

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: 32.8047/-97.3515

RF5

N Main St & E Long Ave

Fort Worth TX 76106

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	10,736	77,926	238,190
Projected Population (2024)	11,750	84,787	257,639
Census Population (2010)	9,862	69,049	202,856
Census Population (2000)	9,969	64,505	163,840
Projected Annual Growth (2019 to 2024)	1,014 1.9%	6,861 1.8%	19,449 1.6%
Historical Annual Growth (2010 to 2019)	874 0.9%	8,877 1.3%	35,334 1.6%
Historical Annual Growth (2000 to 2010)	-107 -0.1%	4,544 0.7%	39,016 2.4%
Estimated Population Density (2019)	3,419 psm	2,757 psm	3,034 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	2,813	22,491	80,890
Projected Households (2024)	3,037	24,141	86,348
Census Households (2010)	2,573	19,730	67,970
Census Households (2000)	2,557	17,960	53,913
Estimated Households with Children (2019)	1,544 54.9%	11,011 49.0%	32,294 39.9%
Estimated Average Household Size (2019)	3.78	3.42	2.86
Average Household Income			
Estimated Average Household Income (2019)	\$52,146	\$55,466	\$75,574
Projected Average Household Income (2024)	\$56,472	\$60,530	\$84,438
Estimated Average Family Income (2019)	\$57,337	\$60,283	\$85,169
Median Household Income			
Estimated Median Household Income (2019)	\$46,281	\$50,027	\$63,607
Projected Median Household Income (2024)	\$53,997	\$57,975	\$73,365
Estimated Median Family Income (2019)	\$51,822	\$54,905	\$71,519
Per Capita Income			
Estimated Per Capita Income (2019)	\$13,716	\$16,152	\$25,994
Projected Per Capita Income (2024)	\$14,644	\$17,366	\$28,603
Estimated Per Capita Income 5 Year Growth	\$928 6.8%	\$1,214 7.5%	\$2,610 10.0%
Estimated Average Household Net Worth (2019)	\$299,526	\$311,283	\$450,985
Daytime Demos (2019)			
Total Businesses	457	2,539	12,225
Total Employees	4,218	30,320	159,928
Company Headquarter Businesses	3 0.6%	16 0.6%	132 1.1%
Company Headquarter Employees	107 2.5%	1,590 5.2%	27,783 17.4%
Employee Population per Business	9.2	11.9	13.1
Residential Population per Business	23.5	30.7	19.5

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2019)	6,424	59.8%	49,399	63.4%	157,016	65.9%
Black or African American (2019)	807	7.5%	4,761	6.1%	21,563	9.1%
American Indian or Alaska Native (2019)	76	0.7%	616	0.8%	1,854	0.8%
Asian (2019)	64	0.6%	1,004	1.3%	9,324	3.9%
Hawaiian or Pacific Islander (2019)	-	-	17	-	143	-
Other Race (2019)	3,052	28.4%	19,627	25.2%	40,380	17.0%
Two or More Races (2019)	313	2.9%	2,501	3.2%	7,910	3.3%
Not Hispanic or Latino Population (2019)	1,853	17.3%	20,102	25.8%	122,781	51.5%
Hispanic or Latino Population (2019)	8,883	82.7%	57,824	74.2%	115,409	48.5%
Not Hispanic or Latino Population (2024)	2,032	17.3%	21,567	25.4%	130,949	50.8%
Hispanic or Latino Population (2024)	9,718	82.7%	63,220	74.6%	126,690	49.2%
Not Hispanic or Latino Population (2010)	1,118	11.3%	15,469	22.4%	101,995	50.3%
Hispanic or Latino Population (2010)	8,745	88.7%	53,580	77.6%	100,861	49.7%
Not Hispanic or Latino Population (2000)	1,772	17.8%	16,648	25.8%	91,472	55.8%
Hispanic or Latino Population (2000)	8,197	82.2%	47,856	74.2%	72,368	44.2%
Projected Hispanic Annual Growth (2019 to 2024)	835	1.9%	5,396	1.9%	11,282	2.0%
Historic Hispanic Annual Growth (2000 to 2019)	686	0.4%	9,967	1.1%	43,040	3.1%

Age Distribution (2019)

Age Under 5	896	8.3%	6,635	8.5%	18,681	7.8%
Age 5 to 9 Years	913	8.5%	6,223	8.0%	17,595	7.4%
Age 10 to 14 Years	938	8.7%	6,176	7.9%	17,618	7.4%
Age 15 to 19 Years	895	8.3%	6,115	7.8%	16,685	7.0%
Age 20 to 24 Years	829	7.7%	6,084	7.8%	17,810	7.5%
Age 25 to 29 Years	799	7.4%	6,013	7.7%	20,658	8.7%
Age 30 to 34 Years	726	6.8%	5,257	6.7%	18,495	7.8%
Age 35 to 39 Years	668	6.2%	4,966	6.4%	16,828	7.1%
Age 40 to 44 Years	692	6.4%	4,907	6.3%	14,876	6.2%
Age 45 to 49 Years	630	5.9%	4,771	6.1%	14,489	6.1%
Age 50 to 54 Years	615	5.7%	4,623	5.9%	13,843	5.8%
Age 55 to 59 Years	584	5.4%	4,241	5.4%	13,428	5.6%
Age 60 to 64 Years	489	4.6%	3,608	4.6%	11,146	4.7%
Age 65 to 74 Years	637	5.9%	4,840	6.2%	15,377	6.5%
Age 75 to 84 Years	299	2.8%	2,532	3.2%	7,424	3.1%
Age 85 Years or Over	125	1.2%	935	1.2%	3,238	1.4%
Median Age	29.8		31.0		32.2	

Gender Age Distribution (2019)

Female Population	5,260	49.0%	38,487	49.4%	119,622	50.2%
Age 0 to 19 Years	1,803	34.3%	12,341	32.1%	34,586	28.9%
Age 20 to 64 Years	2,868	54.5%	21,398	55.6%	69,991	58.5%
Age 65 Years or Over	589	11.2%	4,748	12.3%	15,045	12.6%
Female Median Age	30.2		31.7		33.1	
Male Population	5,476	51.0%	39,439	50.6%	118,568	49.8%
Age 0 to 19 Years	1,840	33.6%	12,807	32.5%	35,993	30.4%
Age 20 to 64 Years	3,164	57.8%	23,073	58.5%	71,582	60.4%
Age 65 Years or Over	473	8.6%	3,559	9.0%	10,994	9.3%
Male Median Age	29.5		30.3		31.4	

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Household Income Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	54	1.9%	495	2.2%	3,193	3.9%
HH Income \$150,000 to \$199,999	79	2.8%	596	2.6%	4,228	5.2%
HH Income \$100,000 to \$149,999	221	7.8%	1,843	8.2%	10,546	13.0%
HH Income \$75,000 to \$99,999	327	11.6%	3,005	13.4%	13,028	16.1%
HH Income \$50,000 to \$74,999	580	20.6%	4,882	21.7%	17,568	21.7%
HH Income \$35,000 to \$49,999	547	19.4%	3,990	17.7%	11,072	13.7%
HH Income \$25,000 to \$34,999	381	13.6%	2,993	13.3%	7,714	9.5%
HH Income \$15,000 to \$24,999	339	12.0%	2,346	10.4%	6,661	8.2%
HH Income Under \$15,000	285	10.1%	2,342	10.4%	6,880	8.5%
HH Income \$35,000 or More	1,808	64.3%	14,810	65.8%	59,635	73.7%
HH Income \$75,000 or More	681	24.2%	5,938	26.4%	30,995	38.3%

Housing (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	2,947		23,404		83,623	
Housing Units Occupied	2,813	95.5%	22,491	96.1%	80,890	96.7%
Housing Units Owner-Occupied	1,655	58.9%	12,854	57.2%	45,835	56.7%
Housing Units, Renter-Occupied	1,157	41.1%	9,637	42.8%	35,055	43.3%
Housing Units, Vacant	134	4.8%	913	4.1%	2,733	3.4%

Marital Status (2019)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,108	38.9%	22,199	37.7%	64,955	35.2%
Currently Married	3,140	39.3%	23,733	40.3%	75,338	40.9%
Separated	694	8.7%	4,626	7.9%	12,557	6.8%
Widowed	318	4.0%	2,546	4.3%	8,342	4.5%
Divorced	727	9.1%	5,788	9.8%	23,104	12.5%

Household Type (2019)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,878	92.0%	69,879	89.7%	198,276	83.2%
Population Non-Family	757	7.1%	6,980	9.0%	33,090	13.9%
Population Group Quarters	101	0.9%	1,067	1.4%	6,824	2.9%
Family Households	2,291	81.5%	17,229	76.6%	54,427	67.3%
Non-Family Households	522	18.5%	5,262	23.4%	26,464	32.7%
Married Couple with Children	1,002	31.9%	6,925	29.2%	20,584	27.3%
Average Family Household Size	4.3		4.1		3.6	

Household Size (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	378	13.5%	4,158	18.5%	21,523	26.6%
2 Person Households	492	17.5%	4,743	21.1%	20,800	25.7%
3 Person Households	477	17.0%	3,642	16.2%	12,783	15.8%
4 Person Households	483	17.2%	3,678	16.4%	11,595	14.3%
5 Person Households	438	15.6%	2,904	12.9%	7,287	9.0%
6 or More Person Households	544	19.4%	3,366	15.0%	6,902	8.5%

Household Vehicles (2019)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	173	6.1%	988	4.4%	3,465	4.3%
Households with 1 Vehicles Available	870	30.9%	6,529	29.0%	25,643	31.7%
Households with 2 or More Vehicles Available	1,770	62.9%	14,974	66.6%	51,782	64.0%
Total Vehicles Available	5,567		45,693		155,502	
Average Vehicles Per Household	2.0		2.0		1.9	

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Labor Force (2019)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,831		57,711		180,995	
Estimated Civilian Employed	4,821	61.6%	35,908	62.2%	113,972	63.0%
Estimated Civilian Unemployed	230	2.9%	1,450	2.5%	4,527	2.5%
Estimated in Armed Forces	-	-	17	-	592	0.3%
Estimated Not in Labor Force	2,779	35.5%	20,337	35.2%	61,903	34.2%
Unemployment Rate	2.9%		2.5%		2.5%	

Occupation (2019)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,821		35,908		113,972	
Management, Business, Financial Operations	442	9.2%	3,977	11.1%	16,753	14.7%
Professional, Related	355	7.4%	3,960	11.0%	18,202	16.0%
Service	896	18.6%	6,779	18.9%	19,319	17.0%
Sales, Office	916	19.0%	8,005	22.3%	27,058	23.7%
Farming, Fishing, Forestry	1	-	42	0.1%	60	-
Construct, Extraction, Maintenance	1,143	23.7%	6,139	17.1%	14,629	12.8%
Production, Transport Material Moving	1,068	22.2%	7,005	19.5%	17,952	15.8%
White Collar Workers	1,712	35.5%	15,942	44.4%	62,013	54.4%
Blue Collar Workers	3,108	64.5%	19,965	55.6%	51,960	45.6%

Consumer Expenditure (2019)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$126.49 M		\$1.05 B		\$4.63 B	
Total Non-Retail Expenditure	\$66.38 M	52.5%	\$549.57 M	52.5%	\$2.44 B	52.6%
Total Retail Expenditure	\$60.12 M	47.5%	\$496.66 M	47.5%	\$2.19 B	47.4%
Apparel	\$4.48 M	3.5%	\$36.85 M	3.5%	\$163.48 M	3.5%
Contributions	\$3.78 M	3.0%	\$31.7 M	3.0%	\$145.56 M	3.1%
Education	\$3.4 M	2.7%	\$28.31 M	2.7%	\$132.45 M	2.9%
Entertainment	\$6.93 M	5.5%	\$57.54 M	5.5%	\$259.09 M	5.6%
Food and Beverages	\$19.09 M	15.1%	\$157.22 M	15.0%	\$688.68 M	14.9%
Furnishings and Equipment	\$4.3 M	3.4%	\$35.69 M	3.4%	\$160.97 M	3.5%
Gifts	\$2.8 M	2.2%	\$23.62 M	2.3%	\$109.51 M	2.4%
Health Care	\$10.81 M	8.5%	\$89.47 M	8.6%	\$391.69 M	8.5%
Household Operations	\$4.84 M	3.8%	\$40.11 M	3.8%	\$179.34 M	3.9%
Miscellaneous Expenses	\$2.34 M	1.8%	\$19.4 M	1.9%	\$86.79 M	1.9%
Personal Care	\$1.69 M	1.3%	\$13.95 M	1.3%	\$62.01 M	1.3%
Personal Insurance	\$821.99 K	0.6%	\$6.84 M	0.7%	\$31.44 M	0.7%
Reading	\$265.51 K	0.2%	\$2.21 M	0.2%	\$9.93 M	0.2%
Shelter	\$26.84 M	21.2%	\$222.22 M	21.2%	\$981.45 M	21.2%
Tobacco	\$879.04 K	0.7%	\$7.19 M	0.7%	\$29.56 M	0.6%
Transportation	\$23.29 M	18.4%	\$192.5 M	18.4%	\$850.79 M	18.4%
Utilities	\$9.94 M	7.9%	\$81.43 M	7.8%	\$348.47 M	7.5%

Educational Attainment (2019)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	6,265		46,695		149,801	
Elementary (Grade Level 0 to 8)	1,960	31.3%	12,165	26.1%	20,887	13.9%
Some High School (Grade Level 9 to 11)	1,605	25.6%	8,418	18.0%	18,633	12.4%
High School Graduate	1,611	25.7%	13,792	29.5%	41,859	27.9%
Some College	614	9.8%	6,053	13.0%	28,295	18.9%
Associate Degree Only	197	3.1%	1,827	3.9%	8,652	5.8%
Bachelor Degree Only	194	3.1%	3,123	6.7%	21,343	14.2%
Graduate Degree	83	1.3%	1,316	2.8%	10,132	6.8%

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Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,292	89.1%	17,445	88.4%	57,117	84.0%
1 Attached Unit	195	7.6%	1,174	6.0%	3,258	4.8%
2 to 4 Units	154	6.0%	1,110	5.6%	3,447	5.1%
5 to 9 Units	23	0.9%	852	4.3%	3,771	5.5%
10 to 19 Units	83	3.2%	603	3.1%	3,559	5.2%
20 to 49 Units	14	0.5%	272	1.4%	2,821	4.1%
50 or More Units	23	0.9%	721	3.7%	5,906	8.7%
Mobile Home or Trailer	26	1.0%	297	1.5%	937	1.4%
Other Structure	2	-	17	-	73	0.1%

Homes Built By Year (2019)

Homes Built 2010 or later	137	5.3%	1,204	6.1%	8,124	12.0%
Homes Built 2000 to 2009	411	16.0%	3,487	17.7%	17,256	25.4%
Homes Built 1990 to 1999	153	6.0%	1,525	7.7%	8,411	12.4%
Homes Built 1980 to 1989	261	10.1%	1,444	7.3%	6,523	9.6%
Homes Built 1970 to 1979	141	5.5%	1,336	6.8%	5,484	8.1%
Homes Built 1960 to 1969	335	13.0%	1,691	8.6%	6,591	9.7%
Homes Built 1950 to 1959	709	27.5%	5,187	26.3%	13,223	19.5%
Homes Built Before 1949	666	25.9%	6,618	33.5%	15,278	22.5%

Home Values (2019)

Home Values \$1,000,000 or More	17	1.1%	79	0.7%	285	0.7%
Home Values \$500,000 to \$999,999	54	3.6%	496	4.3%	2,195	5.6%
Home Values \$400,000 to \$499,999	55	3.6%	473	4.1%	1,987	5.0%
Home Values \$300,000 to \$399,999	101	6.7%	873	7.6%	3,691	9.3%
Home Values \$200,000 to \$299,999	246	16.3%	1,817	15.8%	8,250	20.9%
Home Values \$150,000 to \$199,999	209	13.8%	1,862	16.2%	8,071	20.4%
Home Values \$100,000 to \$149,999	187	12.4%	1,641	14.3%	7,969	20.2%
Home Values \$70,000 to \$99,999	405	26.8%	2,526	21.9%	6,946	17.6%
Home Values \$50,000 to \$69,999	216	14.3%	1,733	15.0%	3,588	9.1%
Home Values \$25,000 to \$49,999	134	8.9%	1,044	9.1%	1,817	4.6%
Home Values Under \$25,000	31	2.1%	276	2.4%	839	2.1%
Owner-Occupied Median Home Value	\$116,366		\$122,113		\$155,012	
Renter-Occupied Median Rent	\$734		\$800		\$909	

Transportation To Work (2019)

Drive to Work Alone	3,812	70.9%	30,080	77.1%	95,957	80.1%
Drive to Work in Carpool	1,360	25.3%	7,466	19.1%	17,089	14.3%
Travel to Work by Public Transportation	61	1.1%	294	0.8%	867	0.7%
Drive to Work on Motorcycle	-	-	15	-	126	0.1%
Walk or Bicycle to Work	110	2.0%	382	1.0%	1,835	1.5%
Other Means	27	0.5%	178	0.5%	770	0.6%
Work at Home	7	0.1%	609	1.6%	3,185	2.7%

Travel Time (2019)

Travel to Work in 14 Minutes or Less	1,086	20.2%	8,266	21.2%	25,297	21.1%
Travel to Work in 15 to 29 Minutes	1,720	32.0%	13,591	34.8%	42,712	35.6%
Travel to Work in 30 to 59 Minutes	1,403	26.1%	10,022	25.7%	33,763	28.2%
Travel to Work in 60 Minutes or More	616	11.5%	3,486	8.9%	9,173	7.7%
Average Minutes Travel to Work	24.1		23.1		23.1	

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