

# 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: 32.6824/-97.279

RF5

## 3300 Mansfield Hwy

### Forest Hill, TX 76119

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	9,625	86,367	249,925
Projected Population (2025)	10,372	93,586	270,859
Census Population (2010)	9,013	76,292	219,827
Census Population (2000)	8,626	72,951	210,596
Projected Annual Growth (2020 to 2025)	747 1.6%	7,219 1.7%	20,934 1.7%
Historical Annual Growth (2010 to 2020)	612 0.7%	10,075 1.3%	30,098 1.4%
Historical Annual Growth (2000 to 2010)	387 0.4%	3,341 0.5%	9,232 0.4%
Estimated Population Density (2020)	3,065 psm	3,055 psm	3,183 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	2,585	26,628	81,690
Projected Households (2025)	2,784	28,750	88,026
Census Households (2010)	2,406	23,372	71,212
Census Households (2000)	2,418	22,541	68,966
Estimated Households with Children (2020)	1,281 49.5%	11,940 44.8%	33,972 41.6%
Estimated Average Household Size (2020)	3.47	3.17	3.01
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$49,318	\$50,746	\$60,057
Projected Average Household Income (2025)	\$52,284	\$54,615	\$64,933
Estimated Average Family Income (2020)	\$51,797	\$55,232	\$67,548
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$38,846	\$40,744	\$50,112
Projected Median Household Income (2025)	\$45,014	\$47,284	\$57,947
Estimated Median Family Income (2020)	\$42,575	\$46,193	\$57,874
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$14,247	\$15,964	\$19,810
Projected Per Capita Income (2025)	\$14,965	\$17,072	\$21,268
Estimated Per Capita Income 5 Year Growth	\$717 5.0%	\$1,108 6.9%	\$1,459 7.4%
Estimated Average Household Net Worth (2020)	\$200,361	\$227,642	\$340,805
<b>Daytime Demos (2020)</b>			
Total Businesses	291	2,509	8,435
Total Employees	2,335	22,718	91,553
Company Headquarter Businesses	-	6 0.3%	23 0.3%
Company Headquarter Employees	285 12.2%	740 3.3%	15,133 16.5%
Employee Population per Business	8.0	9.1	10.9
Residential Population per Business	33.1	34.4	29.6

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#### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	3,805	39.5%	29,075	33.7%	113,199	45.3%
Black or African American (2020)	2,781	28.9%	35,337	40.9%	74,233	29.7%
American Indian or Alaska Native (2020)	90	0.9%	584	0.7%	1,682	0.7%
Asian (2020)	448	4.7%	2,156	2.5%	8,381	3.4%
Hawaiian or Pacific Islander (2020)	4	-	43	-	148	-
Other Race (2020)	2,295	23.8%	17,053	19.7%	44,996	18.0%
Two or More Races (2020)	202	2.1%	2,119	2.5%	7,286	2.9%
Not Hispanic or Latino Population (2020)	4,393	45.6%	46,980	54.4%	139,438	55.8%
Hispanic or Latino Population (2020)	5,232	54.4%	39,387	45.6%	110,487	44.2%
Not Hispanic or Latino Population (2025)	4,708	45.4%	50,723	54.2%	150,172	55.4%
Hispanic or Latino Population (2025)	5,664	54.6%	42,862	45.8%	120,687	44.6%
Not Hispanic or Latino Population (2010)	3,914	43.4%	39,784	52.1%	119,883	54.5%
Hispanic or Latino Population (2010)	5,099	56.6%	36,508	47.9%	99,944	45.5%
Not Hispanic or Latino Population (2000)	5,548	64.3%	50,614	69.4%	141,014	67.0%
Hispanic or Latino Population (2000)	3,079	35.7%	22,337	30.6%	69,582	33.0%
Projected Hispanic Annual Growth (2020 to 2025)	432	1.7%	3,475	1.8%	10,200	1.8%
Historic Hispanic Annual Growth (2000 to 2020)	2,153	3.5%	17,050	3.8%	40,905	2.9%

#### Age Distribution (2020)

Age Under 5	718	7.5%	6,730	7.8%	18,762	7.5%
Age 5 to 9 Years	712	7.4%	6,747	7.8%	18,668	7.5%
Age 10 to 14 Years	750	7.8%	6,712	7.8%	19,045	7.6%
Age 15 to 19 Years	741	7.7%	6,353	7.4%	18,616	7.4%
Age 20 to 24 Years	680	7.1%	5,903	6.8%	18,527	7.4%
Age 25 to 29 Years	769	8.0%	6,295	7.3%	18,666	7.5%
Age 30 to 34 Years	679	7.1%	5,691	6.6%	17,132	6.9%
Age 35 to 39 Years	673	7.0%	5,373	6.2%	16,052	6.4%
Age 40 to 44 Years	615	6.4%	4,993	5.8%	14,848	5.9%
Age 45 to 49 Years	611	6.3%	4,941	5.7%	15,060	6.0%
Age 50 to 54 Years	585	6.1%	4,778	5.5%	14,836	5.9%
Age 55 to 59 Years	532	5.5%	5,019	5.8%	15,371	6.2%
Age 60 to 64 Years	472	4.9%	4,877	5.6%	13,510	5.4%
Age 65 to 74 Years	704	7.3%	7,708	8.9%	19,349	7.7%
Age 75 to 84 Years	281	2.9%	3,287	3.8%	8,666	3.5%
Age 85 Years or Over	103	1.1%	961	1.1%	2,816	1.1%
Median Age	32.6		33.3		33.2	

#### Gender Age Distribution (2020)

Female Population	4,447	46.2%	43,389	50.2%	126,054	50.4%
Age 0 to 19 Years	1,407	31.6%	13,022	30.0%	36,846	29.2%
Age 20 to 64 Years	2,463	55.4%	23,386	53.9%	71,556	56.8%
Age 65 Years or Over	577	13.0%	6,982	16.1%	17,652	14.0%
Female Median Age	32.7		34.7		34.1	
Male Population	5,178	53.8%	42,978	49.8%	123,871	49.6%
Age 0 to 19 Years	1,514	29.2%	13,521	31.5%	38,245	30.9%
Age 20 to 64 Years	3,152	60.9%	24,482	57.0%	72,447	58.5%
Age 65 Years or Over	511	9.9%	4,975	11.6%	13,179	10.6%
Male Median Age	32.4		32.0		32.2	

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### Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	1	-	238	0.9%	2,111	2.6%
HH Income \$150,000 to \$199,999	43	1.7%	460	1.7%	3,012	3.7%
HH Income \$100,000 to \$149,999	173	6.7%	1,985	7.5%	7,839	9.6%
HH Income \$75,000 to \$99,999	363	14.0%	2,588	9.7%	9,137	11.2%
HH Income \$50,000 to \$74,999	452	17.5%	5,137	19.3%	15,485	19.0%
HH Income \$35,000 to \$49,999	347	13.4%	4,579	17.2%	12,798	15.7%
HH Income \$25,000 to \$34,999	376	14.5%	3,436	12.9%	8,762	10.7%
HH Income \$15,000 to \$24,999	362	14.0%	3,636	13.7%	9,814	12.0%
HH Income Under \$15,000	469	18.1%	4,569	17.2%	12,733	15.6%
HH Income \$35,000 or More	1,379	53.3%	14,986	56.3%	50,381	61.7%
HH Income \$75,000 or More	580	22.4%	5,270	19.8%	22,098	27.1%

### Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	2,711		27,953		85,567	
Housing Units Occupied	2,585	95.4%	26,628	95.3%	81,690	95.5%
Housing Units Owner-Occupied	1,585	61.3%	15,486	58.2%	47,676	58.4%
Housing Units, Renter-Occupied	1,000	38.7%	11,142	41.8%	34,014	41.6%
Housing Units, Vacant	126	4.9%	1,325	5.0%	3,877	4.7%

### Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,290	44.2%	27,215	41.1%	77,735	40.2%
Currently Married	2,487	33.4%	21,384	32.3%	71,062	36.7%
Separated	600	8.1%	5,462	8.3%	12,354	6.4%
Widowed	314	4.2%	3,784	5.7%	10,229	5.3%
Divorced	754	10.1%	8,331	12.6%	22,070	11.4%

### Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	8,222	85.4%	75,628	87.6%	214,812	86.0%
Population Non-Family	749	7.8%	8,737	10.1%	30,810	12.3%
Population Group Quarters	654	6.8%	2,002	2.3%	4,303	1.7%
Family Households	2,017	78.0%	19,504	73.2%	57,618	70.5%
Non-Family Households	568	22.0%	7,123	26.8%	24,072	29.5%
Married Couple with Children	789	31.7%	6,447	30.1%	19,537	27.5%
Average Family Household Size	4.1		3.9		3.7	

### Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	459	17.8%	6,012	22.6%	19,194	23.5%
2 Person Households	544	21.0%	6,055	22.7%	21,051	25.8%
3 Person Households	432	16.7%	4,279	16.1%	13,218	16.2%
4 Person Households	403	15.6%	3,974	14.9%	11,708	14.3%
5 Person Households	313	12.1%	2,957	11.1%	8,085	9.9%
6 or More Person Households	434	16.8%	3,350	12.6%	8,434	10.3%

### Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	242	9.4%	2,134	8.0%	6,068	7.4%
Households with 1 Vehicles Available	780	30.2%	8,805	33.1%	25,570	31.3%
Households with 2 or More Vehicles Available	1,563	60.4%	15,688	58.9%	50,052	61.3%
Total Vehicles Available	5,150		50,014		154,118	
Average Vehicles Per Household	2.0		1.9		1.9	

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#### Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,303		64,946		189,862	
Estimated Civilian Employed	3,706	50.7%	35,186	54.2%	109,479	57.7%
Estimated Civilian Unemployed	214	2.9%	1,884	2.9%	4,657	2.5%
Estimated in Armed Forces	-	-	23	-	104	-
Estimated Not in Labor Force	3,383	46.3%	27,853	42.9%	75,622	39.8%
Unemployment Rate	2.9%		2.9%		2.5%	

#### Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	3,706		35,186		109,479	
Management, Business, Financial Operations	337	9.1%	2,722	7.7%	11,051	10.1%
Professional, Related	299	8.1%	3,317	9.4%	14,979	13.7%
Service	680	18.4%	7,308	20.8%	21,256	19.4%
Sales, Office	679	18.3%	6,889	19.6%	22,667	20.7%
Farming, Fishing, Forestry	13	0.4%	75	0.2%	240	0.2%
Construct, Extraction, Maintenance	717	19.3%	6,354	18.1%	17,244	15.8%
Production, Transport Material Moving	980	26.5%	8,521	24.2%	22,042	20.1%
White Collar Workers	1,315	35.5%	12,928	36.7%	48,696	44.5%
Blue Collar Workers	2,391	64.5%	22,258	63.3%	60,782	55.5%

#### Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$111.94 M		\$1.17 B		\$4 B	
Total Non-Retail Expenditure	\$58.81 M	52.5%	\$616.68 M	52.6%	\$2.11 B	52.7%
Total Retail Expenditure	\$53.13 M	47.5%	\$555.1 M	47.4%	\$1.89 B	47.3%
Apparel	\$3.92 M	3.5%	\$40.89 M	3.5%	\$140.36 M	3.5%
Contributions	\$3.31 M	3.0%	\$35.08 M	3.0%	\$123.31 M	3.1%
Education	\$2.96 M	2.6%	\$31.24 M	2.7%	\$112.28 M	2.8%
Entertainment	\$6.09 M	5.4%	\$63.84 M	5.4%	\$221.09 M	5.5%
Food and Beverages	\$16.95 M	15.1%	\$176.73 M	15.1%	\$597.95 M	15.0%
Furnishings and Equipment	\$3.78 M	3.4%	\$39.6 M	3.4%	\$137.19 M	3.4%
Gifts	\$2.42 M	2.2%	\$25.79 M	2.2%	\$91.44 M	2.3%
Health Care	\$9.7 M	8.7%	\$101.44 M	8.7%	\$341.58 M	8.5%
Household Operations	\$4.27 M	3.8%	\$44.87 M	3.8%	\$154.23 M	3.9%
Miscellaneous Expenses	\$2.06 M	1.8%	\$21.76 M	1.9%	\$74.66 M	1.9%
Personal Care	\$1.49 M	1.3%	\$15.62 M	1.3%	\$53.38 M	1.3%
Personal Insurance	\$715.31 K	0.6%	\$7.5 M	0.6%	\$26.55 M	0.7%
Reading	\$235.42 K	0.2%	\$2.49 M	0.2%	\$8.53 M	0.2%
Shelter	\$23.84 M	21.3%	\$249.8 M	21.3%	\$849.54 M	21.3%
Tobacco	\$806.27 K	0.7%	\$8.37 M	0.7%	\$26.91 M	0.7%
Transportation	\$20.47 M	18.3%	\$213.91 M	18.3%	\$730.03 M	18.3%
Utilities	\$8.92 M	8.0%	\$92.82 M	7.9%	\$307.93 M	7.7%

#### Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	6,024		53,921		156,306	
Elementary (Grade Level 0 to 8)	1,577	26.2%	9,020	16.7%	23,538	15.1%
Some High School (Grade Level 9 to 11)	955	15.8%	9,429	17.5%	22,399	14.3%
High School Graduate	1,565	26.0%	17,584	32.6%	45,988	29.4%
Some College	1,102	18.3%	9,901	18.4%	28,407	18.2%
Associate Degree Only	202	3.4%	2,694	5.0%	8,873	5.7%
Bachelor Degree Only	451	7.5%	3,455	6.4%	17,375	11.1%
Graduate Degree	172	2.9%	1,839	3.4%	9,726	6.2%

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#### Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,082	86.5%	19,748	84.5%	61,054	85.7%
1 Attached Unit	21	0.9%	464	2.0%	2,168	3.0%
2 to 4 Units	93	3.9%	1,354	5.8%	4,407	6.2%
5 to 9 Units	95	3.9%	1,025	4.4%	3,122	4.4%
10 to 19 Units	184	7.7%	1,469	6.3%	3,898	5.5%
20 to 49 Units	34	1.4%	386	1.7%	1,960	2.8%
50 or More Units	38	1.6%	751	3.2%	2,606	3.7%
Mobile Home or Trailer	37	1.5%	1,404	6.0%	2,412	3.4%
Other Structure	-	-	27	0.1%	63	-

#### Homes Built By Year (2020)

Homes Built 2010 or later	57	2.4%	1,194	5.1%	4,559	6.4%
Homes Built 2000 to 2009	137	5.7%	2,333	10.0%	7,246	10.2%
Homes Built 1990 to 1999	124	5.2%	2,068	8.8%	6,441	9.0%
Homes Built 1980 to 1989	316	13.1%	2,877	12.3%	10,671	15.0%
Homes Built 1970 to 1979	438	18.2%	3,944	16.9%	11,931	16.8%
Homes Built 1960 to 1969	393	16.3%	4,604	19.7%	10,319	14.5%
Homes Built 1950 to 1959	767	31.9%	6,426	27.5%	15,890	22.3%
Homes Built Before 1949	353	14.7%	3,181	13.6%	14,633	20.5%

#### Home Values (2020)

Home Values \$1,000,000 or More	8	0.5%	69	0.5%	182	0.4%
Home Values \$500,000 to \$999,999	57	3.9%	627	4.5%	2,151	5.0%
Home Values \$400,000 to \$499,999	42	2.8%	397	2.9%	1,640	3.8%
Home Values \$300,000 to \$399,999	112	7.6%	1,073	7.8%	4,462	10.4%
Home Values \$200,000 to \$299,999	212	14.3%	2,438	17.6%	9,642	22.5%
Home Values \$150,000 to \$199,999	234	15.8%	2,059	14.9%	7,130	16.7%
Home Values \$100,000 to \$149,999	262	17.7%	2,172	15.7%	7,059	16.5%
Home Values \$70,000 to \$99,999	283	19.1%	2,645	19.1%	6,781	15.8%
Home Values \$50,000 to \$69,999	206	13.9%	1,792	13.0%	3,953	9.2%
Home Values \$25,000 to \$49,999	137	9.3%	1,406	10.2%	2,925	6.8%
Home Values Under \$25,000	25	1.7%	753	5.4%	1,584	3.7%
Owner-Occupied Median Home Value	\$118,296		\$125,071		\$155,518	
Renter-Occupied Median Rent	\$779		\$787		\$840	

#### Transportation To Work (2020)

Drive to Work Alone	3,541	73.2%	34,387	79.1%	101,815	80.6%
Drive to Work in Carpool	1,081	22.3%	7,014	16.1%	17,020	13.5%
Travel to Work by Public Transportation	52	1.1%	415	1.0%	1,055	0.8%
Drive to Work on Motorcycle	4	-	18	-	106	-
Walk or Bicycle to Work	24	0.5%	302	0.7%	1,457	1.2%
Other Means	32	0.7%	204	0.5%	773	0.6%
Work at Home	103	2.1%	1,108	2.5%	4,089	3.2%

#### Travel Time (2020)

Travel to Work in 14 Minutes or Less	690	14.3%	6,570	15.1%	22,971	18.2%
Travel to Work in 15 to 29 Minutes	1,341	27.7%	14,615	33.6%	43,623	34.5%
Travel to Work in 30 to 59 Minutes	1,264	26.1%	10,714	24.7%	31,440	24.9%
Travel to Work in 60 Minutes or More	331	6.8%	2,421	5.6%	7,825	6.2%
Average Minutes Travel to Work	26.0		23.3		22.8	

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