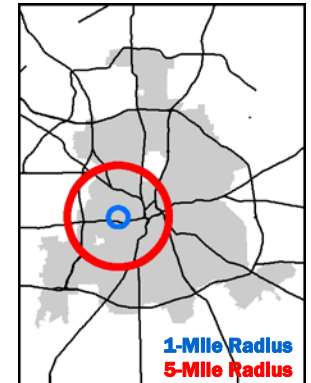


West Dallas has an industrial character, with thriving manufacturing, shipping and warehousing industries.

- The area offers easy accessibility to I-30 and I-35.
- Investors are taking notice of the potential for the area that the Trinity River Corridor Project and the signature Santiago Calatrava bridges are creating. The recreational opportunities and scenic views will likely spark demand for living, retail and entertainment options that are adjacent to the river and new parks.
- Almost \$74 M capital investment approved in the 2006 Bond Program.
- Dallas Community College District completed a new campus in the heart of West Dallas in 2009. El Centro West Dallas offers academic, workforce and continuing education classes to area residents.
- The city's comprehensive plan, *forwardDallas!*, envisions this area as an urban neighborhood bordered by a business corridor to the west and a mixed-use district to the east.



El Centro West Dallas Campus



Development/Redevelopment Opportunities

- Multifamily development
- Retail
- Industrial/warehouse

Area Statistics	1-Mile	5-Mile
<i>Total Population</i>	10,429	302,834
<i>Average Household Size</i>	3.4	3.1
<i>Median Age</i>	27.1	31.6
<i># of Households</i>	3,041	97,307
<i>Median Household Income</i>	\$16,771	\$42,897
<i>Office Inventory (sq. ft.)</i>	106,205	75.7 M
<i>Industrial Inventory (sq. ft.)</i>	4.7 M	112.2 M
<i>Retail Inventory (sq. ft.)</i>	295,584	23.0 M
<i>Total Business Establishments</i>	401	28,377
<i>Total Jobs</i>	7,147	408,532

Source: SRC, 2009 estimates; Costar.