



THE CONNECTION

Economic Development and Our Community

*Workers by Drive Time Radius
to Top 10 Business Parks in DFW*

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Summary & Methodology

When considering locating to the DFW area, the first place many companies will look at are one of the numerous business parks found throughout the Metroplex. These parks come in multiple shapes and sizes. For instance, facilities geared towards the attraction of white-collar industries like corporate offices and headquarters might have a strong emphasis on access to building amenities or nearby entertainment venues. On the other hand, parks created to service the blue-collar industries of manufacturing or warehousing might instead focus on proximity to major shipping routes or nearby electrical substations to attract potential tenants.

Beyond the site and infrastructure needs of a company, the other primary factor is labor force availability. According to the 2020 5-year estimates from the American Community Survey (ACS), roughly **80.6%** of workers in DFW have a commute of **less than 45 minutes**, with the average commute being **28.4 minutes** travel time to work. Knowing this we are able to model the workforce around these business parks to estimate the general availability of workers by each grouping using the most recent data from the Census Bureau.

The selection of census tracts by drive time radiuses was done through Emsi. Using a crosswalk to link the GEOIDs of the 2010 and 2020 Census Tracts we were able to use this drive time selection and join it to the most recent workers data by the ACS (Group C24070). This dataset contains information not only on the number of workers within a specific Census Tract, but also by the Industry they are employed in. To simplify the data, we grouped the following industries together:

- **White Collar:** Information (51), Finance & Insurance (52), and Professional, Scientific & Technical Services (54)
- **Blue Collar:** Manufacturing (31-33), Wholesale Trade (42), and Transportation, Warehousing & Utilities (48-49)

Table & General Findings

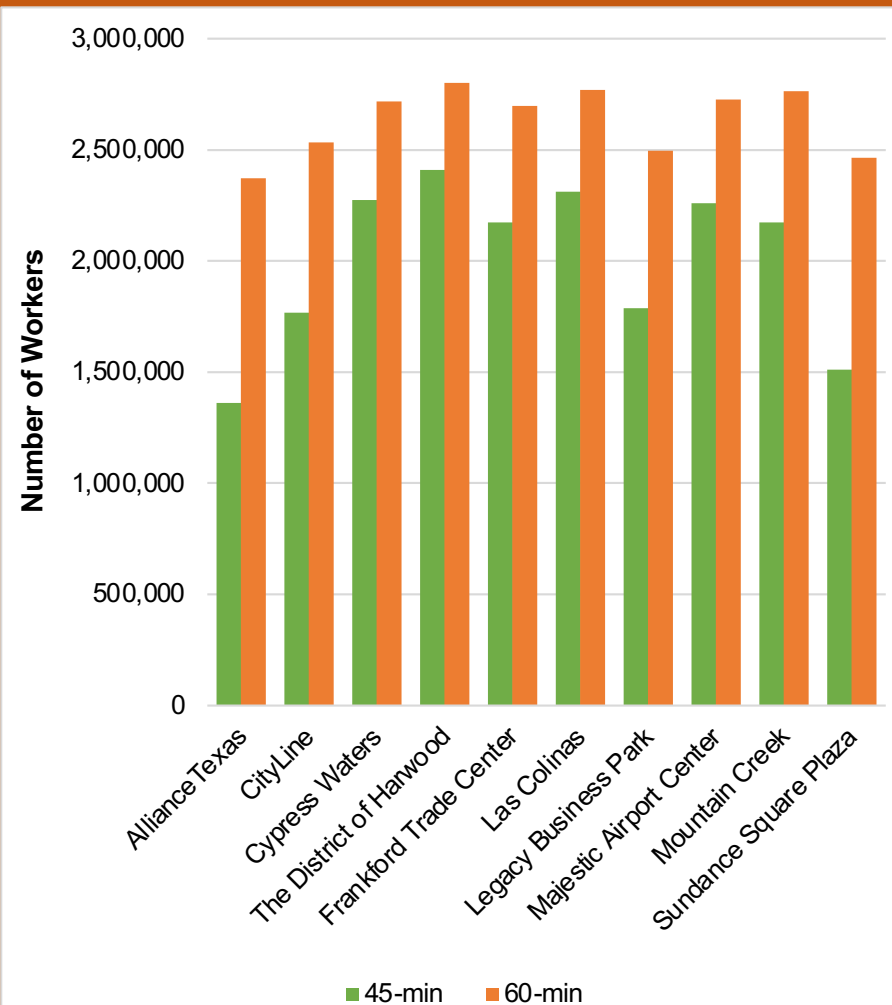
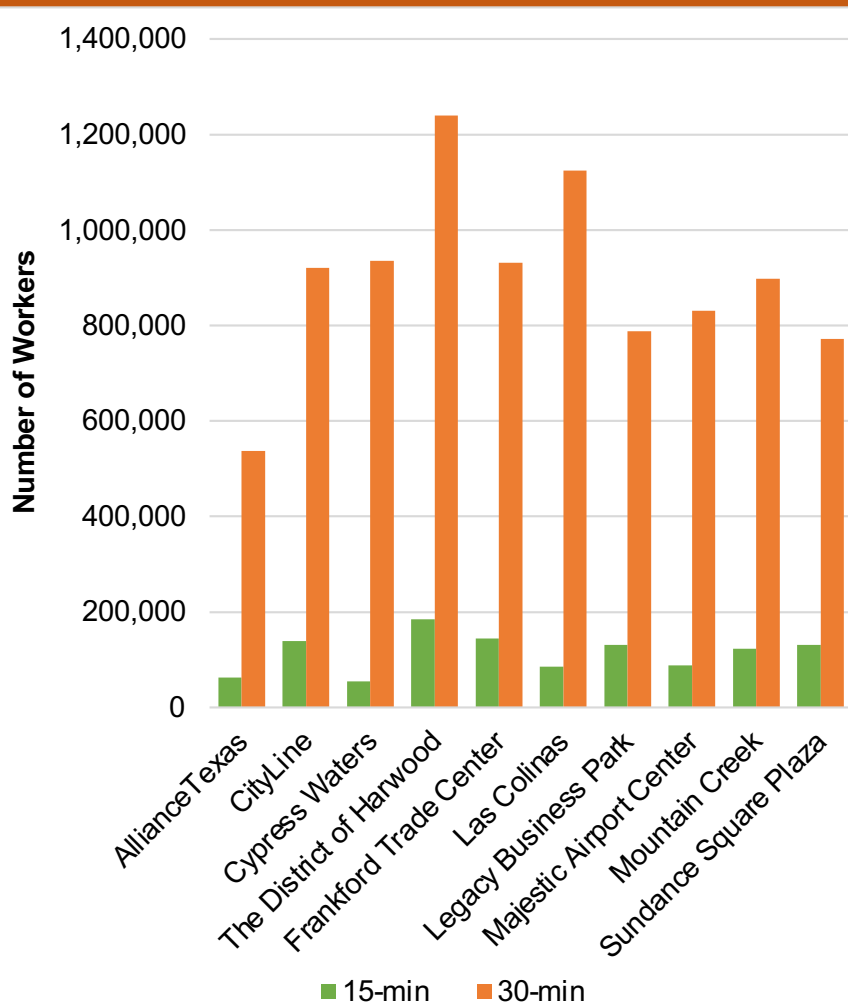
Business Parks	15-minutes	30-minutes	45-minutes	60-minutes
AllianceTexas	63,076	537,132	1,360,261	2,370,746
CityLine	138,959	920,811	1,766,927	2,533,938
Cypress Waters	54,273	935,542	2,273,947	2,718,134
The District of Harwood	185,251	1,239,226	2,409,290	2,799,827
Frankford Trade Center	144,292	930,745	2,172,690	2,697,379
Las Colinas	85,464	1,124,439	2,310,569	2,769,022
Legacy Business Park	130,406	787,261	1,787,304	2,496,829
Majestic Airport Center	88,578	830,840	2,259,969	2,726,219
Mountain Creek	122,994	897,710	2,172,562	2,762,345
Sundance Square Plaza	131,197	772,416	1,510,661	2,463,014

With the 30-minute drive time being identified as a relative proxy for most drivers in the Metroplex, we can verify that **all** the region's most prominent business parks are within range of nearly **half a million workers at an absolute minimum**. AllianceTexas, which is located largely outside of Fort Worth's urban core, is the most geographically isolated and yet it too commands rather respectable numbers across the different drive times.

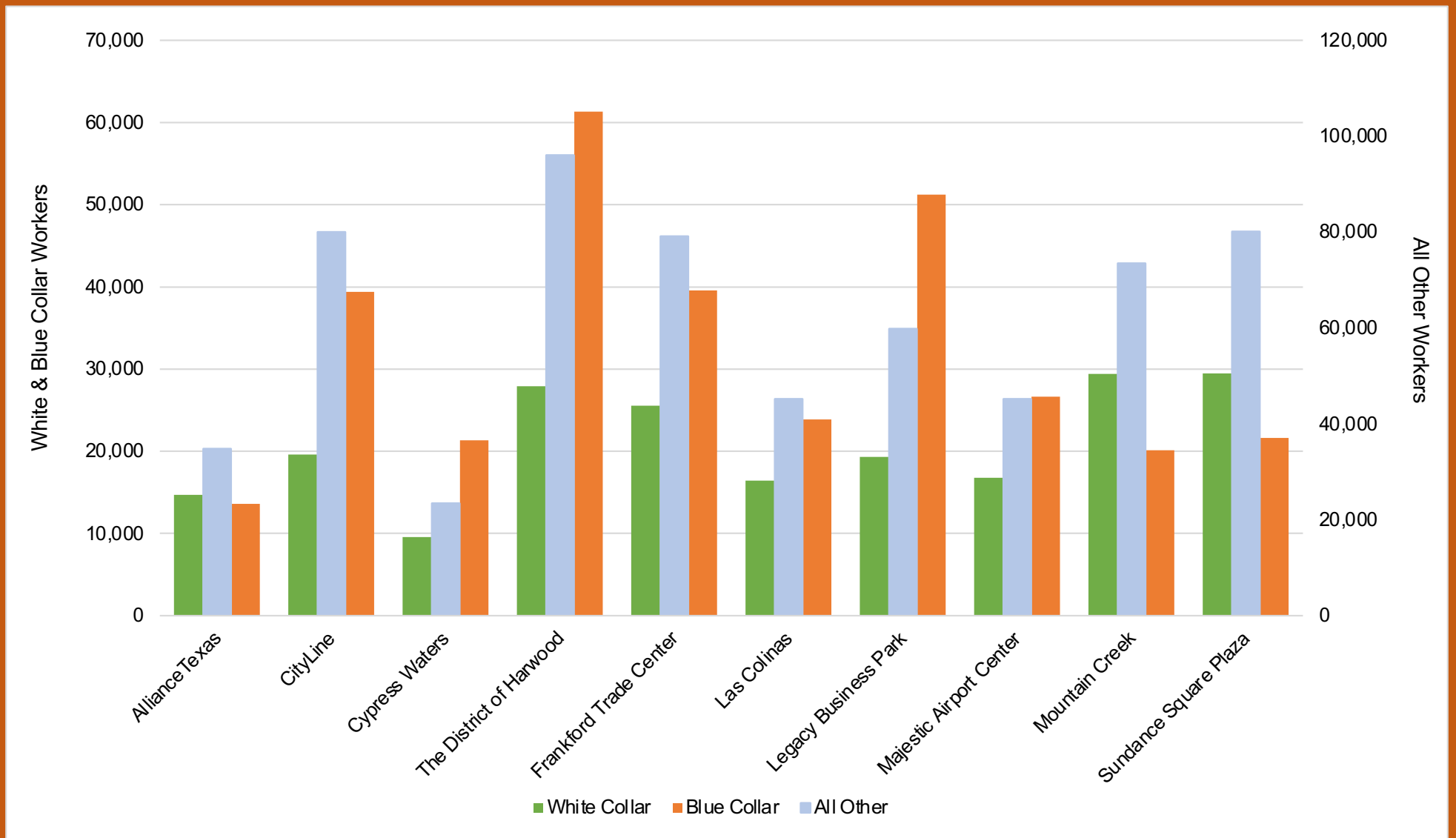
At the 45 to 60-minute drive time radiuses is when we begin to see convergence of labor force. Compared to the 30-minute commute, in which only **33.2% of business parks shared a census tract** with the majority (five or more) of other parks, at **60-minutes nearly 67.2% of all tracts are shared** between all 10 parks. This helps highlight the value of our transportation systems and interconnectedness of our workforce across the entire region. With nearly 19.4% of our workforce already commuting 45 minutes or more, this makes for a compelling case to any prospective companies, especially those with competitive wages or benefits.

Total Workers by Drive Radius

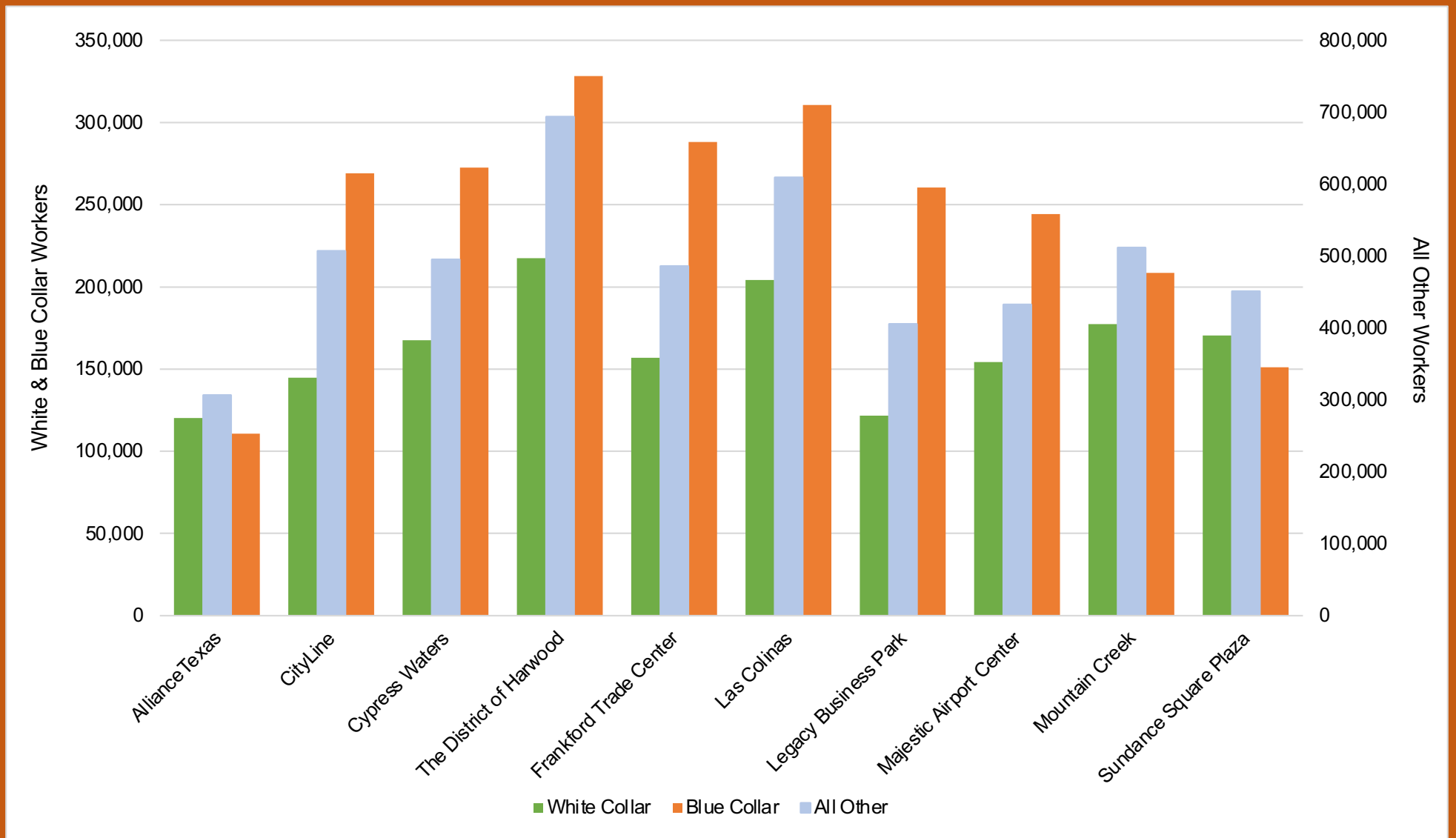
Within a 15-minute drive time radius, The District of Harwood, Frankford Trade Center, and CityLine have some of the highest total number of workers within range. Harwood, being located in the center of Downtown Dallas, consistently ranks highest by total number of workers across all drive times.



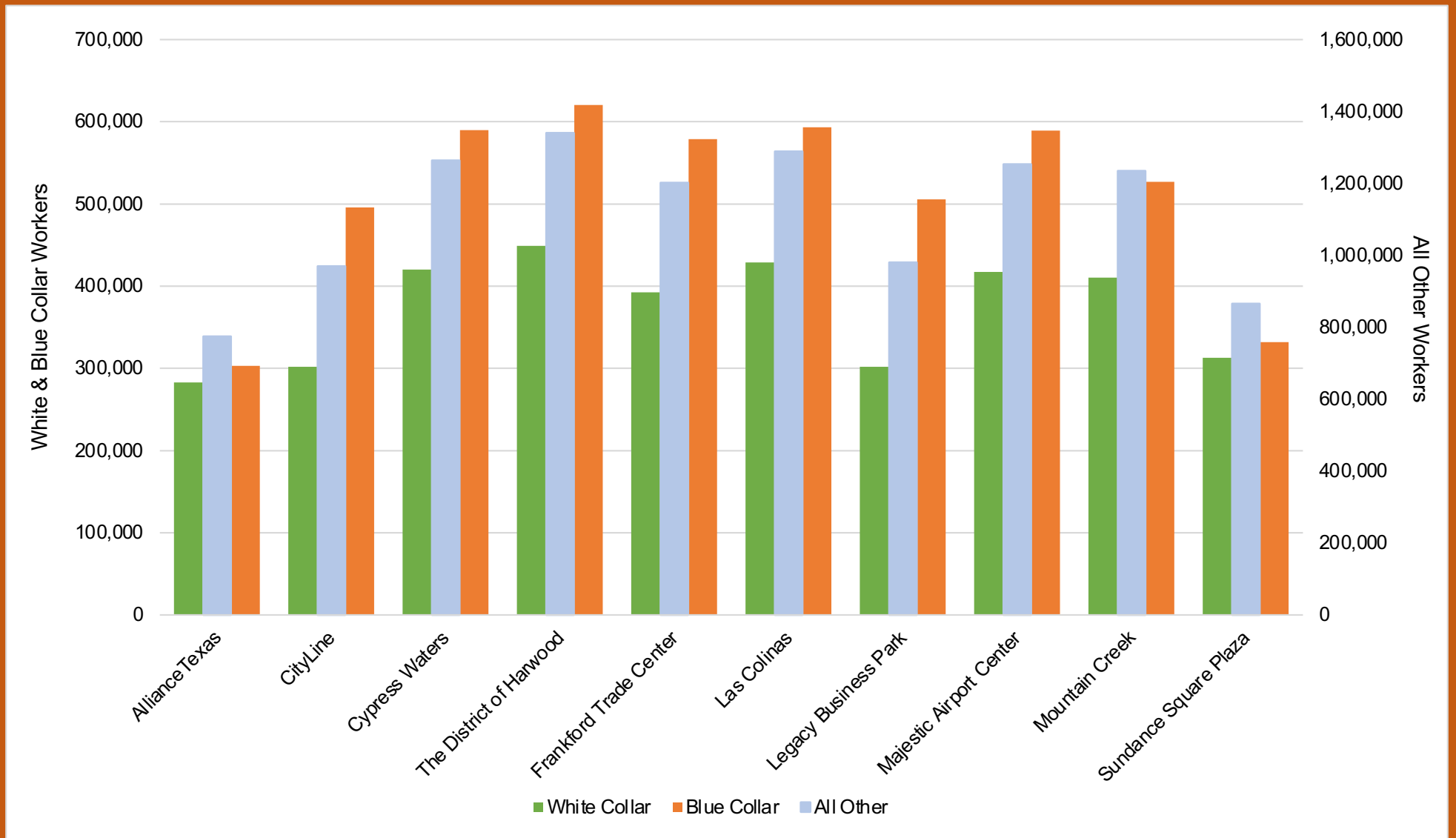
Workers in 15-minute Drive Radius



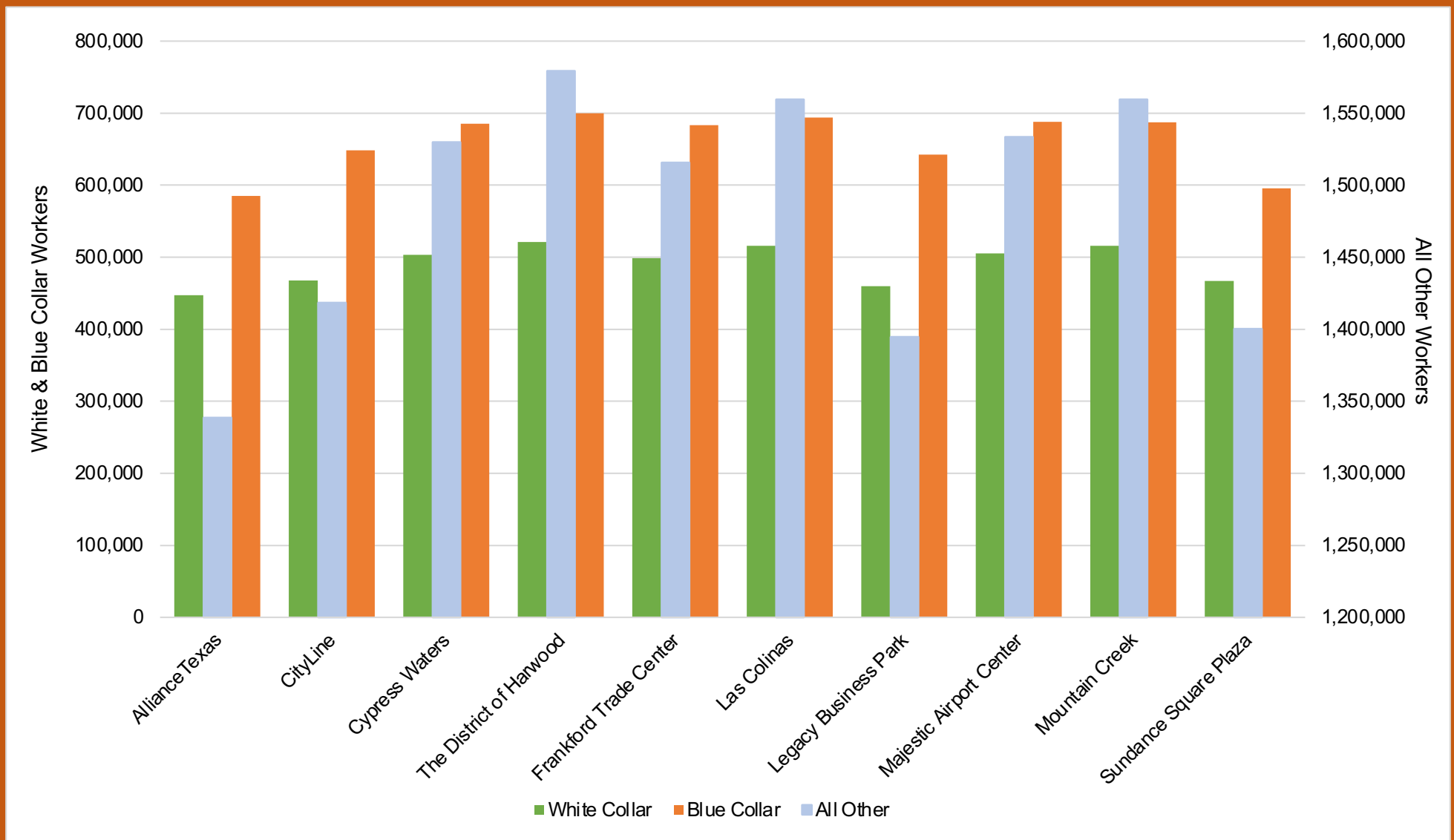
Workers in 30-minute Drive Radius



Workers in 45-minute Drive Radius



Workers in 60-minute Drive Radius



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