



**City of Dallas**

# **Review of City Real Estate for Development and Redevelopment (Cadillac Heights Acquisition Update)**

**Government Performance and Financial  
Management Committee  
March 24, 2025**

Ashley Eubanks, Assistant Director  
Facilities and Real Estate Management  
City of Dallas

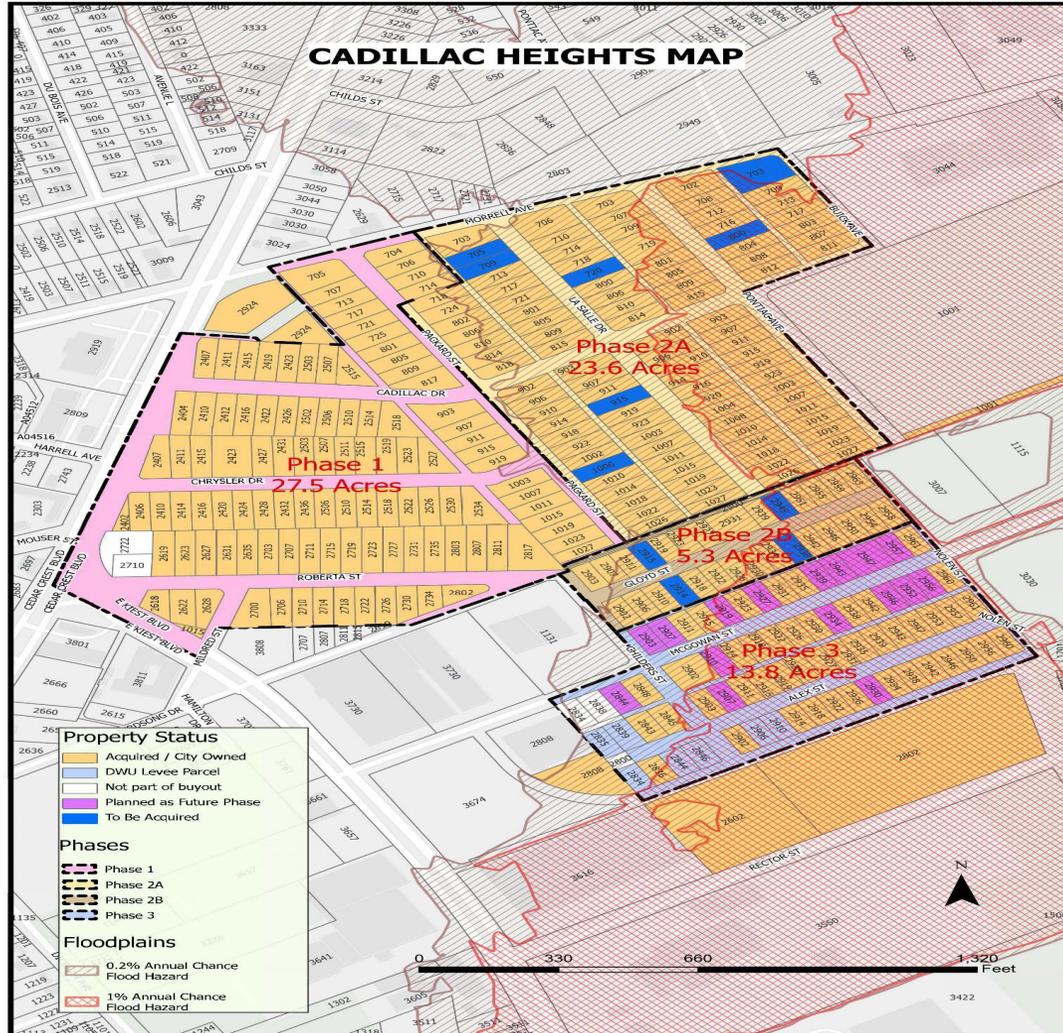
# Presentation Overview



- Cadillac Heights Overview
- Project Updates
- Next Steps



# Cadillac Heights



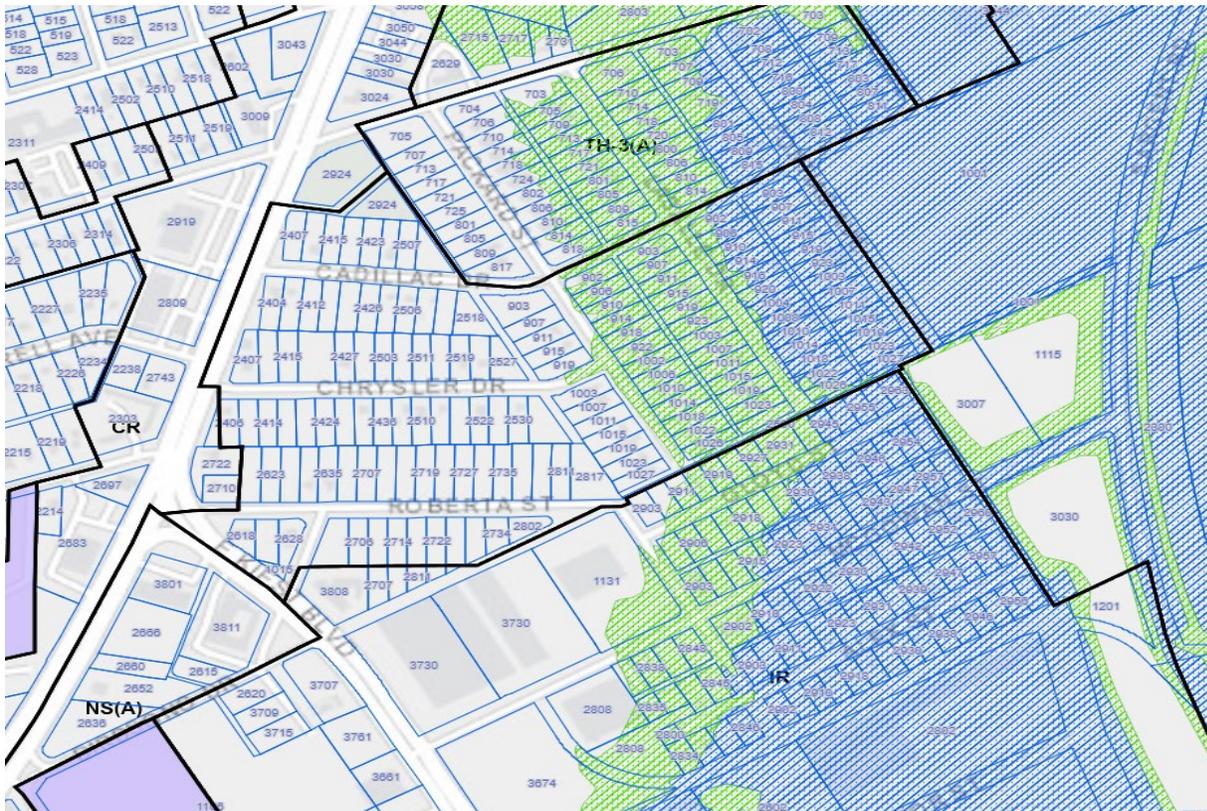
Department	Multi-Department
Council District	4
Size	Approximately 70 acres
Breakdown	Phase 1 – 27.5 acres Phase 2A – 23.6 acres Phase 2B – 5.3 acres Phase 3 – 13.8 acres



# Cadillac Heights Zoning/Floodplain



- Zoning: TH-3(A), R-5(A), IR



TH-3(A) - Townhouse Residential

R-5(A) - Residential

IR - Industrial Research



# Project Funding



2003 Bond Program	Bond Value	Budget	Encumbered Funds	Expenditures	Unspent Funds
Proposition 16	\$6.3M	\$6M	\$0	\$5.9M	\$161K

2006 Bond Program	Bond Value	Budget	Encumbered Funds	Expenditures	Unspent Funds
Proposition 10	\$22.6M	\$22.7M	\$12.7K	\$11.8M	\$10.9M

- The amounts listed represent funding for land acquisition within Cadillac Heights.



# Phase 1 Project



- Approximately 27.5 acres, 103 parcels - completed acquisitions
- 2003 Bond Program, Proposition 16 (planning, designing, constructing, renovating, equipping, and furnishing police substations, a police academy and related facilities, including the acquisition of land)
- January 2023 – future park use included as an authorized use of the Cadillac Heights land
- Roland Parrish Park currently under development



# Phase 2 Project (2A)



- Phase 2A – Approximately 23.6 acres, 101 parcels
  - 7 parcels remaining to be acquired
    - 4 Improved, 3 Vacant Lots
    - Liens, outstanding taxes, or heirship issues exist - Eminent Domain required
  - New appraisals underway
  - 2006 Bond Program, Proposition 10 (acquisition of land in the Cadillac Heights area for future location of City facilities)



# Phase 2 Project (2B)



- Phase 2B – Approximately 5.3 acres, 29 parcels
  - 4 parcels remaining to be acquired
    - 3 Improved, 1 Vacant Lot
    - Liens, outstanding taxes, or heirship issues exist - Eminent Domain required
  - New appraisals underway
  - 2006 Bond Program, Proposition 10 (acquisition of land in the Cadillac Heights area for future location of City facilities)



# Phase 3 Project



- Phase 3 – Approximately 13.8 acres, 68 parcels
  - 16 parcels remaining to be acquired
    - 7 Improved, 9 Vacant Lots
  - Previous management placed acquisition activities on hold in 2021 and were restarted in 2025
  - New appraisals underway
  - 2006 Bond Program, Proposition 10 (acquisition of land in the Cadillac Heights area for future location of City facilities)



# Next Steps



- Phase 2 and Phase 3 acquisitions are again underway using 2006 bond funds
  - May/June 2025 - Proceed with Council action for certain properties requiring Eminent Domain in Phase 2A and 2B
  - Present new offers to owners within Phase 3 upon receipt of appraisals.
- Determine highest and best use for remaining parcels in Phase 2A, 2B, and 3.





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