

Figure 23:  
**Office and Industrial Demand Analysis**  
 Rowlett Trade Area  
 2012 - 2022

Industry Category	Estimated 2012 Employees	Estimated Growth Rate 2012-2022	Estimated 2022 Employees	Estimated New Office Employees	Estimated % in Office Space	Estimated Net New Office Employees	Sq Ft per Office Employee	Estimated 10-yr Office Demand	Estimated Rowlett Capture Rate	Estimated Rowlett Office Capture (s.f.)
Natural Resources, Mining and Construction	7,960	2.0%	9,703	1,743	40%	697	180	125,511	25%	31,378
Manufacturing	12,277	2.0%	14,966	2,689	5%	134	180	24,198	25%	6,050
Wholesale Trade	7,555	2.0%	9,210	1,655	5%	83	180	14,891	25%	3,723
Retail Trade	14,166	2.0%	17,268	3,102	5%	155	180	27,921	25%	6,980
Transportation, Warehousing and Utilities	6,476	2.0%	7,894	1,418	10%	142	180	25,528	25%	6,382
Information	3,913	2.0%	4,769	857	80%	685	180	123,383	25%	30,846
Financial Activities	10,658	2.0%	12,992	2,334	90%	2,101	180	378,127	25%	94,532
Professional and Business Services	19,563	2.0%	23,847	4,284	80%	3,427	180	616,916	25%	154,229
Educational and Health Services	16,055	2.0%	19,571	3,516	20%	703	180	126,574	25%	31,644
Leisure and Hospitality	13,222	2.0%	16,117	2,895	10%	290	180	52,119	25%	13,030
Other Services	4,722	2.0%	5,756	1,034	30%	310	180	55,842	25%	13,960
Government	18,349	2.0%	22,367	4,018	30%	1,205	180	216,984	25%	54,246
<b>Totals</b>	<b>134,916</b>	<b>2.0%</b>	<b>164,462</b>	<b>29,546</b>	<b>--</b>	<b>9,933</b>	<b>180</b>	<b>1,787,994</b>	<b>25%</b>	<b>446,999</b>

Source: NCTCOG, U.S. Census, and Ricker+Cunningham.

Industry Category	Estimated 2012 Employees	Estimated Growth Rate 2012-2022	Estimated 2022 Employees	Estimated New Industrial Employees	Estimated % in Industrial Space	Estimated Net New Industrial Employees	Sq Ft per Industrial Employee	Estimated 10-yr Industrial Demand	Estimated Rowlett Capture Rate	Estimated Rowlett Industrial Capture (s.f.)
Natural Resources, Mining and Construction	7,960	2.0%	9,703	1,743	20%	349	400	139,456	20%	27,891
Manufacturing	12,277	2.0%	14,966	2,689	80%	2,151	400	860,374	20%	172,075
Wholesale Trade	7,555	2.0%	9,210	1,655	90%	1,489	400	595,643	20%	119,129
Retail Trade	14,166	2.0%	17,268	3,102	10%	310	400	124,092	20%	24,818
Transportation, Warehousing and Utilities	6,476	2.0%	7,894	1,418	20%	284	400	113,456	20%	22,691
Information	3,913	2.0%	4,769	857	20%	171	400	68,546	20%	13,709
Financial Activities	10,658	2.0%	12,992	2,334	5%	117	400	46,682	20%	9,336
Professional and Business Services	19,563	2.0%	23,847	4,284	10%	428	400	171,366	20%	34,273
Educational and Health Services	16,055	2.0%	19,571	3,516	10%	352	400	140,638	20%	28,128
Leisure and Hospitality	13,222	2.0%	16,117	2,895	5%	145	400	57,910	20%	11,582
Other Services	4,722	2.0%	5,756	1,034	10%	103	400	41,364	20%	8,273
Government	18,349	2.0%	22,367	4,018	20%	804	400	321,458	20%	64,292
<b>Totals</b>	<b>134,916</b>	<b>2.0%</b>	<b>164,462</b>	<b>29,546</b>	<b>--</b>	<b>6,702</b>	<b>400</b>	<b>2,680,987</b>	<b>20%</b>	<b>536,197</b>

Source: NCTCOG, U.S. Census, and Ricker+Cunningham.