



# SMU/ MOCKINGBIRD STATION



The SMU/Mockingbird Station serves the Mockingbird Station mixed-use development and nearby Southern Methodist University (SMU). The station falls within the city's transit-oriented development (TOD) tax increment financing (TIF) district and represents one of the earliest successes of transit-oriented development in Texas, supported by an ideal location, dense population, and abundance of attractions.

The Mockingbird Station development includes shopping, restaurants, entertainment, office, and contemporary residential living in the thriving midtown Dallas area. The SMU campus is a nationally ranked private university with over 12,000 students from across the country and world. The university offers unique learning, research, social and career opportunities that provide a launch pad for global impact. SMU is also home the George W. Bush Presidential Center.

## STATION ATTRIBUTES



**Parking Spaces**

**712**

70% parking utilization (3Q FY19)



**Average Weekday Ridership**

**2,967**

(as of April 2019)



**Peak Rail Service Frequency**

**5 mins**

(average combined)



**Trail Connections**

**University Crossing Trail**

## SERVICES

(as of January 2023)



**Rail**

**Red, Blue & Orange Line**



**GoLink Zones**

**Park Cities, Lakewood**



**Bus Routes**

**3, 17, 105, 209, 249**

## LIVE · WORK · PLAY

### 1/2 MILE RADIUS

#### LIVE

- 📍 The Shelby Dallas
- 📍 5 Mockingbird Apartments
- 📍 The Lofts at Mockingbird Station
- 📍 Residences at the Highlands

#### WORK

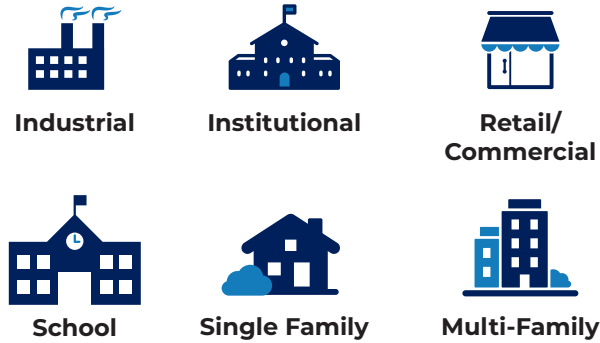
- 📍 Southern Methodist University
- 📍 Mockingbird Station
- 📍 Kroger
- 📍 Hotel Palomar
- 📍 Holiday Inn
- 📍 Stonewall Jackson Elementary School

#### PLAY

- 📍 George W. Bush Presidential Library and Museum
- 📍 Glencoe Park
- 📍 Native Texas Park



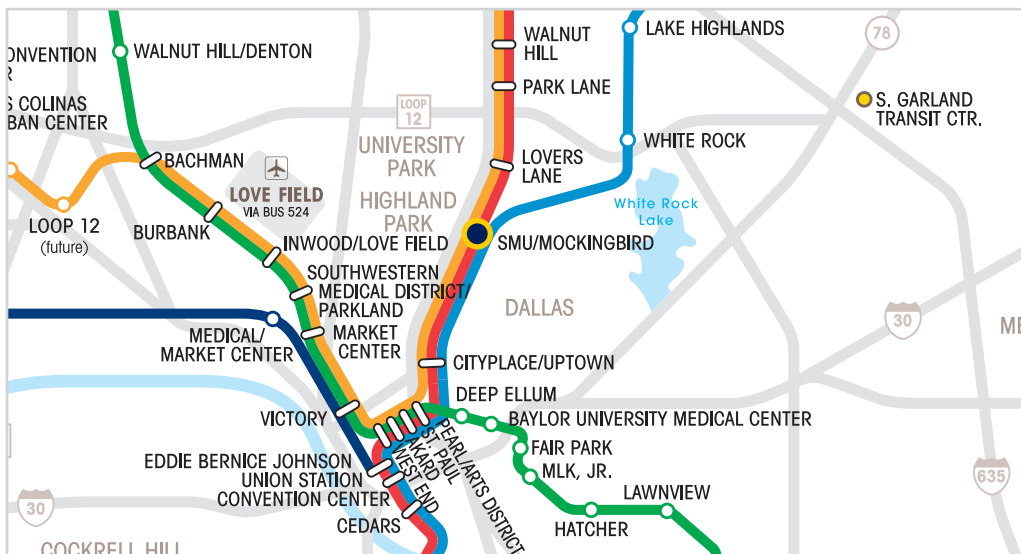
## 1/2 MILE RADIUS ZONING



## 1/2 MILE RADIUS AREA DEMOGRAPHICS

	<b>Population</b>	<b>5,901</b> (American Community Survey)
	<b>Employment</b>	<b>3,046</b> (American Community Survey)
	<b>Total Households</b>	<b>3,068</b> (Decennial Census 2020)
	<b>Median Household Income</b>	<b>\$108,848</b> (American Community Survey)

## LOCATION MAP



### LEGEND

- RED LINE
- ORANGE LINE
- BLUE LINE
- GREEN LINE
- TRINITY RAILWAY EXPRESS
- TRANSIT CENTER OR PARK & RIDE
- SMU/MOCKINGBIRD STATION

**SMU/MOCKINGBIRD STATION**  
5465 E. Mockingbird Ln., Dallas, TX 75206

[www.DART.org/TOD](http://www.DART.org/TOD)

## CONTACT

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