

EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Quine & Associates, Inc.

Lat/Lon: 32.7471-97.2177

RF5

Meadowbrook Dr

6513 Meadowbrook Dr, Fort Worth TX
76112

1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2020)	12,499		79,332		225,239	
Projected Population (2025)	13,523		86,149		242,745	
Census Population (2010)	11,145		68,006		200,476	
Census Population (2000)	10,787		62,884		190,964	
Projected Annual Growth (2020 to 2025)	1,024	1.6%	6,817	1.7%	17,506	1.6%
Historical Annual Growth (2010 to 2020)	1,354	1.2%	11,326	1.7%	24,763	1.2%
Historical Annual Growth (2000 to 2010)	359	0.3%	5,122	0.8%	9,512	0.5%
Estimated Population Density (2020)	3,981	psm	2,807	psm	2,869	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

Households

Estimated Households (2020)	4,905		30,724		83,637	
Projected Households (2025)	5,279		33,125		89,499	
Census Households (2010)	4,378		26,167		74,223	
Census Households (2000)	4,347		25,623		72,006	
Estimated Households with Children (2020)	1,576	32.1%	10,463	34.1%	29,491	35.3%
Estimated Average Household Size (2020)	2.54		2.57		2.66	

Average Household Income

Estimated Average Household Income (2020)	\$61,122		\$60,967		\$72,081	
Projected Average Household Income (2025)	\$65,285		\$65,271		\$78,288	
Estimated Average Family Income (2020)	\$66,995		\$68,815		\$84,557	

Median Household Income

Estimated Median Household Income (2020)	\$50,271		\$50,239		\$58,175	
Projected Median Household Income (2025)	\$57,828		\$57,779		\$67,092	
Estimated Median Family Income (2020)	\$57,963		\$59,391		\$70,155	

Per Capita Income

Estimated Per Capita Income (2020)	\$24,002		\$23,642		\$26,832	
Projected Per Capita Income (2025)	\$25,502		\$25,126		\$28,926	
Estimated Per Capita Income 5 Year Growth	\$1,500	6.2%	\$1,484	6.3%	\$2,094	7.8%
Estimated Average Household Net Worth (2020)	\$294,624		\$336,418		\$440,632	

Daytime Demos (2020)

Total Businesses	550		2,366		8,073	
Total Employees	3,353		20,747		71,231	
Company Headquarter Businesses	1	0.2%	6	0.3%	21	0.3%
Company Headquarter Employees	3	-	1,155	5.6%	3,288	4.6%
Employee Population per Business	6.1		8.8		8.8	
Residential Population per Business	22.7		33.5		27.9	

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Race & Ethnicity

White (2020)	5,289	42.3%	28,027	35.3%	112,036	49.7%
Black or African American (2020)	5,294	42.4%	37,788	47.6%	69,031	30.6%
American Indian or Alaska Native (2020)	57	0.5%	318	0.4%	1,275	0.6%
Asian (2020)	338	2.7%	2,950	3.7%	9,484	4.2%
Hawaiian or Pacific Islander (2020)	4	-	56	-	306	0.1%
Other Race (2020)	1,114	8.9%	7,808	9.8%	25,603	11.4%
Two or More Races (2020)	403	3.2%	2,385	3.0%	7,504	3.3%
Not Hispanic or Latino Population (2020)	9,374	75.0%	59,470	75.0%	158,964	70.6%
Hispanic or Latino Population (2020)	3,125	25.0%	19,862	25.0%	66,275	29.4%
Not Hispanic or Latino Population (2025)	10,088	74.6%	64,323	74.7%	169,931	70.0%
Hispanic or Latino Population (2025)	3,435	25.4%	21,826	25.3%	72,814	30.0%
Not Hispanic or Latino Population (2010)	8,650	77.6%	51,200	75.3%	144,198	71.9%
Hispanic or Latino Population (2010)	2,495	22.4%	16,806	24.7%	56,278	28.1%
Not Hispanic or Latino Population (2000)	9,597	89.0%	54,645	86.9%	157,788	82.6%
Hispanic or Latino Population (2000)	1,190	11.0%	8,240	13.1%	33,176	17.4%
Projected Hispanic Annual Growth (2020 to 2025)	310	2.0%	1,964	2.0%	6,539	2.0%
Historic Hispanic Annual Growth (2000 to 2020)	1,935	8.1%	11,622	7.1%	33,099	5.0%

Age Distribution (2020)

Age Under 5	823	6.6%	5,927	7.5%	15,740	7.0%
Age 5 to 9 Years	821	6.6%	5,539	7.0%	15,345	6.8%
Age 10 to 14 Years	842	6.7%	5,387	6.8%	15,567	6.9%
Age 15 to 19 Years	826	6.6%	5,131	6.5%	15,143	6.7%
Age 20 to 24 Years	723	5.8%	5,477	6.9%	14,527	6.4%
Age 25 to 29 Years	824	6.6%	6,294	7.9%	16,190	7.2%
Age 30 to 34 Years	830	6.6%	5,670	7.1%	15,327	6.8%
Age 35 to 39 Years	835	6.7%	5,241	6.6%	14,665	6.5%
Age 40 to 44 Years	796	6.4%	4,917	6.2%	13,644	6.1%
Age 45 to 49 Years	801	6.4%	4,969	6.3%	13,899	6.2%
Age 50 to 54 Years	809	6.5%	4,910	6.2%	13,883	6.2%
Age 55 to 59 Years	924	7.4%	5,295	6.7%	15,014	6.7%
Age 60 to 64 Years	765	6.1%	4,532	5.7%	13,483	6.0%
Age 65 to 74 Years	1,061	8.5%	5,860	7.4%	19,634	8.7%
Age 75 to 84 Years	581	4.7%	2,996	3.8%	9,553	4.2%
Age 85 Years or Over	238	1.9%	1,187	1.5%	3,625	1.6%
Median Age	37.4		34.9		36.4	

Gender Age Distribution (2020)

Female Population	6,542	52.3%	41,573	52.4%	116,381	51.7%
Age 0 to 19 Years	1,645	25.1%	10,814	26.0%	30,184	25.9%
Age 20 to 64 Years	3,825	58.5%	24,979	60.1%	67,263	57.8%
Age 65 Years or Over	1,072	16.4%	5,780	13.9%	18,933	16.3%
Female Median Age	38.1		36.0		37.8	
Male Population	5,957	47.7%	37,759	47.6%	108,858	48.3%
Age 0 to 19 Years	1,668	28.0%	11,170	29.6%	31,611	29.0%
Age 20 to 64 Years	3,480	58.4%	22,327	59.1%	63,368	58.2%
Age 65 Years or Over	808	13.6%	4,262	11.3%	13,879	12.7%
Male Median Age	36.7		33.7		35.0	

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Household Income Distribution (2020)

HH Income \$200,000 or More	70	1.4%	801	2.6%	3,539	4.2%
HH Income \$150,000 to \$199,999	168	3.4%	974	3.2%	4,164	5.0%
HH Income \$100,000 to \$149,999	503	10.3%	3,276	10.7%	10,092	12.1%
HH Income \$75,000 to \$99,999	525	10.7%	3,514	11.4%	9,930	11.9%
HH Income \$50,000 to \$74,999	1,176	24.0%	5,653	18.4%	16,255	19.4%
HH Income \$35,000 to \$49,999	821	16.7%	5,105	16.6%	12,725	15.2%
HH Income \$25,000 to \$34,999	455	9.3%	3,013	9.8%	7,600	9.1%
HH Income \$15,000 to \$24,999	508	10.4%	3,821	12.4%	9,076	10.9%
HH Income Under \$15,000	676	13.8%	4,565	14.9%	10,257	12.3%
HH Income \$35,000 or More	3,265	66.6%	19,324	62.9%	56,704	67.8%
HH Income \$75,000 or More	1,267	25.8%	8,565	27.9%	27,724	33.1%

Housing (2020)

Total Housing Units	5,128		32,165		86,942	
Housing Units Occupied	4,905	95.7%	30,724	95.5%	83,637	96.2%
Housing Units Owner-Occupied	3,222	65.7%	15,576	50.7%	48,468	58.0%
Housing Units, Renter-Occupied	1,683	34.3%	15,147	49.3%	35,169	42.0%
Housing Units, Vacant	223	4.5%	1,441	4.7%	3,305	4.0%

Marital Status (2020)

Never Married	3,538	35.3%	25,849	41.4%	67,554	37.8%
Currently Married	3,650	36.5%	20,534	32.9%	67,014	37.5%
Separated	769	7.7%	4,244	6.8%	10,937	6.1%
Widowed	605	6.0%	3,648	5.8%	10,383	5.8%
Divorced	1,450	14.5%	8,204	13.1%	22,699	12.7%

Household Type (2020)

Population Family	10,217	81.7%	64,811	81.7%	188,317	83.6%
Population Non-Family	2,265	18.1%	14,167	17.9%	34,571	15.3%
Population Group Quarters	17	0.1%	354	0.4%	2,351	1.0%
Family Households	3,080	62.8%	19,218	62.6%	55,686	66.6%
Non-Family Households	1,825	37.2%	11,505	37.4%	27,951	33.4%
Married Couple with Children	799	21.9%	4,900	23.9%	16,424	24.5%
Average Family Household Size	3.3		3.4		3.4	

Household Size (2020)

1 Person Households	1,495	30.5%	9,425	30.7%	22,883	27.4%
2 Person Households	1,499	30.6%	8,958	29.2%	25,208	30.1%
3 Person Households	750	15.3%	4,843	15.8%	13,489	16.1%
4 Person Households	566	11.5%	3,591	11.7%	10,668	12.8%
5 Person Households	332	6.8%	2,121	6.9%	6,150	7.4%
6 or More Person Households	262	5.3%	1,786	5.8%	5,239	6.3%

Household Vehicles (2020)

Households with 0 Vehicles Available	302	6.2%	2,810	9.1%	5,744	6.9%
Households with 1 Vehicles Available	1,737	35.4%	11,146	36.3%	28,050	33.5%
Households with 2 or More Vehicles Available	2,866	58.4%	16,767	54.6%	49,843	59.6%
Total Vehicles Available	8,787		52,511		153,570	
Average Vehicles Per Household	1.8		1.7		1.8	

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Labor Force (2020)

Estimated Labor Population Age 16 Years or Over	9,859		61,552		175,703	
Estimated Civilian Employed	5,635	57.2%	36,987	60.1%	106,831	60.8%
Estimated Civilian Unemployed	250	2.5%	1,711	2.8%	4,276	2.4%
Estimated in Armed Forces	-	-	11	-	56	-
Estimated Not in Labor Force	3,974	40.3%	22,842	37.1%	64,540	36.7%
Unemployment Rate	2.5%		2.8%		2.4%	

Occupation (2020)

Occupation: Population Age 16 Years or Over	5,635		36,987		106,831	
Management, Business, Financial Operations	633	11.2%	4,513	12.2%	14,024	13.1%
Professional, Related	741	13.1%	5,684	15.4%	17,975	16.8%
Service	967	17.2%	7,526	20.3%	19,924	18.7%
Sales, Office	1,375	24.4%	7,966	21.5%	23,419	21.9%
Farming, Fishing, Forestry	6	0.1%	60	0.2%	136	0.1%
Construct, Extraction, Maintenance	680	12.1%	3,801	10.3%	11,537	10.8%
Production, Transport Material Moving	1,232	21.9%	7,438	20.1%	19,815	18.5%
White Collar Workers	2,749	48.8%	18,163	49.1%	55,419	51.9%
Blue Collar Workers	2,885	51.2%	18,825	50.9%	51,412	48.1%

Consumer Expenditure (2020)

Total Household Expenditure	\$245.13 M		\$1.53 B		\$4.64 B	
Total Non-Retail Expenditure	\$129.03 M	52.6%	\$804.67 M	52.8%	\$2.45 B	52.7%
Total Retail Expenditure	\$116.1 M	47.4%	\$720.36 M	47.2%	\$2.19 B	47.3%
Apparel	\$8.5 M	3.5%	\$53.27 M	3.5%	\$162.81 M	3.5%
Contributions	\$7.55 M	3.1%	\$47.1 M	3.1%	\$147.06 M	3.2%
Education	\$6.61 M	2.7%	\$42.37 M	2.8%	\$133.59 M	2.9%
Entertainment	\$13.53 M	5.5%	\$84.04 M	5.5%	\$259.05 M	5.6%
Food and Beverages	\$36.65 M	14.9%	\$227.88 M	14.9%	\$688.62 M	14.8%
Furnishings and Equipment	\$8.42 M	3.4%	\$52.26 M	3.4%	\$160.95 M	3.5%
Gifts	\$5.56 M	2.3%	\$35.27 M	2.3%	\$109.96 M	2.4%
Health Care	\$21.29 M	8.7%	\$130.75 M	8.6%	\$395.28 M	8.5%
Household Operations	\$9.45 M	3.9%	\$58.74 M	3.9%	\$180.35 M	3.9%
Miscellaneous Expenses	\$4.61 M	1.9%	\$28.58 M	1.9%	\$87.28 M	1.9%
Personal Care	\$3.28 M	1.3%	\$20.41 M	1.3%	\$62.11 M	1.3%
Personal Insurance	\$1.62 M	0.7%	\$10.04 M	0.7%	\$31.63 M	0.7%
Reading	\$528.81 K	0.2%	\$3.27 M	0.2%	\$10.02 M	0.2%
Shelter	\$51.96 M	21.2%	\$325.43 M	21.3%	\$983.1 M	21.2%
Tobacco	\$1.68 M	0.7%	\$10.37 M	0.7%	\$29.85 M	0.6%
Transportation	\$44.86 M	18.3%	\$277.74 M	18.2%	\$846.33 M	18.2%
Utilities	\$19.05 M	7.8%	\$117.48 M	7.7%	\$350.44 M	7.6%

Educational Attainment (2020)

Adult Population Age 25 Years or Over	8,463		51,870		148,917	
Elementary (Grade Level 0 to 8)	636	7.5%	4,303	8.3%	12,486	8.4%
Some High School (Grade Level 9 to 11)	718	8.5%	5,558	10.7%	16,564	11.1%
High School Graduate	2,577	30.4%	15,108	29.1%	40,587	27.3%
Some College	2,334	27.6%	12,605	24.3%	33,173	22.3%
Associate Degree Only	548	6.5%	3,300	6.4%	9,585	6.4%
Bachelor Degree Only	1,216	14.4%	7,455	14.4%	24,638	16.5%
Graduate Degree	434	5.1%	3,541	6.8%	11,883	8.0%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,907	89.2%	19,106	73.0%	57,138	77.0%
1 Attached Unit	131	3.0%	948	3.6%	2,865	3.9%
2 to 4 Units	210	4.8%	1,893	7.2%	5,171	7.0%
5 to 9 Units	183	4.2%	2,830	10.8%	5,797	7.8%
10 to 19 Units	76	1.7%	3,247	12.4%	6,229	8.4%
20 to 49 Units	66	1.5%	775	3.0%	1,646	2.2%
50 or More Units	290	6.6%	1,264	4.8%	2,528	3.4%
Mobile Home or Trailer	39	0.9%	648	2.5%	2,144	2.9%
Other Structure	2	-	11	-	119	0.2%

Homes Built By Year (2020)

Homes Built 2010 or later	173	4.0%	1,622	6.2%	4,116	5.5%
Homes Built 2000 to 2009	220	5.0%	3,499	13.4%	8,705	11.7%
Homes Built 1990 to 1999	183	4.2%	3,327	12.7%	8,304	11.2%
Homes Built 1980 to 1989	645	14.7%	5,050	19.3%	13,391	18.0%
Homes Built 1970 to 1979	969	22.1%	6,276	24.0%	17,901	24.1%
Homes Built 1960 to 1969	893	20.4%	3,759	14.4%	11,342	15.3%
Homes Built 1950 to 1959	1,447	33.1%	5,010	19.1%	12,748	17.2%
Homes Built Before 1949	375	8.6%	2,181	8.3%	7,131	9.6%

Home Values (2020)

Home Values \$1,000,000 or More	20	0.7%	89	0.6%	261	0.6%
Home Values \$500,000 to \$999,999	114	3.9%	577	4.1%	1,790	4.0%
Home Values \$400,000 to \$499,999	96	3.3%	412	3.0%	1,639	3.7%
Home Values \$300,000 to \$399,999	171	5.9%	1,184	8.5%	4,028	9.0%
Home Values \$200,000 to \$299,999	513	17.6%	3,034	21.7%	12,490	28.1%
Home Values \$150,000 to \$199,999	659	22.7%	3,241	23.2%	10,209	22.9%
Home Values \$100,000 to \$149,999	788	27.1%	3,075	22.0%	7,534	16.9%
Home Values \$70,000 to \$99,999	545	18.8%	2,022	14.5%	4,699	10.6%
Home Values \$50,000 to \$69,999	184	6.3%	916	6.6%	2,493	5.6%
Home Values \$25,000 to \$49,999	52	1.8%	573	4.1%	1,830	4.1%
Home Values Under \$25,000	56	1.9%	356	2.6%	1,258	2.8%
Owner-Occupied Median Home Value	\$143,395		\$154,767		\$175,942	
Renter-Occupied Median Rent	\$891		\$829		\$857	

Transportation To Work (2020)

Drive to Work Alone	5,154	80.7%	32,908	81.5%	93,350	81.4%
Drive to Work in Carpool	667	10.4%	4,427	11.0%	12,760	11.1%
Travel to Work by Public Transportation	43	0.7%	678	1.7%	1,157	1.0%
Drive to Work on Motorcycle	7	0.1%	29	-	118	0.1%
Walk or Bicycle to Work	58	0.9%	248	0.6%	876	0.8%
Other Means	63	1.0%	289	0.7%	816	0.7%
Work at Home	397	6.2%	1,787	4.4%	5,554	4.8%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	958	15.0%	6,588	16.3%	19,599	17.1%
Travel to Work in 15 to 29 Minutes	2,085	32.6%	14,759	36.6%	42,437	37.0%
Travel to Work in 30 to 59 Minutes	1,964	30.7%	11,748	29.1%	33,322	29.1%
Travel to Work in 60 Minutes or More	276	4.3%	2,214	5.5%	6,208	5.4%
Average Minutes Travel to Work	25.3		24.2		23.7	

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