SEPTEMBER 1970

TEXAS BUSINESS REVIEW

BUREAU OF BUSINESS RESEARCH
THE UNIVERSITY OF TEXAS AT AUSTIN

TEXAS BUSINESS REVIEW

VOL. XLIV, NO. 9, SEPTEMBER 1970

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CONTENTS

ARTICLES

225: THE BUSINESS SITUATION IN TEXAS, *by* Robert M. Lockwood
228: TEXAS IN THE SEVENTIES: 8. URBANIZATION, *by* Lamar Smith
233: CONSTRUCTION: THE ROLE OF APARTMENTS, *by* Graham Blackstock

TABLES

226: SELECTED BAROMETERS OF TEXAS BUSINESS
226: BUSINESS-ACTIVITY INDEXES FOR 20 SELECTED TEXAS CITIES
227: REVENUE RECEIPTS OF THE STATE COMPTROLLER
229: POPULATION GROWTH OF SELECTED TEXAS CITIES, 1960-1970
229: POPULATION GROWTH OF TEXAS SMSA'S, 1960-1970
229: POPULATION GROWTH OF AREA INSIDE AND AREA OUTSIDE LARGEST CITY OF TEXAS SMSA'S
235: ESTIMATED VALUES OF BUILDING AUTHORIZED IN TEXAS
236: LOCAL BUSINESS CONDITIONS
BAROMETERS OF TEXAS BUSINESS (*inside back cover*)

CHARTS

225: ESTIMATED PERSONAL INCOME, TEXAS
226: CONSUMER PRICES: UNITED STATES AND HOUSTON, TEXAS
227: INDUSTRIAL PRODUCTION: NONDURABLE MANUFACTURES, TEXAS
227: CRUDE-OIL PRODUCTION, TEXAS
235: APARTMENT AND SINGLE-FAMILY DWELLING UNITS: HOUSTON AND DALLAS COUNTIES

MAP

232: TRANSPORTATION AND DEVELOPMENT NODES IN THE HOUSTON AREA

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The Bureau of Business Research is a member of the Associated University Bureaus of Business and Economic Research.

THE BUSINESS SITUATION IN TEXAS

Robert M. Lockwood

No strikingly hopeful signs of early relief from the recession in the Texas economy appear among the economic indicators for July. Any optimism justified by the data is guarded, extending little beyond the hope that the business situation within the state will not significantly worsen before it begins to improve. What might be taken as fragmentary evidence of the bottoming-out of this recession is the fact that several indexes of economic activity have either continued to increase slowly during the past several months or have held their own, fluctuating modestly a little above or a little below the level of a year ago.

The index based on estimated personal income in Texas, for example, has gained—on a seasonally adjusted basis—during five of the past six months. But the largest advance was 4 percent and the smallest decline only 3 percent. For the most part, this indicator has held its own, as in July, when it increased 1 percent from June.

To the extent that interpretation is possible from the information available, the economy of Texas during July underwent few significant changes. The largest gain over June activity—13 percent in nonresidential urban building permits—and the heftiest decline—12 percent in residential building permits—are not uncharacteristically large for this sector of the economy. Neither can these changes be said to reinforce a trend already evident or long sustained. These counterinfluences in construction canceled one another during July, with the adjusted index of all urban building permits for new construction falling off a percentage point from June. More significant for the future prospects of the economy, however, is the behavior of these indicators during the past several months.

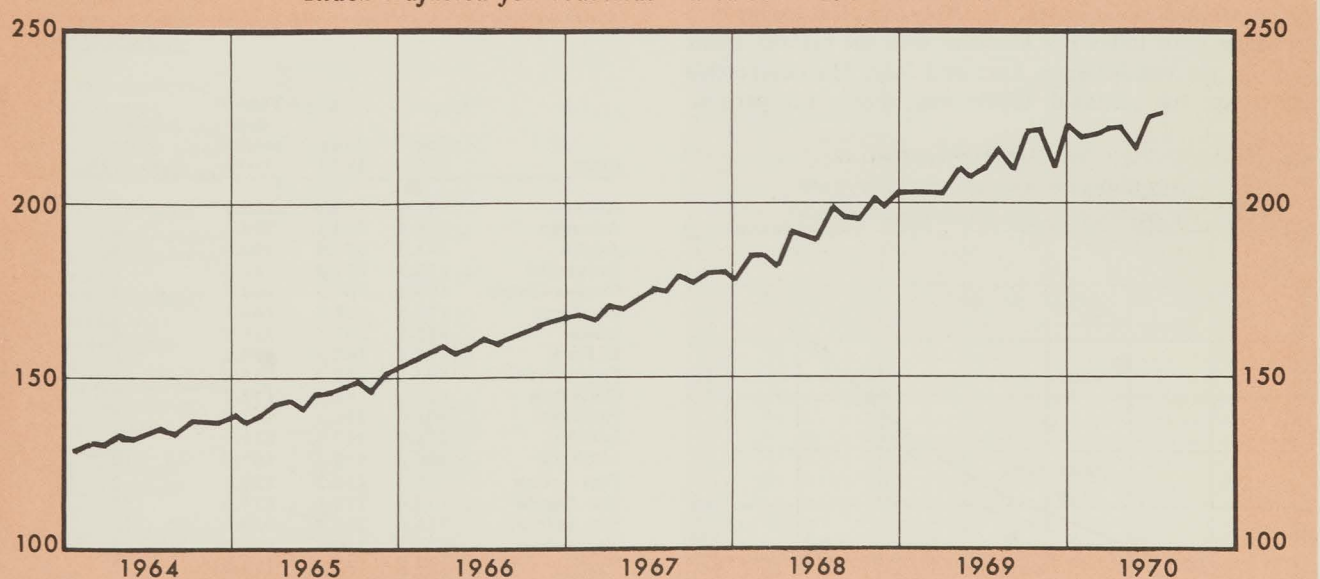
Although the adjusted index of urban building permits issued for total construction has fluctuated as much as 15-20 percent during the past year, the July 1970 index is only 3.2 percent below the figure for July 1969. From its December low, the index of new residential construction experienced a six-month rise, attaining the July 1969 level by May, increasing that level by almost 20 percent in June, and retreating in July to a level about 6 percent above the July 1969 index.

The six-month rise in urban residential construction therefore may not have represented quite the hopeful phenomenon that it appeared. The July decline, on the other hand, may not be serious either. The truth may be that the decline has been arrested, perhaps partly because more prospective homebuilders are accepting high mortgage costs and making the best deal they can, reasoning that they can at least use shrinking dollars to pay off mortgages at fixed interest rates. Another persistent influence on homebuilding is the continuing shortage of housing, by no means a localized problem.

Because the index characteristically fluctuates more violently, trends in nonresidential construction are more difficult to identify with certainty without a considerable

ESTIMATED PERSONAL INCOME, TEXAS

Index Adjusted for Seasonal Variation — 1957-1959 = 100



SOURCE: Quarterly measures of Texas personal income made by the Office of Business Economics, U.S. Department of Commerce. Monthly allocations of quarterly measures, and estimates of most recent months, made by the Bureau of Business Research with regression relationships of time, bank debits, and manufacturing employment.

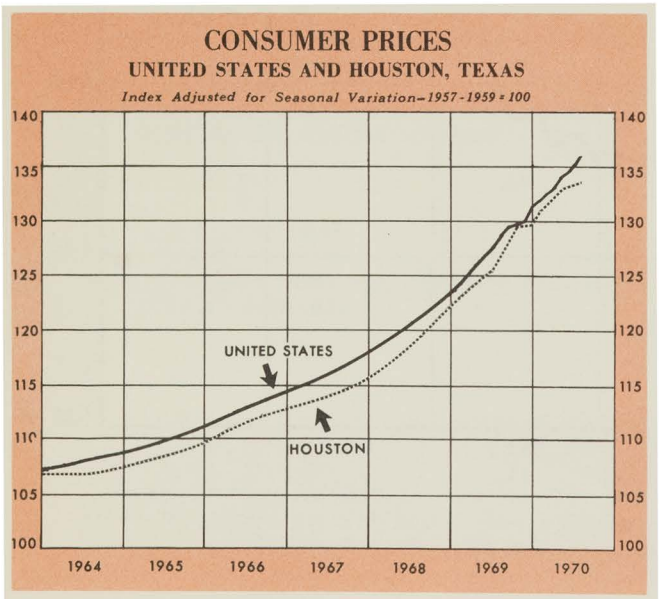
time lag. Though it has risen rapidly in several of the months since last July, the index has declined even more definitely. The increase (13 percent) in this index in July was the sixth, against six decreases, during the past year. But the July 1970 level remains almost 12 percent below the comparable figure for a year earlier.

Another sizable gain during July was evident in total electric-power consumption, which increased 8 percent from June, even after adjustment for seasonal influences. This indicator, however, which in December of last year fell more than 10 percent below the July 1969 figure, remains a percentage point above the level of a year ago. Increasing in seven of the last twelve months, industrial electric-power consumption—expressed as an index adjusted for seasonal factors—stood in July 1970 about 3 percent above the July 1969 figure, even after a 2-percent drop from June 1970.

The monthly index of estimated personal income in Texas has either gained or held its own during nine of the last twelve months, after dropping off during five of the first eight months of 1969. The current level of personal income in the state is 5.6 percent above the level of a year ago and 8.5 percent higher than the low of August 1969.

That personal income in the state is probably not keeping up with prices, however, is suggested by a comparison of these data with the trends in the national consumer price index (of which there is, unfortunately, no precise counterpart for individual states). Since July 1969 the consumer price index has risen about 5.8 percent, while the increase in the estimated personal income in Texas was only 5.6 percent. The actual disparity, however, is probably much greater than these figures suggest, because the July 1970 estimate of personal income is inflated by the abandonment in July of the federal income surtax.

Certain specialized indexes lend some support to the view that some prices in Texas are moving up more slowly than the national experience, as that may be reflected in the consumer price index. In Houston, for example, a consumer price index not identical with the national index rose 0.6 percent between April and July. The comparable figure for the national index was about 1.3 percent.



SELECTED BAROMETERS OF TEXAS BUSINESS
(Indexes—Adjusted for seasonal variation—1957-1959=100)

Index	July 1970	June 1970	Year-to-date average 1970	Percent change: July 1970 from June 1970	Percent change: Year-to-date average 1970 from 1969
Estimated personal income	226.8[p]	224.3[p]	221.6	1	7
Crude-petroleum production	120.9[p]	121.2[p]	121.0	**	7
Crude-oil runs to stills	135.0	140.3	133.6	− 4	− 1
Total electric-power use	279.3[p]	257.6[p]	258.6	8	6
Industrial electric-power use	228.7[p]	232.8[p]	231.4	− 2	7
Bank debits	339.9	314.6	304.7	8	10
Sales of ordinary life insurance	270.8	258.5	251.3	5	7
Urban building permits issued	197.9	204.5	186.0	− 3	− 4
New residential	163.0	184.2	143.4	− 12	− 10
New nonresidential	261.6	231.3	257.2	13	2
Total industrial production	174.0[p]	177.2[p]	177.7	− 2	4
Total nonfarm employment	150.1[p]	150.4[p]	150.2	**	4
Manufacturing employment	150.4[p]	151.7[p]	153.5	− 1	**
Total unemployment	115.1	118.6	92.3	− 3	27
Insured unemployment	85.6	75.5	68.3	13	61
Average weekly earnings—manufacturing	147.5[p]	148.9[p]	148.8	− 1	4
Average weekly hours—Manufacturing	97.5[p]	98.8[p]	99.1	− 1	− 2

[p] Preliminary.
** Change is less than one half of 1 percent.

BUSINESS-ACTIVITY INDEXES FOR 20 SELECTED TEXAS CITIES
(Adjusted for seasonal variation—1957-1959=100)

Index	July[p] 1970	June 1970	Year-to date average 1970	Percent change: July 1970 from June 1970	Percent change: Year-to-date average 1970 from 1969
Abilene	149.4	152.8	142.9	− 2	**
Amarillo	208.6	204.1	203.4	2	6
Austin	341.3	372.4	342.4	− 8	− 6
Beaumont	178.3	181.3	181.2	− 2	− 7
Corpus Christi	166.8	164.3	162.5	2	2
Corsicana	170.8	158.5	164.1	8	2
Dallas	372.5	352.5	335.4	6	7
El Paso	176.2	168.2	158.8	5	4
Fort Worth	192.1	186.0	186.6	3	4
Galveston	129.0	138.3	132.5	− 7	4
Houston	301.0	286.1	277.7	5	7
Laredo	271.9	267.6	254.9	2	7
Lubbock	200.3	182.2	167.3	10	− 3
Port Arthur	123.9	126.3	120.0	− 2	3
San Angelo	177.4	178.1	174.6	**	4
San Antonio	251.4	228.2	219.5	10	7
Texarkana	221.1	230.2	216.7	− 4	− 13
Tyler	179.8	192.6	178.0	− 7	− 1
Waco	210.4	208.9	200.3	1	9
Wichita Falls	149.0	137.0	132.1	9	− 7

[p] Preliminary.
** Change is less than one half of 1 percent.

Estimated personal income in Texas during this interval increased by about 1.1 percent, although this rise was influenced by lump-sum Social Security payments, retroactive federal pay increases, and the ending of the surtax. A U.S. Department of Labor retail food price index for Dallas moved upward by 0.1 percent between June and July, with almost all of the increase attributable to the rising cost of restaurant meals. This component of the index was 8.4 percent above the same figure in July 1969, with only a 4.4-percent increase for the total food price index.

Continuing the downward movement begun in April, the seasonally adjusted index of total industrial production in Texas declined 1.8 percent from June, in contrast to the small increase experienced on the national level. The largest decline among the components of industrial production was experienced by the total manufacturing and mining sectors, both of which fell off about 2 percentage points.

Because its economic health depends heavily on oil, Texas can trace some of its lackluster July to the 70,000-barrels-per-day cut in crude production. During August and September, however, circumstances conspired to improve the outlook for the petroleum industry and, indirectly, for the state as a whole.

Hurricane Celia, on August 3, inflicted enough damage to disrupt temporarily the oil-supply patterns of South Texas. For example, one company lost 150,000 barrels of crude oil—a month's supply at 5,000 barrels per day—when two storage tanks burned. At least one refinery was shut down for a week or more by electric-power disruptions.

These disturbances came at a time when the cost of imported crudes on the eastern seaboard was driven above those of domestic oil by a tanker shortage and rising charter rates, the effect of the May shutdown of the Trans-Arabian Pipeline (Tapline), which had moved 475,000 barrels per day of crude oil from Saudi Arabia to the Mediterranean. Other factors contributing to the increase in demand for Texas crude oil are the sharp reduction of Libyan output (the result of government-company disputes over posted prices) and the drawdown of accumulated crude stocks in Texas.

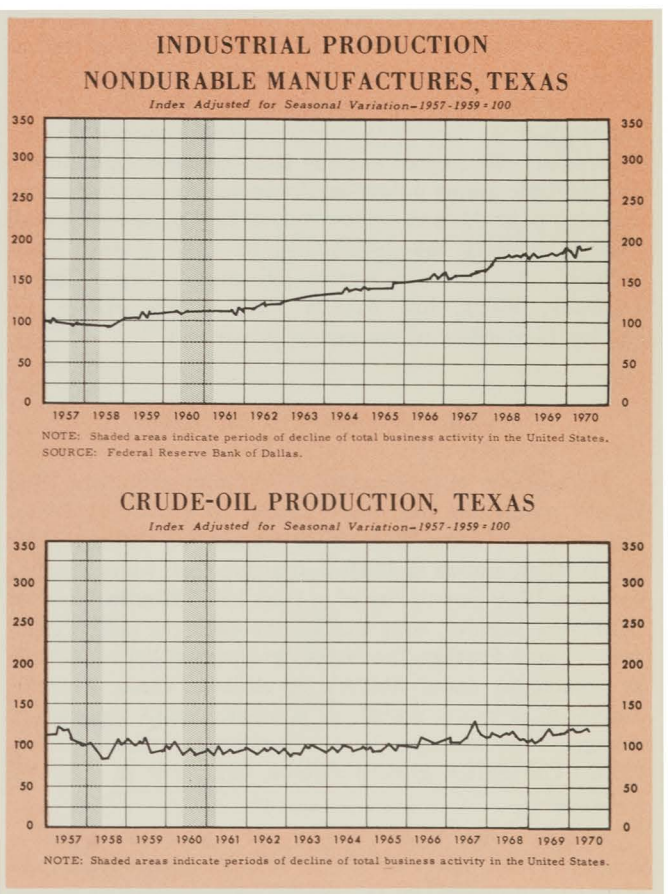
Meeting in emergency session in mid-August, the Texas Railroad Commission amended the August allowable—already set at 62.9 percent of capacity on July 15—to 70 percent, providing an estimated 88,750 barrels per day more crude oil. August production therefore increased some 215,000 barrels per day above that of July. With the September allowable established at 79.9 percent of capacity, the highest since October 1951, Texas is expected to add about another 100,000 barrels per day to the estimated August production of 3.3 million barrels per day.

Although unemployment, for example, has created severe hardship in some areas, the Texas economy as a whole appears to be reacting less violently than some other regional sectors to persistent recessional influences.

REVENUE RECEIPTS OF THE STATE COMPTROLLER
(Values in thousands of dollars)

Account	July 1970	Sept 1969-July 1970	Percent change Sept 1969-July 1970 from Sept 1968-July 1969
TOTAL	$225,634	$2,736,193	16
Ad valorem and inheritance taxes	2,723	85,129	− 4
Natural- and casinghead-gas production taxes	7,865	88,103	13
Crude-oil production taxes	16,903	158,370	11
Other gross receipts and production taxes	7,678	42,805	9
Insurance companies and other occupation taxes	1,775	59,134	20
Limited sales, excise, and use tax	28,185	432,243	27
Motor-fuel taxes (net)	33,486	283,535	6
Cigarette tax and licenses	17,156	170,634	33
Alcoholic-beverage taxes and licenses	5,388	52,528	7
Automobile and other sales taxes	8,994	94,537	9
All licenses and fees	5,044	80,166	2
Franchise taxes	1,553	109,193	42
Mineral leases, land sales, rentals, and bonuses	845	17,133	− 18
Oil and gas royalties	2,398	39,780	**
Interest earned	6,262	80,272	13
Unclassified receipts	6,052	152,689	5
Other miscellaneous revenue	2,099	24,114	46
Federal aid for highways	24,060	209,123	25
Federal aid for public welfare	37,676	361,975	37
Other federal aid	9,118	180,745	− 8
Donations and grants	374	13,982	96

** Change is less than one half of 1 percent.
Source: State Comptroller of Public Accounts.



TEXAS IN THE SEVENTIES

8. THE URBANIZATION OF TEXAS

Lamar Smith

Preliminary data from the 1970 Census reveal that the urbanization of Texas proceeded rapidly during the sixties, and there is every reason to think this trend will continue through the seventies and perhaps beyond. The implications for the physical structure of Texas cities can be seen in the emerging characteristics of development.

Texas is staking its future on its largest cities. In the past ten years the state's four largest standard metropolitan statistical areas have grown rapidly enough to account for 98 percent of total population growth in Texas. Of course some other counties have increased, but enough counties have lost population to offset those increases almost entirely.

As urbanization thrusts itself into the American consciousness during the next ten years, national as well as local attention will focus increasingly on Texas urban development. This state contains at least two of the country's most important experiments in urbanization: the Dallas-Fort Worth area and the Houston area. In addition, San Antonio seems poised on the verge of urban explosion, awaiting only the economic catalyst. El Paso, a very special case, is showing the nation how to build a truly international city. Amarillo, Austin, Beaumont, Corpus Christi, Lubbock, Waco, and Wichita Falls, among others, are testing the viability of the smaller urban area.

Population Change in the Sixties

Comparison of preliminary 1970 Census data with 1960 figures points up the concentration of growth in Texas' largest urban areas. The 1970 population estimates for Texas cities, shown in Table 1, indicate that, while all cities having a 1960 population of at least 150,000 grew, most of them very rapidly, only one of the next ten largest cities grew at all.[1] Further, the fastest-growing smaller cities were all located in major SMSA's or close to them. For this reason it is more useful to compare SMSA population changes than changes within politically contrived city limits. The SMSA growth figures, compared in Table 2, emphasize just how much faster the largest SMSA's increased than the smaller ones.

While all areas tend to gain population as a result of natural increase, additional explanations are needed to account for wide variations in urban growth rates. Texas' biggest urban areas experienced extremely high growth rates largely because they proved to be economically efficient locations for industry. The number of jobs expanded rapidly in the state's major urban centers during the 1960's as economic activity responded to growing local and regional markets, improved transportation, and other factors. The new job opportunities, in turn, attracted in-migrants. In addition, many people moved to urban areas because of the attractive style of life they offered, and industry followed in order to tap the expanding labor force. On the whole, industry did not appear to judge the smaller urban areas to be as economically efficient as production sites.

All of this suggests that the largest cities themselves acted as catalysts of growth. Isolating SMSA growth outside the largest cities, as is done in Table 3, gives an approximation of how much of the growth spurred by the largest cities spilled over into their suburbs, and of where this overflow occurred. Of course the city limits of a central city correspond only roughly to the real boundary between the central city and its suburbs. As would be expected, however, only the largest and fastest-growing cities appear to have spurred substantial growth in their suburbs. The state's four largest cities plus Galveston were the only central cities to have an increase of over 20,000 in the remainder of their SMSA's. The growth outside the city limits of Galveston was due primarily to spillover from Houston just as the exceptionally rapid growth around Fort Worth was due partly to spillover from Dallas.

In each of several SMSA's—Beaumont-Port Arthur-Orange, Galveston-Texas City, Amarillo, Wichita Falls, Odessa, and Midland—the largest city lost population while the remainder of the SMSA gained. On the other hand, four

[1] Growth of the Corpus Christi urban area was not as great as suggested by the figures for the City of Corpus Christi, since some of the city's population increase resulted from annexation.

Table 1

POPULATION GROWTH OF SELECTED TEXAS CITIES
1960-1970

City	1960	1970	Absolute change	Percent change
Houston	938,219	1,212,928	274,709	29
Dallas	679,684	836,093	156,409	23
San Antonio	587,718	648,189	60,471	10
Fort Worth	356,268	388,225	31,957	9
El Paso	276,687	317,462	40,775	15
Austin	186,545	246,799	60,254	32
Corpus Christi	167,690	205,548	37,858	23
Amarillo	137,969	123,973	− 13,996	− 10
Lubbock	128,691	146,379	17,688	14
Beaumont	119,175	115,716	− 3,459	− 3
Wichita Falls	101,724	94,599	− 7,125	− 7
Waco	97,808	92,600	− 5,208	− 5
Abilene	90,368	88,433	− 1,935	− 2
Odessa	80,338	76,617	− 3,721	− 5
Galveston	67,175	60,714	− 6,461	− 10
Port Arthur	66,676	56,552	− 10,124	− 15
Midland	62,625	58,199	− 4,426	− 7
Laredo	60,678	65,491	4,813	8
San Angelo	58,815	63,928	5,113	9
Pasadena[1]	58,737	89,291	30,554	52
Tyler	51,230	56,301	5,071	10
Brownsville	48,040	51,080	3,040	6
Irving[2]	45,985	97,457	51,472	112
Arlington[3]	44,775	88,385	43,610	97
Longview	40,050	44,397	4,347	11
Garland[2]	38,501	80,659	42,158	109
Mesquite[2]	27,526	55,101	27,575	100

[1] Located within the Houston SMSA.
[2] Located within the Dallas SMSA.
[3] Located within the Fort Worth SMSA.
Source: U.S. Bureau of the Census.

Table 2

POPULATION GROWTH OF TEXAS SMSA'S
1960-1970

SMSA	1960	1970	Absolute change	Percent change
Houston	1,418,323	1,957,588	539,265	38
Dallas	1,119,410	1,539,350	419,940	38
San Antonio	716,168	863,669	147,501	21
Fort Worth	573,215	757,105	183,890	32
El Paso	314,070	347,103	33,033	11
Beaumont-Port Arthur-Orange	306,016	313,099	7,083	2
Austin	212,136	289,490	77,354	36
Corpus Christi	266,594	278,410	11,816	4
Lubbock	156,271	175,757	19,486	12
McAllen-Pharr-Edinburg	180,904	172,469	− 8,435	− 5
Galveston-Texas City	140,364	165,669	25,305	18
Waco	150,091	142,772	− 7,319	− 5
Amarillo	149,493	140,876	− 8,617	− 6
Brownsville-Harlingen-San Benito	151,098	137,506	− 13,592	− 9
Wichita Falls	129,638	124,238	− 5,400	− 4
Abilene	120,377	112,168	− 8,209	− 7
Tyler	86,350	93,081	6,731	8
Odessa	90,995	90,132	− 863	− 1
Sherman-Denison	73,043	80,847	7,804	11
San Angelo	64,630	70,852	6,222	10
Laredo	64,791	69,024	4,233	7
Texarkana[1]	59,971	66,926	6,955	12
Midland	67,717	64,168	− 3,549	− 5

[1] Does not include Miller County, Arkansas.
Source: U.S. Bureau of the Census.

SMSA's—El Paso, Corpus Christi, Brownsville-Harlingen-San Benito, and Laredo—experienced a population increase in the central city and a population decline in the remainder of the SMSA.

These patterns in the spatial distribution of population change during the sixties make it clear that the intensity of land use was increasing most rapidly in the state's largest SMSA's. During the coming decade these urban areas appear likely to continue to be the major focus of economic growth, and, as a result, these growth trends should continue.

Large-Scale Development Projects

Large-scale real-estate development projects are becoming sufficiently common in Texas cities to constitute a major trend in urban growth. Houston's Astroworld includes not only the famed Domed Stadium but an exhibition hall, an amusement park, and hotels and motels as well. In addition to office space, the Main Place project will given downtown Dallas a new hotel, theatre, department store, and general retail space, all with landscaped greens. San Antonio's HemisFair, through simultaneous public and private investment, rejuvenated a considerable part of that city's dilapidated southeast side. Clear Lake City, just outside Houston, is one of the nation's early examples of the attempt to build a whole new city

Table 3

POPULATION GROWTH OF AREA INSIDE AND AREA OUTSIDE LARGEST CITY OF TEXAS SMSA'S
1960-1970

SMSA	Inside largest city		Outside largest city	
	Absolute change	Percent change	Absolute change	Percent change
Houston	274,709	29	264,556	55
Dallas	156,409	23	263,531	60
San Antonio	60,471	10	87,030	68
Fort Worth	31,957	9	151,933	70
El Paso	40,775	15	− 7,742	− 21
Beaumont-Port Arthur-Orange	− 3,459	− 3	10,542	6
Austin	60,254	32	17,100	67
Corpus Christi	37,858	23	− 26,042	− 26
Lubbock	17,688	14	1,798	7
Galveston-Texas City	− 6,461	− 10	31,766	43
Waco	− 5,208	− 5	− 2,111	− 4
Amarillo	− 13,996	− 10	5,379	47
Brownsville-Harlingen-San Benito	3,040	6	− 16,632	− 16
Wichita Falls	− 7,125	− 7	1,725	6
Abilene	− 1,935	− 2	− 6,274	− 21
Tyler	5,071	10	1,660	5
Odessa	− 3,721	− 5	2,858	27
San Angelo	5,113	9	1,109	19
Laredo	4,813	8	− 580	− 14
Midland	− 4,426	− 7	877	17

Note: The McAllen-Pharr-Edinburg, Sherman-Denison, and Texarkana SMSA's are omitted because 1970 population estimates for their largest cities were not available when table was prepared.
Source: U.S. Bureau of the Census.

according to a master plan. Across the state, ever-larger residential subdivisions, apartment complexes, office buildings and parks, shopping centers, and industrial parks and districts characterize real-estate development.

Savings available through mass production or economies of scale are a prime reason for the growing popularity of large-scale real-estate projects. In industrial parks and districts per-site development costs (streets, utilities, landscaping, railroad spurs, and the like) are generally lower than they would be if similar sites were developed by each tenant acting independently. Similarly, construction costs are usually lower on a per-unit basis in office parks, shopping centers, and residential subdivisions than they would be if each office, store, or house were built separately. By concentrating their demand for real estate at a particular location, the occupants are able to achieve savings.

Environmental control is another agglomeration economy contributing to the growing popularity of large-scale projects. Few firms have the resources to control their own environments when acting independently, but by locating in a development being built according to an overall master plan the individual establishment can be assured of the quality of its future environment.

A third factor underlying this trend toward large scale is the desire of developers to capture more of the economic benefits of their projects. Construction of a new office building will raise adjacent property values, but unless the builder owns the adjacent property, these gains will accrue to others. By improving several adjacent sites, developers are able to multiply some of the benefits of their individual projects.

All of these factors contributing to the popularity of large-scale development should continue to be important during the coming decade and lead to even more large-scale undertakings. For example, a planned $200-million, 32-acre complex in the southwest sector of downtown Dallas, Texas Eastern Transmission Corporation's $1.5-billion, 32-block development on the eastern side of downtown Houston, and Shell Oil Company's $1-billion, 525-acre development adjacent to Astroworld all appear to foreshadow the physique of Texas real-estate development during the seventies. While few of the state's cities could support such gigantic projects, the relatively large-scale project seems destined to be characteristic of all growing areas.

Implosion versus Explosion

As shown by the 1970 Census data and the preceding examples of recent real-estate developments, Texas' major metropolitan areas have been growing both by expansion of the core, or implosion, and by spreading of the periphery, or explosion. Construction is in process or plans have been announced for over 8 million additional square feet of office space in Houston's Central Business District, more than was completed during all of the 1960's. Downtown Dallas also is experiencing a building boom as evidenced by Main Place, Elm Place, the new Federal Building, the new Municipal Center, and Griffin Square. The rapid expansion of office space currently in process in downtown Austin shows that this trend is not limited to the largest ities.

Agglomeration economies are largely responsible also for this growth of city cores. The financial industry's need for face-to-face contact in the conduct of its business has caused this industry to centralize many of its operations downtown, where travel costs are minimized. Administrative offices require various specialized services, such as those of financial institutions, law firms, hotels, and restaurants. By concentrating their demands for these specialized services in a small geographic area, the administrative offices enable other firms to realize economies of scale in the production of these services, which, in turn, enable the administrative offices to purchase the services at a cost lower than the cost of producing them internally. Such agglomeration economies underlie the location of the administrative offices of Ling-Temco-Vought, Southwestern Life, and Southland Life in downtown Dallas and the corporate headquarters of Tenneco, Humble Oil, and Shell Oil in downtown Houston.

The growth of the suburbs is largely a consequence of the impact of real-estate and transportation cost considerations on the location decision. Economic activities such as wholesale trade which do not depend heavily on the agglomeration economies of a downtown location have been squeezed out by rising real-estate costs. Because transportation arteries tend to converge on central business districts, transportation-cost considerations historically have contributed to the concentration of economic activity downtown. But vastly improved transportation facilities in the outlying parts of the city, primarily new highway loops and expressways, have reduced the comparative advantage of a downtown location. Mounting traffic congestion in central business districts has reduced further their desirability. The spread of residential developments, and especially those for families with the highest incomes, into areas more and more distant from the city core has increased time and cost of travel to work and shopping downtown. As a consequence, consumer services and retail trade establishments have followed their customers to the suburbs.

During the coming decade Texas cities may be expected to continue to rely on the automobile as the predominant means for intraurban movement of people. Although there have been suggestions for the development of rail mass-transit facilities for Dallas-Fort Worth and Houston, it is too late to get such systems into large-scale use during the seventies. Some improvement in mass-transit facilities may come through increased bus service, and to the extent that this happens the central business districts will benefit. Still, continued reliance on the automobile should maintain the trend toward dispersion of economic activity throughout the urban area.

Central business districts also, however, may be expected to grow, at least in the larger cities. Consumer services and retail-trade activities in most cities already have deserted the city cores as much as they will. Plans for a new department store in Dallas' Main Place and for commercial space in Texas Eastern's Houston development even suggest a revival of the central business district in the largest cities.

Strong prospects for the continued growth of the financial and insurance industries in Texas also presage healthy growth for central business districts in the larger cities. Choice of Texas cities as sites for corporate headquarters of national corporations is a trend which has been gaining momentum lately and is not expected to abate. In Houston, where this trend has been felt most, the largest of these installations usually choose downtown locations. Such growth at the city core will have a multiplied impact as service establishments come in response to the growing demands of financial institutions, insurance companies, and corporate headquarters.

New Nodes of Economic Activity

Bunching of economic activities outside the central business district has led to the rise of new nodes of economic activity in Texas' urban areas. Economies of scale and agglomeration economies account for this trend in land use.

Industrial parks and districts are attracting an increasing proportion of industrial and warehousing activity. Few firms could afford to excavate their own ship channels, but many firms are able to locate in Houston's Bayport and pay their share of its channel's cost. By locating in a park and sharing common utilities or services, small plants may save. A firm can bring a new plant on stream more quickly by locating it on a site already developed in an industrial park. Many parks offer "package" plans which include engineering services, financing, and so forth. In addition, industries locating in industrial parks generally do not find it necessary to buy more acreage than is actually needed for production in order to protect their investment from decline in value as a result of deterioration of nearby properties.

Even in the absence of planned developments such as industrial parks and districts, economic activities tend to bunch, as evidenced by the concentration of growth along Stemmons Freeway in Dallas and Richmond Avenue in Houston. The growth of these areas may be at least partially explained in the same terms already used to explain the growth of central business districts—agglomeration economies resulting from geographic concentration of demand for specialized services.

Suburban office parks such as Exchange Park in Dallas represent another variety of the new nodes of economic activity. Their popularity also derives from their ability to offer many of the agglomeration economies and economies of scale outlined above. A controlled environment ranks foremost among their amenities, as exemplified by the master plan for Houston's 110-acre Greenway Plaza, which calls for over 60 percent of the site to be open landscaped areas. Chevy Chase Center, in Austin, shows that these developments are now beginning to spread to smaller urban areas.

In all of the state's urban areas new nodes of economic activity have appeared in the form of suburban shopping centers. Consumer services and retail-trade establishments which have moved to these centers were prompted to leave the central business districts mostly by increasing congestion downtown and the movement of the population into areas distant from the city core. In addition to controlled environments and lowered construction costs through mass production, the shopping centers provide their tenants with another vital agglomeration economy which was once available only downtown: an assured flow of shoppers who are potential customers.

Although most of the new nodes began as single-function nodes, many of them have evolved into multi-purpose nodes. Astroworld is one example of this phenomenon. The Great Southwest Industrial District between Dallas and Fort Worth has expanded from its original role as a site for industrial plants to include a bank, a hospital, apartment houses, restaurants, motels, two golf courses, a health resort known as The Greenhouse, a shopping center, and the Six Flags Over Texas amusement park. The construction of the Magic Circle office development around the Galleria Post Oak shopping district will create a secondary central business district in Houston.

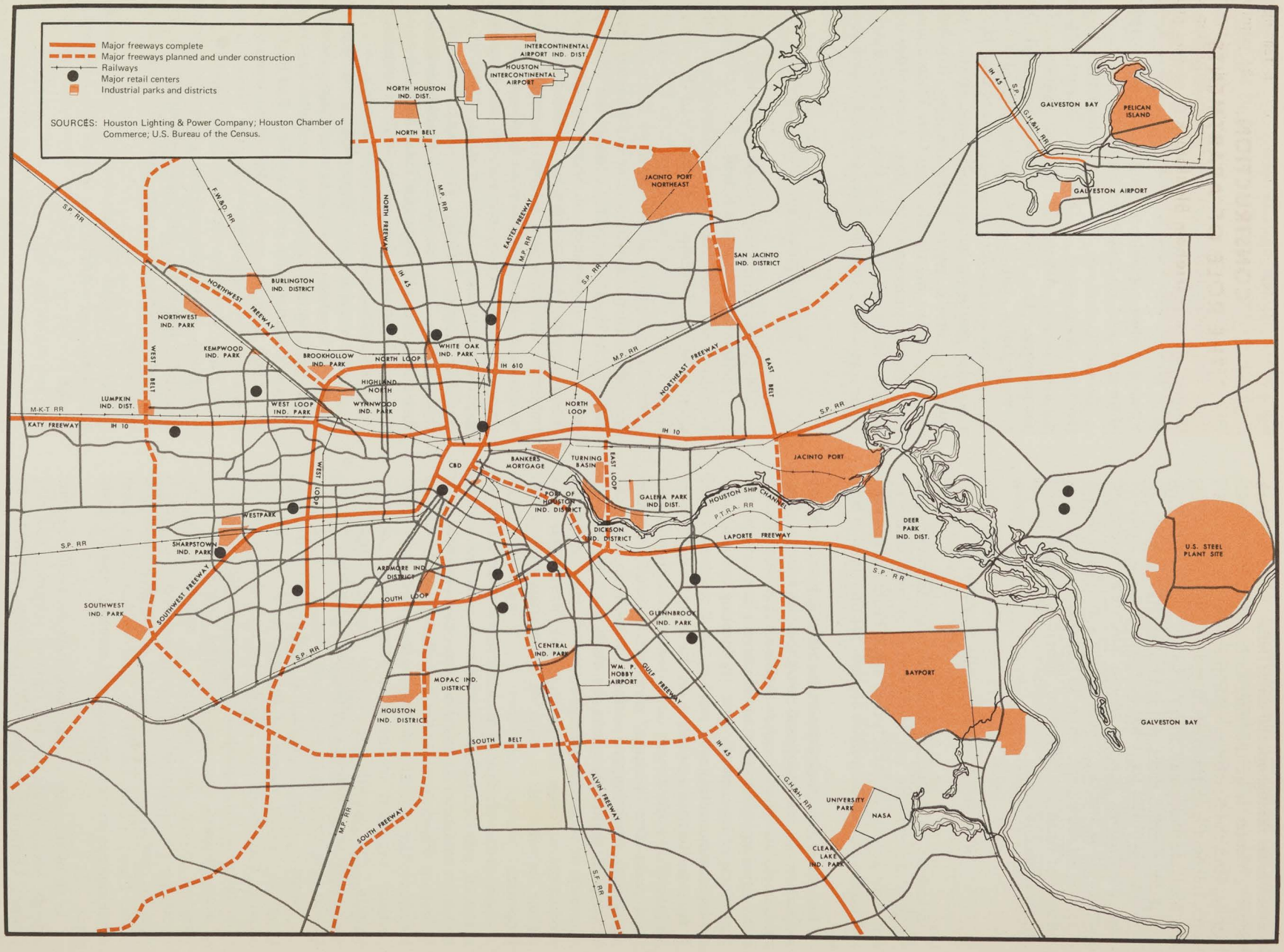
Transportation and Node Location

The accompanying map illustrates the key role played by transportation considerations in determining the location of economic nodes in the Houston area. Industrial districts such as Jacintoport, Bayport, and the area around the U.S. Steel plant site are located so as to have access to water transportation, which is vital to many heavy industries. The concentration of refining and chemical-processing plants along the Houston Ship Channel is a classic illustration of the importance of water transportation. The Intercontinental Airport Industrial District and the Central Industrial Park are located adjacent to airports in the hope of attracting tenants who depend heavily on air transportation. As highway transportation has become more important to industry, both for truck shipments and for employee access, industry has sought sites on major thoroughfares. Two such sites are Brookhollow Industrial Park and Sharpstown Industrial Park. Although not all rail spurs are depicted on the map, most of the industrial parks and districts have access to rail transportation.

Similar patterns prevail throughout other areas of the state. The Great Southwest Industrial District straddles the Dallas-Fort Worth Turnpike. Around Dallas large industrial parks and districts such as Brookhollow, Red Bird, Skyline, and Kings Row are located adjacent to freeways or on arterial streets, and Airlawn Industrial District is next to Love Field. Elsewhere the two largest industrial parks in Fort Worth, North Star and Carter, are both situated on Interstate Highways, and such developments in San Antonio are clustered along Loop 410 and Interstate Highway 35.

Most of Houston's major new retail centers outside the central business district are so located as to have easy access to the city's growing system of freeways, loops, and belts (see accompanying map). Those major retail centers which are not so located were developed in most cases before the new thoroughfares were built. A similar pattern is apparent

TRANSPORTATION AND DEVELOPMENT NODES IN THE HOUSTON AREA



in urban areas throughout the state. Dallas' new North Park Shopping Center is at the intersection of the Northwest Highway and the North Central Expressway, San Antonio's North Star Mall is on Interstate Highway 410, and Abilene's new Westgate Shopping Capitol is on the Winters Freeway.

Suburban office parks also tend to locate on transportation arteries. Stemmons Towers and Empire Central are both on Dallas' Stemmons Freeway, in Houston Greenway Plaza is off the Southwest Freeway, and Austin's Chevy Chase Center is on Interstate Highway 35. The already-mentioned example of the Magic Circle development around Houston's Galleria Post Oak illustrates the emerging trend for office parks to grow around transportation-oriented shopping centers. Intermingling of office parks with industrial districts and parks has produced yet another type of multipurpose economic node. Industrial districts and parks such as Dallas' Brookhollow which are located on major thoroughfares are finding that the property adjacent to these thoroughfares is too valuable to use for warehousing or manufacturing facilities. Consequently office buildings are being added to these parks and districts.

The economic advantages of subsidiary nodes of activity appear adequate to assure their economic health over the coming decade, and the accompanying map illustrates the locational pattern which these nodes are likely to follow in urban areas throughout the state. Existing nodes of economic activity having superior access to transportation arteries may be expected to grow the fastest, and new nodes should appear adjacent to recent and upcoming major additions to urban-area transportation systems. Dallas' rapid growth along the Miracle Mile of Lovers Lane in the 1950's and along Stemmons Freeway in the 1960's is due to be repeated in the 1970's along the Lyndon B. Johnson Freeway. Interstate Highway 635, circling Dallas, the Woodall Rogers Freeway, connecting Stemmons and North Central Expressways in Dallas, and the area around the Dallas-Fort Worth Regional Airport also should be the sites of particularly intense growth.

A discussion of the location of economic nodes should include also mention of the areas surrounding large industrial and governmental facilities. The growth of economic activity around the Manned Spacecraft Center is an outstanding example of such developments. U.S. Steel hopes that the availability of steel from its new plant, as well as the availability of water transportation, will help attract tennants to its industrial district in Chambers County. New campuses planned by The University of Texas for San Antonio and Odessa will create new growth centers in these towns, and prospective large investments in other educational institutions throughout the state should spur growth in adjacent areas.

Conclusions

Texans are rapidly becoming an increasingly urbanized people. The type of urban environment which they will create and inhabit during the seventies is foreshadowed by current development patterns. In brief, Texas cities will continue to be growing collections of large, multipurpose economic nodes oriented toward transportation arteries.

CONSTRUCTION: THE ROLE OF APARTMENTS

Graham Blackstock

Most analysts of construction in Texas agree that the industry is probably beginning a slow upsurge. In spite of continuing weaknesses in total construction they are hopeful that gains in the residential sector will lead builders through the upcoming transition period until the construction industry can recover from its eighteen-month slump.

This faith in housing as the swing factor during what is optimistically considered the coming "transition" months is based on the generally improved performance of the residential sector during the first two quarters of 1970.

Seasonally adjusted July data, however, show a decline of 17 percent from June in residential construction, while nonresidential building gained 4 percent. Total construction in Texas dropped 8 percent from June. Even with this drop from June, however, July residential building still maintained a higher level than in any month this year except June. The overall improvement of housing since July 1969 and the relative overall decline of nonresidential construction during the same period is indicated in a comparison with the levels of July 1969, in which July 1970 residential building gained 6 percent, nonresidential construction lost 12 percent, and the industry as a whole dropped by 3 percent.

The term "transition period" in itself is an optimistic assumption which as yet has no proved validity. Its chief claim to accuracy lies in the numerous contradictory indicators of the present situation—the conflicting cross-currents in Texas, and in the nation, which indicate at the same time the continuance of depressed activity and some changes which offer hope for renewed expansion.

Continuing improvement in residential construction seems probable mainly because housing must expand in order to meet the burgeoning need. The babies of the postwar booms are now marrying and setting up homes. By 1972 the national population between the ages of twenty-five and twenty-nine will increase to more than 3 million, with net household formations increasing from 1 million a year to 1.25 or 1.3 million annually before 1975. The households formed by younger adults between the ages of twenty-five and thirty-four, the normal home-buying group, numbered 412,000 in 1969; this total is expected by some analysts to average 700,000 annually between 1970 and 1975.

The federal government forecasts that an average of 2.7 million homes per year will be needed through 1978. These forecasts certainly indicate that the housing industry has sufficient market demand to motivate expanded activity.

Still other factors argue optimistically. More money is available for home mortgages—from recent increases in savings and loan association deposits and from expanded federal government sources. Interest rates are down—slightly and in spots.

Less promising factors argue pessimistically. Even if interest rates are reduced they are still historically high, and

nobody expects them to be appreciably lower soon. Unemployment continues. Potential buyers are cautious—even fearful—and loath to invest the sums required by the houses they want and need. Down payments remain large. Formerly affluent persons have lost their jobs or have received salary cuts; those who haven't are not sure they won't. Buyer resistance is high, especially in the luxury-house class.

The greatest deterrent, however, is excessive cost of land, labor, and materials. And yet costs, which seem to be headed upward indefinitely, for some people are no deterrent, but an incentive for purchase now.

But many homeseekers cannot afford these prices. That fact is basic to a shift in the American concept of home, and to a shift in emphasis in the residential segment of construction. Lower-income housing is the expanding segment of residential building, and is expected to be the bulwark and support of the entire industry during the coming months.

After two decades of boom and bust, builders of one-family homes have learned how to survive—some of them to thrive—in any kind of market, by diversification. They are following the market into low-cost housing, by development of mobile-home parks, by construction of apartments, townhouses, and other high-density housing, by participating in urban renewal, by following the retirement-market formula.

Lower cost is being achieved by builders' use of assembly-line construction methods—with mobile homes and modular units—and by high-density construction—with apartments and townhouses, including condominiums. Frequently the two means are combined. Most interesting in its various manifestations and implications is apartment construction, which probably, also, will be the biggest factor in the re-expansion of the construction industry. Although apartment building has slowed somewhat recently, the dip is considered temporary. Apartments promise the best solution to the housing problem for the greatest number of frustrated homeowners.

Even with the economies offered by apartments, however, a slowdown has developed recently in the rentals of more expensive units, according to a joint report by the Departments of Commerce and of Housing and Urban Development. Of the higher-priced units ($200 or more) 76 percent of those completed during the first quarter of 1969 were rented within three months, whereas only 63 percent of those completed during the same period in 1970 were rented so quickly.

The shift toward apartments has become a trend in Texas. From 1958 to 1969 the increasing proportion of apartment units, measured as a segment of all housing units, has been marked. The first dramatic jump occurred in 1961, when the percentage grew from 12.9 in 1960 to 20.9, with another large gain the next year, to 40.6 percent of all dwelling units. The percentage has increased every year except three (1959, 1964, 1965) during those twelve years.

Texas' share of apartment units on a national scale is considerable, and since 1964 has increased every year except in 1965 and 1969, growing from 7 percent of all apartment units in complexes with five or more units in 1964 to 11 percent in 1968, with a slight drop in 1969 to 10 percent of all such units in the country.

Data for Texas SMSA's indicate that Texas shared with all the nation the current dip in apartment construction. Although the number of units authorized during January-July 1970 declined in practically all the major SMSA's from the year-ago levels, along with the other segments of building, the number of apartment units authorized in July declined even more from the number issued in June of this year.

Despite the general drop in apartment construction from June of this year and from July of last year, permits for projects costing $1 million or more were issued by nine cities:

City	Number permits	Number units	Total value ($ millions)
Austin	2	336	3.450
Dallas	3	606	4.344
Duncanville	1	120	1.032
El Paso	1	150	2.200
Fort Worth (107 duplexes)	1	214	1.518
Houston	1	406	2.930
Pasadena	1	171	1.701
San Angelo	2	400	2.127
Tyler	1	104	1.000

Apartments provide solutions for the housing problem in different ways for different groups of the population. Young people have probably had more to do with achieving acceptance of the new clustered-home style of urban living than has any other group. Present-day youth have become accustomed to the available-when-wanted privacy, the convenience, and the economy of apartments, even as students, and they wish to continue the amenities of this style of living as young married couples. They have a greater urge than their more conservative parents to share experience with other people. They do not share with suburban dwellers in high degree the willingness to expend time and energy in the maintenance of grounds and the repair of roofs, utilities, and appliances. Even The Pill has contributed to the trend toward apartment living by postponing the purchase of one-family houses, which usually become desirable after children are born. Clustered living makes possible at lower prices a more attractive type of dwelling than can be found in the traditional single-family home at the same price. In our young society, where nearly half the population are under twenty-five, the demand for apartments is inevitably on the upswing.

These same advantages are sought by retired people, who need, in addition, the proximity of people among whom to find new friends, and by suburbanites who have tired of the hectic pace and the hazards of commuting and seek the additional advantage of nearness to work.

Perhaps most of these types of tenants miss some of the values of a separate house, with its grassy, tree-sheltered lawn serving as both bulwark and symbol of family autonomy. Developments in clustered living have made it possible for tenants to have simultaneously the advantages—

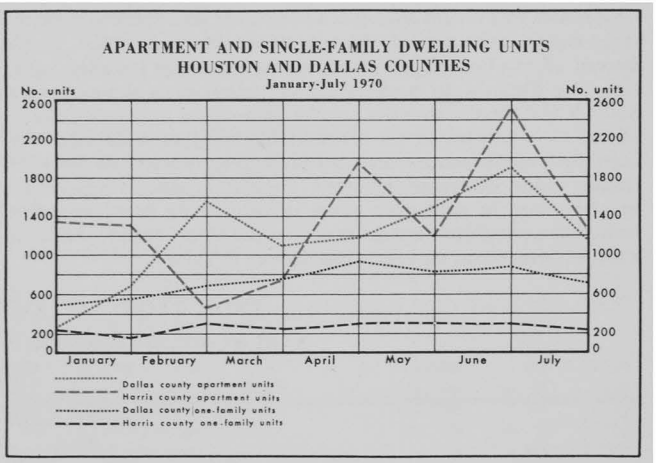
or most of them—of both the traditional home and the modern apartment.

Garden apartments—the first result of efforts to combine the highest values in the two styles of living—provide a common swimming pool with poolside patios equipped for lounging, and even for poolside games; on small bits of precious urban land they provide also touches of lawn—shrubs, patches of grass, even a crowded tree here and there.

The next development, the environmental apartment, much more successfully meets the needs of the frustrated homeowner yearning for recreation, space, escape, and privacy—if he can afford the rent. This newcomer to high-density living arranges for life to be less dense, in a parklike complex spreading over a considerable acreage and boasting a wide range of luxury amenities. The concept was developed and effectively exploited in California.

It has come to Texas in Dallas. The Willow Creek complex there offers apartments from one-bedroom units at $150 per month to three-bedroom units with den at $600 per month. The apartments all have patios or balconies; some have fireplaces; all have for community enjoyment a plush, elaborately landscaped environment, with artificial lake and streams, swimming pools, a well-equipped gymnasium, tennis courts, a private club, a golf course, game rooms.

In Houston a 3,000-unit project is in the works. Increasing size of the complex is almost essential for making the cost of the amenities low enough to fit the market. In complexes such as these elaborately luxurious environmental apartments the term "high density" is no longer objectionable.



The ultimate in apartment construction is foreseen by Paolo Soleri, the eminent architect, who believes that the only hope for our crowded "spaceship" Earth is giant one-structure cities in which all business, commercial, and personal-living activities will occur in huge towers, rather than in vast sprawling megalopolises which would ultimately cover most of the surface of the country. The thought is not entirely new—already in some large urban centers offices and dwellings are combined in one building. But though the idea is startling, even terrifying to those afraid of heights, it indicates how inevitable may be the urban trend away from the one-family home toward high-density housing.

ESTIMATED VALUES OF BUILDING AUTHORIZED IN TEXAS*

Classification	July 1970 (thousands of dollars)	Jan-July 1970 (thousands of dollars)	Percent change: July 1970 from June 1970	Percent change: Jan-July 1970 from Jan-July 1969
ALL PERMITS	203,672	1,367,327	− 9	− 4
New construction	181,761	1,221,581	− 8	− 5
Residential (housekeeping)	89,270	605,741	− 17	− 11
One-family dwellings	55,278	332,826	− 1	− 7
Multiple-family dwellings	33,992	272,915	− 34	− 15
Nonresidential buildings	92,491	615,840	4	2
Hotels, motels, and tourist courts	5,152	25,779	1,315	44
Amusement buildings	2,113	39,704	− 44	242
Churches	2,741	22,743	20	2
Industrial buildings	8,442	62,967	54	− 20
Garages (commercial and private)	1,791	10,461	− 38	2
Service stations	1,536	8,581	32	− 23
Hospitals and institutions	9,000	72,969	− 43	43
Office-bank buildings	14,494	125,281	− 20	73
Works and utilities	1,090	27,847	− 87	19
Educational buildings	23,254	89,513	38	− 38
Stores and mercantile buildings	20,630	112,236	102	− 7
Other buildings and structures	2,248	17,759	− 44	− 57
Additions, alterations, and repairs	21,911	145,746	− 20	**
SMSA vs. NON-SMSA				
Total SMSA†	182,090	1,216,286	− 12	− 5
Central cities	127,091	888,189	− 11	− 1
Outside central cities	54,999	328,097	− 14	− 14
Total non-SMSA	21,582	151,041	24	4
10,000 to 50,000 population	11,048	80,413	1	− 3
Less than 10,000 population	10,534	70,628	61	13

* Only buildings for which permits were issued within the incorporated area of a city are included.
** Change is less than one half of 1 percent.
† Standard metropolitan statistical area as defined in 1960 Census and revised in 1968.
Source: Bureau of Business Research in cooperation with the Bureau of the Census, U.S. Department of Commerce.

New Production System for *TBR*

The editors of the *Texas Business Review* have long been concerned by seemingly inevitable delays in presentation of hopefully current data on the Texas economy. Some of these deterrents to timely publication are inherent in the collection of data, and cannot be eradicated by the *TBR* staff. Others relate to schedules of commercial printers, over which the staff have no control.

In an effort to expedite publication of the *Review* so that readers will have Texas data in greater degree of currency, the editors have ventured on a new system, control of which lies, at least partially, with the Bureau staff. Copy for the September issue, the first product of this experiment, was composed by members of the Bureau staff on an IBM magnetic-tape, selectric-typewriter composing system. Offset printing was done by the Printing Division of The University of Texas at Austin.

The staff invite your comments on the format of this issue and welcome any suggestions for its improvement.

LOCAL BUSINESS CONDITIONS

Statistical data compiled by Mildred Anderson, statistical associate, *Constance Cooledge and Glenda Riley,* statistical assistants, *and Kay Davis and Lydia Gorena,* statistical technicians.

The indicators of local business conditions in Texas which are included in this section are statistics on bank debits, urban building permits, and employment. The data are reported by metropolitan areas in the first table below and by municipalities within counties in the second table.

Standard metropolitan statistical areas (SMSA's) in Texas are defined by county lines; in the first table the counties included in the area are listed under each SMSA. Since the Longview-Kilgore-Gladewater area is functioning as a significant metropolitan complex in its region, although not officially designated as an SMSA by the Bureau of the Census, data for the area have been included in the table for SMSA's. In both tables the populations shown for the SMSA's and for the counties are the preliminary population counts of the 1970 census. In the second table the population values for individual municipalities are also preliminary counts of the 1970 census, unless otherwise indicated. Population estimates made for municipalities in noncensus years are commonly based on utility connections, and these estimates are subject to the errors inherent in a process dependent on base ratios derived in 1960.

The values of urban building permits have been collected from participating municipal authorities by the Bureau of Business Research in cooperation with the Bureau of the Census of the U.S. Department of Commerce. Inasmuch as building permits are not required by county authorities, it must be emphasized that the reported permits reflect construction intentions only in incorporated places. Permits are reported for residential and nonresidential building only, and do not include public works projects such as roadways, waterways, or reservoirs; nor do they include construction let under federal contracts.

The values of bank debits for all SMSA's and for most central cities of the SMSA's have been collected by the Federal Reserve Bank of Dallas. Bank debits for the remaining municipalities have been collected from cooperating banks by the Bureau of Business Research.

Employment estimates are compiled by the Texas Employment Commission in cooperation with the Bureau of Labor Statistics of the U.S. Department of Labor.

INDICATORS OF LOCAL BUSINESS CONDITIONS FOR STANDARD METROPOLITAN STATISTICAL AREAS JULY 1970

Reported area and indicator	July 1970	Percent change from June 1970	Percent change from July 1969
ABILENE SMSA			
Jones and Taylor Counties; population 112,168			
Urban building permits	2,703,200	1023	844
Bank debits, seas. adj. ($1,000)	178,266	**	10
Nonfarm employment	41,200	**	2
Manufacturing employment	5,430	1	8
Unemployed, percent	3.7	− 14	16
AMARILLO SMSA			
Potter and Randall Counties; population 140,876			
Urban building permits	1,190,350	− 73	− 84
Bank debits, seas. adj. ($1,000)	491,525	4	6
Nonfarm employment	63,400	− 3	4
Manufacturing employment	8,350	**	35
Unemployed, percent	4.1	− 13	**
AUSTIN SMSA			
Travis County; population 289,490			
Urban building permits	16,508,220	171	54
Bank debits, seas. adj. ($1,000)	704,845	− 12	− 15
Nonfarm employment	122,800	− 4	3
Manufacturing employment	12,020	**	13
Unemployed, percent	3.0	− 3	36
BEAUMONT-PORT ARTHUR-ORANGE SMSA			
Jefferson and Orange Counties; population 313,099			
Urban building permits	1,788,500	− 75	− 19
Bank debits, seas. adj. ($1,000)	518,508	− 1	− 5
Nonfarm employment	118,500	**	**
Manufacturing employment	37,200	− 2	2
Unemployed, percent	4.9	− 11	40
BROWNSVILLE-HARLINGEN-SAN BENITO SMSA			
Cameron County; population 137,506			
Urban building permits	584,366	− 65	− 51
Bank debits, seas. adj. ($1,000)	168,253	8	21
Nonfarm employment	38,500	1	**
Manufacturing employment	6,260	11	− 6
Unemployed, percent	6.8	− 20	8
CORPUS CHRISTI SMSA			
Nueces and San Patricio Counties; population 278,410			
Urban building permits	2,371,896	− 3	1
Bank debits, seas. adj. ($1,000)	404,367	− 1	− 6
Nonfarm employment	92,100	1	**
Manufacturing employment	12,000	3	4
Unemployed, percent	5.0	− 21	19
DALLAS SMSA			
Collin, Dallas, Denton, Ellis, Kaufman and Rockwall Counties; population 1,539,350			
Urban building permits	53,991,606	18	7
Bank debits seas. adj. ($1,000)	10,868,470	5	15
Nonfarm employment	727,800	**	8
Manufacturing employment	161,125	− 2	− 8
Unemployed, percent	3.4	− 3	62
EL PASO SMSA			
El Paso County; population 347,103			
Urban building permits	6,502,950	− 14	51
Bank debits, seas. adj. ($1,000)	613,677	− 1	4
Nonfarm employment	117,200	**	1
Manufacturing employment	24,810	1	7
Unemployed, percent	5.5	− 8	45
FORT WORTH SMSA			
Johnson and Tarrant Counties; population 757,105			
Urban building permits	13,891,001	− 48	− 24
Bank debits, seas. adj. ($1,000)	1,808,374	2	4
Nonfarm employment	302,200	− 1	6
Manufacturing employment	91,550	− 1	3
Unemployed, percent	4.5	7	61
GALVESTON-TEXAS CITY SMSA			
Galveston County; population 165,669			
Urban building permits	858,102	50	− 16
Bank debits, seas. adj. ($1,000)	229,762	− 4	5
Nonfarm employment	66,900	− 1	14
Manufacturing employment	12,200	1	9
Unemployed, percent	5.2	8	21

Reported area and indicator	July 1970	Percent change from June 1970	Percent change from July 1969
HOUSTON SMSA			
Brazoria, Fort Bend, Harris, Liberty and Montgomery Counties; population 1,957,688			
Urban building permits	40,420,569	− 35	− 26
Bank debits, seas. adj. ($1,000)	8,905,481	9	12
Nonfarm employment	866,900	− 1	6
Manufacturing employment	147,500	− 10	3
Unemployed, percent	3.0	− 14	25
LAREDO SMSA			
Webb County; population 69,024			
Urban building permits	1,528,080	278	932
Bank debits, seas. adj. ($1,000)	80,658	1	10
Nonfarm employment	24,850	**	1
Manufacturing employment	1,550	1	15
Unemployed, percent	9.3	− 17	24
LONGVIEW-KILGORE-GLADEWATER METROPOLITAN AREA			
Gregg County; population 73,510			
Urban building permits	1,351,712	35	119
Bank debits ($1,000)	125,742	11	**
Nonfarm employment	35,400	**	1
Manufacturing employment	10,260	1	1
Unemployed, percent	3.8	3	27
(Building permits and bank debits are included for those portions of Kilgore and Gladewater in Rusk County and Upshur County.)			
LUBBOCK SMSA			
Lubbock County; population 175,757			
Urban building permits	3,438,243	− 22	74
Bank debits, seas. adj.($1,000)	430,970	8	7
Nonfarm employment	61,500	− 3	− 5
Manufacturing employment	6,850	− 2	− 2
Unemployed, percent	6.2	**	55
McALLEN-PHARR-EDINBURG SMSA			
Hidalgo County; population 172,469			
Urban building permits	1,206,907	− 29	89
Bank debits, seas. adj. ($1,000)	144,882	3	13
Nonfarm employment	41,200	− 8	**
Manufacturing employment	4,290	− 23	− 14
Unemployed, percent	7.1	− 3	9
MIDLAND SMSA			
Midland County; population 64,168			
Urban building permits	520,610	− 4	52
Bank debits, seas. adj. ($1,000)	170,924	11	4
Nonfarm employment	61,500	1	− 2
Manufacturing employment	5,250	**	3
Unemployed, percent	4.5	− 10	41
(Employment data are reported for the combined Midland and Odessa SMSA's since employment figures for Midland and Ector Counties, composing one labor-market area, are recorded in combined form by the Texas Employment Commission.)			
ODESSA SMSA			
Ector County; population 90,132			
Urban building permits	588,617	− 27	140
Bank debits, seas. adj. ($1,000)	126,286	− 2	1
Nonfarm employment	61,500	1	− 2
Manufacturing employment	5,250	**	3
Unemployed, percent	4.5	− 10	41
(Employment data are reported for the combined Midland and Odessa SMSA's, since employment figures for Midland and Ector Counties, composing one labor-market area, are recorded in combined form by the Texas Employment Commission.)			
SAN ANGELO SMSA			
Tom Green County; population 70,852			
Urban building permits	2,381,819	152	652
Bank debits, seas. adj. ($1,000)	100,190	− 4	10
Nonfarm employment	23,800	**	1
Manufacturing employment	3,900	1	10
Unemployed, percent	4.3	− 16	23
SAN ANTONIO SMSA			
Bexar and Guadalupe Counties; population 863,669			
Urban building permits	8,365,027	− 21	14
Bank debits, seas. adj. ($1,000)	1,594,557	10	17
Nonfarm employment	290,000	1	2
Manufacturing employment	34,650	− 1	12
Unemployed, percent	5.8	− 6	29
SHERMAN-DENISON SMSA			
Grayson County; population 80,847			
Urban building permits	3,179,311	25	− 43
Bank debits, seas. adj. ($1,000)	96,605	3	13
(Monthly employment reports are not available for the Sherman-Denison SMSA.)			
TEXARKANA SMSA			
Bowie County, Texas and Miller County, Arkansas; population 100,000			
Urban building permits	176,092	− 83	− 59
Bank debits, seas. adj. ($1,000)	118,906	− 9	− 11
Nonfarm employment	40,700	**	− 7
Manufacturing employment	10,710	− 2	− 28
Unemployed, percent	7.5	− 10	127
(Since the Texarkana SMSA includes Bowie County in Texas and Miller County in Arkansas, all data, including population, refer to the two-county region.)			
TYLER SMSA			
Smith County; population 93,081			
Urban building permits	2,035,163	78	256
Bank debits, seas. adj. ($1,000)	185,039	− 4	1
Nonfarm employment	40,700	**	7
Manufacturing employment	13,120	− 1	16
Unemployed, percent	3.8	3	9
WACO SMSA			
McLennan County; population 142,772			
Urban building permits	1,930,235	− 57	− 41
Bank debits, seas. adj. ($1,000)	263,487	− 6	9
Nonfarm employment	59,900	1	2
Manufacturing employment	12,950	2	− 1
Unemployed, percent	4.6	− 16	7
WICHITA FALLS SMSA			
Archer and Wichita Counties; population 124,238			
Urban building permits	2,572,454	314	129
Bank debits, seas. adj. ($1,000)	197,677	13	1
Nonfarm employment	48,300	**	− 4
Manufacturing employment	5,480	**	6
Unemployed, percent	3.2	− 20	14

** Absolute change is less than one half of 1 percent.

INDICATORS OF LOCAL BUSINESS CONDITIONS FOR INDIVIDUAL MUNICIPALITIES
JULY 1970

County and city	Population*	Urban building permits	Percent change from		Bank debits	Percent change from		Nonfarm placements	Percent change from	
		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
ANDERSON CO.	26,593									
Palestine	14,518	186,875	41	176	22,724	15	14	26	86	– 53
ANDREWS CO.	10,217									
Andrews	..	69,300	61	..	9,080	17	7	..	..	..
ANGELINA CO.	49,153									
Lufkin	23,739	88,860	– 78	– 79	..	..	..	22	100	– 70
ARANSAS CO.	8,468									
Aransas Pass (1960)	6,956	..	..	..	8,577	**	– 4	..	..	..
ATASCOSA CO.	18,360									
Pleasanton (1969)	6,000	37,400	– 39	4	6,562	20	1	..	..	..
AUSTIN CO.	13,243									
Bellville (1960)	2,218	4,840	94	– 99	7,615	6	23	..	..	..
BAILEY CO.	8,172									
Muleshoe (1969)	4,945	..	..	..	17,125	47	35	..	..	..
BASTROP CO.	16,828									
Smithville (1969)	2,935	1,470	– 43	390	..	..	..	..	..	..
BEE CO.	22,161									
Beeville	13,080	30,283	77	9	19,693	12	4	60	67	– 45
BELL CO.	117,242									
Bartlett (1960)	1,540	..	..	..	1,201	14	12	..	..	..
Belton (1969)	10,000	65,000	117	– 16	..	..	..	..	..	..
Killeen	34,953	622,928	3	85	35,760	1	12	..	..	..
Temple	32,645	792,152	– 3	72	..	..	..	178	53	– 8
BEXAR CO.	830,656									
(In San Antonio SMSA)										
San Antonio	648,189	7,950,249	– 22	18	1,634,389	13	17	..	..	..
BOWIE CO.	66,926									
(In Texarkana SMSA)										
Texarkana (1969)	50,006	123,892	– 88	– 71	116,407	– 1	– 11	..	..	..
BRAZORIA CO.	106,230									
(In Houston SMSA)										
Angleton (1960)	9,131	118,965	– 80	– 65	..	..	..	..	..	..
Clute (1969)	4,463	420,640	..	..	5,648	10	56	..	..	..
Freeport	11,953	54,050	– 34	– 63	29,941	16	16	..	..	..
Pearland (1960)	1,430	761,200	260	160	6,924	– 1	4	..	..	..
BRAZOS CO.	56,079									
Bryan	32,489	..	..	..	..	..	..	253	29	**
College Station	17,283	80,502	– 39	– 42	..	..	..	..	..	..
BREWSTER CO.	7,534									
Alpine (1960)	4,740	..	..	..	5,509	19	**	..	..	..
BROWN CO.	24,397									
Brownwood (1960)	16,974	..	..	..	..	..	..	94	65	– 22
BURLESON CO.	9,721									
Caldwell (1969)	2,204	..	..	..	4,623	25	11	..	..	..
BURNET CO.	10,655									
Marble Falls (1960)	2,161	...	..	..	6,090	**	30	..	..	..
CALDWELL CO.	20,694									
Lockhart (1960)	6,084	34,800	– 62	154	8,392	13	– 2	..	..	..
CAMERON CO.	137,506									
(Constitutes Brownsville-Harlingen-San Benito SMSA)										
Brownsville	51,080	460,100	– 65	– 42	73,940	31	37	335	25	– 59
Harlingen	34,005	92,750	– 47	– 58	83,010	41	15	284	39	– 49
La Feria (1969)	3,740	13,500	350	286	2,860	– 8	7	..	..	..
Los Fresnos (1960)	1,289	..	..	..	3,202	80	38	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
			Percent change from			Percent change from			Percent change from	
		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
CAMERON CO. (continued)										
Port Isabel (1960)	3,575	6,948	− 48	− 87	2,011	− 15	− 39	..	..	..
San Benito	14,909	11,068	− 93	− 91	9,383	21	5	..	..	..
CASTRO CO.	10,292									
Dimmitt (1969)	4,500	..	..	..	20,300	25	28	..	..	..
CHEROKEE CO.	31,041									
Jacksonville	9,411	364,550	378	..	..	..	..	..	..	..
COLLIN CO. (In Dallas SMSA)	65,355									
McKinney	14,773	392,850	536	538	16,111	17	19	40	186	− 65
Plano	17,600	1,365,236	− 5	13	..	..	..	..	..	..
COLORADO CO.	17,155									
Eagle Lake (1960)	3,565	..	..	..	4,819	13	7	..	..	..
COMAL CO.	23,601									
New Braunfels	17,610	401,960	18	29	24,246	12	4	..	..	..
COOKE CO.	22,856									
Gainesville	13,565	94,400	49	44	20,062	12	..	..	..	..
Muenster (1960)	1,190	6,000	− 87	− 60	3,287	− 4	− 7	..	..	..
CORYELL CO.	34,761									
Copperas Cove	10,608	411,080	− 30	497	3,710	2	20	..	..	..
Gatesville (1969)	5,180	..	..	..	10,491	19	9	..	..	..
CRANE CO.	4,132									
Crane	3,447	4,600	..	667	2,493	10	− 4	..	..	..
DALLAS CO. (In Dallas SMSA)	1,316,222									
Carrollton	13,701	428,635	− 51	− 8	12,069	2	1	..	..	..
Dallas	836,093	30,392,335	6	− 9	10,155,203	1	16	..	..	..
Farmers Branch	27,177	..	..	..	20,450	− 31	47	..	..	..
Garland	80,659	4,951,558	64	66	68,390	10	4	..	..	..
Grand Prairie	52,409	3,211,124	59	102	30,363	− 10	− 1	..	..	..
Irving	97,457	5,405,477	48	80	79,762	11	10	..	..	..
Lancaster	10,612	..	..	..	8,407	3	− 13	..	..	..
Mesquite	55,101	..	..	..	22,071	7	18	..	..	..
Richardson	47,596	1,006,140	− 30	− 51	51,234	5	**	..	..	..
Seagoville	4,253	112,527	402	860	10,147	15	45	..	..	..
DAWSON CO.	16,231									
Lamesa	12,348	276,200	523	280	23,657	41	37	66	− 15	5
DEAF SMITH CO.	18,533									
Hereford	13,092	331,250	32	10	..	..	..	..	..	..
DENTON CO. (In Dallas SMSA)	73,533									
Denton	38,865	734,862	− 6	− 48	..	..	..	97	59	− 44
Justin (1960)	622	50,000	**	178	1,139	− 2	− 6	..	..	..
Lewisville	9,146	1,541,590	125	..	13,249	1	61	..	..	..
Pilot Point (1969)	1,603	47,500	..	− 6	2,629	9	9	..	..	..
DE WITT CO.	17,872									
Yoakum (1960)	5,761	343,280	478	..	11,304	9	..	..	..	..
EASTLAND CO.	17,527									
Cisco	3,817	..	..	..	4,387	− 1	− 1	..	..	..
ECTOR CO. (Constitutes Odessa SMSA)	90,132									
Odessa	76,617	588,617	− 27	140	134,747	4	1	394	− 34	− 63
ELLIS CO. (In Dallas SMSA)	45,693									
Ennis	10,904	..	..	..	10,105	14	6	..	..	..
Midlothian (1969)	1,580	150	− 98	..	2,213	12	24	..	..	..
Waxahachie	13,147	404,873	446	− 58	18,816	7	12	45	2	− 55
EL PASO CO. (Constitutes El Paso SMSA)	347,103									
El Paso	317,462	6,452,350	− 15	49	620,992	7	6	..	..	..
ERATH CO.	17,527									
Stephenville (1960)	7,359	203,000	..	24	15,774	11	13	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
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		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
FANNIN CO.	22,018									
Bonham (1969)	9,506	90,356	29	326	13,230	8	15	..	..	..
FAYETTE CO.	16,876									
Schulenburg (1960)	2,340	24,367	..	– 69	..	..	..	..	..	..
FORT BEND CO. (In Houston SMSA)	51,410									
Richmond (1969)	4,500	67,475	– 51	– 25	7,694	– 9	– 17	..	..	..
Rosenberg	11,960	162,740	– 76	– 28	..	..	..	..	..	..
GAINES CO.	11,575									
Seagraves (1960)	2,307	..	..	..	3,452	28	44	..	..	..
Seminole (1960)	5,737	32,300	..	..	7,075	21	18	..	..	..
GALVESTON CO. (Constitutes Galveston-Texas City SMSA)	165,669									
Dickinson (1960)	4,715	..	..	..	13,654	– 12	– 13	..	..	..
Galveston	60,714	477,850	62	23	153,235	3	5	..	..	..
La Marque	15,984	80,772	9	– 14	20,078	6	15	..	..	..
Texas City	38,393	299,480	8	– 44	39,712	– 1	– 1	..	..	..
GILLESPIE CO.	10,277									
Fredericksburg	5,240	..	..	..	17,372	2	– 1	..	..	..
GONZALES CO.	16,766									
Nixon (1960)	1,751	2,300	– 74	..	..	..	..	..	..	..
GRAY CO.	26,273									
Pampa	21,239	..	..	..	36,188	8	– 7	101	58	– 42
GRAYSON CO. (Constitutes Sherman-Denison SMSA)	80,847									
Denison	24,436	301,851	– 59	69	31,148	1	– 3	108	27	– 44
Sherman	28,352	2,877,460	60	– 46	64,554	9	23	31	– 30	– 81
GREGG CO. (Constitutes Longview-Kilgore-Gladewater Metropolitan Area)	73,510									
Gladewater	5,290	25,000	108	– 76	8,313	36	2	..	..	..
Kilgore (1969)	10,500	208,212	313	510	18,635	10	**	..	..	..
Longview	44,397	1,118,500	13	134	98,794	9	**	..	..	..
GUADALUPE CO. (In San Antonio SMSA)	33,013									
Schertz (1969)	2,867	0	..	..	844	8	13	..	..	..
Seguin	15,569	192,669	47	5	21,292	6	**	..	..	..
HALE CO.	33,374									
Hale Center (1960)	2,691	0	..	..	..	..	..	..	..	..
Plainview	18,664	40,250	– 45	235	57,815	13	11	109	– 14	– 56
HARDEMAN CO.	6,649									
Quanah	4,564	122,000	388	..	6,979	– 25	12	..	..	..
HARDIN CO.	28,618									
Silsbee (1969)	8,447	..	..	..	11,021	4	10	..	..	..
HARRIS CO. (In Houston SMSA)	1,722,533									
Baytown	43,606	603,383	– 70	– 59	58,909	7	– 3	..	..	..
Bellaire	18,978	383,500	..	61	..	..	..	..	..	..
Deer Park	12,690	133,050	– 54	– 73	11,957	15	32	..	..	..
Houston	1,212,928	33,179,286	– 24	– 28	8,452,166	7	10	..	..	..
Humble (1960)	1,711	159,800	16	359	10,276	14	45	..	..	..
La Porte	6,152	467,520	377	..	5,514	5	14	..	..	..
Pasadena	89,291	2,467,348	– 82	– 32	115,238	7	4	..	..	..
South Houston	11,465	217,416	90	351	..	..	..	..	..	..
Tomball	2,707	18,000	..	– 63	14,904	– 4	16	..	..	..
HARRISON CO.	44,073									
Hallsville (1969)	1,015	..	..	..	1,294	18	8	..	..	..
Marshall	22,656	443,812	275	62	30,757	10	3	80	– 19	– 73
HASKELL CO.	8,236									
Haskell	3,602	..	..	..	6,003	17	29	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
			Percent change from			Percent change from			Percent change from	
		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
HAYS CO.	26,977									
San Marcos	18,566	180,130	− 94	− 72	16,764	15	..	..	..	..
HENDERSON CO.	25,703									
Athens	9,554	12,300	− 92	− 89	16,580	9	− 4	..	..	..
HIDALGO CO. (Constitutes McAllen-Pharr-Edinburg SMSA)	172,469									
Alamo (1960)	4,121	..	..	..	3,623	9	23	..	..	..
Donna (1969)	7,612	3,263	− 91	− 73	4,346	2	18	..	..	..
Edinburg	16,748	328,300	− 23	173	28,942	18	16	141	− 37	− 38
Elsa (1960)	3,847	1,330	9	− 79	5,793	31	102	..	..	..
McAllen	36,761	590,630	− 36	112	48,515	− 5	3	199	− 12	− 34
Mercedes	9,116	32,545	..	− 64	6,997	8	− 14	..	..	..
Mission	12,065	68,325	264	271	22,671	33	33	..	..	..
Pharr	15,269	45,175	− 50	− 13	9,879	64	58	..	..	..
San Juan (1960)	4,371	16,050	257	151	3,648	16	− 4	..	..	..
Weslaco	14,562	117,389	− 40	117	19,106	20	31	..	..	..
HOCKLEY CO.	20,199									
Levelland	11,386	13,500	− 76	− 47	..	..	..	..	..	..
HOOD CO.	6,182									
Granbury (1960)	2,227	..	..	..	3,157	− 12	− 3	..	..	..
HOPKINS CO.	20,334									
Sulphur Springs	10,447	122,025	− 29	− 45	26,166	− 1	8	..	..	..
HOWARD CO.	37,136									
Big Spring	28,165	66,150	278	− 24	60,453	18	11	105	− 14	− 44
HUNT CO.	46,602									
Greenville	21,867	466,819	− 9	− 85	32,587	29	− 4	57	− 5	− 51
HUTCHINSON CO.	23,980									
Borger	13,928	29,050	64	367	..	..	..	27	17	− 76
JACKSON CO.	12,597									
Edna (1960)	5,038	13,543	..	− 72	8,051	8	− 21	..	..	..
JASPER CO.	24,149									
Jasper (1969)	5,120	..	..	..	16,765	− 1	− 5	..	..	..
Kirbyville (1969)	2,021	..	..	..	2,899	− 1	− 9	..	..	..
JEFFERSON CO. (In Beaumont-Port Arthur-Orange SMSA)	242,719									
Beaumont	115,716	1,180,909	− 27	− 15	322,361	− 2	− 8	..	..	..
Groves	18,012	57,295	− 30	− 34	15,647	2	6	..	..	..
Nederland	16,647	..	..	..	11,200	8	19	..	..	..
Port Arthur	56,552	188,830	− 97	− 62	96,335	7	− 1	..	..	..
Port Neches	10,611	178,875	78	105	18,944	15	2	..	..	..
JIM WELLS CO.	32,100									
Alice (1960)	20,861	29,770	− 91	− 85	49,872	32	16	..	..	..
JOHNSON CO. (In Fort Worth SMSA)	45,718									
Cleburne	16,950	99,650	− 59	73	23,741	12	12	..	..	..
KARNES CO.	13,147									
Karnes City (1969)	3,000	31,675	− 30	692	5,339	25	9	..	..	..
KAUFMAN CO. (In Dallas SMSA)	31,666									
Terrell	13,985	85,851	− 84	− 49	..	..	..	..	..	..
KIMBLE CO.	3,845									
Junction	2,654	2,500	− 93	− 88	2,739	4	− 7	..	..	..
KLEBERG CO.	32,172									
Kingsville	27,809	170,560	− 74	− 90	24,620	− 2	14	..	..	..
LAMAR CO.	35,564									
Paris	23,194	144,361	− 93	5	..	..	..	139	83	− 2
LAMB CO.	17,427									
Littlefield (1960)	7,236	21,200	58	..	9,532	21	− 3	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
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LAMPASAS CO.	9,140									
Lampasas	5,773	6,400	– 69	– 92	11,655	1	3	..	..	..
LAVACA CO.	17,483									
Hallettsville (1960)	2,808	28,600	..	– 34	4,550	13	15	..	..	..
Yoakum (1960)	5,761	343,280	478	..	11,304	9	..	..	..	..
LEE CO.	7,776									
Giddings (1960)	2,821	75,117	46	619	6,750	**	14	..	..	..
LIBERTY CO. (In Houston SMSA)	30,565									
Dayton (1960)	3,367	5,300	– 84	– 87	5,935	– 11	3	..	..	..
Liberty (1960)	6,127	103,565	..	176	12,773	4	– 11	..	..	..
LIMESTONE CO.	17,581									
Mexia (1969)	7,621	32,050	309	191	10,839	19	30	..	..	..
LLANO CO.	6,583									
Kingsland (1969)	1,200	..	..	..	4,814	12	63	..	..	..
Llano	2,575	11,150	– 86	..	6,089	12	– 5	..	..	..
LUBBOCK CO. (Constitutes Lubbock SMSA)	175,757									
Lubbock	146,379	3,420,743	– 23	73	368,638	12	9	..	..	..
Slaton (1960)	6,568	5,000	..	499	6,797	61	37	..	..	..
LYNN CO.	8,829									
Tahoka (1969)	3,600	0	..	..	5,117	26	46	..	..	..
McCULLOCH CO.	8,422									
Brady	5,571	..	..	..	10,010	– 7	– 9	..	..	..
McLENNAN CO. (Constitutes Waco SMSA)	142,772									
McGregor (1960)	4,642	1,500	– 98	– 29	5,203	– 12	– 22	..	..	..
Waco	92,600	1,924,238	– 55	– 38	252,301	4	11	..	..	..
MATAGORDA CO.	27,630									
Bay City	12,196	144,211	388	369	22,008	4	– 1	24	– 37	– 40
MAVERICK CO.	17,919									
Eagle Pass	15,277	156,935	62	86	15,066	24	31	..	..	..
MEDINA CO.	19,123									
Castroville (1969)	1,800	..	..	..	1,435	5	14	..	..	..
Hondo (1960)	4,992	74,475	– 66	23	6,247	13	9	..	..	..
MIDLAND CO. (Constitutes Midland SMSA)	64,168									
Midland	58,199	520,610	– 4	52	167,384	6	2	452	– 34	– 32
MILAM CO.	19,600									
Cameron (1960)	5,640	41,500	74	..	8,003	13	17	..	..	..
Rockdale (1960)	4,481	184,000	119	..	9,791	19	28	..	..	..
MILLS CO.	4,047									
Goldthwaite	1,653	..	..	..	7,201	– 6	2	..	..	..
MONTGOMERY CO. (In Houston SMSA)	46,850									
Conroe	10,931	253,050	– 78	– 47	36,164	– 6	14	..	..	..
MOORE CO.	13,323									
Dumas (1969)	10,547	39,090	– 20	– 73	..	..	..	..	..	..
NACOGDOCHES CO.	35,693									
Nacogdoches	22,316	509,271	– 41	– 76	38,425	7	13	39	179	– 11
NAVARRO CO.	30,294									
Corsicana	19,839	76,530	– 93	– 47	33,544	17	8	150	47	– 16
NOLAN CO.	15,403									
Sweetwater	11,317	27,584	117	67	25,323	44	44	52	13	– 53
NUECES CO. (In Corpus Christi SMSA)	233,965									
Bishop (1969)	4,180	0	..	..	3,340	35	26	..	..	..
Corpus Christi	205,548	2,270,597	1	16	376,610	7	2	..	..	..
Robstown	11,047	34,158	– 28	– 60	..	..	..	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
			Percent change from			Percent change from			Percent change from	
		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
ORANGE CO.	70,380									
(In Beaumont-Port Arthur-Orange SMSA)										
Orange	24,112	166,526	255	5	46,870	3	7	59	20	– 39
PALO PINTO CO.	28,505									
Mineral Wells	17,109	703,147	467	905	34,098	7	22	70	– 49	– 26
PANOLA CO.	15,554									
Carthage	5,389	70,700	29	– 11	5,694	4	13	..	..	..
PARKER CO.	32,542									
Weatherford	12,742	193,200	86	– 61	25,407	1	..	..	..	..
PARMER CO.	10,374									
Friona (1969)	3,149	43,000	– 33	197	24,211	16	15	..	..	..
PECOS CO.	12,987									
Fort Stockton (1969)	6,373	1,090,200	..	401	..	..	..	..	..	..
POTTER CO.	87,985									
(In Amarillo SMSA)										
Amarillo	123,973	1,133,250	7	– 81	499,918	8	4	..	..	..
RANDALL CO.	52,891									
(In Amarillo SMSA)										
Amarillo (See Potter Co.)										
Canyon (1969)	9,296	57,100	– 98	– 95	9,714	– 2	5	..	..	..
REEVES CO.	16,263									
Pecos	12,492	..	..	..	24,452	27	30	51	– 33	– 41
REFUGIO CO.	9,089									
Refugio (1960)	4,944	0	..	..	5,415	29	19	..	..	..
RUSK CO.	32,773									
Henderson	10,003	658,080	777	522	18,751	6	3	..	..	..
Kilgore (1969)	10,500	208,212	313	510	18,635	10	**	..	..	..
SAN PATRICIO CO.	444,445									
(In Corpus Christi SMSA)										
Aransas Pass (1960)	6,956	..	..	..	8,577	**	– 4	..	..	..
Sinton	5,085	..	..	..	12,627	83	8	..	..	..
SAN SABA CO.	5,431									
San Saba	2,529	6,000	– 53	– 22	8,453	9	17	..	..	..
SCURRY CO.	15,115									
Snyder	10,722	99,300	..	– 17	..	..	..	..	..	..
SHACKELFORD CO.	3,233									
Albany	1,959	20,000	..	..	3,763	13	– 1	..	..	..
SHERMAN CO.	3,603									
Stratford (1969)	2,500	11,500	– 86	– 90	18,738	33	19	..	..	..
SMITH CO.	93,081									
(Constitutes Tyler SMSA)										
Tyler	56,301	2,021,013	81	264	184,988	– 1	– 1	290	– 7	– 46
STEPHENS CO.	8,205									
Breckenridge	5,873	1,000	– 79	– 78	..	..	..	..	..	..
SUTTON CO.	3,051									
Sonora	2,076	14,250	139	1	4,702	40	18	..	..	..
TARRANT CO.	711,387									
(In Fort Worth SMSA)										
Arlington	88,385	6,076,650	– 11	– 29	128,043	8	20	..	..	..
Euless	18,771	455,773	– 25	244	17,823	21	21	..	..	..
Fort Worth	388,225	4,486,947	– 71	– 7	1,668,420	3	2	..	..	..
Grapevine (1969)	4,659	160,251	73	– 81	7,600	6	18	..	..	..
North Richland Hills	16,365	333,075	21	35	11,310	– 37	– 33	..	..	..
White Settlement	13,461	74,950	– 69	– 92	..	..	..	..	..	..
TAYLOR CO.	96,463									
(In Abilene SMSA)										
Abilene	88,433	2,703,200	..	844	153,775	**	5	..	..	..

County and city	Population*	Urban building permits			Bank debits			Nonfarm placements		
			Percent change from			Percent change from			Percent change from	
		July 1970	June 1970	July 1969	July 1970 (thousands of dollars)	June 1970	July 1969	July 1970	June 1970	July 1969
TERRY CO.	14,239									
Brownfield (1960)	10,286	496,200	802	..	30,600	32	37	..	..	..
TITUS CO.	16,486									
Mount Pleasant	8,654	35,859	– 50	– 6	21,730	6	17	..	..	..
TOM GREEN CO. (Constitutes San Angelo SMSA)	70,852									
San Angelo	63,928	2,381,819	152	652	111,488	6	9	..	..	..
TRAVIS CO. (Constitutes Austin SMSA)	289,490									
Austin	246,799	16,508,220	171	55	690,057	– 10	– 14	..	..	..
UPSHUR CO.	20,468									
Gladewater	5,290	25,000	108	– 76	8,313	36	2	..	..	..
UPTON CO.	4,564									
McCamey	2,589	..	..	..	2,159	5	– 3	..	..	..
UVALDE CO.	16,619									
Uvalde	10,403	113,031	15	..	20,441	– 6	5	..	..	..
VAL VERDE CO.	26,984									
Del Rio	20,928	99,390	– 18	– 9	20,264	3	5	..	..	..
VICTORIA CO.	52,776									
Victoria	39,349	1,521,411	527	813	95,033	8	4	243	9	– 46
WALKER CO.	24,885									
Huntsville	15,367	1,850	– 89	– 99	21,886	– 2	4	..	..	..
WARD CO.	13,056									
Monahans (1969)	9,476	5,500	62	– 82	11,859	– 8	– 19	..	..	..
WASHINGTON CO.	18,378									
Brenham (1960)	7,740	104,809	– 49	– 59	22,068	8	23	..	..	..
WEBB CO. (Constitutes Laredo SMSA)	69,024									
Laredo	65,491	1,528,080	278	932	80,717	4	13	219	**	– 54
WHARTON CO.	36,234									
El Campo	8,442	28,230	..	– 82	17,491	13	– 5	..	..	..
WICHITA CO. (In Wichita Falls SMSA)	118,501									
Burkburnett (1960)	7,621	8,800	– 95	– 43	10,403	8	4	..	..	..
Iowa Park	5,152	79,154	88	570	4,212	– 3	– 5	..	..	..
Wichita Falls	94,599	2,484,500	329	126	184,876	10	**	..	..	..
WILBARGER CO.	15,051									
Vernon	11,204	212,942	181	– 59	22,574	– 8	3	25	– 34	– 74
WILLACY CO.	15,432									
Raymondville	7,988	5,600	– 25	– 95	22,296	131	35	24	33	– 41
WILLIAMSON CO.	36,020									
Bartlett (1960)	1,540	..	..	..	1,201	14	12	..	..	..
Georgetown (1960)	5,218	1,700	– 95	– 99	9,614	17	16	..	..	..
Taylor	9,253	185,305	84	106	14,513	14	12	16	78	– 50
WINKLER CO.	9,453									
Kermit	7,685	800	– 89	..	..	..	..	..	..	..
WISE CO.	18,830									
Decatur (1960)	3,563	2,300	– 65	– 85	5,465	4	– 6	..	..	..
YOUNG CO.	15,343									
Graham	7,383	191,334	537	– 36	14,983	15	10	..	..	..
Olney (1969)	4,200	125	..	..	7,263	15	– 4	..	..	..
ZAVALA CO.	11,239									
Crystal City (1960)	9,101	87,075	..	105	6,411	4	22	..	..	..

* For 1970 unless otherwise indicated.
** Absolute change less than one half of 1 percent.
.. No data, or inadequate basis for reporting.

BAROMETERS OF TEXAS BUSINESS

(All figures are for Texas unless otherwise indicated.)

All indexes are based on the average months for 1957-1959 except where other specification is made; all except annual indexes are adjusted for seasonal variation unless otherwise noted. Employment estimates are compiled by the Texas Employment Commission in cooperation with the Bureau of Labor Statistics of the U.S. Department of Labor. The symbols used below impose qualifications as indicated here: p–preliminary data subject to revision; r–revised data; *–dollar totals for the fiscal year to date; †–employment data for wage and salary workers only.

	July 1970	June 1970	July 1969	Year-to-date average 1970	Year-to-date average 1969
GENERAL BUSINESS ACTIVITY					
Estimates of personal income (millions of dollars, seasonally adjusted)	$ 3,255p	$ 3,219p	$ 3,081r	$ 3,182	$ 2,985
Income payments to individuals in U.S. (billions, at seasonally adjusted annual rate)	$ 801.8p	$ 798.2p	$ 752.7r	$ 793.2	$ 735.5
Wholesale prices in U.S. (unadjusted index)	117.6	117.0	113.3	116.7	112.1
Consumer prices in Houston (unadjusted index)	133.7	..	127.0	132.5	125.2
Consumer prices in U.S. (unadjusted index)	135.7	135.2	128.2	133.9	126.2
Newspaper linage (index)	139.3	130.1	132.4	125.0	127.4
Sales of ordinary life insurance (index)	270.8	258.5	249.0	251.3	235.5
PRODUCTION					
Total electric-power use (index)	279.3p	257.6p	280.8r	258.6	243.1
Industrial electric-power use (index)	228.7p	232.8p	220.0r	231.4	215.5
Crude-oil production (index)	120.9p	121.2p	120.6r	121.0	112.8
Average daily production per oil well (bbl.)	16.4	16.8	16.0	17.0	15.5
Crude-oil runs to stills (index)	135.0	140.3	146.5	133.6	135.3
Industrial production in U.S. (index)	169.2p	168.8p	174.6r	169.9	171.9
Texas industrial production–total (index)	174.0p	177.2p	175.2r	177.7	170.6
Texas industrial production–total manufactures (index)	195.1p	199.2p	198.2r	199.5	191.7
Texas industrial production–durable manufactures (index)	201.2p	208.2p	221.8r	214.8	215.7
Texas industrial production–nondurable manufactures (index)	191.1p	193.1p	182.4r	189.4	178.2
Texas industrial production–mining (index)	128.7p	131.3p	126.1r	131.8	124.4
Texas industrial production–utilities (index)	255.1p	255.1p	262.6r	257.1	245.2
Urban building permits issued (index)	197.9	204.5	204.4	186.0	194.1
New residential building authorized (index)	163.0	184.2	153.6	143.4	160.1
New nonresidential building authorized (index)	261.6	231.3	295.6	257.2	252.6
AGRICULTURE					
Prices received by farmers (unadjusted index, 1910-14=100)	272	273r	275	275	261
Prices paid by farmers in U.S. (unadjusted index, 1910-14=100)	389	390	376	387	371
Ratio of Texas farm prices received to U.S. prices paid by farmers	70	70	73	71	70
FINANCE					
Bank debits (index)	339.9	314.6	308.1	304.7	277.8
Bank debits, U.S. (index)	352.2	349.6	320.2	343.6	311.5
Reporting member banks, Dallas Federal Reserve District					
Loans (millions)	$ 6,042	$ 6,159	$ 6,145	$ 6,020	$ 6,091
Loans and investments (millions)	$ 8,617	$ 8,765	$ 8,655	$ 8,603	$ 8,737
Adjusted demand deposits (millions)	$ 3,190	$ 3,289	$ 3,353	$ 3,269	$ 3,337
Revenue receipts of the state comptroller (thousands)	$225,634	$ 273,147	$197,706	$270,486	$230,155
Federal Internal Revenue collections (thousands)	$299,651	$1,323,749	$224,806r	$299,651*	$224,806*
Securities registrations–original applications					
Mutual investment companies (thousands)	$ 42,124	$ 16,664	$ 40,425	$350,039*	$374,036*
All other corporate securities					
Texas companies (thousands)	$ 24,007	$ 9,302	$ 14,749	$133,497*	$259,258*
Other companies (thousands)	$ 27,675	$ 17,482	$ 24,162	$291,247*	$447,433*
Securities registrations–renewals					
Mutual investment companies (thousands)	$ 38,521	$ 22,292	$ 24,338	$345,474*	$298,767*
Other corporate securities (thousands)	$ 841	$ 405	$ 507	$ 21,359*	$ 10,662*
LABOR					
Total nonagricultural employment in Texas (index)†	150.1p	150.4p	147.0r	150.2	144.8
Manufacturing employment in Texas (index)†	150.4p	151.7p	156.6r	153.5	153.2
Average weekly hours–manufacturing (index)†	97.5p	98.8p	100.9r	99.1	100.9
Average weekly earnings–manufacturing (index)†	147.5p	148.9p	144.0r	148.8	142.8
Total nonagricultural employment (thousands)†	3,727.6p	3,742.0p	3,650.8r	3,701.7	3,569.1
Total manufacturing employment (thousands)†	732.6p	740.2p	763.1r	742.7	741.4
Durable-goods employment (thousands)†	402.3p	409.3p	433.1r	412.9	420.3
Nondurable-goods employment (thousands)†	330.3p	330.9p	330.0r	329.8	321.1
Total civilian labor force in selected labor-market areas (thousands)	3,519.9	3,557.3	3,838.5	3,486.6	3,360.4
Nonagricultural employment in selected labor-market areas (thousands)	3,285.4	3,302.9	3,150.0	3,285.6	3,105.6
Manufacturing employment in selected labor-market areas (thousands)	627.5	648.7	625.8	637.3	615.6
Total unemployment in selected labor-market areas (thousands)	146.1	160.6	103.4	116.5	91.1
Percent of labor force unemployed in selected labor-market areas	4.1	4.5	2.7	3.3	2.7

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AVAILABILITY OF UNPUBLISHED DATA ON COUNTY PERSONAL INCOME

(Print-outs from Magnetic Computer Tapes)

In the May 1967 issue of the *Survey of Current Business* the Regional Economics Division, Office of Business Economics, U.S. Department of Commerce, announced the publication of a new series on personal-income components in metropolitan areas. Initially published for selected years from 1929 through 1962, the series has been supplemented by annual additions which were presented in the August 1968, May 1969, and May 1970 issues of the *Survey of Current Business* to extend the personal income reports through 1968.

The personal-income reports identify the amounts received by individuals as wages and salaries, property income, profits, and transfer payments. The earnings have been identified additionally by industrial sectors including government, farm, and nonfarm, with nonfarm earnings shown by seven major industrial sources.

The detailed system of data files developed for these regional income estimates has made feasible the extension of personal-income estimates to counties not included in standard metropolitan statistical areas. Detailed files on personal income by source in Texas have been made available to the Bureau of Business Research for all standard metropolitan statistical areas in the state as well as for all but three of the counties not included in standard metropolitan statistical areas. Calhoun, Loving, and Morris Counties have been excluded to preclude disclosure of detail on individual firms dominant in these counties.

The unpublished data files on metropolitan and nonmetropolitan counties, described as tables 5.01 through 5.07 in the May 1970 issue of the *Survey of Current Business*, have been purchased from the Department of Commerce by the Bureau of Business Research for further distribution. Printed copies of the unpublished data (print-outs from magnetic computer tapes) will be provided by the Bureau at the rate of $10 **for each *single* county or metropolitan area.**

The extensive range of detail on county personal-income sources offers new insights into the regional composition of both consumer and industrial markets.

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