

EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.9122/-97.3464

RF5

Hwy 287 & Blue Mound Rd

Fort Worth, TX 76131

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	5,532	60,502	199,234
Projected Population (2024)	5,897	64,800	213,646
Census Population (2010)	1,633	35,412	148,445
Census Population (2000)	19	5,155	52,660
Projected Annual Growth (2019 to 2024)	365 1.3%	4,298 1.4%	14,411 1.4%
Historical Annual Growth (2010 to 2019)	3,899 7.8%	25,090 4.6%	50,789 2.8%
Historical Annual Growth (2000 to 2010)	1,614 832.5%	30,257 58.7%	95,785 18.2%
Estimated Population Density (2019)	1,762 psm	2,141 psm	2,538 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	1,801	19,108	66,344
Projected Households (2024)	1,905	20,197	70,110
Census Households (2010)	511	10,992	49,437
Census Households (2000)	7	1,706	17,826
Estimated Households with Children (2019)	855 47.4%	9,291 48.6%	31,489 47.5%
Estimated Average Household Size (2019)	3.07	3.17	3.00
Average Household Income			
Estimated Average Household Income (2019)	\$87,595	\$103,720	\$104,312
Projected Average Household Income (2024)	\$95,542	\$116,060	\$117,805
Estimated Average Family Income (2019)	\$90,755	\$110,829	\$114,232
Median Household Income			
Estimated Median Household Income (2019)	\$103,653	\$99,368	\$92,778
Projected Median Household Income (2024)	\$116,280	\$114,254	\$106,683
Estimated Median Family Income (2019)	\$112,721	\$108,054	\$101,989
Per Capita Income			
Estimated Per Capita Income (2019)	\$28,523	\$32,758	\$34,736
Projected Per Capita Income (2024)	\$30,873	\$36,174	\$38,659
Estimated Per Capita Income 5 Year Growth	\$2,350 8.2%	\$3,416 10.4%	\$3,924 11.3%
Estimated Average Household Net Worth (2019)	\$815,162	\$840,883	\$729,007
Daytime Demos (2019)			
Total Businesses	82	1,078	3,923
Total Employees	2,667	15,092	46,680
Company Headquarter Businesses	2 2.4%	5 0.4%	10 0.3%
Company Headquarter Employees	100 3.7%	519 3.4%	5,733 12.3%
Employee Population per Business	32.5	14.0	11.9
Residential Population per Business	67.5	56.1	50.8

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2019)	4,051	73.2%	43,858	72.5%	143,552	72.1%
Black or African American (2019)	519	9.4%	6,475	10.7%	20,101	10.1%
American Indian or Alaska Native (2019)	46	0.8%	388	0.6%	1,274	0.6%
Asian (2019)	201	3.6%	3,142	5.2%	12,314	6.2%
Hawaiian or Pacific Islander (2019)	4	-	99	0.2%	299	0.2%
Other Race (2019)	508	9.2%	4,190	6.9%	13,977	7.0%
Two or More Races (2019)	202	3.7%	2,349	3.9%	7,718	3.9%
Not Hispanic or Latino Population (2019)	4,252	76.9%	46,970	77.6%	152,352	76.5%
Hispanic or Latino Population (2019)	1,280	23.1%	13,532	22.4%	46,882	23.5%
Not Hispanic or Latino Population (2024)	4,476	75.9%	49,755	76.8%	161,667	75.7%
Hispanic or Latino Population (2024)	1,420	24.1%	15,045	23.2%	51,979	24.3%
Not Hispanic or Latino Population (2010)	1,272	77.9%	28,269	79.8%	117,665	79.3%
Hispanic or Latino Population (2010)	361	22.1%	7,143	20.2%	30,779	20.7%
Not Hispanic or Latino Population (2000)	17	87.3%	4,396	85.3%	45,612	86.6%
Hispanic or Latino Population (2000)	2	12.7%	759	14.7%	7,048	13.4%
Projected Hispanic Annual Growth (2019 to 2024)	140	2.2%	1,513	2.2%	5,096	2.2%
Historic Hispanic Annual Growth (2000 to 2019)	1,277	2739.5%	12,773	88.6%	39,834	29.7%

Age Distribution (2019)

Age Under 5	438	7.9%	5,052	8.4%	16,419	8.2%
Age 5 to 9 Years	467	8.4%	5,176	8.6%	16,905	8.5%
Age 10 to 14 Years	465	8.4%	5,107	8.4%	16,809	8.4%
Age 15 to 19 Years	403	7.3%	4,258	7.0%	13,959	7.0%
Age 20 to 24 Years	370	6.7%	3,793	6.3%	11,536	5.8%
Age 25 to 29 Years	420	7.6%	4,787	7.9%	16,058	8.1%
Age 30 to 34 Years	524	9.5%	5,655	9.3%	18,429	9.3%
Age 35 to 39 Years	442	8.0%	5,437	9.0%	17,726	8.9%
Age 40 to 44 Years	399	7.2%	4,543	7.5%	14,650	7.4%
Age 45 to 49 Years	374	6.8%	3,771	6.2%	12,612	6.3%
Age 50 to 54 Years	277	5.0%	3,064	5.1%	10,637	5.3%
Age 55 to 59 Years	282	5.1%	2,959	4.9%	10,315	5.2%
Age 60 to 64 Years	265	4.8%	2,649	4.4%	8,590	4.3%
Age 65 to 74 Years	306	5.5%	3,031	5.0%	10,267	5.2%
Age 75 to 84 Years	78	1.4%	937	1.5%	3,349	1.7%
Age 85 Years or Over	21	0.4%	279	0.5%	972	0.5%
Median Age	31.2		31.2		31.5	

Gender Age Distribution (2019)

Female Population	2,771	50.1%	30,589	50.6%	101,107	50.7%
Age 0 to 19 Years	866	31.3%	9,546	31.2%	31,153	30.8%
Age 20 to 64 Years	1,689	61.0%	18,705	61.1%	61,771	61.1%
Age 65 Years or Over	216	7.8%	2,338	7.6%	8,183	8.1%
Female Median Age	31.2		31.2		31.9	
Male Population	2,761	49.9%	29,913	49.4%	98,127	49.3%
Age 0 to 19 Years	907	32.9%	10,048	33.6%	32,940	33.6%
Age 20 to 64 Years	1,664	60.3%	17,955	60.0%	58,782	59.9%
Age 65 Years or Over	190	6.9%	1,910	6.4%	6,405	6.5%
Male Median Age	31.1		31.1		31.1	

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Household Income Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	104	5.7%	1,691	8.9%	4,530	6.8%
HH Income \$150,000 to \$199,999	311	17.2%	2,413	12.6%	7,561	11.4%
HH Income \$100,000 to \$149,999	492	27.3%	5,074	26.6%	16,313	24.6%
HH Income \$75,000 to \$99,999	462	25.7%	3,767	19.7%	13,130	19.8%
HH Income \$50,000 to \$74,999	182	10.1%	3,633	19.0%	12,583	19.0%
HH Income \$35,000 to \$49,999	97	5.4%	1,154	6.0%	5,546	8.4%
HH Income \$25,000 to \$34,999	65	3.6%	542	2.8%	2,694	4.1%
HH Income \$15,000 to \$24,999	75	4.1%	480	2.5%	1,984	3.0%
HH Income Under \$15,000	14	0.8%	354	1.9%	2,004	3.0%
HH Income \$35,000 or More	1,648	91.5%	17,732	92.8%	59,663	89.9%
HH Income \$75,000 or More	1,369	76.0%	12,945	67.7%	41,534	62.6%

Housing (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	1,814		19,286		67,061	
Housing Units Occupied	1,801	99.3%	19,108	99.1%	66,344	98.9%
Housing Units Owner-Occupied	1,729	96.0%	15,812	82.7%	50,154	75.6%
Housing Units, Renter-Occupied	72	4.0%	3,297	17.3%	16,191	24.4%
Housing Units, Vacant	12	0.7%	177	0.9%	716	1.1%

Marital Status (2019)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	902	21.7%	11,758	26.0%	41,325	27.7%
Currently Married	2,760	66.3%	25,685	56.9%	81,110	54.4%
Separated	100	2.4%	1,930	4.3%	6,606	4.4%
Widowed	174	4.2%	1,083	2.4%	4,052	2.7%
Divorced	226	5.4%	4,711	10.4%	16,009	10.7%

Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	5,064	91.5%	55,257	91.3%	179,668	90.2%
Population Non-Family	468	8.5%	5,245	8.7%	19,566	9.8%
Population Group Quarters	-	-	-	-	-	-
Family Households	1,438	79.8%	15,190	79.5%	51,321	77.4%
Non-Family Households	364	20.2%	3,918	20.5%	15,023	22.6%
Married Couple with Children	685	24.8%	7,251	28.2%	23,632	29.1%
Average Family Household Size	3.5		3.6		3.5	

Household Size (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	280	15.5%	2,919	15.3%	11,530	17.4%
2 Person Households	543	30.1%	5,069	26.5%	18,096	27.3%
3 Person Households	320	17.8%	3,566	18.7%	12,955	19.5%
4 Person Households	370	20.5%	4,225	22.1%	13,526	20.4%
5 Person Households	167	9.2%	2,048	10.7%	6,476	9.8%
6 or More Person Households	121	6.7%	1,281	6.7%	3,762	5.7%

Household Vehicles (2019)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	38	2.1%	281	1.5%	1,152	1.7%
Households with 1 Vehicles Available	171	9.5%	4,171	21.8%	15,162	22.9%
Households with 2 or More Vehicles Available	1,593	88.4%	14,656	76.7%	50,031	75.4%
Total Vehicles Available	4,321		41,226		140,053	
Average Vehicles Per Household	2.4		2.2		2.1	

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Labor Force (2019)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	4,068		44,175		145,967	
Estimated Civilian Employed	2,897	71.2%	33,225	75.2%	107,302	73.5%
Estimated Civilian Unemployed	81	2.0%	925	2.1%	3,215	2.2%
Estimated in Armed Forces	1	-	58	0.1%	375	0.3%
Estimated Not in Labor Force	1,090	26.8%	9,967	22.6%	35,075	24.0%
Unemployment Rate	2.0%		2.1%		2.2%	

Occupation (2019)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	2,897		33,225		107,302	
Management, Business, Financial Operations	477	16.5%	6,720	20.2%	21,343	19.9%
Professional, Related	726	25.1%	7,117	21.4%	22,927	21.4%
Service	411	14.2%	4,417	13.3%	15,841	14.8%
Sales, Office	745	25.7%	8,583	25.8%	27,531	25.7%
Farming, Fishing, Forestry	-	-	-	-	3	-
Construct, Extraction, Maintenance	234	8.1%	2,906	8.7%	8,488	7.9%
Production, Transport Material Moving	302	10.4%	3,482	10.5%	11,168	10.4%
White Collar Workers	1,948	67.3%	22,421	67.5%	71,801	66.9%
Blue Collar Workers	948	32.7%	10,804	32.5%	35,501	33.1%

Consumer Expenditure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$116.58 M		\$1.38 B		\$4.81 B	
Total Non-Retail Expenditure	\$61.1 M	52.4%	\$723.09 M	52.5%	\$2.52 B	52.5%
Total Retail Expenditure	\$55.48 M	47.6%	\$654.03 M	47.5%	\$2.28 B	47.5%
Apparel	\$4.18 M	3.6%	\$49.57 M	3.6%	\$172.33 M	3.6%
Contributions	\$3.83 M	3.3%	\$45.39 M	3.3%	\$155.88 M	3.2%
Education	\$3.62 M	3.1%	\$43.5 M	3.2%	\$147.48 M	3.1%
Entertainment	\$6.79 M	5.8%	\$79.81 M	5.8%	\$276.7 M	5.8%
Food and Beverages	\$17.13 M	14.7%	\$202.22 M	14.7%	\$708.85 M	14.7%
Furnishings and Equipment	\$4.21 M	3.6%	\$49.55 M	3.6%	\$171.86 M	3.6%
Gifts	\$2.8 M	2.4%	\$34.26 M	2.5%	\$117.01 M	2.4%
Health Care	\$9.69 M	8.3%	\$113.5 M	8.2%	\$398.9 M	8.3%
Household Operations	\$4.59 M	3.9%	\$54.35 M	3.9%	\$188.55 M	3.9%
Miscellaneous Expenses	\$2.2 M	1.9%	\$26.01 M	1.9%	\$90.67 M	1.9%
Personal Care	\$1.57 M	1.3%	\$18.54 M	1.3%	\$64.71 M	1.3%
Personal Insurance	\$867.51 K	0.7%	\$10.16 M	0.7%	\$34.81 M	0.7%
Reading	\$251.57 K	0.2%	\$2.97 M	0.2%	\$10.32 M	0.2%
Shelter	\$24.27 M	20.8%	\$287.01 M	20.8%	\$1.01 B	20.9%
Tobacco	\$628.96 K	0.5%	\$7.46 M	0.5%	\$27.13 M	0.6%
Transportation	\$21.64 M	18.6%	\$254.84 M	18.5%	\$891.13 M	18.5%
Utilities	\$8.31 M	7.1%	\$97.98 M	7.1%	\$346.56 M	7.2%

Educational Attainment (2019)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	3,388		37,115		123,605	
Elementary (Grade Level 0 to 8)	85	2.5%	803	2.2%	3,535	2.9%
Some High School (Grade Level 9 to 11)	128	3.8%	1,243	3.4%	5,091	4.1%
High School Graduate	851	25.1%	7,667	20.7%	26,159	21.2%
Some College	549	16.2%	9,306	25.1%	30,650	24.8%
Associate Degree Only	375	11.1%	4,248	11.4%	11,962	9.7%
Bachelor Degree Only	1,072	31.6%	10,403	28.0%	34,207	27.7%
Graduate Degree	329	9.7%	3,444	9.3%	12,001	9.7%

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Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	1,687	330.0%	16,783	152.7%	55,502	112.3%
1 Attached Unit	17	3.3%	351	3.2%	1,356	2.7%
2 to 4 Units	8	1.5%	119	1.1%	1,198	2.4%
5 to 9 Units	7	1.4%	502	4.6%	1,848	3.7%
10 to 19 Units	9	1.8%	455	4.1%	2,503	5.1%
20 to 49 Units	12	2.4%	314	2.9%	1,537	3.1%
50 or More Units	28	5.4%	227	2.1%	1,378	2.8%
Mobile Home or Trailer	31	6.1%	342	3.1%	965	2.0%
Other Structure	2	0.3%	16	0.1%	57	0.1%

Homes Built By Year (2019)

Homes Built 2010 or later	822	160.9%	4,722	43.0%	11,761	23.8%
Homes Built 2000 to 2009	713	139.4%	10,562	96.1%	31,628	64.0%
Homes Built 1990 to 1999	48	9.5%	1,686	15.3%	9,639	19.5%
Homes Built 1980 to 1989	84	16.5%	589	5.4%	5,490	11.1%
Homes Built 1970 to 1979	10	1.9%	282	2.6%	2,982	6.0%
Homes Built 1960 to 1969	95	18.6%	481	4.4%	2,184	4.4%
Homes Built 1950 to 1959	16	3.2%	528	4.8%	1,790	3.6%
Homes Built Before 1949	12	2.4%	259	2.4%	869	1.8%

Home Values (2019)

Home Values \$1,000,000 or More	9	1.7%	84	0.9%	239	0.6%
Home Values \$500,000 to \$999,999	90	16.5%	597	6.2%	1,967	5.2%
Home Values \$400,000 to \$499,999	184	33.6%	946	9.8%	2,626	7.0%
Home Values \$300,000 to \$399,999	202	36.9%	1,854	19.1%	5,436	14.4%
Home Values \$200,000 to \$299,999	620	113.4%	4,930	50.9%	14,404	38.3%
Home Values \$150,000 to \$199,999	411	75.1%	3,832	39.6%	11,882	31.6%
Home Values \$100,000 to \$149,999	129	23.5%	2,459	25.4%	9,004	23.9%
Home Values \$70,000 to \$99,999	33	6.0%	530	5.5%	2,682	7.1%
Home Values \$50,000 to \$69,999	10	1.8%	163	1.7%	660	1.8%
Home Values \$25,000 to \$49,999	12	2.2%	207	2.1%	587	1.6%
Home Values Under \$25,000	27	5.0%	176	1.8%	567	1.5%
Owner-Occupied Median Home Value	\$241,072		\$211,846		\$197,952	
Renter-Occupied Median Rent	\$1,195		\$1,198		\$1,108	

Transportation To Work (2019)

Drive to Work Alone	2,316	82.5%	25,661	83.9%	84,830	84.1%
Drive to Work in Carpool	268	9.6%	3,092	10.1%	9,409	9.3%
Travel to Work by Public Transportation	-	-	109	0.4%	468	0.5%
Drive to Work on Motorcycle	-	-	30	-	153	0.2%
Walk or Bicycle to Work	159	5.7%	702	2.3%	1,586	1.6%
Other Means	3	0.1%	185	0.6%	759	0.8%
Work at Home	59	2.1%	804	2.6%	3,650	3.6%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	666	23.7%	4,750	15.5%	16,777	16.6%
Travel to Work in 15 to 29 Minutes	956	34.1%	9,694	31.7%	33,524	33.2%
Travel to Work in 30 to 59 Minutes	974	34.7%	14,866	48.6%	43,325	43.0%
Travel to Work in 60 Minutes or More	243	8.7%	3,042	9.9%	9,787	9.7%
Average Minutes Travel to Work	25.3		29.4		28.3	

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