

MARKET ANALYSIS

DALLAS TEXAS



Market Highlights

3rd Largest city in Texas

- **Dallas 2013 Census: 2,479,810**
- **Houston 2013 Census: 2,204,000**

COUNTY SEAT OF Dallas County,

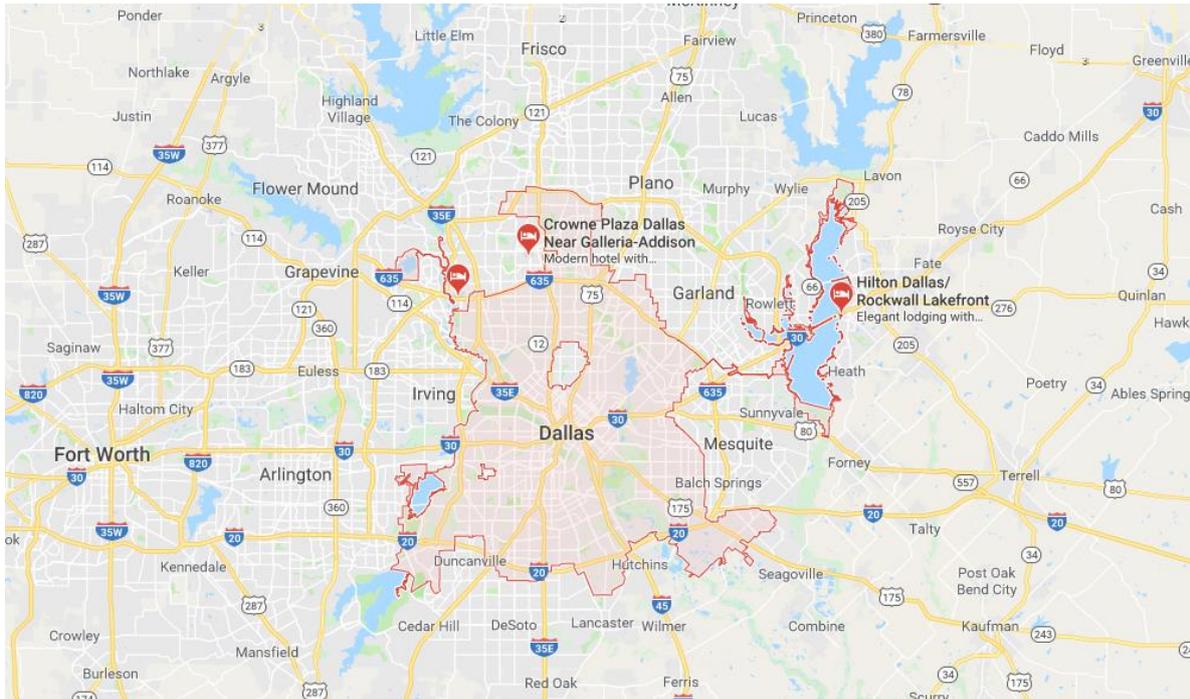
- County 2010 Census : 2,368,139.

Home to the Texas A&M University in Dallas

- 62,915 currently enrolled
- Tied for Top Employer in Dallas

GEOGRAPHY

Dallas is located in north-central Texas, 70 miles south of the Oklahoma border, 174 miles west of Louisiana, and approximately 250 miles north of the Gulf of Mexico. The city is situated on the rolling plains near the headwaters of the Trinity River in an area known as the black-land prairies, midway between the Piney Woods of east Texas and the Great Plains.



The general area has an unusual concentration of man-made lakes. Its climate is humid and subtropical, characterized by hot summers and mild winters, with snowfall rare. Within a 100-mile radius of the city, there are more than 60 lakes and over 50,000 acres of public parkland. The rainy season occurs in April and May; July and August are the driest summer months.

Cities

Dallas is a city in the U.S. state of Texas. It is the most populous city in the Dallas–Fort Worth metropolx, which is the fourth most populous metropolitan area in the United States. The city's population ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties.



INFRASTRUCUTRE

In spite of these promising characteristics and market trends, major thoroughfares in Dallas County and Collin County north of downtown make up a sizable portion of TxDOT's most congested roadways in Texas for 2016. In addition, Collin County has the second-longest average commute time in North Texas. Regional plans analyzed by the Collin County Business Alliance show that the Dallas-Fort Worth area will face a transportation funding shortfall of almost \$300 billion over the next 20 years. And Collin County projects will require investment of almost \$1 billion just to deal with expected congestion over the next five years.



Dallas/Fort Worth International Airport

- One of the most busiest airport and served By all major airline

Two interstate Highways

- Interstate 20
- Interstate 820

Dallas Terminal Railway

Top Ten Major Employers	Number of Employees
1. AMR Corporation	24,700
2. Bank of America Corp	20,000
3. Texas Health Resources Inc	19,230.
4. Dallas ISD	18,314
5. Baylor Health Care System	17,097
6. AT&T	15,800
7. Lockheed Martin Aeronautics Co	14,126
8. JP Morgan Chase & Co	13,500
9. UT-Southwestern Medical Center	13,122
10. City of Dallas	12,836

ECONOMY AND DEMOGRAPHICS

ECONOMY OVERVIEW

The unemployment rate in Dallas, Texas, is 3.90%, with job growth of 3.09%. Future job growth over the next ten years is predicted to be 42.29%. Already the home of a vibrant, well-educated population; nationally-recognized research institutions like UT-Southwestern and UT-Dallas; Fortune 500 firms like Texas Instruments, Kimberly-Clark, and Southwest Airlines (Dallas County has the fourth-largest concentration of Fortune 500 corporate headquarters among counties in the U.S. and actually has more of these headquarters than 39 states); the Dallas Federal Reserve Bank; operations centers for JP Morgan Chase, Citicorp, and Capital One; major distribution centers for Amazon, Frito-Lay, Whirlpool, and Wal-Mart; famous restaurants, shops, and boutiques; and an active and innovative small business community, Dallas County is committed to ensuring that the phenomenal economic

growth that has occurred over the past several decades continues into the future.

Towards this end, Dallas County is a leader in regional transportation with a program that provides about \$30 million a year in thoroughfare improvement funding.

Dallas, Texas Taxes

Dallas, Texas, sales tax rate is 8.25%. Income tax is 0.00%.

Dallas, Texas Income and Salaries

The income per capita is \$27,917, which includes all adults and children. The median household income is \$43,359.

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