

# Value Creation and Value Capture from the DART Light Rail System

*Presented by*  
Dr. Bernard L. Weinstein  
Center for Economic Development and Research  
University of North Texas  
[www.unt.edu/cedr](http://www.unt.edu/cedr)

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# Economic & Fiscal Impacts from Buildout of the Initial DART LRT All Corridors – Dallas/Fort Worth Metro Area

Description	Impact
Total Expenditures	\$ 4,868,866,000
Economic Activity	\$ 7,686,716,000
Labor Income	\$ 2,869,756,000
Employment*	60,678
Other Property Income**	\$ 823,187,000
Indirect Business Taxes***	\$ 191,149,000

*\*Person years of employment. Actual employment levels will vary from year to year.*

*\*\*Includes royalties, rents, dividends, and corporate profit. \*\*\*Includes state and local sales taxes, property taxes, license and permit fees.*

*Source: DART, IMPLAN, authors' estimates.*

# Economic & Fiscal Impacts of All DART Projected Capital Spending 2007 through 2026 – Dallas/Fort Worth Metro Area

Description	Impact
Total Expenditures	\$ 5,324,570,000
Economic Activity	\$ 7,898,418,000
Labor Income	\$ 2,454,245,000
Employment*	52,266
Other Property Income**	\$ 736,131,000
Indirect Business Taxes***	\$ 169,656,000

*\*Person years of employment. Actual employment levels will vary from year to year.*

*\*\*Includes royalties, rents, dividends, and corporate profit. \*\*\*Includes state and local sales taxes, property taxes, license and permit fees.*

*Source: DART, IMPLAN, authors' estimates.*

# Economic & Fiscal Impacts of DART Operations

## Dallas-Fort Worth Metro Area

Description	2007	2014
Total Expenditures	\$ 342,114,000	\$ 491,922,000
Economic Activity	\$ 494,377,000	\$ 651,090,000
Labor Income	\$ 102,807,000	\$ 135,396,000
Employment*	3,314	5,165
Other Property Income**	\$ 45,101,000	\$ 59,398,000
Indirect Business Taxes***	\$ 10,259,000	\$ 13,511,000

*\*Person years of employment. Actual employment levels will vary from year to year.*

*\*\*Includes royalties, rents, dividends, and corporate profit. \*\*\*Includes state and local sales taxes, property taxes, license and permit fees.*

*Source: DART, IMPLAN, authors' estimates.*

# Changes in Median Property Valuations 1997-2001

	Control	DART
<b>Residential</b> (Control N= 4,393, DART N= 3,262)		
1997	\$37,560	\$35,605
2001	\$44,880	\$47,025
Total Change	\$7,320	\$11,420
% Change	19.5%	32.1%
<b>Residential-vacant</b> (Control N= 169, DART N= 400)		
1997	\$3,000	\$2,250
2001	\$3,000	\$2,500
Total Change	\$0	\$250
% Change	0.0%	11.1%

*Source: Dallas County Appraisal District and Authors' calculations*

# Changes in Median Property Valuations 1997-2001

	Control	DART
<b>Office</b> (Control N= 121, DART N= 47)		
1997	\$331,450	\$519,240
2001	\$369,460	\$647,730
Total Change	\$38,010	\$128,490
% Change	11.5%	24.7%
<b>Retail</b> (Control N= 155, DART N= 111)		
1997	\$230,000	\$243,000
2001	\$300,000	\$311,730
Total Change	\$70,000	\$68,730
% Change	30.4%	28.3%
<b>Industrial</b> (Control N= 158, DART N= 104)		
1997	\$234,900	\$221,180
2001	\$285,405	\$250,000
Total Change	\$50,505	\$28,820
% Change	21.5%	13.0%

Source: Dallas County Appraisal District and Authors' calculations

# Potential Fiscal Impacts of Existing and Proposed Transit-Oriented- Development in the DART Service Area (Annual Estimates at Buildout)

Description	Value
Announced Value	\$ 4,902,800,000
Announced Value Attributable to DART	\$ 4,255,700,000
Cities	
Taxable Property Value	\$ 2,843,779,000
Property Tax Revenues	\$ 16,785,000
Taxable Retail Sales	\$ 665,552,000
Sales Tax Revenues	\$ 6,656,000
Total Revenue to Cities	\$ 23,531,000

*\*Included local property taxes and state and local sales taxes.*

*Sources: Dallas County Appraisal District; Media reports; Chambers of Commerce; Developers; DART; and Authors' estimates*

# Potential Fiscal Impacts of Existing and Proposed Transit-Oriented- Development in the DART Service Area (Annual Estimates at Buildout)

Description	Value
Counties	
Taxable Property Value	\$ 2,842,259,000
Property Tax Revenues	\$ 6,593,000
School Districts	
Taxable Property Value	\$ 2,904,207,000
Property Tax Revenues	\$ 46,380,000
Community College Districts	
Taxable Property Value	\$ 2,736,047,000
Property Tax Revenues	\$ 2,306,000

*\*Included local property taxes and state and local sales taxes.*

*Sources: Dallas County Appraisal District; Media reports; Chambers of Commerce; Developers; DART; and Authors' estimates*



# Potential Fiscal Impacts of Existing and Proposed Transit-Oriented- Development in the DART Service Area (Annual Estimates at Buildout)

Description	Value
Hospital District	
Taxable Property Value	\$ 2,633,261,000
Property Tax Revenues	\$ 6,688,000
State of Texas	
Sales Tax Revenues	\$ 41,597,000
Total State and Local Tax Revenues	\$ 127,095,000*

*\*Included local property taxes and state and local sales taxes.*

*Sources: Dallas County Appraisal District; Media reports; Chambers of Commerce; Developers; DART; and Authors' estimates*