



City of Dallas

# Quick Facts

**Council Districts**  
5 & 8

**Population**  
27,517

**Area**  
25.72 sq. mi.  
16,459 acres  
(including flood plain)

22.48 sq mi.  
14,385 acres  
(excluding flood plain)

**Households**  
8,768

**Per Capita Income**  
\$14,125

**Business Establishments**  
847

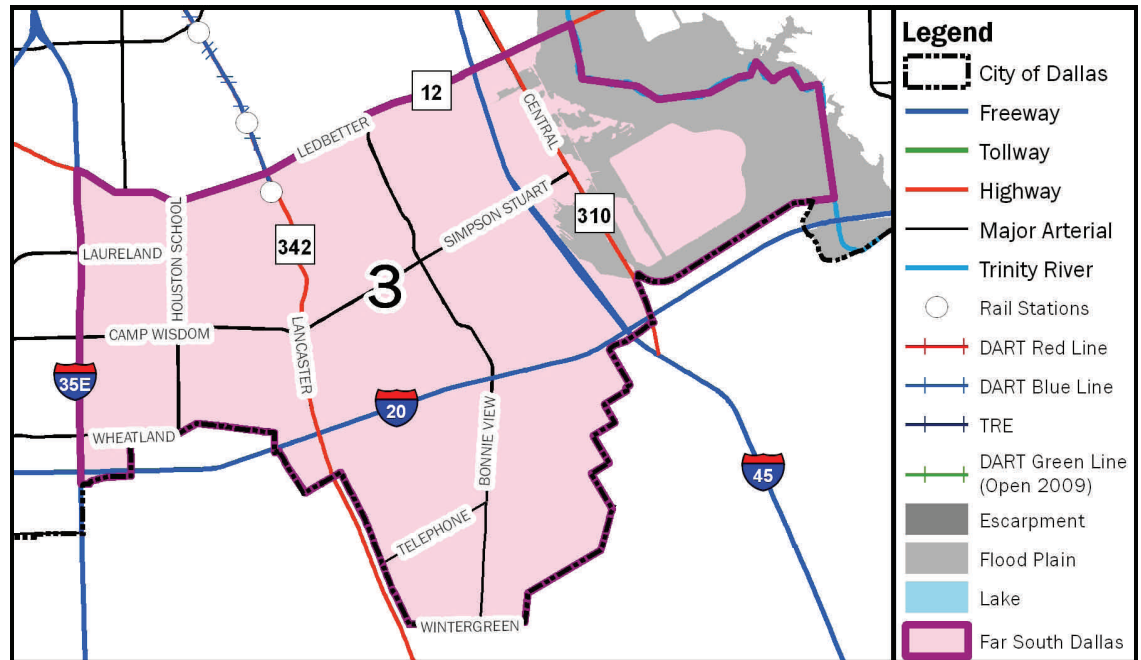
**2007 Building Permits**  
144

**2007 Building Permit Value**  
\$69.3 million

Source: City of Dallas, 2008

## Area #3: South East Oak Cliff

Mayor's Southern Dallas Task Force, Dallas Office of Economic Development



### Basic Statistics

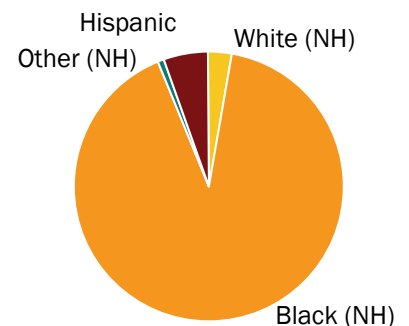
	Area #3	Southern Dallas	City
<b>Population</b>	27,517	516,270	1,254,549
<b>Population Density (pop/sq. mi.)</b>	1,224.1	3,052.0	4,035.3
<b>Households</b>	8,768	154,551	456,955
<b>Household Size</b>	3.07	3.30	2.69
<b>Household Density (HHs/sq. mi.)</b>	390.0	913.6	1,469.8
<b>Median Age</b>	36.3	30.9	32.4
<b>Per Capita Income</b>	\$14,125	\$13,558	\$24,837
<b>Business Establishments</b>	847	16,312	71,264
<b>Business Density (BEs/sq. mi.)</b>	37.7	96.4	229.2
<b>Employment</b>	4,719	129,826	710,363
<b>Employment Density (jobs/sq. mi.)</b>	209.9	767.5	2,284.9

Source: Employment: - Dunn and Bradstreet, 2008; Other Data—SRC Demographics Now, 2007

### Population By Race

	Area #3	Southern Dallas	City
<b>White (Non-Hispanic)</b>	2.7%	13.8%	34.7%
<b>Black (Non-Hispanic)</b>	91.1%	42.7%	25.6%
<b>Other (Non-Hispanic)</b>	1.0%	1.8%	4.2%
<b>Hispanic (All Races)</b>	5.2%	41.7%	35.5%

Source: US Census Bureau, 2000





City of Dallas

**2006 Bond Program Investment**  
\$55.6 million

**Owner Occupied Housing Units**  
59.51%

**Renter Occupied Housing Units**  
26.94%

**Vacant Housing Units**  
13.55%

**Median Home Sale Price (Per Sq. Ft.)**  
\$58.03

**DISD Schools**  
5

**Private Schools**  
1

Source: Occupancy - SRC Demographics Now, 2007; Median Home Price - MLS, 2007

**Area #3: South East Oak Cliff**

Mayor's Southern Dallas Task Force

**Education**

	Area #3	Southern Dallas	City
Less than High School Diploma	26.39%	40.48%	28.61%
High School Diploma	36.40%	29.10%	21.67%
Some College	19.34%	15.22%	16.48%
Associates Degree	5.21%	3.96%	4.89%
Bachelor's Degree	8.76%	7.13%	18.35%
Professional Degree	3.91%	3.81%	10.00%

Source: SRC Demographics Now, 2007

**Land Use & Construction Activity**

	Acres	Area #3	Southern Dallas	City
Commercial Land Use	773.6	5.41%	9.76%	14.06%
Residential Land Use	2,352.7	16.46%	31.54%	39.19%
Institutional Land Use	3,715.1	25.99%	23.35%	22.66%
Vacant Land	7,455.5	52.15%	35.36%	24.09%
<b>Total</b>	<b>14,296.9*</b>	<b>100.00%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: North Central TX Council of Governments, 2005; \*Sum excludes uncategorized land such as roadways

Building Permit Type	Single Family		Multi-Family		Commercial		Total
	Permits	Value	Permits	Value	Permits	Value	Value
<b>2007</b>							
Area #3 Total	117	\$11.0M	0	\$0.0M	27	\$58.3M	\$69.3M
% of Southern Dallas	4.9%	5.1%	0.0%	0.0%	3.8%	13.4%	10.5%
% of City Total	2.1%	1.5%	0.0%	0.0%	0.7%	3.4%	2.3%

Source: Dallas Department of Development Services, 2007

**Real Property Value**

	Area #3 Total	% of Southern Dallas Total	% of City Total
<b>Total</b>	\$574.0 Million	4.82%	0.79%
<b>Residential (Share of Total)</b>	\$386.0 M (67.2%)	5.33%	1.02%
<b>Commercial (Share of Total)</b>	\$188.0 M (32.8%)	4.03%	0.55%
<b>Value Per Acre</b>	\$34,875	\$94,562	\$330,997

Source: Dallas Central Appraisal District, 2008

**Rentable Building Area Per Sq. Mi.**

	Area #3 Total	Area #3	Southern Dallas	City
<b>Retail</b>	316,130 sq. ft.	14,063	79,111	173,160
<b>Office</b>	289,307 sq. ft.	12,870	23,062	348,079
<b>Industrial / Flex</b>	1,271,087 sq. ft.	56,543	378,506	587,990

Source: CoStar International, 2008