



2017 COUNCIL DISTRICT ECONOMIC FACT SHEET

ECONOMIC DEVELOPMENT YEAR IN REVIEW - COUNCIL DISTRICT 9

Economic development is the backbone of a thriving community. Notable developments, projects and new opportunities within District 9 in the last year include the following:

- Construction began on Phase Four of the SoPac trail, which will connect existing concrete trails near White Rock Lake over to Greenville Avenue and the Royal Oaks Country Club.
- The Dallas Arboretum opened A Tasteful Place, a 3.5-acre, \$12 million edible garden that includes a kitchen, picnic lawn, patios, and walking trails. The kitchen holds tastings, cooking classes, and educational classes for both adults and children.
- Frontline ER opened at 7331 Gaston Ave. as a 24/7 emergency room facility.



FAST FACTS

Fact	District 9	City of Dallas
Jobs / Acre	1.25	5.01
Commercial Real Estate (Sq. Ft.) / Acre	486.2	1,784.4
Businesses / Acre	0.13	0.28
New Construction Value / Acre	\$5,236	\$7,686
Property Tax Base / Acre	\$348,020	\$430,451
Size	28.2 sq. mi.	351.4 sq. mi.



Frontline ER

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 9	113	\$50.7M	18	\$35.9M	10	\$7.9M	141	\$94.4M
Share of City Total	8.3%	10.1%	2.7%	5.7%	2.5%	1.3%	5.8%	5.5%

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

2016 JOBS & BUSINESS ESTIMATES

- o District 9 Labor Force: 49,641⁽¹⁾
- o District 9 Unemployment Rate: 3.5%⁽¹⁾
- o City Unemployment Rate: 3.9%⁽¹⁾
- o Employed District 9 Residents: 47,822⁽¹⁾
- o Total Jobs in District 9 (including Government): 22,478⁽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	172	5.4%	2.8%
Manufacturing	52	3.0%	2.1%
Trade, Transportation & Utilities	428	4.3%	3.7%
Information	65	5.0%	3.7%
Financial Activities	279	3.6%	1.9%
Professional & Business Services	330	3.2%	1.2%
Education & Health Services	406	2.9%	2.8%
Leisure & Hospitality	210	4.6%	3.6%
Other Services	278	5.2%	3.1%
Total	2,220	3.8%	2.7%

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.)	4,571,321	3,339,040	858,916	8,769,277
% of Total City Inventory	5.94%	1.66%	0.70%	2.19%
Vacant Space (Sq. Ft.)	164,430	21,362	96,378	282,170
District Vacancy Rate	3.60%	0.64%	11.22%	3.22%
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	\$6.39B	14.9%	6.6%
Residential	\$5.33B	15.6%	10.5%
Non-Residential	\$1.05B	11.6%	2.3%

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.



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