



2017 COUNCIL DISTRICT ECONOMIC FACT SHEET

ECONOMIC DEVELOPMENT YEAR IN REVIEW - COUNCIL DISTRICT 4

Economic development is the backbone of a thriving community. Notable developments, projects and new opportunities within District 4 in the last year include the following:

- Dallas City Council approved the inclusion of a planned new deck park over I-35E near the Dallas Zoo. The park will be developed as part of the TXDOT Southern Gateway project.
- Kiest Park was named a “Lone Star Legacy Park” by the Texas Recreation and Park Society, in recognition of its prominence and importance to the Dallas community.
- Steve & Cammy’s, a new ice cream shop, opened its doors at 2839 Cedar Crest Blvd.
- Recipe, a neighborhood-focused healthy juice bar, opened at 1831. S. Ewing Blvd.



FAST FACTS

Fact	District 4	City of Dallas
Jobs / Acre	1.03	5.01
Commercial Real Estate (Sq. Ft.) / Acre	370.1	1,784.4
Businesses / Acre	0.10	0.28
New Construction Value / Acre	\$737	\$7,686
Property Tax Base / Acre	\$96,450	\$430,451
Size	20.6 sq. mi.	351.4 sq. mi.



Kiest Park

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 4	54	\$8.3M	0	\$0.0	6	\$1.4M	60	\$9.7M
Share of City Total	4.0%	1.7%	0.0%	0.0%	1.5%	0.2%	2.5%	0.6%

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

2016 JOBS & BUSINESS ESTIMATES

- District 4 Labor Force: 36,039⁽¹⁾
- District 4 Unemployment Rate: 5.4%⁽¹⁾
- City Unemployment Rate: 3.9%⁽¹⁾
- Employed District 4 Residents: 34,043⁽¹⁾
- Total Jobs in District 4 (including Government): 13,548⁽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	75	2.4%	1.4%
Manufacturing	27	1.6%	1.6%
Trade, Transportation & Utilities	266	2.7%	1.7%
Information	17	1.3%	0.4%
Financial Activities	114	1.5%	1.3%
Professional & Business Services	108	1.1%	2.7%
Education & Health Services	230	1.6%	2.0%
Leisure & Hospitality	111	2.4%	2.4%
Other Services	332	6.2%	3.5%
Total	1,280	2.2%	2.0%

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.)	2,625,428	2,036,725	211,080	4,873,233
% of Total City Inventory	3.41%	1.01%	0.17%	1.21%
Vacant Space (Sq. Ft.)	92,666	12,704	1,950	107,320
District Vacancy Rate	3.53%	0.62%	0.92%	2.20%
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	\$1.28B	9.2%	1.3%
Residential	\$0.82B	11.6%	1.6%
Non-Residential	\$0.45B	5.3%	1.0%

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.



Recipe

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