

SOUTHLAKE, TEXAS - FAST FACTS 2003

The City of Southlake, Texas

- ♦ Web Site: www.ci.southlake.tx.us
- ♦ 22 square miles
- ♦ Located in the heart of the Dallas/Fort Worth Metroplex, midway along the 18-mile State Highway 114 corridor, connecting DFW International Airport and Alliance Airport

Demographics

- ♦ January 1, 2003 population est. of 24,150
 - ✓ 2010 population projection of 26,490
 - ✓ Projected build-out of 30,160
- ♦ Population by age
 - ✓ Under 14 years 23%
 - ✓ 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

Recreation

- ♦ 450 acres of natural park area in Southlake adjacent to Lake Grapevine
- ♦ Over 624 acres of park land
 - ✓ 2 major public and over 10 neighborhood parks
- ♦ Convenient Golf Courses
 - ✓ Timarron Country Club with Byron Nelson signature course
 - ✓ Eleven golf courses within 30 minutes
- ♦ 5 area lakes within 40 miles, and 23 lakes within 80 miles
- ♦ Convenient access to numerous Metroplex cultural and entertainment facilities and activities
- ♦ Annual Special Events with 20,000 attendees include Holiday Celebration at Town Square, Stars and Stripes, and Masterworks Concerts
- ♦ Wide variety of championship youth sports leagues, including baseball, softball, soccer, lacrosse and football, as well as recreational classes for all ages.



Labor Force and Economic Base

- ♦ Labor pool ages 18-65:
 - ✓ Within 5 miles of Southlake: 86,541
 - ✓ Within 10 miles of Southlake: 458,315
 - ✓ Within 20 miles of Southlake: 1,766,865
- ♦ Employment by occupation
 - ✓ 55% Managerial/Professional
 - ✓ 7% Service Occupations
 - ✓ 27% Sales and Office
 - ✓ 4% Construction/Maintenance
 - ✓ 10% Production/Transportation
- ♦ Over 1,900 businesses and non-profit organizations, 46% are home based.
- ♦ Predominant business categories
 - ✓ Construction - Contractor
 - ✓ Services - House/Yard
 - ✓ Services - Professional
 - ✓ Services - Financial
 - ✓ Retail - Specialty
- ♦ Texas is a "Right-to-Work" state
- ♦ Texas has no state personal income tax

Top Non-Residential Tax Payers

- ♦ Southlake Venture
- ♦ Wyndham Properties, LTD
- ♦ IBM Corporation
- ♦ Costco Wholesale Corp
- ♦ Oncor Electric Delivery Co.
- ♦ Lowe's Home Centers
- ♦ Wal-Mart
- ♦ OTR/Regency TX Realty Holdings
- ♦ Suntime Square Partners LTD
- ♦ Southlake MP III LP

Top Employers

- ♦ Sabre, Inc.
- ♦ Carroll Independent School District
- ♦ Tri-Dal, Ltd.
- ♦ Verizon Wireless
- ♦ City of Southlake
- ♦ Wal-Mart
- ♦ Costco

Financial Status

- ♦ City Bond Ratings
 - ✓ "A+" from Standard and Poor's
 - ✓ "A1" from Moody's Investor
 - ✓ "AA -" from Fitch IBCA
- ♦ Fiscal Year 2002-2003 assessed property value totals over \$3.64 billion
- ♦ Annual sales tax revenue of \$10,775,813
- ♦ 8.25% total sales tax rate
 - Includes 0.5% for parks and 0.5% for crime control district

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Quality of Life

- ♦ 2002 average appraised home value \$375,049
- ♦ 2002 average sales value \$379,838
- ♦ 2003 1Q Cost of Living Index
 - ✓ Arlington - Fort Worth 93.9
 - ✓ Boston 137.7
 - ✓ Dallas 96.4
 - ✓ Houston 90.4
 - ✓ Lexington 94.0
- ♦ Low crime rate per 1000 population
 - ✓ Southlake 14.3
 - ✓ Atlanta 122.4
 - ✓ Boston 63.2
 - ✓ Dallas 91.3
 - ✓ Fort Worth 74.0
 - ✓ Minneapolis 69.4

Recent Major Developments

- ♦ Sabre Corporate Headquarters
- ♦ Verizon Wireless Network Control Center
- ♦ Southlake Town Square
- ♦ Gateway Plaza
- ♦ Shafer Plaza
- ♦ Wyndham Plaza

Health Care/Hospitals

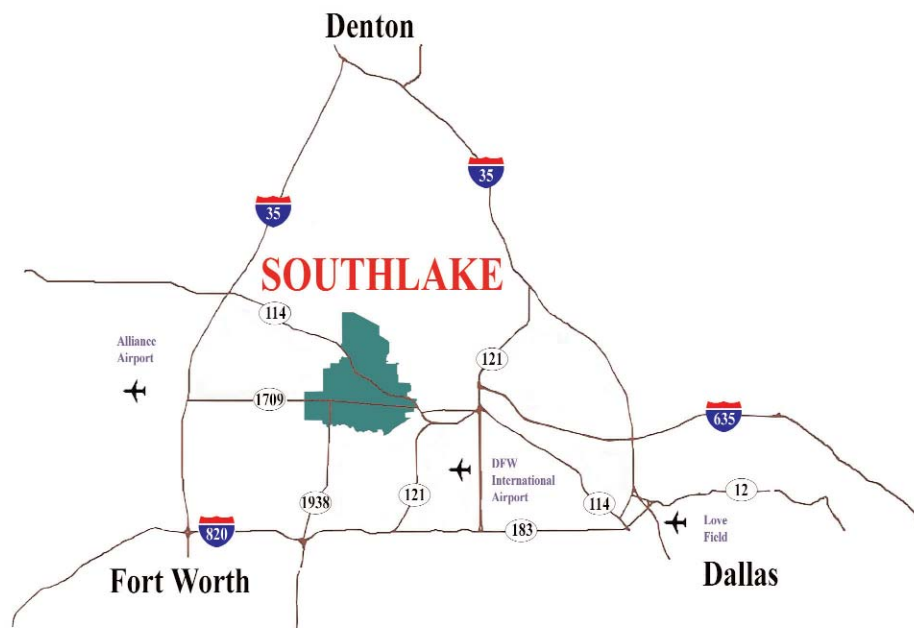
- ♦ Baylor Medical Center – Grapevine
 - ✓ 104 Beds; 236 Medical Staff
- ♦ Harris Methodist Hospital - Coming to Southlake
 - ✓ Short stay specialty hospital
 - ✓ Scheduled to open August 2004

Transportation

- ♦ S.H. 114 connects I-35W and I-35E
 - ✓ F.M. 1709 – 5 lane east/west arterial
- ♦ Located at the geographic center of Metroplex airport activity
 - ✓ DFW International – 5 miles east
 - ✓ Fort Worth Alliance Airport – 8 miles west
- ♦ DFW International Airport www.dfwairport.com
 - ✓ Generates \$11.2 billion annually for the North Texas economy and supports some 211,00 area jobs
 - ✓ Access to 95% of the population within four hours fly time and an abundance of frequencies to major destinations
 - ✓ 4 terminals with 137 aircraft boarding gates
 - ✓ 2002 Operations: 765,109 ranked 3rd busiest in the world
 - ✓ 2002 Passengers: 52,828,491
 - ✓ 2002 International Passengers: 4,480,158
 - ✓ Home to American and Delta hubs
- ♦ FW Alliance Airport www.allianceairport.com
 - ✓ The nation's first industrial airport
 - ✓ Home to FedEx Southwest Regional hub

Southlake Public Library

- ♦ 1400 Main Street, Suite 130
Southlake, TX 76092
Phone: (817) 481-5718
- ♦ Special programs throughout the year for all ages, meeting and study rooms, internet access, computer stations, and interlibrary loan.



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Utilities

- ♦ Sewer and Water – City of Southlake
www.ci.southlake.tx.us/ub/default.asp
- ♦ Electricity
 - ✓ TXU Electric & Gas www.txu.com
 - ✓ Tri-County Electric Cooperative
www.tcectexas.com
 - ✓ Other providers www.powertochoose.com
- ♦ Telephone
 - ✓ Verizon www22.verizon.com
 - ✓ Southwestern Bell www.sbc.com
- ♦ Cable
 - ✓ Charter Communications www.chartercom.com
 - ✓ OneSource Communications www.lsc.com
- ♦ Solid Waste and Recycling –
 - ✓ Trinity Waste www.trinitywaste.com

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
 - 5 schools named National Blue Ribbon Schools by the U.S. Department of Education
 - K-12 Attendance: 7,301
 - New District Address: 3051 Dove Road
Grapevine, TX 76051
 - Phone: (817) 949-8222
 - Web: www.southlakecarroll.edu
 - Superintendent: Gary S. Mathews, Ph.D.
 - ✓Northwest ISD* – 4A 10%
 - Rated Recognized by State of Texas
 - K-12 attendance: 6,379
 - Phone: (817) 490-6473
 - Web: www.northwest.k12.tx.us
 - ✓Keller ISD – 5A 7%
 - Rated Recognized by State of Texas
 - K-12 attendance: 20,063
 - Phone: (817) 744-1000
 - Web: www.kellerisd.net
 - ✓Grapevine/Colleyville ISD*– 5A 5%
 - Rated Recognized by State of Texas
 - K-12 attendance: 13,636
 - Phone: (817) 488-9588
 - Web: www.gcisd-k12.org
 - * Freeport Exemption offered
- ✓2 Montessori schools (private)

Advanced Education & Training

- ♦ DFW colleges and universities
 - ✓Southern Methodist University
 - ✓Tarrant County College
 - ✓Texas Christian University
 - ✓Texas Wesleyan University
 - ✓Texas Women’s University
 - ✓University of Dallas
 - ✓University of North Texas
 - ✓University of Texas at Arlington
 - ✓University of Texas at Dallas
- ♦ DFW community colleges
 - ✓Collin County Community College
 - ✓Dallas County Community College

Licensed Day Care Centers

Chapel Hill Children’s School	(817) 424-1396
Children’s Courtyard	(817) 442-8782
Clayton Child Care/Florence Elem	(817) 923-9888
Gayle’s Kids Day Care & Preschool	(817) 431-0550
Kinder Care Learning Center	(817) 481-3122
La Petite Academy	(817) 488-5093
Medallion/ Durham Elementary	(817) 481-8068
Primrose School of Hidden Lakes	(817) 337-4666
Primrose School of Southlake	(817) 421-8087
Snow’s After School Center	(817) 431-9771
Southlake Preschool Enrichment	(817) 431-2987

Contacts

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Southlake, Texas 76092
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 - ✓Economic Development Department
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Phone: (817) 481-1686
Fax: (817) 481-1701
E-mail: econdev@ci.southlake.tx.us
Website: www.southlakesites.com.tx.us
- ♦ Southlake Chamber of Commerce
 - ✓1501 Corporate Circle, Suite 100
Southlake, Texas 76092
Phone: (817) 481-8200
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E-mail: info@southlakechamber.com
Website: www.southlakechamber.com