



Photo courtesy of Trinity River Corridor Project / Cheyenne Smith



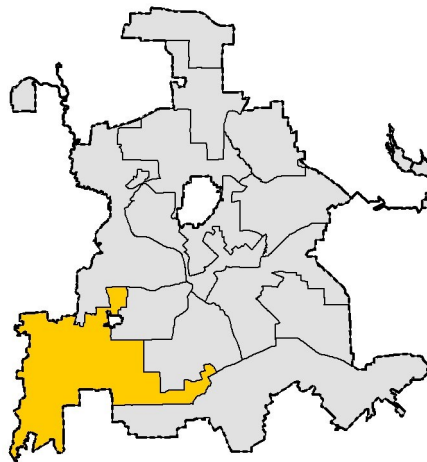
## 2016 Council District Economic Fact Sheet

### Economic Development in District 3

#### 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 within District 3 last calendar year included the following:

- ◆ Mountain Creek Business Park has landed two major tenants, Niagara Bottling and Kimberly-Clark. Niagara leased 630,000 SF of warehouse space while Kimberly-Clark built a new 870,000 SF distribution center.
- ◆ Construction has been completed on Ulta's new 760,000 SF distribution hub, also located in Mountain Creek Business Park.
- ◆ Surlean Foods announced an \$8M capital improvement project that will expand its production facility, located at 3551 Dan Morton Drive, with a R&D center and enhanced quality assurance capabilities. It's expected that approximately 65 new jobs will be created.



**Ulta Beauty Warehouse & Distribution Facility**



**La Academia de Estrella Playground**

### 2015 Real Property Taxable Value

	District (in Billions)*	% Change ('14 to '15)	% of City Total
Total Value	\$2.69B	6.3%	3.1%
Residential	\$1.35B	1.4%	3.0%
Non-Residential	\$1.34B	11.8%	3.2%

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

\* - District values may not sum to totals due to rounding.



**Niagara Bottling**

### 2015 New Construction Activity

	Single Family Permits   Value	Multi-Family Permits   Value	Non-Residential Permits   Value	Total Permits   Value
District 3	92   \$26.41M	0   \$0.00M	37   \$27.35M	129   \$53.76M
% of City Total	8.3%   6.3%	0.0%   0.0%	6.3%   3.6%	5.8%   3.0%

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

## 2015 Commercial Real Estate

	Total	Industrial	Office	Retail
Total Inventory (Sq. Ft.)	31,461,047	27,992,920	830,879	2,637,248
% of Total City Inventory	7.98%	14.13%	0.70%	3.39%
Vacant Space (Sq. Ft.)	4,340,339	3,855,897	238,758	245,684
District Vacancy Rate	13.80%	13.8%	28.7%	9.3%
City Vacancy Rate	9.00%	5.87%	16.73%	5.22%

Source: CoStar, May 2016. Adjustments made due to definition changes.

## 2015 Jobs & Business Estimates

- ◆ District 3 Labor Force: 44,512<sup>(1)</sup>
- ◆ District 3 Unemployment Rate: 4.2%<sup>(1)</sup>
- ◆ City Unemployment Rate: 4.1%<sup>(1)</sup>
- ◆ Employed District 3 Residents: 42,565<sup>(1)</sup>
- ◆ Total Jobs in District 3 (including Government): 39,442<sup>(2)</sup>

1) Values are geographically allocated estimates and not actual counts. Estimates total or average to City level values from the BLS.  
 2) District estimates are based upon preliminary City of Dallas estimate total, which is subject to revision.

Industry Sector	District Businesses		District Jobs
	Number	% of City's Sector	% of City's Sector
Construction, Natural Resources & Mining	94	2.6%	1.8%
Manufacturing	81	4.4%	5.6%
Trade, Transportation & Utilities	467	4.3%	5.0%
Information	46	3.2%	1.3%
Financial Activities	192	2.2%	1.1%
Professional & Business Services	176	1.6%	2.1%
Education & Health Services	420	3.3%	6.5%
Leisure & Hospitality	152	3.3%	2.6%
Other Services	255	4.2%	3.2%
<b>Total</b>	<b>1,883</b>	<b>3.1%</b>	<b>3.9%</b>

Sources: InfoUSA, July 2016; U.S. Census Bureau Local Employment Dynamics, 2014; Alteryx DemographicsNow, 2015; and CoStar, May 2016.

### Fast Facts

	District 3	City of Dallas
Jobs / Acre	1.22	4.32
Commercial Real Estate (Sq. Ft.) / Acre	970.3	1,752.8
Businesses / Acre	0.06	0.27
New Construction Value / Acre	\$1,658	\$7,936
Property Tax Base / Acre	\$83K	\$387K
Size	50.7 sq. mi.	351.4 sq. mi.

Source: Dallas Office of Economic Development estimates



Dallas Executive Airport

**NOTE ON ESTIMATIONS:**  
 For information see methodology section located at [www.DallasEcoDev.org/fact\\_sheets](http://www.DallasEcoDev.org/fact_sheets)

 **DALLAS ECONOMIC DEVELOPMENT**  
 City of Dallas  
 Research & Information Division  
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