

2009 Council District Fact Sheet

District

12

Economic Development in District 12

2008 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 12 last calendar year included the following:

- The Billingsley Co. began construction on the approximately 550-unit Gramercy on the Park multifamily development at the southeast corner of the Dallas North Tollway and State Highway 190. It will have luxury amenities and an urban contemporary look.
- The Dallas Housing Authority opened the \$4.5 M Villas at Hillcrest at 18700 Hillcrest Rd. The complex has 40 townhomes for low-income families.
- Spherion Corp. opened a Recruitment Process Outsourcing division in Dallas at 17177 Pre-



ston Road. The office will employ approximately 200 employees to hire recruiters and employment specialists.



Frankford Dr. & Midway Rd.



Preston Rd. Office Corridor

2008 Real Property Taxable Value

	District 12 (in Billions)	% Change (‘07 to ‘08)	% of City Total
Total Value	\$7.29B	3.5%	9.4%
Residential (Share of Total)	\$4.52B	1.2%	11.1%
Non-Residential (Share of Total)	\$2.77B	7.5%	7.6%

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



Preston Rd. Office Corridor

2008 New Construction Activity

	Single Family	Multi-Family	Commercial	Total
	Permits Value	Permits Value	Permits Value	Permits Value
District 12	50 \$29.7M	3 \$42.0M	8 \$18.9M	61 \$90.6M
Chng ‘07-‘08	-64.5% -53.2%	-88.5% 233%	-75.0% 18.1%	-69.3% -1.7%
% of City Total	3.7% 6.6%	1.4% 5.9%	4.0% 2.9%	3.4% 5.0%

Source: Department of Development Services, City of Dallas



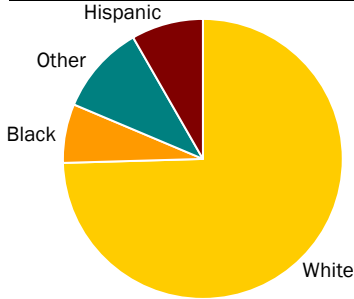
City of Dallas

Office of
Economic
Development
Research &
Information
Division

<http://www.Dallas-EcoDev.org>

Population by Race

	% Of District 12
White (Non-Hispanic)	74.5%
Black (Non-Hispanic)	7.0%
Other (Non-Hispanic)	10.2%
Hispanic (All Races)	8.3%



Source: U.S. Census, 2000

NOTE ON ESTIMATIONS: As we move further from the 2000 US Census, the accuracy of some estimates becomes less reliable. The Office of Economic Development uses citywide estimates from official government sources and small area estimates from commercial vendors to provide the broadest and most current statistical picture of each council district. Revisions in methods by vendors make calculating year to year comparisons of many statistics invalid. Federal and other government estimates may not be as accurate as the information available each ten years in the decennial Census, which is next scheduled for 2010. For information see the methodology section at http://www.dallas-codetdev.org/fact_sheets.html

Population & Family Profile

2008 Estimate	2000 Census	2008 Estimate	% of City Total
Total Population	97,924	116,100	8.9%
Female Population	49,280	58,076	9.2%
Under Age 5	5,786	6,208	5.7%
School Age (5-19 Years)	15,677	28,576	7.7%
Working Age (20-64 Years)	71,540	73,506	10.6%
65 & Over	4,921	7,809	6.4%
Total Households	47,800	46,900	10.4%
Two-Parent Families	8,456	6,943	8.2%
Female Only-Headed Families	2,293	2,881	5.5%
Single Person Households	19,526	21,536	13.5%

Source: SRC, 2008 & U.S. Census, 2000

Educational Attainment

Highest Level Attained	2000 Census	2008 Estimate	City of Dallas
Some School, No Diploma	3.6%	5.2%	29.1%
High School Graduate	11.2%	13.7%	23.6%
Some College, No Diploma	23.4%	19.7%	15.3%
Associate Degree	5.7%	7.0%	5.2%
Bachelor's Degree	38.1%	36.3%	17.2%
Graduate Degree	17.8%	18.1%	9.7%

Source: SRC, 2008 & U.S. Census, 2000

Household Characteristics

	District 12	% of City Total
Total Units	50,838	9.7%
Owner-Occupied Units	18,677	7.8%
Vacant Units	4,032	4.9%
Single-Family Units	20,793	8.8%
Multi-Family Units	29,482	12.4%
Built Since 1980	40,690	24.8%
Built 1960-1979	9,335	5.1%
Built Before 1960	313	0.2%

Source: SRC, 2008 & U.S. Census, 2000

2008 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	9,040,210	922,419	4,557,595	3,560,196
% of Total City Inventory	2.1%	0.4%	3.4%	4.9%
Vacant Space (Sq. Ft.)	1,182,875	39,005	761,300	382,570
District Vacancy Rate	13.1%	4.2%	16.7%	10.7%
City Vacancy Rate	9.7%	6.7%	16.4%	6.5%

Source: CoStar, March 2009

2008 Jobs & Business Estimates

- ◆ District Labor Force: 77,252
- ◆ District Unemployment Rate: 3.1%
- ◆ City Unemployment Rate: 5.3%
- ◆ Employed District Residents: 74,857
- ◆ Total Jobs in District (Including Government): 35,436

Private Industries	District Businesses		District Jobs
	Number	% of City	% of City
Construction, Natural Resources & Mining	347	6.5%	2.9%
Manufacturing	152	4.3%	0.7%
Trade, Transportation & Utilities	810	4.9%	2.9%
Information	168	7.8%	3.0%
Financial Activities	710	8.3%	6.0%
Professional & Business Services	1,635	7.6%	4.6%
Education & Health Services	338	5.3%	2.5%
Leisure & Hospitality	267	5.5%	3.4%
Other Services	388	4.8%	3.7%
Total	4,817	6.3%	3.3%

Source: Dunn & Bradstreet Data and OED Analysis of SRC data, 2009

District 12: Fast Facts

	District 12	City of Dallas
Jobs / Acre	3.4	5.0
Population / Acre	11.1	5.9
Property Tax Base / Acre	\$696K	\$353K
Size	16.3 sq. mi.	342 sq. mi.
Median Age	34.5	32.7
Median Household Income	\$69K	\$47K
Average Household Size	2.1	2.7
Average Home Value	\$216K	\$90K
Poverty Rate	4.5%	17.4%

Source: SRC, 2008 & U.S. Census, 2000



Texas A&M Extension Center

