



SOUTHLAKE, TEXAS - FAST FACTS 2005

The City of Southlake, Texas

- ❖ Web Site: www.ci.southlake.tx.us
- ❖ 22 square miles
- ❖ Located in the heart of the DFW Metroplex
- ❖ Centrally located between DFW International Airport (5 miles east) and Alliance Airport (8 miles west)

Demographics

- ❖ January 1, 2005 population est. of 24,900
2010 population projection of 26,490
Projected build-out of 30,160
 - ❖ Population by age
 - Under 14 years 31%
 - 15-19 years 8%
 - 20-44 years 32%
 - 45-64 years 26%
 - 65 years and over 3%
 - ❖ 2000 avg. annual household income of \$150,956
 - ❖ 97% of residents* have high school degree
 - ❖ 40% of residents* have bachelor's degree
 - ❖ 19% of residents* have graduate degree
- *Population 25 years and older

Financial Status

- ❖ City Bond Ratings
 - "AA-" from Standard and Poor's
 - "Aa3" from Moody's Investor
 - "AA-" from Fitch IBCA
- ❖ Fiscal Year 03-04 Assessed Property Value totals over \$3.8B
- ❖ Fiscal Year 03-04 Annual Sales Tax totals over \$10.5M
- ❖ 8.25% total sales tax rate - includes 0.5% for parks and 0.5% for crime control district

Labor Force & Economic Base

- ❖ Labor pool ages 18-65:
 - Within 5 miles of Southlake: 50,456
 - Within 10 miles of Southlake: 292,094
 - Within 15 miles of Southlake: 596,972
- ❖ Employment by occupation:
 - 55% Managerial / Professional
 - 7% Service Occupations
 - 27% Sales and Office
 - 4% Construction / Maintenance
 - 10% Production / Transportation
- ❖ Over 1800 businesses and non-profit organizations, 43% are home based
- ❖ Texas is a "Right-to-Work" state
- ❖ Texas has no state personal income tax

Transportation

- ❖ Major highways are S.H. 114 and F.M. 1709
- ❖ S.H. 114 connects I-35W and I-35E
- ❖ Airports
 - DFW International** - www.dfwairport.com
 - ◆ Third busiest in airport in the world
 - ◆ Generates \$14.3B annually for North Texas economy
 - ◆ Provides over 269,000 area jobs
 - ◆ Access to anywhere in the continental US in four hours
 - ◆ Home to American Airline hub
 - ◆ International Terminal D opened June, 2005
 - ◆ Capital Development Program invested \$2.7B over five years (2000 - 2005), focusing on Airfield, Automated SkyLink People Mover, International Terminal D, Support and Roadway Infrastructure. Approximately 77,000 new jobs created.
 - Fort Worth Alliance Airport** - www.alliancetexas.com
 - ◆ The nation's first industrial airport
 - ◆ Generated \$1.95B in 2003
 - ◆ Provides 20,000 area jobs
 - ◆ Part of a 17,000-acre mixed-use, master planned development
 - Houses more than 130 companies

Recent Major Developments

- ❖ Southlake Town Square
- ❖ Sabre Holdings' Headquarters
- ❖ Verizon Wireless Network Control Center
- ❖ Gateway Plaza
- ❖ Wyndham Plaza
- ❖ Southlake Corners
- ❖ Cedar Ridge by Panattoni

Top Employers

- ❖ Sabre Holdings - 3,345 Employees
- ❖ Tri-Dal, Ltd. - 450 Employees
- ❖ Verizon Wireless - 286 Employees
- ❖ City of Southlake - 273 Employees

Top Non-Residential Tax Payers

- ❖ Southlake Venture
- ❖ Wyndham Properties, LTD
- ❖ Verizon Wireless Texas, LLC
- ❖ First Security Bank
- ❖ Costco Wholesale Corporation

Developments in the Works

- ❖ Southlake Town Square - Phase II and Phase III
 - ◆ 114 Brownstone Units - approximately 340,000 sf
 - ◆ Grand Avenue Expansion - 350,000 sf including hotel, theater, retail, restaurant and office uses
- ❖ The Shops at Southlake
 - ◆ 250,000 sf restaurant and retail uses - anchored by Central Market



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Recreation

- ❖ Parks, Lakes, Golf Courses
 - ◆ 450 acres of natural park area in Southlake
 - ◆ Over 624 acres of park land - two public and over 10 neighborhood parks
 - ◆ Five lakes within 40 miles; 23 lakes within 80 miles
 - ◆ Over 10 golf courses within 30 minutes of Southlake including Timarron Country Club located in Southlake
- ❖ Convenient access to many cultural and entertainment facilities and activities
- ❖ Annual special events include: Art in the Square, Southlake Sidewalk Sale, Stars and Stripes, Oktoberfest, Holiday Celebration at Town Square and Masterworks Concerts
- ❖ Variety of championship youth sport leagues including baseball, softball, swimming, tennis, soccer, lacrosse and football, as well as recreational classes for all ages

Quality of Life

- ❖ 2004 average value of single family residence \$384,547
- ❖ 2004 average sales of \$428,603
- ❖ 2005 1Q Cost of Living Index
Fort Worth - Arlington 89.3
- ❖ Crime rate per 1000 population = 25.3

Health Care / Hospitals

- ❖ Harris Methodist Southlake Center for Diagnostics and Surgery - opened October, 2004
6 Overnight Suites; 40 Medical Staff
Short stay specialty hospital
www.harrismethodisthospitals.com
- ❖ Baylor Medical Center - Grapevine
204 Beds; 325 Medical Staff
www.baylorhealth.com
- ❖ Trophy Club Medical Center - Trophy Club
20 Beds; 50 Medical Staff
www.tc-mc.com

Utilities

- ❖ Sewer and Water
City of Southlake - www.ci.southlake.tx.us
- ❖ Electricity
Power to Choose - www.powertochoose.org
- ❖ Telephone
Verizon - www22.verizon.com
SBC - www.sbc.com
- ❖ Cable / Satellite
Charter Communications - www.chartercom.com
OneSource Communications - www.1scom.com
Dish Network - www.dishnetwork.com
- ❖ Solid Waste and Recycling
Allied Waste Services - www.alliedwaste.com

Southlake Public Library

1400 Main Street, Suite 130
(817) 748-8243 - www.southlakelibrary.com

- ❖ Books, DVD's, Magazines, CD's and Books on Tape
- ❖ Special programs throughout the year for all ages
- ❖ Meeting and study rooms, interlibrary loan and internet access computer stations

Quality Schools

Served by 4 Public School Districts
(in order of land area served)

- ❖ **Carroll ISD - 5A (78%)**
Rated Exemplary by the State of Texas
K-12 Attendance: 7,405
99% Graduation Rate
95% Go to College
(817) 949-8222 - www.southlakecarroll.edu
- ❖ **Northwest ISD* - 4A (10%)**
Rated Recognized by State of Texas
K-12 Attendance: 7,688
91% Graduation Rate
89% Go to College
(817) 215-0000 - www.northwest.k12.tx.us
- ❖ **Keller ISD - 5A (7%)**
Rated Recognized by State of Texas
K-12 Attendance: 23,890
95% Graduation Rate
70% Go to College
(817) 744-1000 - www.kellerisd.net
- ❖ **Grapevine / Colleyville ISD* - 5A (5%)**
Rated Recognized by State of Texas
K-12 Attendance: 13,855
97% Graduation Rate
90% Go to College
(817) 488-9588 - www.gcisd-k12.org

*Freeport Exemption offered

- ❖ Two Montessori schools (private)
- ❖ 20 Universities within 40 miles

Contacts

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