



City of Dallas

# Quick Facts

## Council Districts

1, 2, 4, 5, & 7

**Population**  
61,952

**Area**  
18.26 sq. mi.  
11,688 acres  
(including flood plain)

15.25 sq mi.  
9,761 acres  
(excluding flood plain)

**Households**  
19,459

**Per Capita Income**  
\$12,051

**Business Establishments**  
2,005

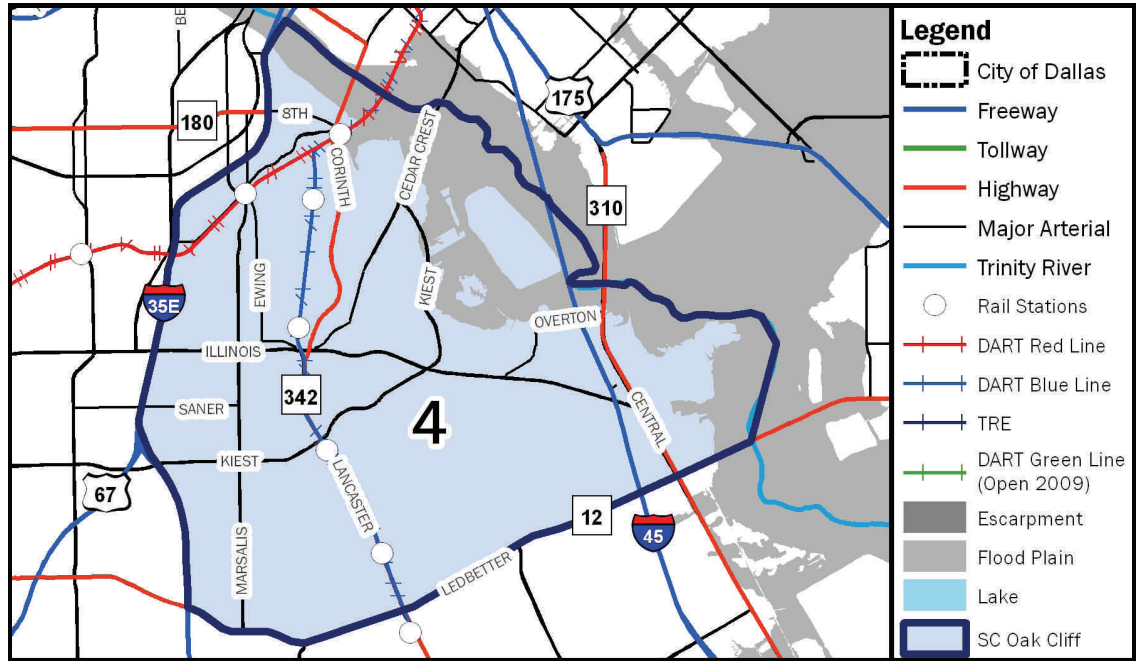
**2007 Building Permits**  
299

**2007 Building Permit Value**  
\$13.3 million

Source: City of Dallas, 2008

# Area #4: South Central Oak Cliff

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



## Basic Statistics

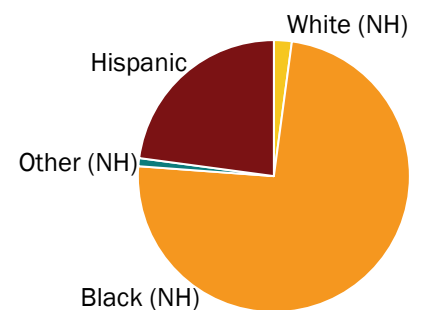
	Area #4	Southern Dallas	City
<b>Population</b>	61,952	516,270	1,254,549
<b>Population Density (pop/sq. mi.)</b>	4,062.4	3,052.0	4,035.3
<b>Households</b>	19,459	154,551	456,955
<b>Household Size</b>	3.15	3.30	2.69
<b>Household Density (HHs/sq. mi.)</b>	1,276.0	913.6	1,469.8
<b>Median Age</b>	35.7	30.9	32.4
<b>Per Capita Income</b>	\$12,051	\$13,558	\$24,837
<b>Business Establishments</b>	2,005	16,312	71,264
<b>Business Density (BEs/sq. mi.)</b>	131.5	96.4	229.2
<b>Employment</b>	11,476	129,826	710,363
<b>Employment Density (jobs/sq. mi.)</b>	752.5	767.5	2,284.9

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

## Population By Race

	Area #4	Southern Dallas	City
<b>White (Non-Hispanic)</b>	2.2%	13.8%	34.7%
<b>Black (Non-Hispanic)</b>	73.9%	42.7%	25.6%
<b>Other (Non-Hispanic)</b>	1.0%	1.8%	4.2%
<b>Hispanic (All Races)</b>	22.9%	41.7%	35.5%

Source: US Census Bureau, 2000





City of Dallas

**2006 Bond Program Investment**  
\$75.3 million

**Owner Occupied Housing Units**  
52.92%

**Renter Occupied Housing Units**  
29.87%

**Vacant Housing Units**  
17.20%

**Median Home Sale Price (Per Sq. Ft.)**  
\$30.10

**DISD Schools**  
26

**Private Schools**  
2

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

**Area #4: South Central Oak Cliff**

Mayor's Southern Dallas Task Force

**Education**

	Area #4	Southern Dallas	City
Less than High School Diploma	38.97%	40.48%	28.61%
High School Diploma	35.17%	29.10%	21.67%
Some College	14.90%	15.22%	16.48%
Associates Degree	3.68%	3.96%	4.89%
Bachelor's Degree	4.71%	7.13%	18.35%
Professional Degree	2.57%	3.81%	10.00%

Source: SRC Demographics Now, 2007

**Land Use & Construction Activity**

	Acres	Area #4	Southern Dallas	City
Commercial Land Use	661.5	7.26%	9.76%	14.06%
Residential Land Use	4,160.4	45.65%	31.54%	39.19%
Institutional Land Use	1,967.2	21.58%	23.35%	22.66%
Vacant Land	2,324.8	25.51%	35.36%	24.09%
<b>Total</b>	<b>9,113.9*</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 #4 Total	244	\$8.8M	5	\$0.2M	50	\$4.3M	\$13.3M
% of Southern Dallas	10.3%	4.1%	4.1%	2.0%	7.0%	1.0%	2.0%
% of City Total	4.3%	1.2%	0.6%	0.0%	1.3%	0.3%	0.4%

Source: Dallas Department of Development Services, 2007

**Real Property Value**

	Area #4 Total	% of Southern Dallas Total	% of City Total
<b>Total</b>	\$823.8 Million	6.92%	1.14%
<b>Residential (Share of Total)</b>	\$583.9 M (70.9%)	8.07%	1.54%
<b>Commercial (Share of Total)</b>	\$239.9 M (29.1%)	5.15%	0.70%
<b>Value Per Acre</b>	\$70,479	\$94,562	\$330,997

Source: Dallas Central Appraisal District, 2008

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

	Area #4 Total	Area #4	Southern Dallas	City
<b>Retail</b>	868,254 sq. ft.	56,935	79,111	173,160
<b>Office</b>	40,277 sq. ft.	1,601	23,062	348,079
<b>Industrial / Flex</b>	2,189,811 sq. ft.	87,070	378,506	587,990

Source: CoStar International, 2008