



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

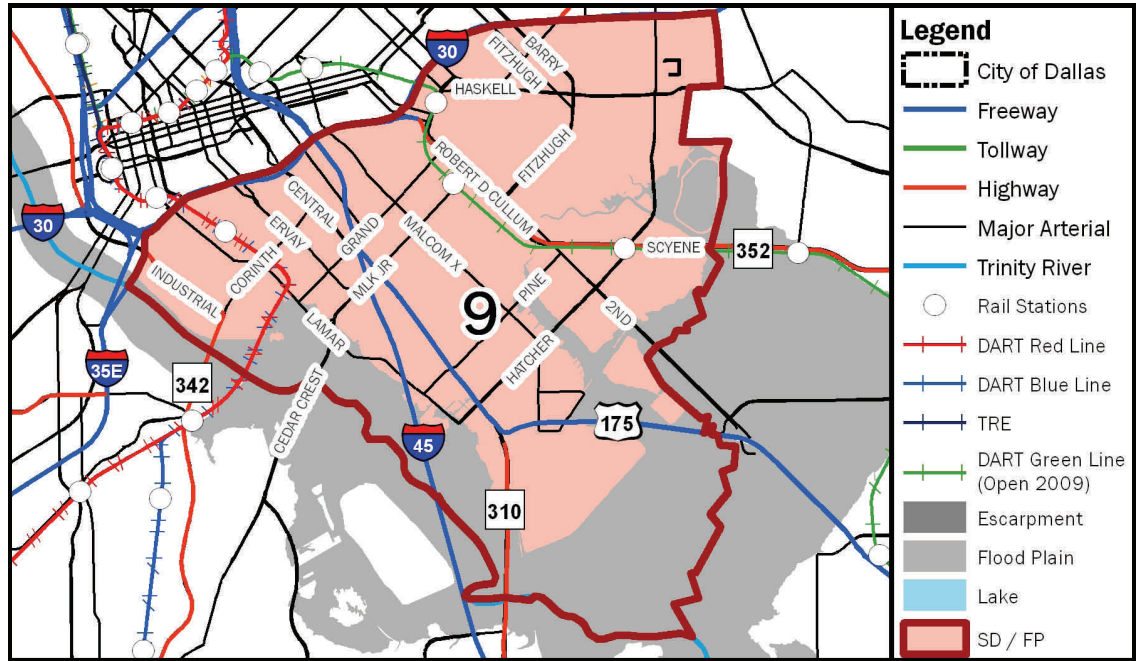
**Per Capita Income**  
\$10,466

**Business Establishments**  
1,901

**2007 Building Permits**  
259

**2007 Building Permit Value**  
\$66.5 million

Source: City of Dallas, 2008



## Basic Statistics

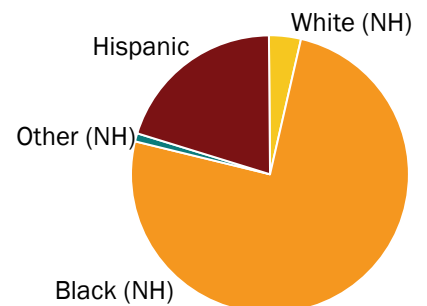
	Area #9	Southern Dallas	City
<b>Population</b>	35,537	516,270	1,254,549
<b>Population Density (pop/sq. mi.)</b>	3,918.1	3,052.0	4,035.3
<b>Households</b>	11,954	154,551	456,955
<b>Household Size</b>	2.89	3.30	2.69
<b>Household Density (HHs/sq. mi.)</b>	1,318.0	913.6	1,469.8
<b>Median Age</b>	34.5	30.9	32.4
<b>Per Capita Income</b>	\$10,446	\$13,558	\$24,837
<b>Business Establishments</b>	1,901	16,312	71,264
<b>Business Density (BEs/sq. mi.)</b>	209.6	96.4	229.2
<b>Employment</b>	13,655	129,826	710,363
<b>Employment Density (jobs/sq. mi.)</b>	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
<b>White (Non-Hispanic)</b>	3.6%	13.8%	34.7%
<b>Black (Non-Hispanic)</b>	74.9%	42.7%	25.6%
<b>Other (Non-Hispanic)</b>	1.1%	1.8%	4.2%
<b>Hispanic (All Races)</b>	20.4%	41.7%	35.5%

Source: US Census Bureau, 2000





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**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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Mayor's Southern Dallas Task Force

**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%
<b>Total</b>	<b>6,243.7*</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 #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
<b>Total</b>	\$681.3 Million	5.73%	0.94%
<b>Residential (Share of Total)</b>	\$265.1 M (38.9%)	3.66%	0.70%
<b>Commercial (Share of Total)</b>	\$416.2 M (61.1%)	8.93%	1.21%
<b>Value Per Acre</b>	\$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
<b>Retail</b>	937,470 sq. ft.	73,469	79,111	173,160
<b>Office</b>	1,397,802 sq. ft.	109,546	23,062	348,079
<b>Industrial / Flex</b>	13,343,817 sq. ft.	1,045,754	378,506	587,990

Source: CoStar International, 2008