

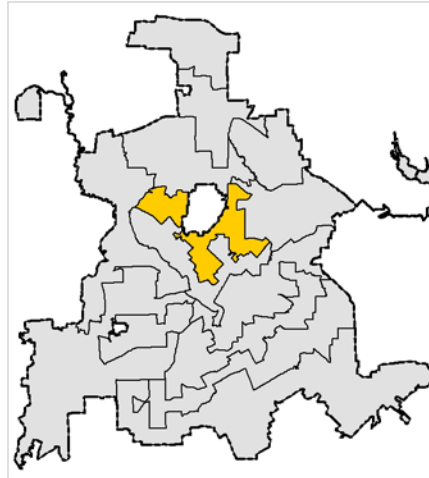


## Economic Development in District 14

### 2010 Economic Development Year in Review

Since 2005, the Office of Economic Development has been implementing its *Strategic Engagement* development plan for Dallas. Major development projects in District 14 last calendar year included the following:

- Granite Properties & Gables Residential completed work in May on the 17Seventeen McKinney project at 1717 McKinney Ave. in Uptown. The \$200 million project includes 362,000 sq. ft. of office space and 292 luxury apartments. Colliers International was the first tenant.
- The Park at Woodall Rodgers entered the second phase of construction in March, involving the construction of the deck over the freeway. Completion is anticipated by 2012.
- St. Ann Court, a 26-story office tower in the Harwood district of Uptown, opened in July. Amegy Energy is the lead tenant.
- Museum Tower, a \$200 million, 42-story con-



dominium tower in the Downtown Arts District, broke ground in June, with an anticipated completion date in 2013.



Winspear Opera House  
(Photo courtesy Tim Hursley)



Dallas Farmers Market  
(Photo courtesy of Dallas CVB)

## 2010 Real Property Taxable Value

	District 14 (in Billions)	% Change (‘09 to ‘10)	% of City Total
Total Value	\$18.60B	-4.3%	19.8%
Residential	\$8.98B	-0.7%	16.8%
Non-Residential	\$9.62B	-7.4%	23.8%

Source: Enterprise GIS, City of Dallas (base data from Dallas, Denton, and Collin County Appraisal Districts)

## 2010 New Construction Activity

	Single Family	Multi-Family	Non-Residential	Total
	Permits   Value	Permits   Value	Permits   Value	Permits   Value
District 14	88   \$33.4M	28   \$181.6M	22   \$169.4M	138   \$384.4M
Chng ‘09-‘10	-29.6%   -24.9%	-61.1%   -32.4%	-43.6%   -44.2%	-41.5%   -37.7%
% of City Total	10.5%   13.0%	45.2%   64.5%	12.8%   40.7%	12.9%   40.2%

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



Lakewood Theater

## 2010 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	62,300,458	4,656,566	46,161,032	11,482,860
% of Total City Inventory	16.6%	2.5%	40.2%	16.3%
Vacant Space (Sq. Ft.)	10,700,364	100,774	10,022,126	577,464
District Vacancy Rate	17.2%	2.2%	21.7%	5.0%
City Vacancy Rate	12.0%	8.4%	21.2%	7.0%

Source: CoStar, January 2011

## 2010 Jobs & Business Estimates

- ◆ District Labor Force: 70,265
- ◆ District Unemployment Rate: 4.4%
- ◆ City Unemployment Rate: 8.8%
- ◆ Employed District Residents: 67,158
- ◆ Total Jobs in District (Including Government): 204,874

Private Industries	District Businesses		District Jobs
	Number	% of City	% of City
Construction, Natural Resources & Mining	635	14.5%	17.3%
Manufacturing	267	10.6%	9.1%
Trade, Transportation & Utilities	1,323	10.5%	16.8%
Information	309	20.5%	20.1%
Financial Activities	1,774	23.1%	27.9%
Professional & Business Services	4,686	21.8%	29.9%
Education & Health Services	707	13.2%	9.0%
Leisure & Hospitality	683	19.5%	24.7%
Other Services	731	12.7%	15.3%
<b>Total</b>	<b>11,115</b>	<b>17.2%</b>	<b>19.7%</b>

Source: Dunn & Bradstreet data, January 2011, and OED Analysis of Alteryx DemographicsNow data, 2010

Fast Facts		
	District 14	City of Dallas
Jobs / Acre	19.6	4.7
Commercial Real Estate / Acre	5,972.1 sq. ft.	1,821.8 sq. ft.
Businesses / Acre	1.07	0.30
New Construction Value / Acre	\$36,844	\$4,375
Property Tax Base / Acre	\$1,783K	\$429K
Size	16.3 sq. mi.	342 sq. mi.

Source: Dallas Office of Economic Development estimates



West Village

**NOTE ON ESTIMATIONS:** For information see the methodology section at [http://www.dallas-ecodev.org/fact\\_sheets.html](http://www.dallas-ecodev.org/fact_sheets.html)

**CENSUS 2010:** OED's 2011 Council District Fact Sheets include only economic data. Census 2010 population data is under review for the City's redistricting process and will be included in a later update. Economic statistics are now provided by the American Community Survey, but is not published in a format that can be matched to Council District boundaries.