

The Central Business District (CBD) is the heart of the city and the entire Dallas-Forth Worth area. It is an established business district with abundant Class A office developments and an increasing number of residential and retail options.

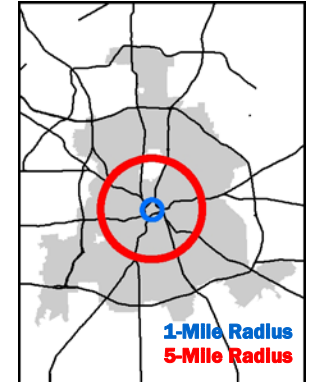
- Surrounded by diverse neighborhoods that provide multiple in-town residential options.
- Superior accessibility via train, bus, and car. Close proximity to both Love Field and DFW International Airport.
- Focal points include the Arts district, West End entertainment district, Farmers Market, JFK memorial and museum and convention center.
- Over \$165 M capital investment approved in the 2006 Bond Program.
- The city's comprehensive plan, *forwardDallas!*, envisions this area as a regional urban center.

Development/Redevelopment Opportunities:

- Mixed-use residential and retail infill
- Commercial conversion to residential
- Office
- DART rail stations and trolley stops



Stone Street in Downtown Dallas



Area Statistics	1-Mile	5-Mile
<i>Total Population</i>	15,350	353,319
<i>Average Household Size</i>	1.4	2.7
<i>Median Age</i>	34.2	33.0
<i># of Households</i>	4,525	126,581
<i>Median Household Income</i>	\$56,462	\$44,233
<i>Office Inventory (sq. ft.)</i>	42.8 M	74.7 M
<i>Industrial Inventory (sq. ft.)</i>	5.1 M	73.1 M
<i>Retail Inventory (sq. ft.)</i>	7.4 M	26.5 M
<i>Total Business Establishments</i>	7,043	30,884
<i>Total Jobs</i>	113,714	393,062

Source: SRC, 2009 estimates; Costar.