

# The Economic and Fiscal Impacts of Development Near DART Light-Rail Stations, 2020

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# Economic Impact of the Development Projects Near DART Stations (2016-2018)

## Projects: 2016 - 2018

Description	Impact
Direct Economic Impact	\$5.14B
Total Output or Economic Impact	\$10.27B
Direct Labor Income	\$2.2B
Total Labor Economic Impact	\$3.9B
Direct Employment (Jobs)	29,985
Total Employment (Jobs)	61,017
State and Local Taxes*	\$286.4M

\* Includes state and local sales (excluding DART) and use taxes, property taxes, and license and permit fees.

Source: IMPLAN



# Development Near DART Streetcar Route, Downtown Dallas to Bishop Arts

- 11 Projects
- \$200.7 Million
- Commercial \$3.7M
- Residential \$133.7M
- Residential/Commercial \$63.3M



# Economic Impact of the Development Projects Near DART Streetcar Route (2016-2018)

**Projects: 2016 - 2018**

<b>Description</b>	<b>Impact</b>
<b>Direct Economic Impact</b>	<b>\$20017M</b>
<b>Total Output or Economic Impact</b>	<b>\$454.7M</b>
<b>Direct Labor Income</b>	<b>\$97,4M</b>
<b>Total Labor Economic Impact</b>	<b>\$17509M</b>
<b>Direct Employment (Jobs)</b>	<b>1,327</b>
<b>Total Employment (Jobs)</b>	<b>2,701</b>
<b>State and Local Taxes*</b>	<b>\$12.6M</b>
<b>* Includes state and local sales (excluding DART) and use taxes, property taxes, and license and permit fees. Source: IMPLAN</b>	



# Rental Rent Premiums Near Dart Stations

	<b>Rent per sq/ft 0 to ½ mile from station</b>	<b>Rent per sq/ft ½ mile to 1 mile from station</b>	<b>Premium</b>
<b>Residential</b>	<b>\$1.94</b>	<b>\$1.62</b>	<b>17.9%</b>
<b>Commercial</b>	<b>\$1.60</b>	<b>\$1.29</b>	<b>23%</b>
<b>Office</b>	<b>\$1.64</b>	<b>\$1.55</b>	<b>5.8%</b>

# Property Value Summary

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## Total Property Values 1999 - 2018

<b>1999-2017: Private &amp; Public</b>	<b>\$10,800B</b>
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<b>2016-2018: Private &amp; Public</b>	<b>\$5,138B</b>
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<b>2016-2018: Streetcar</b>	<b>\$200.7M</b>
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<b>Total Property Value</b>	<b>\$16,138.7B</b>
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