



SOUTHLAKE, TEXAS

FAST FACTS 2007

THE CITY OF SOUTHLAKE, TEXAS

- ❖ Website: www.cityofsouthlake.com
- ❖ 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, 2007 population est. of 25,700
2010 population projection of 28,019
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%
 - ❖ 2005 est. average household income of \$186,645
 - ❖ 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
 - "Aa2" from Moody's Investor
 - "AA-" from Fitch IBCA
- ❖ Fiscal Year 05-06 Assessed Property Value totals \$3.998B
- ❖ Fiscal Year 05-06 Annual Sales Tax totals over \$15,895,051
- ❖ 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 2000 businesses and non-profit organizations, 13% are home based
- ❖ Texas is a "Right-to-Work" state
- ❖ Texas has no state personal income tax

TOP EMPLOYERS

- ❖ Sabre Holdings - 3,000 Employees
- ❖ Tri-Dal, Ltd. - 450 Employees
- ❖ City of Southlake - 306 Employees
- ❖ Verizon Wireless - 286 Employees

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 airport in the world, over 60M passengers in 2006.
 - ♦ Generates \$14.3B annually for North Texas economy
 - ♦ Provides over 269,000 area jobs
 - ♦ Access to 95% of the continental US within 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 \$2.97B in 2004
 - ♦ Provides over 24,000 area jobs
 - ♦ Part of a 17,000-acre mixed-use, master planned development
 - Houses more than 130 companies

MAJOR DEVELOPMENTS

(CLICK TO VIEW PROJECT PROFILE)

- ❖ Southlake Town Square
 - Phase II and Phase III - Grand Opening April, 2006*
 - ♦ 114 Brownstone Units - 340,000 sf
 - ♦ Grand Avenue Expansion - 350,000 sf includes: restaurant, retail, office uses, a theater & hotel
 - Phase I - Opened March 6, 1999*
 - ♦ Town Hall & Post Office - 100,000 sf
 - ♦ Restaurant, retail & office uses - 496,000 sf
- ❖ The Shops of Southlake
 - Grand Opening - December, 2006
 - ♦ 250,000 sf restaurant and retail uses - anchored by Central Market
- ❖ Sabre Holdings' Headquarters
- ❖ Verizon Wireless Network Control Center
- ❖ Cedar Ridge by Panattoni
- ❖ Gateway Plaza
- ❖ Wyndham Plaza
- ❖ Southlake Corners

TOP NON-RESIDENTIAL TAX PAYERS

- ❖ Town Square Ventures, LP
- ❖ Wyndham Properties, LTD
- ❖ Southlake Town Square Grand Avenue LP
- ❖ First Security Bank
- ❖ Costco Wholesale Corporation

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RECREATION

- ❖ Parks, Lakes, Golf Courses
 - ◆ 450 acres of natural park area in Southlake
 - ◆ Over 624 acres of park land - two community and over 10 public 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, Easter in the Park, Southlake Sidewalk Sale, Stars and Stripes, Oktoberfest, Harvest Fest, 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

- ❖ 2006 average value of single family residence \$418,967
- ❖ 2006 average home sales of \$538,726
- ❖ 2007 1Q Cost of Living Index
Fort Worth - Arlington 89.0

HEALTH CARE / HOSPITALS

- ❖ Harris Methodist Southlake Center of Diagnostics & Surgery
(817) 748-8700 - www.harrismethodisthospitals.com
6 Overnight Suites; 74 Medical Staff
Short stay specialty hospital
- ❖ Baylor Medical Center - Grapevine
(817) 481-1588 - www.baylorhealth.com
164 Beds; 372 Medical Staff
- ❖ Baylor Medical Center at Trophy Club
(817) 837-4600 - www.tc-mc.com
20 Beds; 75 Medical Staff

UTILITIES

- ❖ Sewer and Water
City of Southlake
(817) 748-8099 - www.cityofsouthlake.com
- ❖ Electricity
Power to Choose
(866) 797-4839 - www.powertochoose.org
- ❖ Telephone
Verizon - (800) 483-4000 - www22.verizon.com
SBC / AT&T - (888) 294-8433 - www.att.com
- ❖ Cable / Satellite
Charter Communications
(817) 740-2409 - www.chartercom.com
OneSource Communications
(817) 745-3000 - www.1scom.com
Dish Network
(888) 825-2557 - www.dishnetwork.com
- ❖ Solid Waste and Recycling
Duncan Disposal
(817) 317-2424 - www.duncandisposal.com

SOUTHLAKE PUBLIC LIBRARY

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

- ❖ Books, DVDs, Magazines, CDs, Books on Tape & Podcasts
- ❖ Special programs throughout the year for all ages
- ❖ Meeting & study rooms, interlibrary loan, computer stations and internet access

QUALITY SCHOOLS

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

- ❖ **Carroll ISD - 5A (78%)**
Texas Education Agency Rated: Exemplary
K-12 Attendance: 7,700
99% Graduation Rate
95% Go to College
(817) 949-8222 - www.southlakecarroll.edu
- ❖ **Northwest ISD* - 4A (10%)**
Texas Education Agency Rated: Recognized
K-12 Attendance: 8,894
91% Graduation Rate
89% Go to College
(817) 215-0000 - www.northwest.k12.tx.us
- ❖ **Keller ISD - 5A (7%)**
Texas Education Agency Rated: Academically Acceptable
K-12 Attendance: 28,013
95% Graduation Rate
92% Go to College
(817) 744-1000 - www.kellerisd.net
- ❖ **Grapevine / Colleyville ISD* - 5A (5%)**
Texas Education Agency Rated: Academically Acceptable
K-12 Attendance: 13,814
98% 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

- ❖ City of Southlake - Economic Development Dept.
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- ❖ Southlake Chamber of Commerce
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