race and Hispanic or Latino Origin
 (in percent)**

	Amarillo MSA		Texas	
	1990	2000	1990	2000
White	79.4	79.1	60.8	71.0
Black	5.0	5.9	11.7	11.5
Asian	1.6	1.8	0.3	2.7
American Indian	0.7	0.8	1.8	0.6
Other	0.1	10.3	0.1	11.7
Two or more races*	-	2.1	-	2.5
Hispanic origin (of any race)	13.2	19.6	25.3	32.0

* For the 2000 Census, the Census Bureau changed the "race" options, allowing people to report their race as "other" or as two or more races.
 Source: U.S. Census Bureau

**Projected Population Growth, 2000-2020
(in percent)**



Source: Texas State Data Center (Scenario 0.5)

Amarillo Market Overview 2004 Education

**Educational Level, Persons Age 25 and Older
 2000 (in percent)**

Level of Education	Potter County	Randall County	Texas
High school graduate	29.3	23.4	26.3
Some college, no degree	23.2	29.9	21.7
Associate's degree	5.0	7.4	5.2
Bachelor's degree	8.7	19.6	16.1
Graduate or professional degree	4.8	9.3	7.4

Source: U.S. Census Bureau, 2000 Census

Local College and University Enrollment

School	Spring 2002	Fall 2002	Spring 2003	Fall 2003	Spring 2004
Amarillo College	-	9,144	8,981	10,121	9,656
West Texas A&M University	6,247	6,780	6,408	7,023	6,726 *

*Estimated

Sources: Educational institutions

Amarillo Market Overview 2004 Employment

Top Ten Employers

Employer	Sector	Employees
Amarillo Independent School District	Education	3,962
Tyson Foods	Beef slaughter and processing	3,780
BWXT, Pantex	Ordinance disassembly and maintenance	3,213
Baptist St. Anthony's Health Systems	Medical care	2,821
City of Amarillo	Government	1,908
Northwest Texas Healthcare Systems	Medical care	1,785
Burlington Northern Santa Fe	Rail transport	1,435
Amarillo College	Education	1,289
Texas Department of Criminal Justice	Correction units	1,189
Affiliated Foods Inc.	Food distributor	1,052

Source: Amarillo Economic Development Corporation Oct. 2003

Top Ten Private Employers

Employer	Sector	Employees
Tyson Foods	Beef slaughter and processing	3,780
BWXT, Pantex	Ordinance disassembly and maintenance	3,213
Baptist St. Anthony's Health Systems	Medical care	2,821
Northwest Texas Healthcare Systems	Medical care	1,785
Burlington Northern Santa Fe	Rail transport	1,435
Affiliated Foods Inc.	Food distributor	1,052
Xcel Energy	Electric production/distribution	825
Hastings	Retail chain, headquarters	683
Owens Corning Fiberglas	Fiberglass reinforcement production	660
AIG	Insurance operations center	596

Source: Amarillo Economic Development Corporation Oct. 2003

Employment Growth by Industry - 2003

	Amarillo	Texas
Employment growth (percent)	1.5	-0.5
Unemployment rate (percent)	3.9	6.8
New jobs	1500	-49,800
Employment growth by sector (percent)		
Manufacturing	-1.2	-5.0
Construction	-2	-3.0
Natural Resources and Mining	0	0.6
Trade, Transportation and Utilities	-0.9	-1.8
Information	4.2	-5.8
Financial Activities	1.7	0.9
Professional and Business Services	9.7	-1.1
Educational and Health Services	3.5	3.3
Leisure and Hospitality	4.7	1.2
Government	1.1	1.3
Total Nonfarm	1.5	-0.5

Source: Texas Workforce Commission and U.S. Bureau of Labor Statistics

Texas Metropolitan Area Employment Change, 1990 - 2003

Metropolitan Area	1990 Employment	2003 Employment	Percent Change
Austin-San Marcos	454,618	746,750	64.3
Laredo	48,766	77,065	58.0
McAllen-Edinburg-Mission	128,560	197,870	53.9
Brownsville-Harlingen-San Benito	90,866	131,457	44.7
Bryan-College Station	58,292	82,368	41.3
San Antonio	587,550	796,235	35.5
Killeen-Temple	87,724	117,801	34.3
Tyler	70,970	93,561	31.8
Dallas	1,467,668	1,916,607	30.6
Texas	8,071,312	10,284,203	27.4
Fort Worth-Arlington	721,875	915,919	26.9
Houston	1,720,152	2,180,719	26.8
Victoria	34,648	43,652	26.0
Amarillo	92,967	113,051	21.6
El Paso	229,358	274,926	19.9
Lubbock	107,823	128,854	19.5
Waco	86,347	102,310	18.5
Longview-Marshall	86,048	100,952	17.3
Odessa-Midland	104,401	120,374	15.3
Corpus Christi	150,142	172,705	15.0
San Angelo	43,587	49,798	14.2
Brazoria County	93,552	105,320	12.6
Abilene	52,389	58,513	11.7
Sherman-Denison	43,804	48,866	11.6
Wichita Falls	56,897	62,812	10.4
Galveston-Texas City	105,423	114,327	8.4
Texarkana	51,575	55,658	7.9
Beaumont-Port Arthur	157,435	167,915	6.7

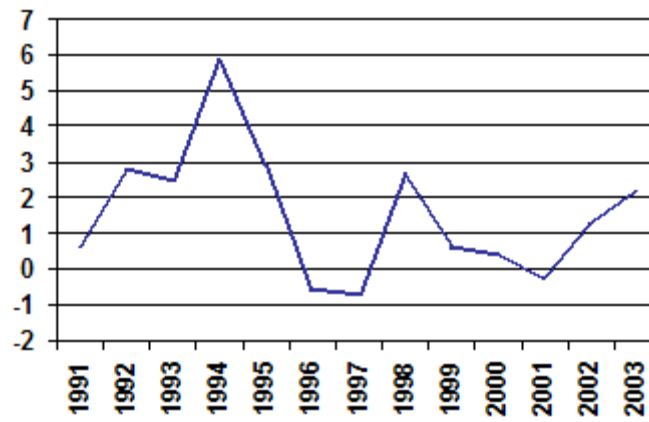
Source: U.S. Bureau of Labor Statistics and The Real Estate Center

Amarillo MSA Employment

Year	Employment	Percent Change
1990	92,967	-
1991	93,549	0.6
1992	96,170	2.8
1993	98,592	2.5
1994	104,286	5.8
1995	107,291	2.9
1996	106,639	-0.6
1997	105,843	-0.7
1998	108,550	2.6
1999	109,172	0.6
2000	109,562	0.4
2001	109,256	-0.3
2002	110,631	1.3
2003	113,051	2.2

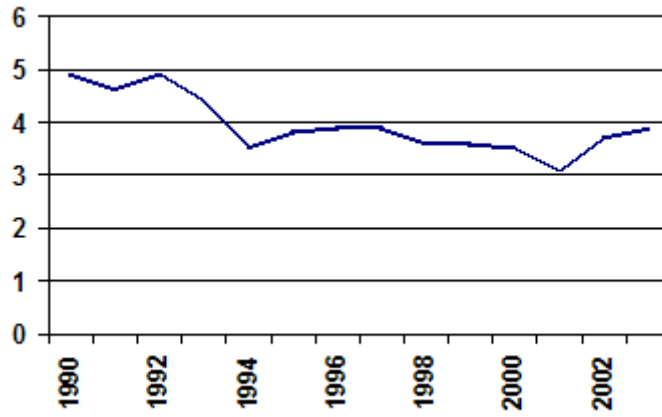
Source: U.S. Bureau of Labor Statistics

Annual Percent Change in Amarillo MSA Employment



Source: U.S. Bureau of Labor Statistics

**Amarillo MSA Unemployment Rate
(in percent)**



Source: U.S. Bureau of Labor Statistics

Amarillo Market Overview 2004

Economy

Amarillo MSA Gross Retail Sales

Year	Total Sales	Sales per Capita
1990	\$1,761,874,522	\$9,396
1991	1,928,463,624	10,151
1992	1,901,682,703	9,867
1993	2,059,379,066	10,479
1994	2,277,486,211	11,363
1995	2,386,614,252	11,554
1996	2,460,643,037	11,776
1997	2,521,568,916	11,944
1998	2,586,534,030	12,152
1999	2,716,226,148	12,586
2000	2,899,911,087	13,311
2001	2,952,781,712	13,405
2002	3,027,352,651	13,581
State Average 2002: \$12,143		

Source: Texas Comptroller's Office

Amarillo Market Overview 2004 Infrastructure

Amarillo Airline Boardings

Airport	1998	1999	2000	2001	2002	2003
Amarillo International Airport Enplaned (int'l & national)	435,336	434,110	441,975	423,297	388,938	384,521

Source: Amarillo International Airport

Amarillo Market Overview 2004

Public Facilities

Amarillo City Public Facilities Building Permits



Amarillo City Building Permit Office

Amarillo Market Overview 2004

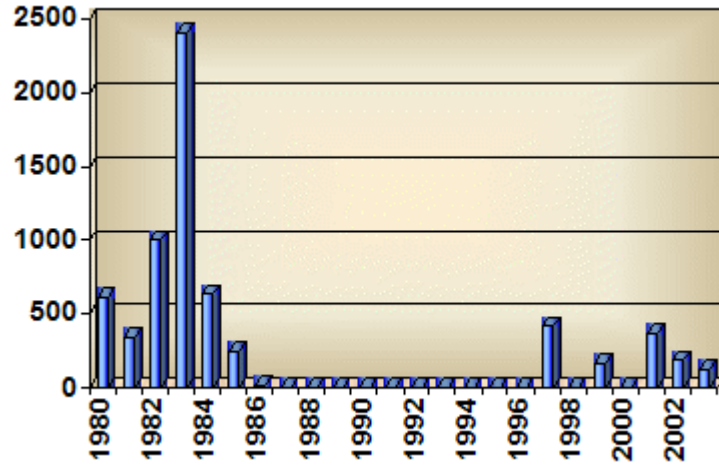
Multifamily

Amarillo Apartment Statistics 2003

	Amarillo	Texas Metro Average
Average rent per square foot	\$0.63	\$0.79
Average rent for units built since 2000	\$0.60	\$0.91
Average occupancy (percent)	93.7	92.1
Average occupancy for units built since 2000 (percent)	94.5	90.8

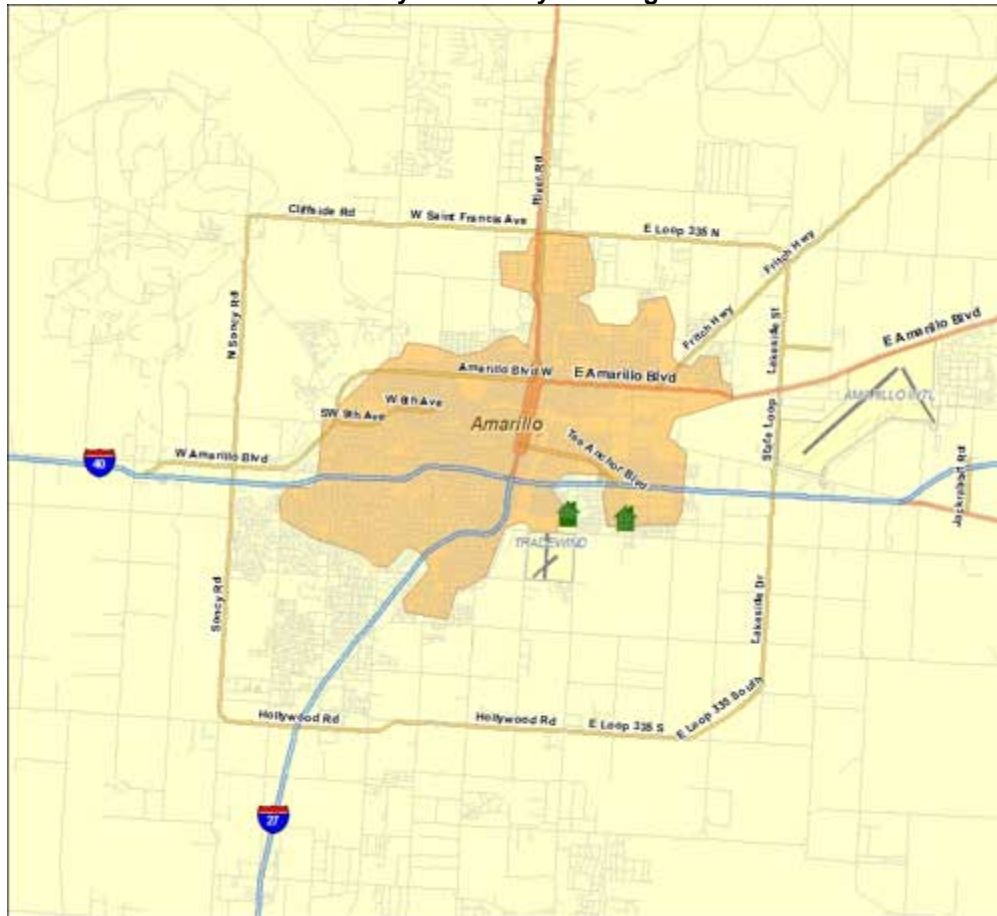
Source: Apartment MarketData Research

**Amarillo MSA Multifamily Building Permits
 (5+ Family Bldg. Permits in units)**



Source: U.S. Census Bureau

Amarillo City Multifamily Building Permits



Amarillo City Building Permit Office

Amarillo Market Overview 2004 Housing

Housing Affordability - Fourth Quarter 2003

	Percent of Households That Can Afford Median-priced Home	THAI*	THAI for First-time Homebuyers
Amarillo MSA	61	1.20	0.97
Texas MLS Total	54	1.06	0.92
U.S. Total	55	1.06	0.77

- The THAI is the ratio of median household income to the income required to buy the median priced home using currently available mortgage financing. Standard financing is a 30-year loan covering 80 percent of the cost of the home. A THAI of 1.00 indicates that the median household income is just enough to qualify for a loan sufficient to purchase the median-priced home.

Source: Real Estate Center at Texas A&M University

Price Distribution of MLS Homes Sold, Amarillo Area, 2003 (in percent)

Price Range	1998	1999	2000	2001	2002	2003
\$29,999 or less	7.0	7.8	8.6	5.7	5.5	7.1
30,000 - 39,999	7.2	7.3	4.8	3.6	4.8	4.4
40,000 - 49,999	8.5	8.6	6.8	7.0	6.5	4.8
50,000 - 59,999	8.2	7.7	8.1	8.2	8.0	6.7
60,000 - 69,999	9.2	8.8	7.6	9.0	7.8	8.2
70,000 - 79,999	8.5	8.7	9.2	7.4	8.0	8.2
80,000 - 89,999	9.4	8.1	7.6	8.7	8.4	7.3
90,000 - 99,999	8.5	7.2	7.8	7.3	7.1	6.5
100,000 - 119,999	8.9	9.7	11.1	11.8	11.3	12.6
120,000 - 139,999	7.4	8.2	10.0	9.3	8.9	9.6
140,000 - 159,999	8.9	5.6	5.5	6.3	7.6	8.1
160,000 - 179,999	2.4	3.5	3.9	4.8	4.7	4.7
180,000 - 199,999	2.1	2.0	2.5	2.9	3.2	3.0
200,000 - 249,999	1.7	3.6	3.1	3.8	4.4	4.4
250,000 - 299,999	0.9	1.3	2.2	1.9	1.6	2.3
300,000 - 399,999	0.7	1.6	0.9	1.5	1.2	1.4
400,000 - 499,999	0.2	0.1	0.3	0.4	0.4	0.4
500,000 and more	0.2	0.2	0.1	0.4	0.6	0.3

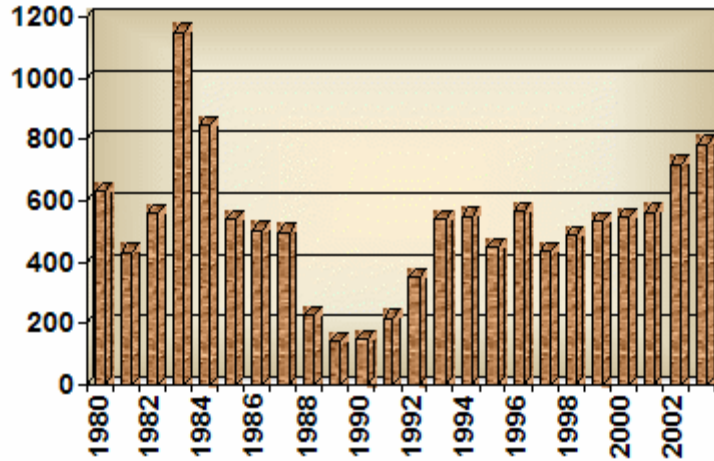
Source: Real Estate Center at Texas A&M University

Property Tax Rates, 2003

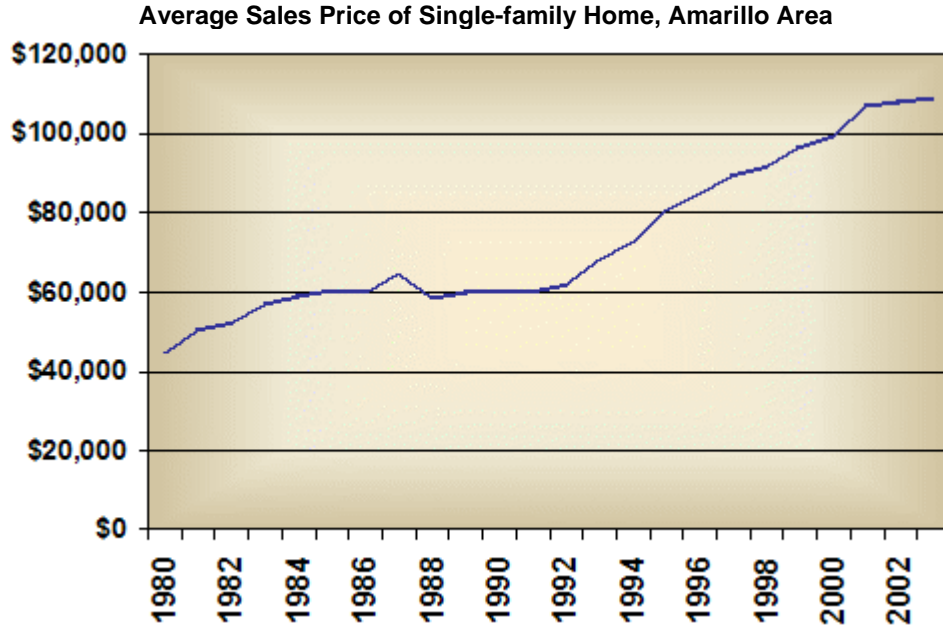
Taxing Entity	Tax Rate per \$100 Valuation
City of Amarillo	\$0.29
Amarillo ISD	1.59
Amarillo College	0.16
Potter County	0.59
Total	\$2.63
City of Amarillo	\$0.29
Amarillo ISD	1.59
Amarillo College	0.16
Randall County	0.34
Total	\$2.38

Source: Amarillo Economic Development Corporation Oct-2003

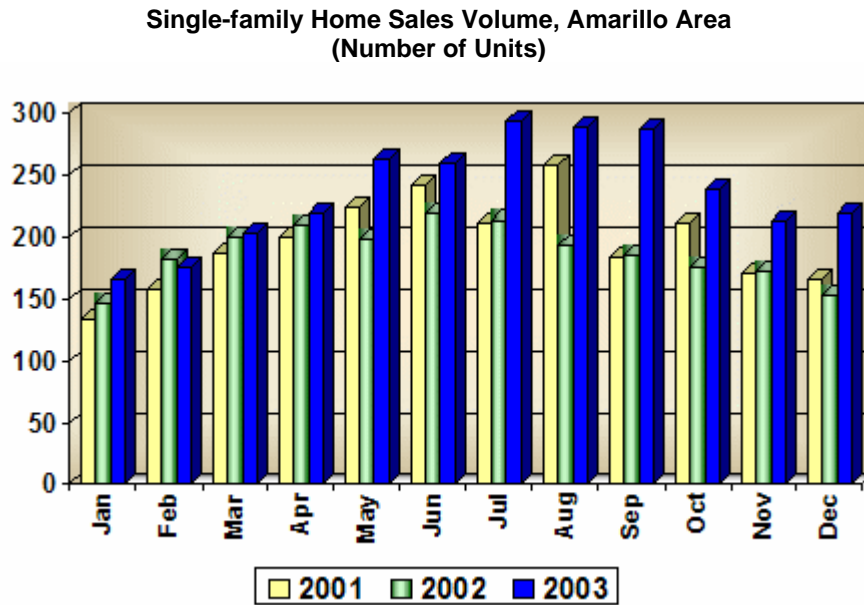
Amarillo MSA Single-family Building Permits (in units)



Source: U.S. Census Bureau



Source: Real Estate Center at Texas A&M University



Source: Real Estate Center at Texas A&M University

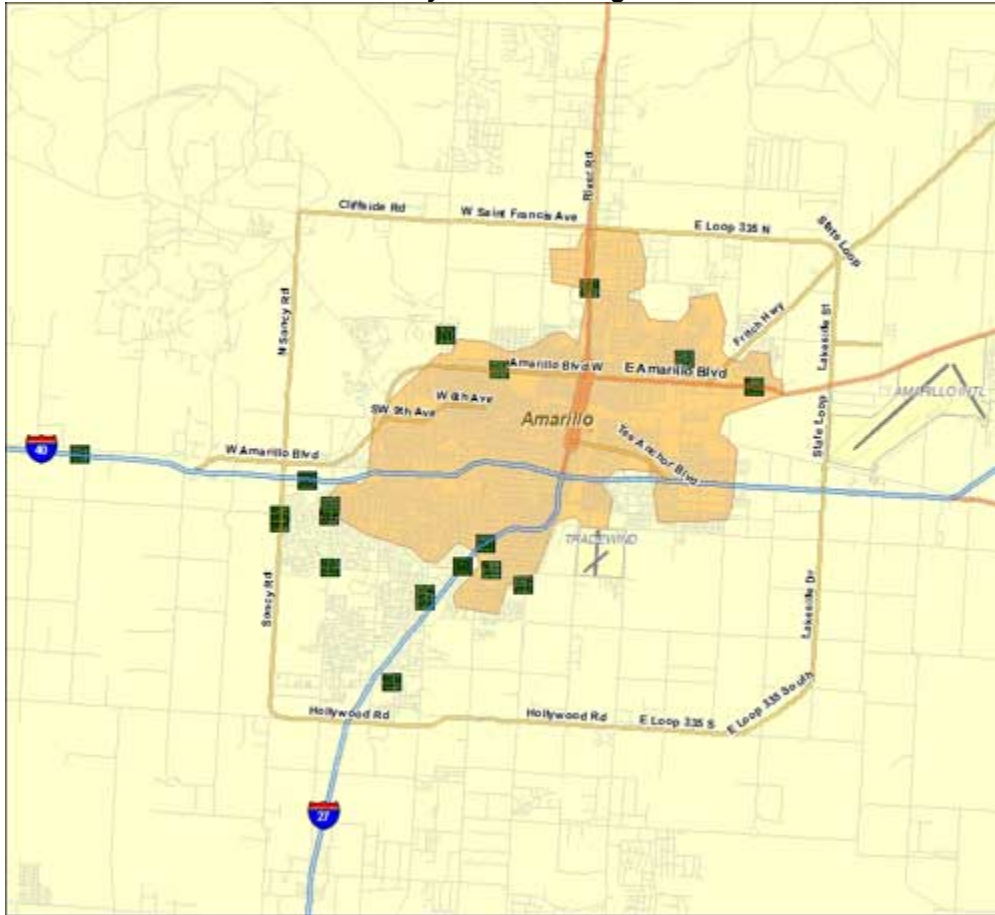
Amarillo Market Overview 2004 Retail

Retail Property Statistics

	1998	1999	2000	2001	2002	2003
Southwest quadrant						
Total space (SF)	3,911,115	3,913,852	3,913,852	4,042,628	4,134,146	4,134,146
Occupancy (percent)	94	93	92	87	86	88
Southeast quadrant						
Total space (SF)	262,505	262,505	232,590	314,702	314,702	189,019
Occupancy (percent)	69	58	89	96	97	96
Northwest quadrant						
Total space (SF)	598,323	598,323	598,323	598,323	558,070	558,070
Occupancy (percent)	84	90	93	93	85	77
Northeast quadrant						
Total space (SF)	303,740	333,462	333,462	223,462	207,666	207,666
Occupancy (percent)	95	86	78	87	87	88
Citywide						
Total space (SF)	5,075,683	5,108,142	5,078,227	5,179,115	5,214,584	5,088,901
Occupancy (percent)	92	90	91	89	87	87

Source: Coldwell Banker Commercial First Equity Dec-2003

Amarillo City Retail Building Permits



Amarillo City Building Permit Office

Amarillo Market Overview 2004 Hotel

Hotel Occupancy and Rental Rates

	Amarillo	Texas
2000		
Rooms (000)	4.3	296.8
Average daily rental rate	\$51.69	\$71.56
Occupancy rate (percent)	59.6	59.3
2001		
Rooms (000)	4.4	307.1
Average daily rental rate	\$52.83	\$70.27
Occupancy rate (percent)	59.5	57.3
2002		
Rooms (000)	4.4	314.3
Average daily rental rate	\$53.41	\$70.11
Occupancy rate (percent)	61.0	55.4
2003		
Rooms (000)	4.6	320.8
Average daily rental rate	\$54.92	\$68.78
Occupancy rate (percent)	57.0	54.3

*Only properties exceeding \$16,600 in the current quarter are included; those units below \$16,600 only result in 1.5% of the total state revenues, and have been excluded from this database.
Source: Office of the Governor Economic Development and Tourism and Source Strategies, Inc. of San Antonio

Amarillo Market Overview 2004 Office

Office Property Statistics

	1998*	1999*	2000*	2001*	2002	2003**
Central Business District						
Total space (SF)	1,297,175	1,606,451	1,614,451	1,832,135	-	1,817,155
Occupancy (percent)	88	85	83	76	-	74
Suburban						
Total space (SF)	796,000	798,397	799,037	805,062	-	854,497
Occupancy (percent)	93	94	92	91		87
Citywide						
Total space (SF)	2,093,175	2,404,848	2,413,488	2,637,197	-	2,671,652
Occupancy (percent)	90	88	86	81	-	78

Source: *Steve Rogers Company - based on 40 multi-tenant, 10,000 sq. feet or larger
 Source: **Coldwell Banker Commercial First Equity Sept-2003 - based on 10 multi-tenant, 10,000 sq. feet or larger

Amarillo City Office Building Permits



Amarillo City Building Permit Office

Amarillo Market Overview 2004 Industrial

Amarillo City Industrial Building Permits



Amarillo City Building Permit Office



This annual report is created free of charge by the Real Estate Center at Texas A&M University. We strive to provide the most accurate, up-to-date, and insightful data to paint a detailed picture of Texas' Metropolitan Statistical Area's. The Center also provides numerous publications, resources, and data on building permits, employment, population, and home sales at <http://recenter.tamu.edu>.

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