

# EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Quine & Associates, Inc.

Lat/Lon: 32.8014/-97.1831

RF5

## River Trails Plaza

### SWQ Precinct Line & Trinity, Fort Worth, TX 76118

#### Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2018)	11,229	75,854	245,679
Projected Population (2023)	12,177	82,472	267,336
Census Population (2010)	9,841	68,152	219,939
Census Population (2000)	6,119	59,575	208,271
Projected Annual Growth (2018 to 2023)	948 1.7%	6,618 1.7%	21,657 1.8%
Historical Annual Growth (2010 to 2018)	1,388 1.8%	7,702 1.4%	25,740 1.5%
Historical Annual Growth (2000 to 2010)	3,722 6.1%	8,577 1.4%	11,668 0.6%
Estimated Population Density (2018)	3,576 psm	2,684 psm	3,129 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.51 sq mi

#### Households

Estimated Households (2018)	3,926	29,480	99,644
Projected Households (2023)	4,191	31,480	106,493
Census Households (2010)	3,478	26,817	90,299
Census Households (2000)	2,138	24,245	86,260
Estimated Households with Children (2018)	1,676 42.7%	9,821 33.3%	30,313 30.4%
Estimated Average Household Size (2018)	2.86	2.55	2.44

#### Average Household Income

Estimated Average Household Income (2018)	\$103,048	\$72,429	\$77,418
Projected Average Household Income (2023)	\$116,995	\$80,912	\$86,634
Estimated Average Family Income (2018)	\$116,336	\$87,443	\$93,356

#### Median Household Income

Estimated Median Household Income (2018)	\$85,079	\$60,764	\$62,410
Projected Median Household Income (2023)	\$97,919	\$69,533	\$71,210
Estimated Median Family Income (2018)	\$96,096	\$71,700	\$76,778

#### Per Capita Income

Estimated Per Capita Income (2018)	\$36,031	\$28,189	\$31,453
Projected Per Capita Income (2023)	\$40,264	\$30,921	\$34,560
Estimated Per Capita Income 5 Year Growth	\$4,233 11.7%	\$2,732 9.7%	\$3,107 9.9%
Estimated Average Household Net Worth (2018)	\$729,683	\$449,202	\$500,972

#### Daytime Demos (2018)

Total Businesses	183	3,329	9,766
Total Employees	1,280	38,357	99,972
Company Headquarter Businesses	4 2.0%	17 0.5%	45 0.5%
Company Headquarter Employees	133 10.4%	2,671 7.0%	5,958 6.0%
Employee Population per Business	7.0	11.5	10.2
Residential Population per Business	61.3	22.8	25.2

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#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2018)	7,067	62.9%	48,681	64.2%	157,636	64.2%
Black or African American (2018)	1,578	14.1%	12,598	16.6%	46,786	19.0%
American Indian or Alaska Native (2018)	61	0.5%	530	0.7%	1,570	0.6%
Asian (2018)	1,299	11.6%	3,833	5.1%	12,142	4.9%
Hawaiian or Pacific Islander (2018)	92	0.8%	317	0.4%	759	0.3%
Other Race (2018)	662	5.9%	6,992	9.2%	18,040	7.3%
Two or More Races (2018)	470	4.2%	2,902	3.8%	8,745	3.6%
Not Hispanic or Latino Population (2018)	9,124	81.3%	56,999	75.1%	192,650	78.4%
Hispanic or Latino Population (2018)	2,105	18.7%	18,854	24.9%	53,029	21.6%
Not Hispanic or Latino Population (2023)	9,736	80.0%	60,831	73.8%	205,809	77.0%
Hispanic or Latino Population (2023)	2,441	20.0%	21,641	26.2%	61,526	23.0%
Not Hispanic or Latino Population (2010)	8,265	84.0%	53,079	77.9%	178,902	81.3%
Hispanic or Latino Population (2010)	1,576	16.0%	15,074	22.1%	41,037	18.7%
Not Hispanic or Latino Population (2000)	5,491	89.7%	51,983	87.3%	186,116	89.4%
Hispanic or Latino Population (2000)	628	10.3%	7,593	12.7%	22,155	10.6%
Projected Hispanic Annual Growth (2018 to 2023)	336	3.2%	2,787	3.0%	8,497	3.2%
Historic Hispanic Annual Growth (2000 to 2018)	1,477	13.1%	11,262	8.2%	30,874	7.7%

#### Age Distribution (2018)

Age Under 5	866	7.7%	5,516	7.3%	16,163	6.6%
Age 5 to 9 Years	822	7.3%	5,150	6.8%	15,343	6.2%
Age 10 to 14 Years	827	7.4%	5,005	6.6%	15,169	6.2%
Age 15 to 19 Years	718	6.4%	4,601	6.1%	14,671	6.0%
Age 20 to 24 Years	524	4.7%	4,999	6.6%	16,572	6.7%
Age 25 to 29 Years	852	7.6%	6,215	8.2%	18,992	7.7%
Age 30 to 34 Years	1,018	9.1%	5,938	7.8%	17,187	7.0%
Age 35 to 39 Years	999	8.9%	5,386	7.1%	15,931	6.5%
Age 40 to 44 Years	872	7.8%	4,803	6.3%	14,725	6.0%
Age 45 to 49 Years	856	7.6%	4,851	6.4%	15,670	6.4%
Age 50 to 54 Years	733	6.5%	4,733	6.2%	15,923	6.5%
Age 55 to 59 Years	607	5.4%	4,495	5.9%	16,491	6.7%
Age 60 to 64 Years	525	4.7%	3,899	5.1%	14,992	6.1%
Age 65 to 74 Years	644	5.7%	5,814	7.7%	21,907	8.9%
Age 75 to 84 Years	287	2.6%	3,211	4.2%	10,993	4.5%
Age 85 Years or Over	78	0.7%	1,237	1.6%	4,949	2.0%
Median Age	34.6		35.7		37.8	

#### Gender Age Distribution (2018)

Female Population	5,712	50.9%	38,876	51.3%	127,645	52.0%
Age 0 to 19 Years	1,531	26.8%	9,830	25.3%	29,820	23.4%
Age 20 to 64 Years	3,603	63.1%	23,008	59.2%	75,851	59.4%
Age 65 Years or Over	577	10.1%	6,038	15.5%	21,974	17.2%
Female Median Age	35.7		37.4		39.4	
Male Population	5,517	49.1%	36,978	48.7%	118,034	48.0%
Age 0 to 19 Years	1,702	30.9%	10,442	28.2%	31,527	26.7%
Age 20 to 64 Years	3,383	61.3%	22,312	60.3%	70,633	59.8%
Age 65 Years or Over	432	7.8%	4,224	11.4%	15,875	13.4%
Male Median Age	33.3		34.0		36.2	

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#### Household Income Distribution (2018)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	263	6.7%	1,124	3.8%	5,373	5.4%
HH Income \$150,000 to \$199,999	433	11.0%	1,529	5.2%	5,499	5.5%
HH Income \$100,000 to \$149,999	797	20.3%	4,046	13.7%	14,194	14.2%
HH Income \$75,000 to \$99,999	753	19.2%	3,873	13.1%	12,227	12.3%
HH Income \$50,000 to \$74,999	784	20.0%	5,801	19.7%	19,409	19.5%
HH Income \$35,000 to \$49,999	392	10.0%	4,415	15.0%	14,124	14.2%
HH Income \$25,000 to \$34,999	204	5.2%	3,295	11.2%	10,384	10.4%
HH Income \$15,000 to \$24,999	238	6.1%	2,832	9.6%	9,657	9.7%
HH Income Under \$15,000	62	1.6%	2,564	8.7%	8,776	8.8%
HH Income \$35,000 or More	3,422	87.2%	20,788	70.5%	70,827	71.1%
HH Income \$75,000 or More	2,246	57.2%	10,573	35.9%	37,294	37.4%

#### Housing (2018)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,980		30,282		102,407	
Housing Units Occupied	3,926	98.7%	29,480	97.4%	99,644	97.3%
Housing Units Owner-Occupied	3,454	88.0%	15,901	53.9%	53,783	54.0%
Housing Units, Renter-Occupied	472	12.0%	13,579	46.1%	45,861	46.0%
Housing Units, Vacant	53	1.3%	802	2.6%	2,764	2.7%

#### Marital Status (2018)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,402	27.6%	20,122	33.4%	64,796	32.6%
Currently Married	4,564	52.4%	25,080	41.7%	83,856	42.1%
Separated	488	5.6%	3,227	5.4%	11,287	5.7%
Widowed	308	3.5%	3,341	5.6%	12,232	6.1%
Divorced	952	10.9%	8,412	14.0%	26,832	13.5%

#### Household Type (2018)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	10,019	89.2%	62,047	81.8%	197,785	80.5%
Population Non-Family	1,210	10.8%	13,256	17.5%	45,474	18.5%
Population Group Quarters	-	-	552	0.7%	2,420	1.0%
Family Households	3,002	76.5%	18,959	64.3%	62,742	63.0%
Non-Family Households	924	23.5%	10,521	35.7%	36,902	37.0%
Married Couple with Children	1,260	27.6%	5,883	23.5%	17,531	20.9%
Average Family Household Size	3.3		3.3		3.2	

#### Household Size (2018)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	699	17.8%	8,425	28.6%	30,010	30.1%
2 Person Households	1,185	30.2%	9,057	30.7%	32,448	32.6%
3 Person Households	810	20.6%	4,929	16.7%	16,261	16.3%
4 Person Households	744	18.9%	3,854	13.1%	11,841	11.9%
5 Person Households	308	7.8%	1,942	6.6%	5,527	5.5%
6 or More Person Households	180	4.6%	1,273	4.3%	3,557	3.6%

#### Household Vehicles (2018)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	88	2.2%	1,275	4.3%	4,876	4.9%
Households with 1 Vehicles Available	952	24.3%	10,759	36.5%	37,124	37.3%
Households with 2 or More Vehicles Available	2,886	73.5%	17,447	59.2%	57,644	57.8%
Total Vehicles Available	8,273		53,118		176,585	
Average Vehicles Per Household	2.1		1.8		1.8	

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#### Labor Force (2018)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	8,559		59,267		196,139	
Estimated Civilian Employed	6,477	75.7%	40,151	67.7%	128,545	65.5%
Estimated Civilian Unemployed	215	2.5%	1,732	2.9%	4,785	2.4%
Estimated in Armed Forces	-	-	1	-	45	-
Estimated Not in Labor Force	1,867	21.8%	17,383	29.3%	62,764	32.0%
Unemployment Rate	2.5%		2.9%		2.4%	

#### Occupation (2015)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	6,192		40,148		128,499	
Management, Business, Financial Operations	1,244	20.1%	5,653	14.1%	19,957	15.5%
Professional, Related	1,332	21.5%	7,055	17.6%	24,033	18.7%
Service	891	14.4%	7,578	18.9%	23,747	18.5%
Sales, Office	1,580	25.5%	10,188	25.4%	33,535	26.1%
Farming, Fishing, Forestry	5	0.1%	56	0.1%	242	0.2%
Construct, Extraction, Maintenance	335	5.4%	3,774	9.4%	10,777	8.4%
Production, Transport Material Moving	805	13.0%	5,845	14.6%	16,209	12.6%
White Collar Workers	4,156	67.1%	22,896	57.0%	77,524	60.3%
Blue Collar Workers	2,036	32.9%	17,252	43.0%	50,975	39.7%

#### Consumer Expenditure (2018)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$284 M		\$1.65 B		\$5.82 B	
Total Non-Retail Expenditure	\$148 M	52.1%	\$852 M	51.8%	\$3.02 B	52.0%
Total Retail Expenditure	\$136 M	47.9%	\$794 M	48.2%	\$2.80 B	48.0%
Apparel	\$10.0 M	3.5%	\$57.5 M	3.5%	\$203 M	3.5%
Contributions	\$13.2 M	4.6%	\$69.9 M	4.2%	\$255 M	4.4%
Education	\$11.2 M	3.9%	\$59.5 M	3.6%	\$215 M	3.7%
Entertainment	\$16.2 M	5.7%	\$92.3 M	5.6%	\$326 M	5.6%
Food and Beverages	\$40.9 M	14.4%	\$243 M	14.7%	\$853 M	14.7%
Furnishings and Equipment	\$10.1 M	3.6%	\$56.4 M	3.4%	\$200 M	3.4%
Gifts	\$7.37 M	2.6%	\$40.2 M	2.4%	\$145 M	2.5%
Health Care	\$21.7 M	7.6%	\$132 M	8.0%	\$464 M	8.0%
Household Operations	\$8.63 M	3.0%	\$46.5 M	2.8%	\$167 M	2.9%
Miscellaneous Expenses	\$4.07 M	1.4%	\$24.3 M	1.5%	\$85.8 M	1.5%
Personal Care	\$3.69 M	1.3%	\$21.4 M	1.3%	\$75.5 M	1.3%
Personal Insurance	\$2.24 M	0.8%	\$12.0 M	0.7%	\$43.3 M	0.7%
Reading	\$633 K	0.2%	\$3.65 M	0.2%	\$13.0 M	0.2%
Shelter	\$58.6 M	20.6%	\$338 M	20.5%	\$1.20 B	20.6%
Tobacco	\$1.57 M	0.6%	\$10.2 M	0.6%	\$35.4 M	0.6%
Transportation	\$53.8 M	18.9%	\$314 M	19.1%	\$1.10 B	18.9%
Utilities	\$20.5 M	7.2%	\$125 M	7.6%	\$437 M	7.5%

#### Educational Attainment (2018)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	7,472		50,583		167,760	
Elementary (Grade Level 0 to 8)	212	2.8%	2,782	5.5%	7,502	4.5%
Some High School (Grade Level 9 to 11)	396	5.3%	4,190	8.3%	11,981	7.1%
High School Graduate	1,530	20.5%	13,608	26.9%	41,265	24.6%
Some College	2,085	27.9%	13,237	26.2%	43,949	26.2%
Associate Degree Only	731	9.8%	4,122	8.1%	13,747	8.2%
Bachelor Degree Only	1,742	23.3%	8,825	17.4%	33,606	20.0%
Graduate Degree	776	10.4%	3,820	7.6%	15,711	9.4%

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#### Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,442	99.0%	18,272	68.1%	60,704	67.2%
1 Attached Unit	48	1.4%	913	3.4%	4,225	4.7%
2 to 4 Units	54	1.6%	2,681	10.0%	7,439	8.2%
5 to 9 Units	8	0.2%	2,627	9.8%	8,689	9.6%
10 to 19 Units	24	0.7%	2,248	8.4%	8,132	9.0%
20 to 49 Units	38	1.1%	980	3.7%	3,738	4.1%
50 or More Units	89	2.6%	1,186	4.4%	4,990	5.5%
Mobile Home or Trailer	47	1.4%	567	2.1%	1,685	1.9%
Other Structure	1	-	9	-	26	-

#### Homes Built By Year (2015)

Homes Built 2010 or later	84	2.4%	573	2.1%	1,863	2.1%
Homes Built 2000 to 2009	1,278	36.7%	4,171	15.6%	10,542	11.7%
Homes Built 1990 to 1999	913	26.2%	3,450	12.9%	11,813	13.1%
Homes Built 1980 to 1989	425	12.2%	4,205	15.7%	22,736	25.2%
Homes Built 1970 to 1979	201	5.8%	5,459	20.4%	23,136	25.6%
Homes Built 1960 to 1969	307	8.8%	5,233	19.5%	14,042	15.6%
Homes Built 1950 to 1959	306	8.8%	4,707	17.6%	10,276	11.4%
Homes Built Before 1949	75	2.1%	667	2.5%	2,496	2.8%

#### Home Values (2015)

Home Values \$1,000,000 or More	13	0.4%	93	0.6%	286	0.6%
Home Values \$500,000 to \$999,999	102	3.3%	508	3.4%	1,886	3.7%
Home Values \$400,000 to \$499,999	105	3.4%	456	3.1%	1,762	3.5%
Home Values \$300,000 to \$399,999	187	6.1%	1,031	6.9%	4,246	8.4%
Home Values \$200,000 to \$299,999	466	15.3%	2,501	16.8%	10,386	20.6%
Home Values \$150,000 to \$199,999	996	32.6%	3,540	23.8%	12,263	24.3%
Home Values \$100,000 to \$149,999	977	32.0%	4,507	30.3%	12,611	25.0%
Home Values \$70,000 to \$99,999	228	7.5%	2,052	13.8%	6,318	12.5%
Home Values \$50,000 to \$69,999	75	2.4%	481	3.2%	1,807	3.6%
Home Values \$25,000 to \$49,999	43	1.4%	212	1.4%	704	1.4%
Home Values Under \$25,000	84	2.7%	428	2.9%	1,191	2.4%
Owner-Occupied Median Home Value	\$159,155		\$154,140		\$166,585	
Renter-Occupied Median Rent	\$947		\$790		\$808	

#### Transportation To Work (2015)

Drive to Work Alone	4,406	80.5%	31,152	81.1%	101,575	81.7%
Drive to Work in Carpool	534	9.7%	4,086	10.6%	12,653	10.2%
Travel to Work by Public Transportation	65	1.2%	368	1.0%	1,092	0.9%
Drive to Work on Motorcycle	32	0.6%	107	0.3%	218	0.2%
Walk or Bicycle to Work	36	0.7%	600	1.6%	1,602	1.3%
Other Means	19	0.3%	258	0.7%	901	0.7%
Work at Home	381	7.0%	1,855	4.8%	6,257	5.0%

#### Travel Time (2015)

Travel to Work in 14 Minutes or Less	720	14.1%	7,786	21.3%	23,914	20.3%
Travel to Work in 15 to 29 Minutes	2,398	47.1%	14,771	40.4%	48,201	40.8%
Travel to Work in 30 to 59 Minutes	2,127	41.8%	12,658	34.6%	41,248	34.9%
Travel to Work in 60 Minutes or More	508	10.0%	2,976	8.1%	8,641	7.3%
Average Minutes Travel to Work	26.4		24.3		24.3	

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