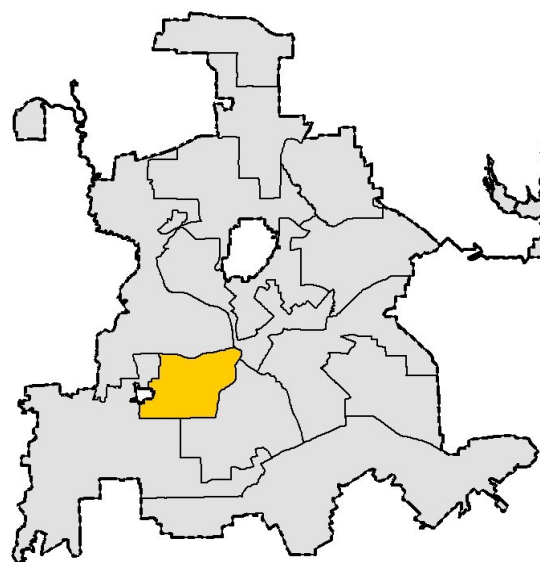


2017 COUNCIL DISTRICT ECONOMIC FACT SHEET

ECONOMIC DEVELOPMENT YEAR IN REVIEW - COUNCIL DISTRICT 1

Economic development is the backbone of a thriving community. Notable developments, projects and new opportunities within District 1 in the last year include the following:

- Construction has begun on Bishop Arts Station, the first mixed-use development in the area. Plans call for 25,200 square feet of retail and 209 apartments as well as a new streetcar plaza. Bishop Arts Station is located at Zang Blvd. and W. Davis St.
- In March 2017, Baylor Scott & White opened a Convenient Care Clinic at 315 S. Hampton Rd. The clinic offers primary care and is open seven days a week.
- Tyler Station, a 125,000-square-foot redevelopment project that includes office space, light manufacturing, and retail, has opened next to the Tyler/Vernon DART light rail station.



FAST FACTS

Fact	District 1	City of Dallas
Jobs / Acre	3.66	5.01
Commercial Real Estate (Sq. Ft.) / Acre	872.0	1,784.4
Businesses / Acre	0.32	0.28
New Construction Value / Acre	\$5,553	\$7,686
Property Tax Base / Acre	\$345,080	\$430,451
Size	12.3 sq. mi.	351.4 sq. mi.



Bishop Arts Station

Source: City of Dallas Office of Economic Development estimates.

2016 NEW CONSTRUCTION ACTIVITY

Area	Single Family		Multifamily		Non-Residential		Total	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value
District 1	64	\$15.6M	23	\$15.0M	18	\$13.1M	105	\$43.8M
Share of City Total	4.7%	3.1%	3.4%	2.4%	4.5%	2.2%	4.3%	2.5%

Source: City of Dallas Department of Sustainable Development & Construction, Building Inspection Division, 2017.

2016 JOBS & BUSINESS ESTIMATES

- o District 1 Labor Force: 41,089⁽¹⁾
- o District 1 Unemployment Rate: 4.6%⁽¹⁾
- o City Unemployment Rate: 3.9%⁽¹⁾
- o Employed District 1 Residents: 39,114⁽¹⁾
- o Total Jobs in District 1 (including Government): 28,814⁽²⁾

1) Values are geographically allocated estimates and not actual counts. Estimates total or average to city-level values from the BLS.
 2) District estimates are based upon preliminary City of Dallas estimate total, which is subject to revision.
 3) Unemployment rates are calculated by a separate methodology from Labor Force and Employed District Residents.

Industry Sector	District Businesses		District Jobs
	Number	% of City's Sector	% of City's Sector
Construction, Natural Resources & Mining	79	2.5%	1.3%
Manufacturing	35	2.0%	0.5%
Trade, Transportation & Utilities	380	3.8%	2.0%
Information	45	3.5%	1.6%
Financial Activities	301	3.8%	2.3%
Professional & Business Services	289	2.8%	3.2%
Education & Health Services	722	5.2%	5.1%
Leisure & Hospitality	243	5.3%	3.1%
Other Services	303	5.6%	3.4%
Total	2,397	4.1%	3.0%

Source: InfoUSA, October 2017; U.S. Census Bureau Local Employment Dynamics, 2015; eSite Analytic, 2016; and CoStar, August 2017. Current estimates

2016 COMMERCIAL REAL ESTATE

Category	Retail	Industrial	Office	Total
Total Inventory (Sq. Ft.)	3,559,047	2,006,049	1,308,609	6,873,705
% of Total City Inventory	4.62%	0.99%	1.07%	1.71%
Vacant Space (Sq. Ft.)	150,607	38,458	47,737	236,802
District Vacancy Rate	4.23%	1.92%	3.65%	3.45%
City Vacancy Rate	4.28%	5.25%	16.82%	8.60%

Source: CoStar, August 2017. Adjustments made due to definition changes.

2016 REAL PROPERTY TAXABLE VALUE

Category	District (in Billions*)	% Change ('15 to '16)	% of City Total
Total Value	\$2.75B	12.8%	2.8%
Residential	\$1.99B	17.5%	3.9%
Non-Residential	\$0.76B	2.0%	1.7%

Source: City of Dallas Enterprise GIS (base data from Dallas, Denton and Collin appraisal districts), 2017.

* District values may not sum to totals due to rounding.



Davis Street Espresso

NOTE ON ESTIMATIONS: For information see methodology section located at www.DallasEcoDev.org/fact_sheets