

"Fair Share" from Growth Estimate

"Fair Share" allocation to Texas Stadium District from Estimated Total Irving Growth

Population	Percent	25.00%	Employment	Percent	12.50%			
		4,519		10,355				
Housing units	Type	SF	MF	Tot Acres		Valuation		
	Percent	20%	80%	Val/Unit				
2,242		448	1,793	\$ 200,000	SF	\$ 89,660,000		
	SF alloc	2400	900	\$ 100,000	MF	\$ 179,320,000		
	SF total	1,075,920	1,613,880			\$ 268,980,000		
	Coverage	30%	100%					
	Total area	3,586,400	1,613,880					
	Total acres	82	37	119				
	Units/Acre	5.45	48.42					
Commercial	Type	Office	Retail	Restaurant	Hotel	Flex/Tech	Total	Valuation
	Percent	65%	10%	5%	10%	10%	100%	
10,355		6,731	1,035	518	1,035	1,035	Val/SF	
	SF alloc	250	400	200	800	200	\$ 125	
	SF total	1,682,647	414,190	103,548	828,380	207,095	3,235,859	\$ 404,482,422
	Coverage	30%	20%	20%	50%	20%		
	Total area	5,608,823	2,070,950	517,738	1,656,760	1,035,475		
	Total acres	129	48	12	38	24	250	
	Units	11	2	19	3	1		
Total Acres of Land Estimated to be Needed for Demand to 2030						369	\$ 673,462,422	

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RE-DEVELOPMENT OPPORTUNITIES
FOR A POST-COWBOYS TEXAS STADIUM

