

# 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: 32.7021/-97.4521

RF5

## Benbrook Land

4952-56 S Hwy 377, Benbrook TX 76116

### Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2020)	9,675		82,894		188,146	
Projected Population (2025)	10,270		88,312		200,648	
Census Population (2010)	8,628		69,944		163,038	
Census Population (2000)	7,273		67,989		148,498	
Projected Annual Growth (2020 to 2025)	595	1.2%	5,418	1.3%	12,502	1.3%
Historical Annual Growth (2010 to 2020)	1,047	1.2%	12,950	1.9%	25,108	1.5%
Historical Annual Growth (2000 to 2010)	1,355	1.9%	1,955	0.3%	14,541	1.0%
Estimated Population Density (2020)	3,081 psm		2,932 psm		2,397 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

### Households

Estimated Households (2020)	3,772		37,209		82,359	
Projected Households (2025)	3,976		39,332		87,192	
Census Households (2010)	3,353		31,421		71,246	
Census Households (2000)	2,894		29,886		64,502	
Estimated Households with Children (2020)	1,232	32.7%	9,626	25.9%	21,883	26.6%
Estimated Average Household Size (2020)	2.56		2.21		2.25	

### Average Household Income

Estimated Average Household Income (2020)	\$75,397		\$83,472		\$94,244	
Projected Average Household Income (2025)	\$82,978		\$93,208		\$105,438	
Estimated Average Family Income (2020)	\$85,044		\$109,449		\$125,155	

### Median Household Income

Estimated Median Household Income (2020)	\$62,728		\$65,017		\$70,761	
Projected Median Household Income (2025)	\$73,383		\$75,420		\$81,911	
Estimated Median Family Income (2020)	\$73,673		\$86,047		\$93,791	

### Per Capita Income

Estimated Per Capita Income (2020)	\$29,395		\$37,522		\$41,335	
Projected Per Capita Income (2025)	\$32,125		\$41,563		\$45,894	
Estimated Per Capita Income 5 Year Growth	\$2,729	9.3%	\$4,041	10.8%	\$4,559	11.0%
Estimated Average Household Net Worth (2020)	\$486,360		\$553,296		\$623,411	

### Daytime Demos (2020)

Total Businesses	235		3,636		8,137	
Total Employees	1,328		41,971		86,064	
Company Headquarter Businesses	-	-	16	0.4%	47	0.6%
Company Headquarter Employees	-	-	988	2.4%	4,576	5.3%
Employee Population per Business	5.6		11.5		10.6	
Residential Population per Business	41.1		22.8		23.1	

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### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	6,778	70.1%	54,817	66.1%	129,460	68.8%
Black or African American (2020)	706	7.3%	13,249	16.0%	27,724	14.7%
American Indian or Alaska Native (2020)	87	0.9%	553	0.7%	1,249	0.7%
Asian (2020)	227	2.4%	2,922	3.5%	7,346	3.9%
Hawaiian or Pacific Islander (2020)	3	-	47	-	137	-
Other Race (2020)	1,535	15.9%	8,481	10.2%	15,946	8.5%
Two or More Races (2020)	338	3.5%	2,825	3.4%	6,283	3.3%
Not Hispanic or Latino Population (2020)	6,118	63.2%	61,312	74.0%	141,873	75.4%
Hispanic or Latino Population (2020)	3,557	36.8%	21,582	26.0%	46,272	24.6%
Not Hispanic or Latino Population (2025)	6,408	62.4%	64,689	73.3%	149,814	74.7%
Hispanic or Latino Population (2025)	3,862	37.6%	23,623	26.7%	50,834	25.3%
Not Hispanic or Latino Population (2010)	5,738	66.5%	54,503	77.9%	129,491	79.4%
Hispanic or Latino Population (2010)	2,890	33.5%	15,441	22.1%	33,547	20.6%
Not Hispanic or Latino Population (2000)	6,019	82.8%	57,997	85.3%	127,659	86.0%
Hispanic or Latino Population (2000)	1,254	17.2%	9,991	14.7%	20,838	14.0%
Projected Hispanic Annual Growth (2020 to 2025)	305	1.7%	2,041	1.9%	4,561	2.0%
Historic Hispanic Annual Growth (2000 to 2020)	2,303	9.2%	11,590	5.8%	25,434	6.1%

### Age Distribution (2020)

Age Under 5	695	7.2%	5,465	6.6%	11,911	6.3%
Age 5 to 9 Years	672	6.9%	4,970	6.0%	11,054	5.9%
Age 10 to 14 Years	583	6.0%	4,612	5.6%	10,719	5.7%
Age 15 to 19 Years	588	6.1%	4,645	5.6%	10,729	5.7%
Age 20 to 24 Years	602	6.2%	6,107	7.4%	14,655	7.8%
Age 25 to 29 Years	746	7.7%	6,992	8.4%	15,728	8.4%
Age 30 to 34 Years	695	7.2%	5,677	6.8%	13,217	7.0%
Age 35 to 39 Years	603	6.2%	5,075	6.1%	11,644	6.2%
Age 40 to 44 Years	541	5.6%	4,471	5.4%	10,156	5.4%
Age 45 to 49 Years	581	6.0%	4,787	5.8%	10,852	5.8%
Age 50 to 54 Years	577	6.0%	5,002	6.0%	11,305	6.0%
Age 55 to 59 Years	641	6.6%	5,643	6.8%	12,596	6.7%
Age 60 to 64 Years	554	5.7%	5,062	6.1%	11,389	6.1%
Age 65 to 74 Years	870	9.0%	7,831	9.4%	17,624	9.4%
Age 75 to 84 Years	561	5.8%	4,567	5.5%	10,097	5.4%
Age 85 Years or Over	167	1.7%	1,988	2.4%	4,469	2.4%
Median Age	37.5		38.1		37.8	

### Gender Age Distribution (2020)

Female Population	4,788	49.5%	42,947	51.8%	98,012	52.1%
Age 0 to 19 Years	1,231	25.7%	9,674	22.5%	21,844	22.3%
Age 20 to 64 Years	2,665	55.7%	24,925	58.0%	57,287	58.4%
Age 65 Years or Over	891	18.6%	8,347	19.4%	18,881	19.3%
Female Median Age	38.7		39.8		39.6	
Male Population	4,887	50.5%	39,947	48.2%	90,134	47.9%
Age 0 to 19 Years	1,306	26.7%	10,017	25.1%	22,569	25.0%
Age 20 to 64 Years	2,874	58.8%	23,891	59.8%	54,255	60.2%
Age 65 Years or Over	707	14.5%	6,039	15.1%	13,309	14.8%
Male Median Age	36.3		36.6		36.2	

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### Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	221	5.9%	2,640	7.1%	6,921	8.4%
HH Income \$150,000 to \$199,999	135	3.6%	1,827	4.9%	4,689	5.7%
HH Income \$100,000 to \$149,999	467	12.4%	5,060	13.6%	11,964	14.5%
HH Income \$75,000 to \$99,999	596	15.8%	4,270	11.5%	9,872	12.0%
HH Income \$50,000 to \$74,999	781	20.7%	7,105	19.1%	15,611	19.0%
HH Income \$35,000 to \$49,999	619	16.4%	5,024	13.5%	10,981	13.3%
HH Income \$25,000 to \$34,999	383	10.2%	3,738	10.0%	7,518	9.1%
HH Income \$15,000 to \$24,999	297	7.9%	3,425	9.2%	7,077	8.6%
HH Income Under \$15,000	273	7.2%	4,120	11.1%	7,726	9.4%
HH Income \$35,000 or More	2,820	74.7%	25,925	69.7%	60,038	72.9%
HH Income \$75,000 or More	1,419	37.6%	13,797	37.1%	33,446	40.6%

### Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,875		38,344		84,927	
Housing Units Occupied	3,772	97.3%	37,209	97.0%	82,359	97.0%
Housing Units Owner-Occupied	2,526	67.0%	15,851	42.6%	40,724	49.4%
Housing Units, Renter-Occupied	1,247	33.0%	21,358	57.4%	41,635	50.6%
Housing Units, Vacant	103	2.7%	1,135	3.1%	2,568	3.1%

### Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	2,257	29.2%	23,925	35.3%	52,899	34.2%
Currently Married	3,593	46.5%	27,734	40.9%	65,229	42.2%
Separated	224	2.9%	3,051	4.5%	6,452	4.2%
Widowed	468	6.1%	4,420	6.5%	9,797	6.3%
Divorced	1,184	15.3%	8,717	12.8%	20,084	13.0%

### Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	8,108	83.8%	62,169	75.0%	142,346	75.7%
Population Non-Family	1,566	16.2%	19,950	24.1%	43,191	23.0%
Population Group Quarters	-	-	775	0.9%	2,610	1.4%
Family Households	2,504	66.4%	20,250	54.4%	46,189	56.1%
Non-Family Households	1,268	33.6%	16,960	45.6%	36,170	43.9%
Married Couple with Children	791	22.0%	5,285	19.1%	12,840	19.7%
Average Family Household Size	3.2		3.1		3.1	

### Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,022	27.1%	14,387	38.7%	30,375	36.9%
2 Person Households	1,291	34.2%	11,588	31.1%	25,958	31.5%
3 Person Households	571	15.1%	4,980	13.4%	11,323	13.7%
4 Person Households	445	11.8%	3,546	9.5%	8,519	10.3%
5 Person Households	240	6.4%	1,633	4.4%	3,869	4.7%
6 or More Person Households	205	5.4%	1,076	2.9%	2,314	2.8%

### Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	93	2.5%	2,578	6.9%	4,563	5.5%
Households with 1 Vehicles Available	1,328	35.2%	15,657	42.1%	32,693	39.7%
Households with 2 or More Vehicles Available	2,351	62.3%	18,973	51.0%	45,104	54.8%
Total Vehicles Available	6,926		61,017		141,206	
Average Vehicles Per Household	1.8		1.6		1.7	

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### Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,608		66,936		152,343	
Estimated Civilian Employed	4,780	62.8%	42,621	63.7%	97,601	64.1%
Estimated Civilian Unemployed	261	3.4%	1,829	2.7%	3,676	2.4%
Estimated in Armed Forces	-	-	29	-	192	0.1%
Estimated Not in Labor Force	2,568	33.7%	22,456	33.5%	50,874	33.4%
Unemployment Rate	3.4%		2.7%		2.4%	

### Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,780		42,621		97,601	
Management, Business, Financial Operations	734	15.4%	6,898	16.2%	16,496	16.9%
Professional, Related	823	17.2%	8,898	20.9%	22,000	22.5%
Service	720	15.1%	7,017	16.5%	15,485	15.9%
Sales, Office	1,061	22.2%	10,042	23.6%	22,452	23.0%
Farming, Fishing, Forestry	1	-	39	-	114	0.1%
Construct, Extraction, Maintenance	711	14.9%	4,412	10.4%	9,078	9.3%
Production, Transport Material Moving	730	15.3%	5,315	12.5%	11,975	12.3%
White Collar Workers	2,618	54.8%	25,839	60.6%	60,948	62.4%
Blue Collar Workers	2,162	45.2%	16,783	39.4%	36,653	37.6%

### Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$214.95 M		\$2.27 B		\$5.49 B	
Total Non-Retail Expenditure	\$113.18 M	52.7%	\$1.2 B	53.0%	\$2.91 B	53.0%
Total Retail Expenditure	\$101.77 M	47.3%	\$1.07 B	47.0%	\$2.58 B	47.0%
Apparel	\$7.51 M	3.5%	\$79.81 M	3.5%	\$194.09 M	3.5%
Contributions	\$6.96 M	3.2%	\$74.47 M	3.3%	\$183.08 M	3.3%
Education	\$6.08 M	2.8%	\$68.64 M	3.0%	\$169.9 M	3.1%
Entertainment	\$12.08 M	5.6%	\$127.42 M	5.6%	\$310.8 M	5.7%
Food and Beverages	\$31.78 M	14.8%	\$333.57 M	14.7%	\$805.64 M	14.7%
Furnishings and Equipment	\$7.51 M	3.5%	\$79.11 M	3.5%	\$192.76 M	3.5%
Gifts	\$5.2 M	2.4%	\$56.79 M	2.5%	\$139.69 M	2.5%
Health Care	\$18.48 M	8.6%	\$190.75 M	8.4%	\$460.13 M	8.4%
Household Operations	\$8.4 M	3.9%	\$88.94 M	3.9%	\$216.65 M	3.9%
Miscellaneous Expenses	\$4.06 M	1.9%	\$42.94 M	1.9%	\$104.23 M	1.9%
Personal Care	\$2.88 M	1.3%	\$30.38 M	1.3%	\$73.61 M	1.3%
Personal Insurance	\$1.49 M	0.7%	\$15.72 M	0.7%	\$38.75 M	0.7%
Reading	\$469.76 K	0.2%	\$4.96 M	0.2%	\$12.05 M	0.2%
Shelter	\$45.14 M	21.0%	\$482.14 M	21.3%	\$1.16 B	21.2%
Tobacco	\$1.35 M	0.6%	\$13.96 M	0.6%	\$32.87 M	0.6%
Transportation	\$39.4 M	18.3%	\$410.28 M	18.1%	\$994.29 M	18.1%
Utilities	\$16.16 M	7.5%	\$167.08 M	7.4%	\$400.95 M	7.3%

### Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	6,536		57,096		129,078	
Elementary (Grade Level 0 to 8)	363	5.5%	2,815	4.9%	5,741	4.4%
Some High School (Grade Level 9 to 11)	485	7.4%	3,452	6.0%	7,381	5.7%
High School Graduate	1,831	28.0%	14,297	25.0%	30,828	23.9%
Some College	1,757	26.9%	13,026	22.8%	27,567	21.4%
Associate Degree Only	342	5.2%	3,958	6.9%	8,724	6.8%
Bachelor Degree Only	1,219	18.6%	12,200	21.4%	29,935	23.2%
Graduate Degree	540	8.3%	7,348	12.9%	18,902	14.6%

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### Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,163	94.3%	18,842	60.0%	47,895	67.2%
1 Attached Unit	32	0.9%	900	2.9%	2,506	3.5%
2 to 4 Units	90	2.7%	2,746	8.7%	5,266	7.4%
5 to 9 Units	163	4.9%	4,656	14.8%	7,218	10.1%
10 to 19 Units	144	4.3%	4,986	15.9%	9,483	13.3%
20 to 49 Units	29	0.9%	2,111	6.7%	3,631	5.1%
50 or More Units	68	2.0%	2,640	8.4%	5,664	8.0%
Mobile Home or Trailer	82	2.4%	286	0.9%	637	0.9%
Other Structure	1	-	40	0.1%	57	-

### Homes Built By Year (2020)

Homes Built 2010 or later	101	3.0%	1,682	5.4%	4,646	6.5%
Homes Built 2000 to 2009	520	15.5%	4,565	14.5%	11,274	15.8%
Homes Built 1990 to 1999	139	4.1%	4,664	14.8%	10,587	14.9%
Homes Built 1980 to 1989	221	6.6%	7,696	24.5%	15,386	21.6%
Homes Built 1970 to 1979	445	13.3%	6,663	21.2%	12,796	18.0%
Homes Built 1960 to 1969	698	20.8%	5,011	15.9%	10,070	14.1%
Homes Built 1950 to 1959	1,212	36.1%	5,227	16.6%	11,630	16.3%
Homes Built Before 1949	437	13.0%	1,701	5.4%	5,970	8.4%

### Home Values (2020)

Home Values \$1,000,000 or More	9	0.4%	162	1.1%	588	1.6%
Home Values \$500,000 to \$999,999	93	4.2%	1,341	9.5%	4,446	12.3%
Home Values \$400,000 to \$499,999	93	4.2%	1,014	7.2%	2,399	6.6%
Home Values \$300,000 to \$399,999	242	10.8%	2,400	17.0%	5,491	15.1%
Home Values \$200,000 to \$299,999	658	29.5%	3,675	26.0%	8,902	24.5%
Home Values \$150,000 to \$199,999	481	21.6%	2,844	20.1%	7,011	19.3%
Home Values \$100,000 to \$149,999	363	16.3%	2,285	16.1%	5,974	16.5%
Home Values \$70,000 to \$99,999	353	15.8%	1,221	8.6%	3,104	8.6%
Home Values \$50,000 to \$69,999	146	6.5%	390	2.8%	1,027	2.8%
Home Values \$25,000 to \$49,999	55	2.4%	241	1.7%	610	1.7%
Home Values Under \$25,000	21	0.9%	162	1.1%	609	1.7%
Owner-Occupied Median Home Value	\$177,469		\$237,751		\$257,596	
Renter-Occupied Median Rent	\$898		\$906		\$935	

### Transportation To Work (2020)

Drive to Work Alone	4,110	83.5%	35,149	83.1%	80,123	83.5%
Drive to Work in Carpool	468	9.5%	3,798	9.0%	8,593	9.0%
Travel to Work by Public Transportation	18	0.4%	377	0.9%	681	0.7%
Drive to Work on Motorcycle	8	0.2%	30	-	83	-
Walk or Bicycle to Work	47	1.0%	629	1.5%	1,306	1.4%
Other Means	29	0.6%	285	0.7%	586	0.6%
Work at Home	244	5.0%	2,022	4.8%	4,528	4.7%

### Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,194	24.3%	10,671	25.2%	24,560	25.6%
Travel to Work in 15 to 29 Minutes	1,933	39.3%	17,134	40.5%	37,660	39.3%
Travel to Work in 30 to 59 Minutes	1,020	20.7%	10,400	24.6%	25,643	26.7%
Travel to Work in 60 Minutes or More	396	8.1%	2,372	5.6%	5,143	5.4%
Average Minutes Travel to Work	20.2		20.3		20.9	

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