

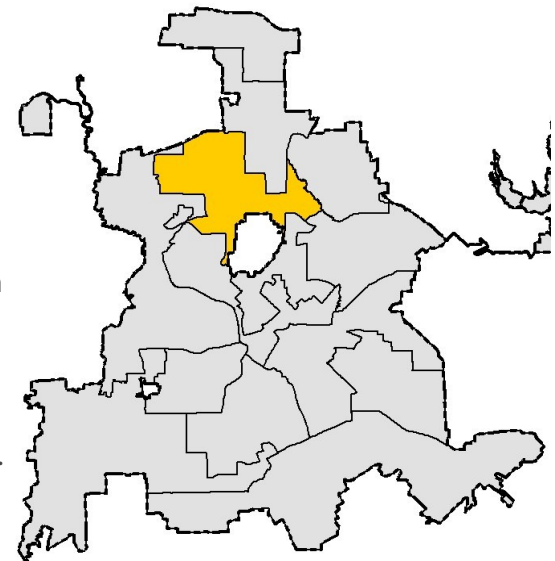


2017 COUNCIL DISTRICT ECONOMIC FACT SHEET

ECONOMIC DEVELOPMENT YEAR IN REVIEW - COUNCIL DISTRICT 13

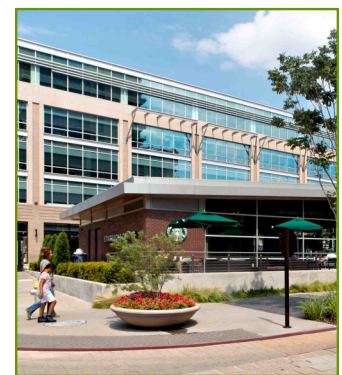
Economic development is the backbone of a thriving community. Notable developments, projects and new opportunities within District 13 in the last year include the following:

- Construction has started on a seniors housing development across the street from NorthPark Center. The \$120 million project will have almost 200 units and is scheduled to open mid-2019.
- TreeHouse, the world's first energy-positive home improvement store, opened at 8021 Walnut Hill Lane. It is part of the redevelopment of The Hill Shopping Center.
- Construction has started on a new gated residential community of high-end townhomes, the Merion at Midtown Park, located near the Royal Oaks Country Club.



FAST FACTS

Fact	District 13	City of Dallas
Jobs / Acre	6.73	5.01
Commercial Real Estate (Sq. Ft.) / Acre	1,576.4	1,784.4
Businesses / Acre	0.49	0.28
New Construction Value / Acre	\$14,661	\$7,686
Property Tax Base / Acre	\$1,221,148	\$430,451
Size	23.0 sq. mi.	351.4 sq. mi.



Shops at Park Lane
(Photo Credit: Urban Fabric Photography)

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 13	187	\$150.3M	43	\$37.3M	31	\$28.4M	261	\$216.0M
Share of City Total	13.8%	30.0%	6.4%	5.9%	7.7%	4.7%	10.7%	12.5%

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

2016 JOBS & BUSINESS ESTIMATES

- District 13 Labor Force: 46,215⁽¹⁾
- District 13 Unemployment Rate: 2.9%⁽¹⁾
- City Unemployment Rate: 3.9%⁽¹⁾
- Employed District 13 Residents: 44,802⁽¹⁾
- Total Jobs in District 13 (including Government): 99,203⁽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	328	10.4%	8.8%
Manufacturing	72	4.2%	3.7%
Trade, Transportation & Utilities	773	7.7%	7.2%
Information	114	8.8%	6.8%
Financial Activities	1,148	14.7%	13.6%
Professional & Business Services	1,209	11.8%	7.4%
Education & Health Services	2,372	17.0%	11.4%
Leisure & Hospitality	390	8.5%	8.9%
Other Services	445	8.3%	10.9%
Total	6,851	11.8%	8.9%

Source: InfoUSA, October 2017; U.S. Census Bureau Local Employment Dynamics, 2015; eSite Analytic, 2016; and CoStar, August 2017. Current estimates may differ from previous years due to revisions by data provider.

2016 COMMERCIAL REAL ESTATE

Category	Retail	Industrial	Office	Total
Total Inventory (Sq. Ft.)	9,420,598	770,298	13,029,520	23,220,416
% of Total City Inventory	12.24%	0.38%	10.63%	5.79%
Vacant Space (Sq. Ft.)	454,445	0	1,647,155	2,101,600
District Vacancy Rate	4.82%	0.00%	12.64%	9.05%
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	\$18.20B	11.5%	18.8%
Residential	\$13.30B	13.6%	26.1%
Non-Residential	\$4.90B	6.2%	10.7%

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.



Carlo's Bake Shop

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