



Economic Development in District 9

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 9 last calendar year included the following:

- C.C. Young, a Dallas-based operator of senior housing, broke ground on a new \$40 million housing project at 4847 W. Lawther Dr. near White Rock Lake in January. When completed, the six story building will house 140 residents in 108 apartments.
- The Dallas location of Ewing Buick-GMC, closed during the bankruptcy and restructuring of General Motors, reopened this summer as Gateway Buick-GMC, under new ownership. The dealership is located at 11438 LBJ Freeway.
- Natural Grocers, a Colorado-based health foods chain, announced in December plans to open a store by April 2011 in the former Casa



Linda Theater in Casa Linda Plaza at 9400 Garland Rd.



White Rock Lake Park



The Reserve at White Rock Lake

2010 Real Property Taxable Value

	District 9 (in Billions)	% Change (‘09 to ‘10)	% of City Total
Total Value	\$6.55B	-1.1%	7.0%
Residential	\$5.32B	-0.2%	10.0%
Non-Residential	\$1.23B	-5.1%	3.0%

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 9	62 \$29.7M	0 \$0.0M	4 \$1.0M	66 \$30.7M
Chng ‘09-‘10	+3.3% +23.8%	-100% -100%	-55.6% -64.5%	-12.0% -14.6%
% of City Total	7.4% 11.5%	0.0% 0.0%	2.3% 0.2%	6.2% 3.2%

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



Casa Linda Plaza

2010 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	8,864,588	3,335,823	752,016	4,776,749
% of Total City Inventory	2.4%	1.8%	0.7%	6.8%
Vacant Space (Sq. Ft.)	861,533	445,015	115,341	301,177
District Vacancy Rate	9.7%	13.3%	15.3%	6.3%
City Vacancy Rate	12.0%	8.4%	21.2%	7.0%

Source: CoStar, January 2011

2010 Jobs & Business Estimates

- ◆ District Labor Force: 37,354
- ◆ District Unemployment Rate: 8.2%
- ◆ City Unemployment Rate: 8.8%
- ◆ Employed District Residents: 34,281
- ◆ Total Jobs in District (Including Government): 20,629

Private Industries	District Businesses		District Jobs
	Number	% of City	% of City
Construction, Natural Resources & Mining	273	6.3%	2.3%
Manufacturing	120	4.8%	0.9%
Trade, Transportation & Utilities	708	5.6%	4.1%
Information	96	6.4%	1.4%
Financial Activities	406	5.3%	2.4%
Professional & Business Services	1,403	6.5%	2.4%
Education & Health Services	265	4.9%	4.5%
Leisure & Hospitality	184	5.3%	2.7%
Other Services	343	6.0%	4.7%
Total	3,798	5.9%	3.0%

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

Fast Facts

	District 9	City of Dallas
Jobs / Acre	1.6	4.7
Commercial Real Estate / Acre	669.1 sq. mi.	1,821.8 sq. ft.
Businesses / Acre	0.29	0.30
New Construction Value / Acre	\$2,320	\$4,375
Property Tax Base / Acre	\$494K	\$429K
Size	20.7 sq. mi.	342 sq. mi.

Source: Dallas Office of Economic Development estimates



Dallas Arboretum & Botanical Gardens

NOTE ON ESTIMATIONS: For information see the methodology section at 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.