

EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.6454/-97.4103

RF5

Granbury Station Retail

7050 Granbury Rd, Fort Worth TX 76133

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	13,740	96,714	212,123
Projected Population (2025)	14,558	102,419	224,926
Census Population (2010)	12,391	85,532	184,666
Census Population (2000)	7,823	65,558	151,047
Projected Annual Growth (2020 to 2025)	818 1.2%	5,705 1.2%	12,803 1.2%
Historical Annual Growth (2010 to 2020)	1,349 1.1%	11,182 1.3%	27,457 1.5%
Historical Annual Growth (2000 to 2010)	4,568 5.8%	19,974 3.0%	33,619 2.2%
Estimated Population Density (2020)	4,376 psm	3,421 psm	2,702 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	5,897	38,736	82,305
Projected Households (2025)	6,197	40,782	86,713
Census Households (2010)	5,368	34,438	71,745
Census Households (2000)	3,334	27,147	60,606
Estimated Households with Children (2020)	1,695 28.8%	12,632 32.6%	27,490 33.4%
Estimated Average Household Size (2020)	2.23	2.47	2.55
Average Household Income			
Estimated Average Household Income (2020)	\$81,887	\$92,256	\$91,060
Projected Average Household Income (2025)	\$94,970	\$103,661	\$101,977
Estimated Average Family Income (2020)	\$101,763	\$112,732	\$110,583
Median Household Income			
Estimated Median Household Income (2020)	\$57,932	\$73,050	\$72,049
Projected Median Household Income (2025)	\$66,996	\$84,931	\$83,604
Estimated Median Family Income (2020)	\$78,040	\$90,104	\$88,525
Per Capita Income			
Estimated Per Capita Income (2020)	\$35,389	\$37,028	\$35,401
Projected Per Capita Income (2025)	\$40,659	\$41,350	\$39,379
Estimated Per Capita Income 5 Year Growth	\$5,270 14.9%	\$4,322 11.7%	\$3,978 11.2%
Estimated Average Household Net Worth (2020)	\$438,316	\$603,277	\$599,964
Daytime Demos (2020)			
Total Businesses	368	3,010	5,870
Total Employees	3,269	30,240	56,946
Company Headquarter Businesses	-	12 0.4%	29 0.5%
Company Headquarter Employees	230 7.0%	1,626 5.4%	4,675 8.2%
Employee Population per Business	8.9	10.0	9.7
Residential Population per Business	37.3	32.1	36.1

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	7,553	55.0%	55,157	57.0%	126,232	59.5%
Black or African American (2020)	4,125	30.0%	24,805	25.6%	46,112	21.7%
American Indian or Alaska Native (2020)	66	0.5%	530	0.5%	1,348	0.6%
Asian (2020)	797	5.8%	5,526	5.7%	10,387	4.9%
Hawaiian or Pacific Islander (2020)	18	0.1%	62	-	140	-
Other Race (2020)	708	5.2%	7,261	7.5%	21,006	9.9%
Two or More Races (2020)	474	3.5%	3,374	3.5%	6,897	3.3%
Not Hispanic or Latino Population (2020)	11,295	82.2%	75,027	77.6%	151,792	71.6%
Hispanic or Latino Population (2020)	2,445	17.8%	21,687	22.4%	60,331	28.4%
Not Hispanic or Latino Population (2025)	11,898	81.7%	78,960	77.1%	159,680	71.0%
Hispanic or Latino Population (2025)	2,659	18.3%	23,458	22.9%	65,246	29.0%
Not Hispanic or Latino Population (2010)	10,529	85.0%	69,145	80.8%	136,959	74.2%
Hispanic or Latino Population (2010)	1,862	15.0%	16,387	19.2%	47,707	25.8%
Not Hispanic or Latino Population (2000)	7,040	90.0%	58,136	88.7%	126,618	83.8%
Hispanic or Latino Population (2000)	783	10.0%	7,422	11.3%	24,428	16.2%
Projected Hispanic Annual Growth (2020 to 2025)	215	1.8%	1,771	1.6%	4,915	1.6%
Historic Hispanic Annual Growth (2000 to 2020)	1,662	10.6%	14,265	9.6%	35,903	7.3%

Age Distribution (2020)

Age Under 5	872	6.3%	6,143	6.4%	14,105	6.6%
Age 5 to 9 Years	790	5.8%	6,140	6.3%	14,236	6.7%
Age 10 to 14 Years	846	6.2%	6,506	6.7%	14,598	6.9%
Age 15 to 19 Years	811	5.9%	6,364	6.6%	14,205	6.7%
Age 20 to 24 Years	956	7.0%	6,465	6.7%	15,117	7.1%
Age 25 to 29 Years	1,155	8.4%	7,240	7.5%	16,178	7.6%
Age 30 to 34 Years	914	6.7%	6,614	6.8%	14,915	7.0%
Age 35 to 39 Years	876	6.4%	6,395	6.6%	13,972	6.6%
Age 40 to 44 Years	758	5.5%	5,700	5.9%	12,489	5.9%
Age 45 to 49 Years	808	5.9%	5,931	6.1%	12,656	6.0%
Age 50 to 54 Years	818	6.0%	5,984	6.2%	12,634	6.0%
Age 55 to 59 Years	807	5.9%	6,324	6.5%	13,529	6.4%
Age 60 to 64 Years	745	5.4%	5,870	6.1%	12,376	5.8%
Age 65 to 74 Years	1,185	8.6%	8,229	8.5%	17,584	8.3%
Age 75 to 84 Years	873	6.4%	4,662	4.8%	9,502	4.5%
Age 85 Years or Over	525	3.8%	2,148	2.2%	4,026	1.9%
Median Age	37.9		37.6		36.3	

Gender Age Distribution (2020)

Female Population	7,639	55.6%	51,215	53.0%	110,611	52.1%
Age 0 to 19 Years	1,695	22.2%	12,382	24.2%	27,934	25.3%
Age 20 to 64 Years	4,253	55.7%	29,924	58.4%	64,504	58.3%
Age 65 Years or Over	1,691	22.1%	8,909	17.4%	18,174	16.4%
Female Median Age	40.6		39.4		37.8	
Male Population	6,101	44.4%	45,499	47.0%	101,512	47.9%
Age 0 to 19 Years	1,624	26.6%	12,771	28.1%	29,211	28.8%
Age 20 to 64 Years	3,585	58.8%	26,599	58.5%	59,361	58.5%
Age 65 Years or Over	892	14.6%	6,129	13.5%	12,939	12.7%
Male Median Age	35.2		35.8		34.6	

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Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	157	2.7%	2,734	7.1%	6,122	7.4%
HH Income \$150,000 to \$199,999	417	7.1%	2,544	6.6%	4,893	5.9%
HH Income \$100,000 to \$149,999	979	16.6%	6,743	17.4%	12,875	15.6%
HH Income \$75,000 to \$99,999	698	11.8%	5,139	13.3%	11,052	13.4%
HH Income \$50,000 to \$74,999	1,055	17.9%	7,361	19.0%	16,419	19.9%
HH Income \$35,000 to \$49,999	891	15.1%	4,884	12.6%	10,730	13.0%
HH Income \$25,000 to \$34,999	598	10.1%	3,431	8.9%	7,184	8.7%
HH Income \$15,000 to \$24,999	579	9.8%	2,812	7.3%	6,146	7.5%
HH Income Under \$15,000	522	8.9%	3,087	8.0%	6,884	8.4%
HH Income \$35,000 or More	4,198	71.2%	29,405	75.9%	62,091	75.4%
HH Income \$75,000 or More	2,251	38.2%	17,160	44.3%	34,942	42.5%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	6,014		39,661		84,449	
Housing Units Occupied	5,897	98.1%	38,736	97.7%	82,305	97.5%
Housing Units Owner-Occupied	2,572	43.6%	22,297	57.6%	49,007	59.5%
Housing Units, Renter-Occupied	3,325	56.4%	16,439	42.4%	33,298	40.5%
Housing Units, Vacant	117	2.0%	925	2.4%	2,144	2.6%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,824	34.0%	25,723	33.0%	57,689	34.1%
Currently Married	4,369	38.9%	35,029	45.0%	75,332	44.5%
Separated	518	4.6%	3,459	4.4%	7,519	4.4%
Widowed	921	8.2%	4,338	5.6%	8,812	5.2%
Divorced	1,600	14.2%	9,375	12.0%	19,832	11.7%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	10,149	73.9%	79,316	82.0%	174,735	82.4%
Population Non-Family	2,986	21.7%	16,253	16.8%	34,771	16.4%
Population Group Quarters	604	4.4%	1,144	1.2%	2,617	1.2%
Family Households	3,286	55.7%	24,850	64.2%	53,278	64.7%
Non-Family Households	2,611	44.3%	13,886	35.8%	29,027	35.3%
Married Couple with Children	929	21.3%	7,797	22.3%	17,328	23.0%
Average Family Household Size	3.1		3.2		3.3	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	2,299	39.0%	11,939	30.8%	24,446	29.7%
2 Person Households	1,670	28.3%	11,829	30.5%	24,846	30.2%
3 Person Households	879	14.9%	6,171	15.9%	12,786	15.5%
4 Person Households	643	10.9%	5,061	13.1%	10,860	13.2%
5 Person Households	254	4.3%	2,331	6.0%	5,509	6.7%
6 or More Person Households	151	2.6%	1,404	3.6%	3,858	4.7%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	571	9.7%	2,057	5.3%	3,760	4.6%
Households with 1 Vehicles Available	2,291	38.9%	14,349	37.0%	28,620	34.8%
Households with 2 or More Vehicles Available	3,034	51.5%	22,330	57.6%	49,925	60.7%
Total Vehicles Available	9,395		69,498		151,793	
Average Vehicles Per Household	1.6		1.8		1.8	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	11,071		76,632		166,363	
Estimated Civilian Employed	6,925	62.6%	49,777	65.0%	107,647	64.7%
Estimated Civilian Unemployed	263	2.4%	1,721	2.2%	3,738	2.2%
Estimated in Armed Forces	9	-	114	0.1%	244	0.1%
Estimated Not in Labor Force	3,873	35.0%	25,020	32.6%	54,735	32.9%
Unemployment Rate	2.4%		2.2%		2.2%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	6,925		49,777		107,647	
Management, Business, Financial Operations	1,407	20.3%	8,226	16.5%	16,716	15.5%
Professional, Related	1,724	24.9%	11,594	23.3%	22,984	21.4%
Service	948	13.7%	7,029	14.1%	16,824	15.6%
Sales, Office	1,338	19.3%	11,865	23.8%	24,780	23.0%
Farming, Fishing, Forestry	3	-	55	0.1%	98	-
Construct, Extraction, Maintenance	593	8.6%	3,841	7.7%	10,316	9.6%
Production, Transport Material Moving	913	13.2%	7,167	14.4%	15,930	14.8%
White Collar Workers	4,469	64.5%	31,685	63.7%	64,480	59.9%
Blue Collar Workers	2,456	35.5%	18,092	36.3%	43,167	40.1%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$361.74 M		\$2.56 B		\$5.37 B	
Total Non-Retail Expenditure	\$191.13 M	52.8%	\$1.35 B	52.8%	\$2.84 B	52.8%
Total Retail Expenditure	\$170.62 M	47.2%	\$1.21 B	47.2%	\$2.53 B	47.2%
Apparel	\$12.68 M	3.5%	\$90.47 M	3.5%	\$189.88 M	3.5%
Contributions	\$11.34 M	3.1%	\$83.67 M	3.3%	\$176.54 M	3.3%
Education	\$10.29 M	2.8%	\$77.22 M	3.0%	\$162.9 M	3.0%
Entertainment	\$20.1 M	5.6%	\$144.83 M	5.7%	\$304.09 M	5.7%
Food and Beverages	\$53.75 M	14.9%	\$377.24 M	14.7%	\$790.5 M	14.7%
Furnishings and Equipment	\$12.52 M	3.5%	\$89.96 M	3.5%	\$188.7 M	3.5%
Gifts	\$8.53 M	2.4%	\$63.31 M	2.5%	\$133.76 M	2.5%
Health Care	\$30.81 M	8.5%	\$215.61 M	8.4%	\$451.73 M	8.4%
Household Operations	\$14 M	3.9%	\$100.5 M	3.9%	\$211.12 M	3.9%
Miscellaneous Expenses	\$6.84 M	1.9%	\$48.49 M	1.9%	\$101.64 M	1.9%
Personal Care	\$4.86 M	1.3%	\$34.37 M	1.3%	\$71.99 M	1.3%
Personal Insurance	\$2.42 M	0.7%	\$17.99 M	0.7%	\$37.85 M	0.7%
Reading	\$783.19 K	0.2%	\$5.58 M	0.2%	\$11.71 M	0.2%
Shelter	\$77.25 M	21.4%	\$540.69 M	21.1%	\$1.13 B	21.1%
Tobacco	\$2.35 M	0.7%	\$15.46 M	0.6%	\$32.31 M	0.6%
Transportation	\$65.9 M	18.2%	\$467.29 M	18.2%	\$979.12 M	18.2%
Utilities	\$27.3 M	7.5%	\$188.37 M	7.4%	\$394.62 M	7.3%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	9,465		65,096		139,861	
Elementary (Grade Level 0 to 8)	314	3.3%	2,588	4.0%	8,408	6.0%
Some High School (Grade Level 9 to 11)	430	4.5%	2,531	3.9%	8,276	5.9%
High School Graduate	2,467	26.1%	16,818	25.8%	36,120	25.8%
Some College	1,979	20.9%	14,055	21.6%	28,742	20.6%
Associate Degree Only	738	7.8%	4,616	7.1%	9,406	6.7%
Bachelor Degree Only	2,205	23.3%	14,954	23.0%	29,812	21.3%
Graduate Degree	1,332	14.1%	9,534	14.6%	19,096	13.7%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,910	54.2%	24,846	72.1%	56,299	78.5%
1 Attached Unit	134	2.5%	1,133	3.3%	2,272	3.2%
2 to 4 Units	259	4.8%	1,748	5.1%	3,634	5.1%
5 to 9 Units	532	9.9%	2,306	6.7%	4,931	6.9%
10 to 19 Units	1,032	19.2%	5,097	14.8%	8,247	11.5%
20 to 49 Units	294	5.5%	1,166	3.4%	2,243	3.1%
50 or More Units	708	13.2%	2,100	6.1%	3,965	5.5%
Mobile Home or Trailer	25	0.5%	330	1.0%	680	0.9%
Other Structure	2	-	10	-	33	-

Homes Built By Year (2020)

Homes Built 2010 or later	294	5.5%	1,785	5.2%	4,775	6.7%
Homes Built 2000 to 2009	1,631	30.4%	7,708	22.4%	13,870	19.3%
Homes Built 1990 to 1999	1,137	21.2%	6,345	18.4%	11,039	15.4%
Homes Built 1980 to 1989	1,106	20.6%	9,578	27.8%	17,474	24.4%
Homes Built 1970 to 1979	1,101	20.5%	7,029	20.4%	13,513	18.8%
Homes Built 1960 to 1969	388	7.2%	3,558	10.3%	8,534	11.9%
Homes Built 1950 to 1959	167	3.1%	2,239	6.5%	9,385	13.1%
Homes Built Before 1949	72	1.3%	493	1.4%	3,715	5.2%

Home Values (2020)

Home Values \$1,000,000 or More	5	0.2%	181	0.9%	439	1.0%
Home Values \$500,000 to \$999,999	73	3.0%	1,175	6.0%	3,764	8.8%
Home Values \$400,000 to \$499,999	57	2.4%	842	4.3%	2,251	5.3%
Home Values \$300,000 to \$399,999	320	13.4%	2,117	10.8%	5,593	13.1%
Home Values \$200,000 to \$299,999	781	32.7%	6,144	31.4%	11,646	27.2%
Home Values \$150,000 to \$199,999	795	33.3%	5,226	26.7%	9,445	22.1%
Home Values \$100,000 to \$149,999	342	14.3%	4,238	21.6%	8,736	20.4%
Home Values \$70,000 to \$99,999	109	4.5%	1,382	7.1%	4,264	10.0%
Home Values \$50,000 to \$69,999	29	1.2%	353	1.8%	1,304	3.0%
Home Values \$25,000 to \$49,999	14	0.6%	202	1.0%	639	1.5%
Home Values Under \$25,000	28	1.2%	351	1.8%	665	1.6%
Owner-Occupied Median Home Value	\$209,057		\$209,138		\$219,027	
Renter-Occupied Median Rent	\$951		\$939		\$950	

Transportation To Work (2020)

Drive to Work Alone	5,988	86.3%	41,527	84.4%	90,457	84.0%
Drive to Work in Carpool	635	9.1%	4,402	8.9%	10,405	9.7%
Travel to Work by Public Transportation	98	1.4%	350	0.7%	643	0.6%
Drive to Work on Motorcycle	7	-	41	-	103	-
Walk or Bicycle to Work	59	0.8%	561	1.1%	1,163	1.1%
Other Means	39	0.6%	240	0.5%	560	0.5%
Work at Home	114	1.6%	2,067	4.2%	4,408	4.1%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,143	16.5%	8,274	16.8%	20,811	19.3%
Travel to Work in 15 to 29 Minutes	2,932	42.3%	20,996	42.7%	43,408	40.3%
Travel to Work in 30 to 59 Minutes	2,427	35.0%	15,111	30.7%	31,697	29.4%
Travel to Work in 60 Minutes or More	311	4.5%	3,337	6.8%	7,393	6.9%
Average Minutes Travel to Work	23.6		23.5		23.1	

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