



City of Dallas

Area #9: South Dallas / Fair Park

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

Quick Facts

Council Districts
2, 4, & 7

Population
35,537

Area
12.76 sq. mi.
8,167 acres
(including flood plain)

9.07 sq mi.
5,806 acres
(excluding flood plain)

Households
11,954

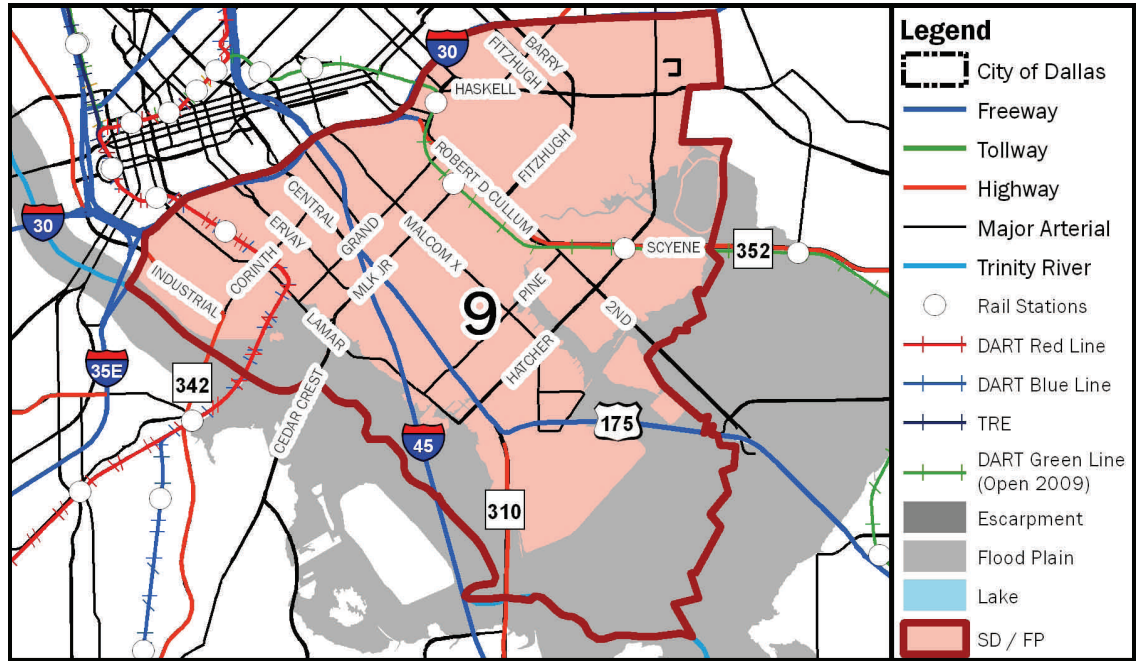
Per Capita Income
\$10,466

Business Establishments
1,901

2007 Building Permits
259

2007 Building Permit Value
\$66.5 million

Source: City of Dallas, 2008



Basic Statistics

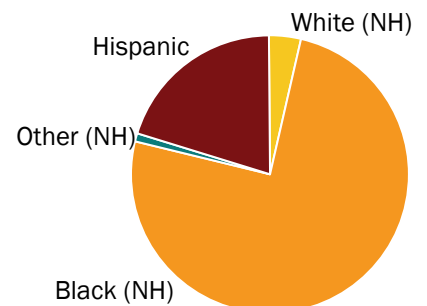
	Area #9	Southern Dallas	City
Population	35,537	516,270	1,254,549
Population Density (pop/sq. mi.)	3,918.1	3,052.0	4,035.3
Households	11,954	154,551	456,955
Household Size	2.89	3.30	2.69
Household Density (HHs/sq. mi.)	1,318.0	913.6	1,469.8
Median Age	34.5	30.9	32.4
Per Capita Income	\$10,446	\$13,558	\$24,837
Business Establishments	1,901	16,312	71,264
Business Density (BEs/sq. mi.)	209.6	96.4	229.2
Employment	13,655	129,826	710,363
Employment Density (jobs/sq. mi.)	1,505.5	767.5	2,284.9

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

Population By Race

	Area #9	Southern Dallas	City
White (Non-Hispanic)	3.6%	13.8%	34.7%
Black (Non-Hispanic)	74.9%	42.7%	25.6%
Other (Non-Hispanic)	1.1%	1.8%	4.2%
Hispanic (All Races)	20.4%	41.7%	35.5%

Source: US Census Bureau, 2000





City of Dallas

2006 Bond Program Investment
\$289.8 million

Owner Occupied Housing Units
30.75%

Renter Occupied Housing Units
47.98%

Vacant Housing Units
21.27%

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

DISD Schools
15

Private Schools
2

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

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Education

	Area #9	Southern Dallas	City
Less than High School Diploma	47.67%	40.48%	28.61%
High School Diploma	28.57%	29.10%	21.67%
Some College	13.25%	15.22%	16.48%
Associates Degree	2.29%	3.96%	4.89%
Bachelor's Degree	5.46%	7.13%	18.35%
Professional Degree	2.76%	3.81%	10.00%

Source: SRC Demographics Now, 2007

Land Use & Construction Activity

	Acres	Area #9	Southern Dallas	City
Commercial Land Use	1,134.4	18.17%	9.76%	14.06%
Residential Land Use	1,549.5	24.82%	31.54%	39.19%
Institutional Land Use	1,942.1	31.10%	23.35%	22.66%
Vacant Land	1,617.7	25.91%	35.36%	24.09%
Total	6,243.7*	100.00%	100.0%	100.0%

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
2007							
Area #9 Total	165	\$9.3M	28	\$2.2M	66	\$55.0M	\$66.5M
% of Southern Dallas	6.9%	4.3%	23.1%	22.1%	9.3%	12.6%	10.1%
% of City Total	2.9%	1.3%	3.3%	0.4%	1.7%	3.2%	2.2%

Source: Dallas Department of Development Services, 2007

Real Property Value

	Area #9 Total	% of Southern Dallas Total	% of City Total
Total	\$681.3 Million	5.73%	0.94%
Residential (Share of Total)	\$265.1 M (38.9%)	3.66%	0.70%
Commercial (Share of Total)	\$416.2 M (61.1%)	8.93%	1.21%
Value Per Acre	\$83,421	\$94,562	\$330,997

Source: Dallas Central Appraisal District, 2008

Rentable Building Area Per Sq. Mi.

	Area #9 Total	Area #9	Southern Dallas	City
Retail	937,470 sq. ft.	73,469	79,111	173,160
Office	1,397,802 sq. ft.	109,546	23,062	348,079
Industrial / Flex	13,343,817 sq. ft.	1,045,754	378,506	587,990

Source: CoStar International, 2008