



SELECT
SOUTHLAKE

The perfect place for business.





SOUTHLAKE TEXAS

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- 10 Parks & Entertainment
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THE PERFECT PLACE FOR BUSINESS

Our Economic Development team is here to help you discover the perfect office, industrial or retail property for your business. View our interactive property maps at www.cityofsouthlake.com/1738/Economic-Development-Tourism.

TROPHY CLUB

TO ROANOKE

WESTLAKE

FLORENCE RD

JOHNSON RD

UNION CHURCH RD

TO KELLER

COLLEYVILLE

TO GRAPEVINE



SELECT
SOUTHLAKE

PREMIER LOCATION

Southlake is located in the northeast portion of the great State of Texas, midway between Dallas and Fort Worth, and only 10 minutes to Arlington, home of the Dallas Cowboys AT&T Stadium, Texas Rangers Stadium and Six Flags Over Texas.

In the heart of the fastest-growing region in the United States, with easy access to Dallas Fort Worth International Airport, Dallas Love Field Airport, and Fort Worth Alliance Airport, Southlake offers an ideal location for businesses and travelers in North Central Texas.

The DFW region is currently adding approx. 235 residents per day bringing the population to 10.7 million by 2040. Southlake's population at buildout is expected to be 34,000, with approx. 10,800 households. With the continued development, particularly in communities to the west, Southlake is well-positioned to serve the growing population in Tarrant, Denton, and Dallas counties.

MAJOR HIGHWAYS:

State Hwy 114 (*116,000 average daily volume*)

FM 1938 (*12,000 average daily volume*)

FM 1709 (*43,000 average daily volume*)

State Hwy 114 also connects to

- I-35W (*93,534 average daily volume*)
- Hwy 121 (*110,093 average daily volume*) and
- I-35E (*152,793 average daily volume*)

AIRPORTS:

DFW International Airport

DFWAirport.com

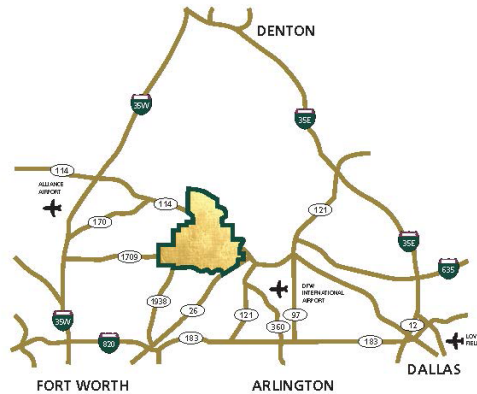
- 5 miles east
- Flights to over 260 destinations with over 73M passengers in 2019
- Generates \$37B annually for North Texas economy
- Provides over 228,00 area jobs
- Every major city in the continental United States can be accessed within four hours
- Home to American Airlines hub

Fort Worth Alliance Airport

AllianceAirport.com

- 8 miles west
- The nation's first industrial airport
- Provides over 44,000 area jobs
- Part of an 18,000-acre mixed-use, master planned development
- Houses more than 425 companies

DIRECTIONS TO SOUTHLAKE



FROM DFW AIRPORT

Take North exit from airport and take SH 114 W / 121 S exit. Continue on SH 114 W approx. 5 miles to Southlake.

FROM NORTH DALLAS

From I-635, go West approx. 10 miles to SH 114 W. Continue on SH 114 W approx. 5 miles to Southlake.

FROM DALLAS

From I-35, go North approx. 4 miles. Take SH 183 W approx. 2.6 miles to SH 114 / Northwest Hwy exit. Go West on SH 114 W approx. 15 miles to Southlake.

FROM DENTON

From I-35, go South approx. 16 miles to SH 114 exit. Go East on SH 114 approx. 5 miles to Southlake.

FROM FORT WORTH

From I-35, go North approx. 13 miles. Exit onto SH 170, go Northeast approx. 6.5 miles. Go East on SH 114 approx. 3 miles to Southlake.

FROM ARLINGTON

From SH 360, go North approx. 13 miles. Take the Wall St. exit. Go West on SH 114 approx. 5 miles to Southlake.

SOPHISTICATED & NEIGHBORLY



Southlake is an award winning community with a family-friendly environment. Shopping, dining, art and culture abound in Southlake. Stroll down the sidewalks under the shady live oak trees. Pick up a gift or two from dozens of retailers. Have a cold drink and a bite to eat at an array of local restaurants.

For companies looking to relocate or expand, Southlake's Department of Economic Development can provide key information to help decision makers get a well rounded picture of all the community has to offer. Additionally, the department can assist with identifying the right space for businesses, evaluate projects for



98% OF RESIDENTS
SAY THAT THE
QUALITY OF LIFE
IN SOUTHLAKE IS
EXCELLENT,
VERY GOOD, OR GOOD.



Find real Texas barbecue and enjoy live music. With countless major attractions within a 20-minute drive, you're never far from adventure. This makes Southlake ideal for residents, visitors, and businesses alike.

public support, and open doors for opportunities within Southlake and the DFW Metroplex. We invite you to take a look around the city of Southlake and find the perfect place to grow your business.



31,199
CURRENT POPULATION
SOUTHLAKE, TEXAS

21.88
SQUARE MILES

1,426
POPULATION PER
SQUARE MILE

\$962,285
2020 AVERAGE
HOME VALUE

9.8% INCREASE
IN AVERAGE HOME VALUE
OVER PRIOR YEAR

\$5.7 BILLION
TOTAL RESIDENTIAL
PROPERTY VALUE

SOUTHLAKE IS
HOME TO
2,601
BUSINESSES

68
NEW BUSINESSES
OPENED IN 2020

\$2.5 BILLION
TOTAL NON-RESIDENTIAL
PROPERTY VALUE



TOP TEN
BEST SUBURBS
TO LIVE IN THE DALLAS
FORT WORTH AREA
- NICHE 2018

**#1 BEST TEXAS CITY
FOR FINDING A JOB**
- WALLET HUB 2015

**TOP TEN BEST SMALL
CITIES IN AMERICA**
- WALLET HUB 2015

**TOP TEN PLACES WITH THE
BEST PUBLIC SCHOOLS
IN TEXAS** - NICHE 2018

**#1 BEST SUBURBAN
NEIGHBORHOOD IN DFW**
- DALLAS MORNING NEWS 2013

**TOP TEN BEST
DALLAS SUBURBS**
- D MAGAZINE 2004-2014

**#3 BEST TEXAS CITY
FOR FAMILIES**
- WALLET HUB 2018

**#1 MOST AFFLUENT
US NEIGHBORHOOD**
- FORBES 2008

**TOP TEN
RICHEST TOWNS
IN AMERICA**
- TIME MAGAZINE 2014
& 24/7 WALL ST 2015

**#3 BEST PLACES TO
RAISE A FAMILY
IN TEXAS** - SMART ASSET 2018

QUALITY OF LIFE



EXEMPLARY NEIGHBORHOODS

The quality of both the residential and commercial development in Southlake creates an environment that draws visitors and helps local businesses thrive. More than 60% of the annual consumer spending is generated by visitors. This provides a thriving market for businesses, convenience for residents, and through sales tax, funds a number of the services that make Southlake a great place to live, work, or visit.



SAFETY

The Southlake Police Department is one of only 14 police departments in Texas to hold the Commission on Accreditation for Law Enforcement Agencies' Gold Standard accreditation.

The Southlake Fire Department has achieved an Insurance Service Organization (ISO) Rating of "1," the highest rating possible, and is one of only six departments in the state of Texas to earn accreditation through the Commission on Fire Accreditation International.



SHOPPING

With hundreds of storefronts around town, the Southlake Shopping Guide can help you find just the right thing for any occasion. From shops to spas, the online shopping map at www.visitsouthlake.com offers a complete list of businesses in Southlake.



DINING

The Southlake Dining Guide makes it easy to find your favorite dish from one of over 130 local restaurants. Browse the full list of dining options from the online interactive map at www.visitsouthlake.com.



HOSPITALS & HEALTHCARE

COOK CHILDREN'S URGENT CARE & PEDIATRIC SPECIALTIES

CookChildrens.org

30 Exam Rooms; Mix of Providers

METHODIST SOUTHLAKE HOSPITAL

MethodistSouthlake.com

54 Private Rooms; 10 Family Suites; 6 ICU Beds;
12 Operating Rooms; 20 Dedicated Specialties

TEXAS HEALTH HARRIS METHODIST SOUTHLAKE

TexasHealthSouthlake.com

24 Overnight Suites; 365 Medical Staff

BAYLOR SCOTT & WHITE - GRAPEVINE

BSWHealth.com

314 Beds; 800 Medical Staff

BAYLOR MEDICAL CENTER - TROPHY CLUB

BaylorTrophyClub.com

20 Beds; 225 Medical Staff

In addition to the high quality care provided by our local hospitals, Southlake is also home to a number of businesses that focus on improving overall health. View the online, interactive Health and Wellness Guide at www.cityofsouthlake.com/2705/Health-Wellness-Guide.



QUALITY EDUCATION SYSTEM

CARROLL ISD

K-12 Attendance: 8,314 - 100% Graduation Rate
(817) 949-8222 - SouthlakeCarroll.edu

NORTHWEST ISD*

K-12 Attendance: 25,399 - 97% Graduation Rate
(817) 215-0000 - NISDTX.org

KELLER ISD*

K-12 Attendance: 35,352 - 94% Graduation Rate
(817) 744-1000 - KellerISD.net

GRAPEVINE - COLLEYVILLE ISD*

K-12 Attendance: 13,970 - 96% Graduation Rate
(817) 251-5200 - GCISD-k12.org

* - Freeport exemption offered

FOUR MONTESSORI SCHOOLS (private)

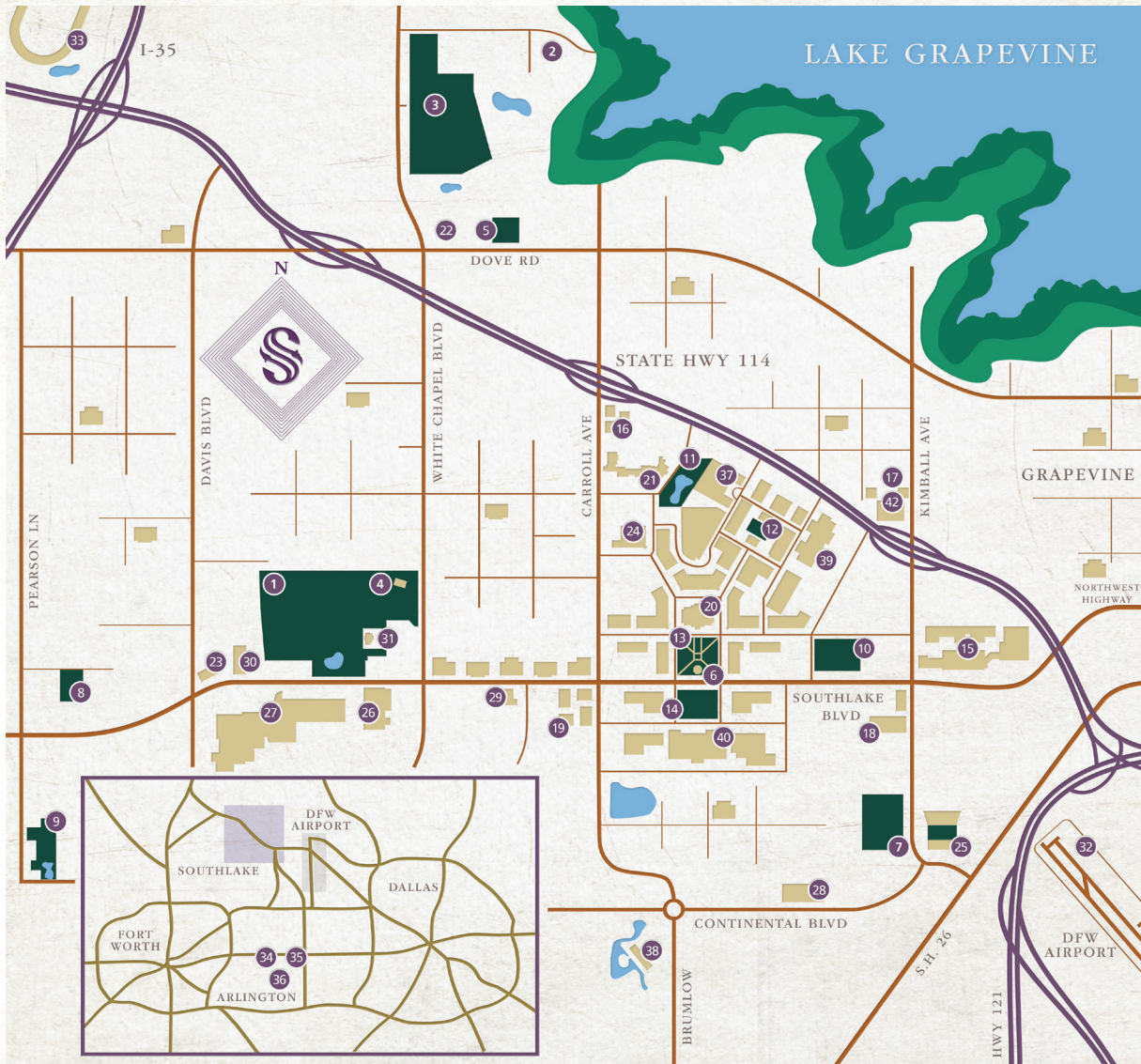
THE CLARIDEN SCHOOL (private)

FUSION ACADEMY (private)

20 UNIVERSITIES WITHIN 40 MILES

- University of North Texas
- University of Texas at Arlington
- University of Texas at Dallas
- Southern Methodist University
- Texas Christian University
- Texas Women's University

MAP OF SOUTHLAKE



POINTS OF INTEREST

Parks & Recreation

1. Bicentennial Park
2. Bob Jones Nature Center & Preserve
3. Bob Jones Park
4. Log Cabin
5. North Park
6. Rustin Pavilion
7. Southlake Sports Complex
8. Royal & Annie Smith Park
9. Chesapeake Park
10. Summit Park
11. McPherson Park
12. Frank Edgar Cornish, IV Park

Major Shopping Centers

13. Southlake Town Square
14. Shops of Southlake
15. Gateway Plaza
16. Carroll Pointe
17. Kimball Park
18. Kimball Oaks
19. Park Village

Municipal / School Facilities

20. Southlake Town Hall / Library
21. Police & Fire Headquarters
22. DPS North
23. DPS West
24. Post Office
25. Dragon Stadium
26. Aquatics Center
27. Carroll Senior High School
28. Municipal Service Center
29. Southlake Service Center
30. Southlake Chamber of Commerce
31. Southlake Tennis Center

Regional Attractions

32. DFW International Airport
33. Texas Motor Speedway
34. Cowboy Stadium
35. Six Flags Over Texas
36. The Ballpark at Arlington

Other Attractions

37. Hilton Southlake
38. Timarron Golf Club
39. Harkins Theater
40. Central Market
41. The Marq
42. CAMBRiA Hotel & Suites

PARKS & ENTERTAINMENT



PARKS & RECREATION

ExperienceSouthlakeTexas.com

- More than 628 acres of park land, with access to an additional 577 acres of natural open space owned by the US Army Corps of Engineers
- 12 community parks and 14 neighborhood parks
- 51 practice fields and game facilities
- Five lakes within 30 minutes of Southlake
- Bob Jones Nature Center and Preserve *BJNC.org*
- Twenty-one court Southlake Tennis Center



THE MARQ

TheMarqSouthlake.com

- Legends Hall - 23,000 sq ft event center perfect for luncheons, receptions, classes, conferences, or retreats
- Southlake Senior Activity Center - featuring a lounge, game parlor, fitness room, café and library.
- Champions Club - 82,000 sq ft of fun and fitness, with aquatics, indoor and outdoor turf fields, gym, fitness center, child watch program, and 50+ weekly classes.



SOUTHLAKE PUBLIC LIBRARY

SouthlakeLibrary.com

- Books, Downloadable eBooks, eAudio, and eMagazines, DVDs, Magazines, CDs, Books on CD, Online Research Databases
- Meeting & study rooms, interlibrary loan, computer stations and internet access

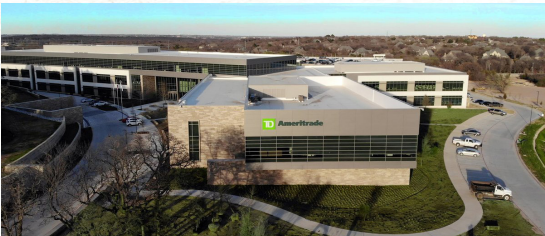


EVENTS

Annual special events include:

- Art in the Square
- Easter in the Park
- Summer Kick-Off
- Stars & Stripes
- Oktoberfest
- Home for the Holidays & the Tree Lighting at Town Square
- 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

WORLD CLASS BUSINESSES



PERFECT FOR BUSINESS

State Highway 114 runs diagonally through the city, east toward Las Colinas and into downtown Dallas and west toward the Alliance Airport. Many world class businesses have already located their headquarters along this “golden corridor,” including TD Ameritrade, Sabre, and Verizon Wireless.

MORE THAN
2,000+
BUSINESSES AND NON-
PROFIT ORGANIZATIONS

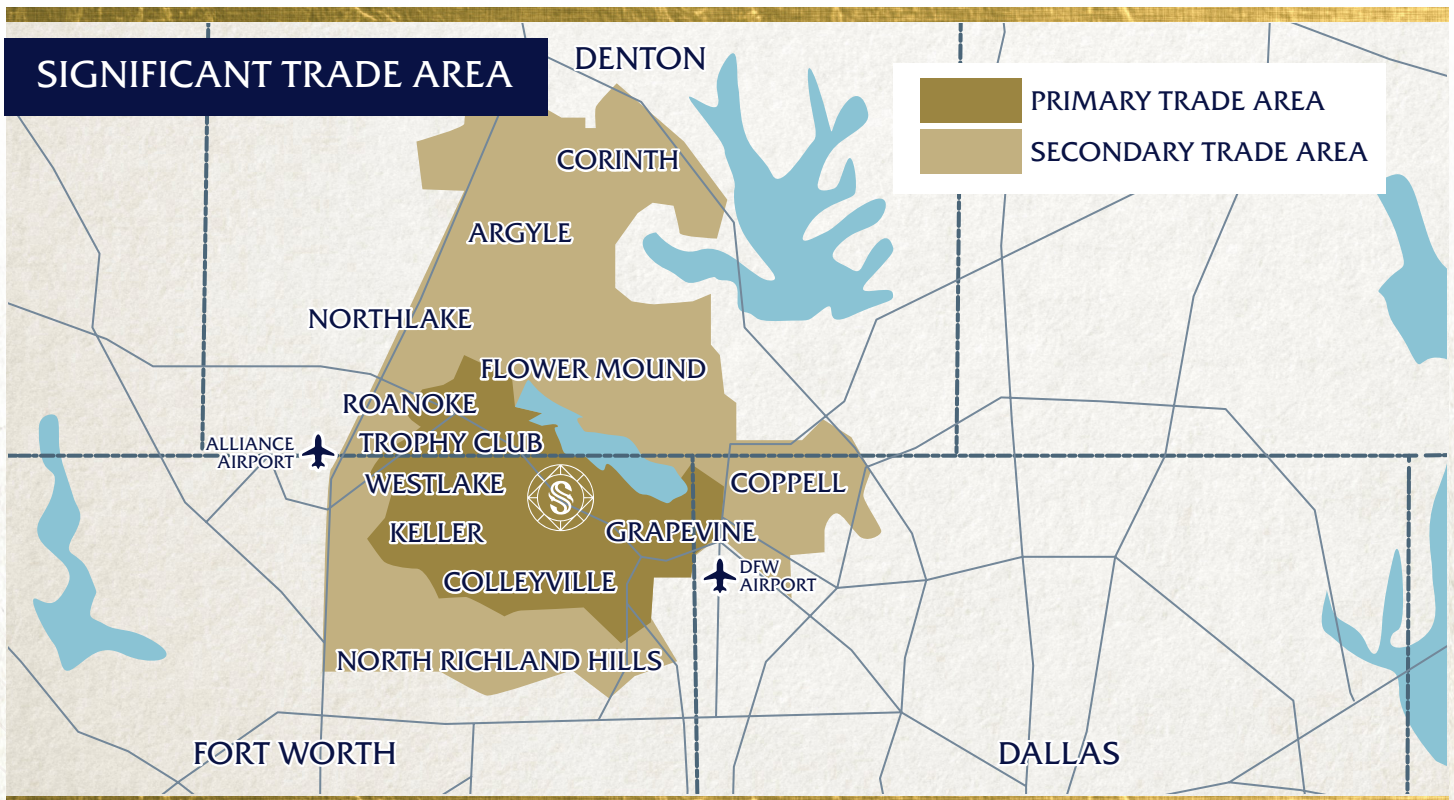
MORE THAN
11 MILLION
SQUARE FEET OF
COMMERCIAL SPACE

TOP EMPLOYERS # OF EMPLOYEES

| | |
|------------------|-------|
| SABRE HOLDINGS | 2,550 |
| TD AMERITRADE | 1,978 |
| CARROLL ISD | 1,154 |
| VERIZON WIRELESS | 670 |
| KELLER WILLIAMS | 650 |

TOP NON-RESIDENTIAL TAXPAYERS

| |
|--|
| TOWN SQUARE VENTURES, LP |
| VERIZON WIRELESS |
| TD AMERITRADE |
| SOUTHLAKE TOWN SQUARE GRAND AVENUE, LP |
| CARROLL/1709 LTD |



PREMIER WORKFORCE

TALENTED PEOPLE

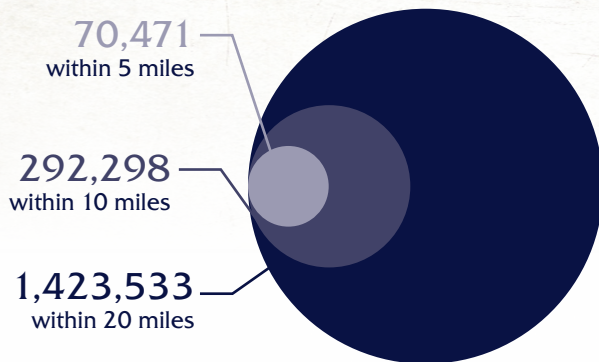
Continued growth in communities west of Southlake is expanding the area's available workforce. With a highly educated and experienced population in Southlake, and a labor pool of more than 1.4 million people within a 20 mile radius, you will find the perfect people to grow your business.

EDUCATION

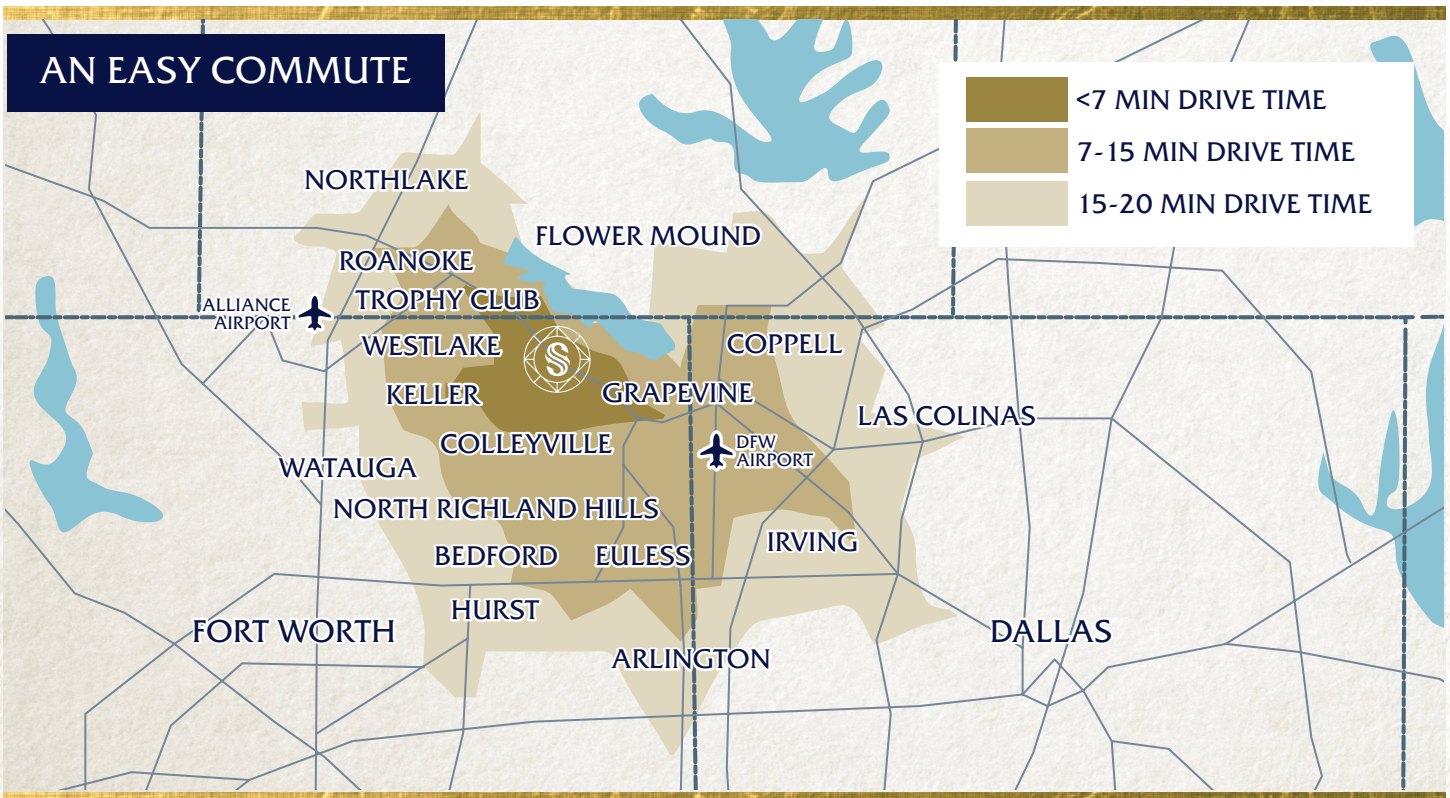
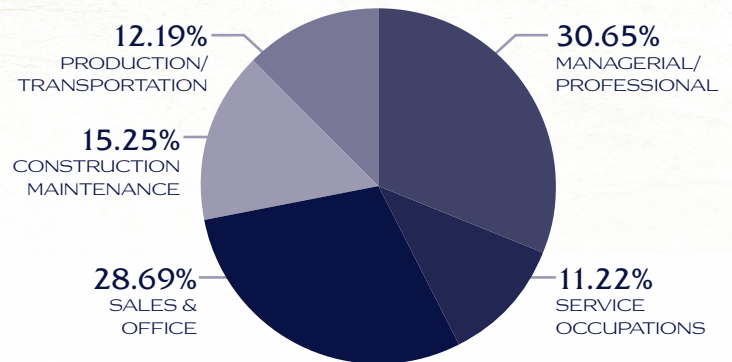
68% of Southlake residents 25 and older have a bachelor's degree or higher.

MORE THAN DOUBLE THE NATIONAL AVERAGE.

LABOR FORCE AGES 20-64



OCCUPATION SOUTHLAKE RESIDENTS



PERFECTLY PLANNED



The City's dedication to quality development, sound fiscal policies, and effective strategic management has made it an exemplary community in the Dallas-Fort Worth region. With a vibrant economy, a successful downtown, and primarily affluent population, the city is an employment center in a region with strong economic growth.

Southlake's diverse business community offers a wide range of products and services for both residents and visitors. The city's thriving economy did not occur by accident, but as a result of long-term, strategic planning efforts by city leaders and residents.

The City operates with a comprehensive master plan that guides all land use and infrastructure development. The plan helps to steer the city's policy, budget and work plan decision-making to ensure that community goals are achieved.

Southlake receives annual recognition by the Texas Chapter of the American Planning Association for its ongoing comprehensive planning efforts, as well as other awards reflecting its conscious efforts to protect and maintain both the built and natural environment.



**PLATINUM
SCENIC CITY**
- ONE OF 13 TEXAS
CITIES TO RECEIVE
THIS CERTIFICATION

**CERTIFICATE OF
ACHIEVEMENT
FOR THE USE OF
PERFORMANCE DATA**
- INTERNATIONAL CITY/
COUNTY MANAGEMENT
ASSOCIATION

**PLATINUM
MEMBER CITY**
- TEXAS AMATEUR ATHLETIC
FEDERATION

**AAA BOND
RATINGS**
- STANDARD AND POOR'S
& FITCH IBCA

**GROWTH AWARD
FOR THE 16TH
CONSECUTIVE YEAR**
- TREE CITY USA



ECONOMIC INCENTIVES



The City of Southlake offers a variety of competitive incentives to attract corporations meeting the vision and standards established by City leaders. It is our desire to utilize incentives strategically and judiciously to create a win-win outcome for our future corporate citizens as well as our existing taxpayers.

PROCEDURAL INCENTIVES

FAST-TRACK PLANNING PROCESSING

The City would work with the prospect to accommodate a zoning or site plan approval process shorter than the typical process.

FAST-TRACK PERMITTING

The City would work with the prospect to allow fast-track permitting with phased permit releases if desired.

DEDICATED INSPECTIONS

The City would provide building inspectors dedicated to the construction project as deemed necessary by the prospect's construction managers. Typically, this involves on-site accommodations for city staff.

FINANCIAL INCENTIVES

CHAPTER 380 AGREEMENTS

Chapter 380 of the Local Government Code provides significant legislative authority for Texas municipalities in the area of economic development. This statute allows the provision of loans and grants of city funds, as well as the use of city staff, city facilities, or city services at minimal or no charge, in order to promote economic development.

TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a tool to finance public improvements within a defined area, in accordance with the provisions outlined in Chapter 311 of the Texas Tax Code. Generally, improvements should enhance the environment and attract new investment.

INFRASTRUCTURE ASSISTANCE OR REIMBURSEMENT

The City provides or reimburses costs for infrastructure improvements that benefit both the City and the prospective business.

ADMINISTRATIVE FEE REDUCTIONS

The City may reduce administrative fees to promote economic development.



CITY OF SOUTHLAKE
ECONOMIC DEVELOPMENT & TOURISM
1400 Main Street, Suite 460
Southlake, Texas 76092
(817) 748-8039
EconDev@ci.southlake.tx.us

WWW.CITYOFSOUTHLAKE.COM



SELECT
SOUTHLAKE