









Analysis Legend

Evaluation Criteria	
	Tier 1 Current development, good market fundamentals, market supports new construction, available land, entitlements in place
	Tier 2 Good fundamentals, limited plans, entitlements / incentives in place
	Tier 3 No market fundamentals in place, incompatible land use, limited land availability, need for subsidies
	Tier 4 No current development potential

References
(1) Employment information is from the U.S. Census Bureau 2017 LEHD Origin-Destination Employment Statistics (2002-2015)
(2) Vacant land information is from the 2015 NCTCOG county appraisal district parcel and land use database
(3) Ridership for existing stations is based on 2017 12 month average and ridership projection s for future stations.
(4) Population, Housing Units and Household Income based on U.S. Census American Community Survey 5 year estimates (2010-2014) by block group provided by NCTCOG
(5) Office, Retail, and Multifamily Market Statistics are from CoStar Custom Analytic Search completed 2/16/18 - 2/22/18.
(6) Cotton Belt station locations, ridership and parking based on 5% Preliminary Engineering documents
(7) Totals are not the sum of the above because of stations whose half-mile radii overlap. The totals consist of a separate survey comprised of the half-mile radius around all of the stations.

Agency / Line Legend
 DART Red Line
 DART Blue Line LRT
 DART Orange Line LRT
 DART Green Line LRT
 Trinity Railway Express (TRE)
 DCTA
 Cotton Belt (CB)
 TexRail