

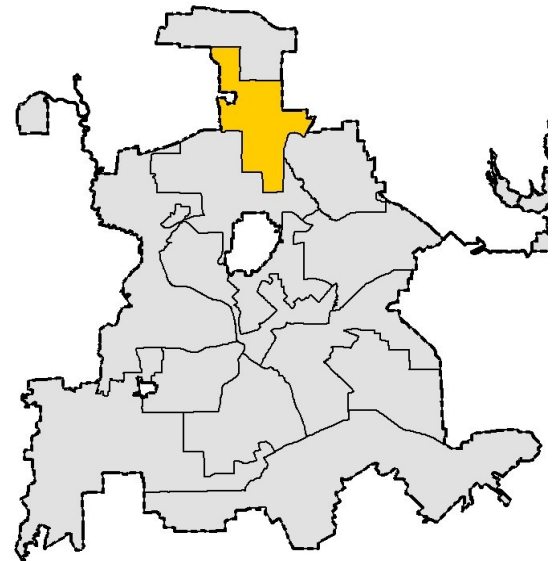


## 2017 COUNCIL DISTRICT ECONOMIC FACT SHEET

### ECONOMIC DEVELOPMENT YEAR IN REVIEW - COUNCIL DISTRICT 11

Economic development is the backbone of a thriving community. Notable developments, projects and new opportunities within District 11 in the last year include the following:

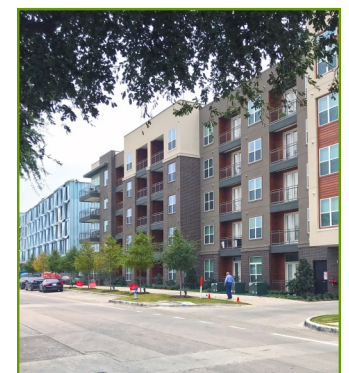
- Costco opened its first store within the Dallas city limits in May.
- The women's hospital in Tower D at Medical City Dallas is undergoing a \$125 million expansion.
- The Galleria Office Towers completed a \$19 million renovation.
- The Preston Rd. and Royal Ln. intersection gained new retail, including Eatzi's, Shake Shack, Sur La Table, and Paper Source.
- Notable companies expanding or leasing space in the LBJ Corridor include Kimley-Horn, AECOM, Amazon, BenefitMall, and Ansira Partners.



#### FAST FACTS

Fact	District 11	City of Dallas
Jobs / Acre	11.45	5.01
Commercial Real Estate (Sq. Ft.) / Acre	2,753.0	1,784.4
Businesses / Acre	0.67	0.28
New Construction Value / Acre	\$7,423	\$7,686
Property Tax Base / Acre	\$981,231	\$430,451
Size	16.6 sq. mi.	351.4 sq. mi.

Source: City of Dallas Office of Economic Development estimates.



Modera by Mill Creek Apts & Residence Inn / AC Hotel

#### 2016 NEW CONSTRUCTION ACTIVITY

Area	Single Family		Multifamily		Non-Residential		Total	
	Permits	Value	Permits	Value	Permits	Value	Permits	Value
District 11	37	\$36.6M	19	\$21.0M	16	\$21.1M	72	\$78.8M
Share of City Total	2.7%	7.3%	2.8%	3.3%	4.0%	3.5%	3.0%	4.6%

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

2016 JOBS & BUSINESS ESTIMATES

- o District 11 Labor Force: 51,362<sup>(1)</sup>
- o District 11 Unemployment Rate: 3.2%<sup>(1)</sup>
- o City Unemployment Rate: 3.9%<sup>(1)</sup>
- o Employed District 11 Residents: 49,610<sup>(1)</sup>
- o Total Jobs in District 11 (including Government): 121,499<sup>(2)</sup>

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	269	8.5%	6.0%
Manufacturing	103	6.0%	15.8%
Trade, Transportation & Utilities	702	7.0%	7.8%
Information	177	13.7%	14.5%
Financial Activities	1,281	16.4%	18.0%
Professional & Business Services	1,376	13.5%	12.6%
Education & Health Services	1,871	13.4%	8.3%
Leisure & Hospitality	402	8.7%	11.1%
Other Services	452	8.4%	8.9%
Total	6,633	11.4%	10.9%

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.)	6,832,509	5,830,207	16,546,708	29,209,424
% of Total City Inventory	8.88%	2.89%	13.49%	7.28%
Vacant Space (Sq. Ft.)	217,108	10,137	3,260,480	3,487,725
District Vacancy Rate	3.18%	0.17%	19.70%	11.94%
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	\$10.40B	8.0%	10.7%
Residential	\$5.27B	12.6%	10.3%
Non-Residential	\$5.13B	3.6%	11.2%

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.



Costco Wholesale

NOTE ON ESTIMATIONS: For information see methodology section located at [www.DallasEcoDev.org/fact\\_sheets](http://www.DallasEcoDev.org/fact_sheets)