

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.6437/-97.3697

RF5

Candleridge Center

6800 McCart Ave, Fort Worth TX 76133

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2021)	22,298	130,927	251,996
Projected Population (2026)	22,634	136,177	264,497
Census Population (2010)	20,694	119,905	221,176
Census Population (2000)	19,585	92,027	178,689
Projected Annual Growth (2021 to 2026)	335 0.3%	5,249 0.8%	12,502 1.0%
Historical Annual Growth (2010 to 2021)	1,604 0.7%	11,022 0.8%	30,820 1.3%
Historical Annual Growth (2000 to 2010)	1,109 0.6%	27,878 3.0%	42,487 2.4%
Estimated Population Density (2021)	7,101 psm	4,631 psm	3,210 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Estimated Households (2021)	8,268	47,644	92,056
Projected Households (2026)	8,508	50,125	97,853
Census Households (2010)	7,534	43,107	79,747
Census Households (2000)	7,337	34,417	66,457
Estimated Households with Children (2021)	3,166 38.3%	18,574 39.0%	33,644 36.5%
Estimated Average Household Size (2021)	2.68	2.72	2.67

Average Household Income

Estimated Average Household Income (2021)	\$70,750	\$80,607	\$84,491
Projected Average Household Income (2026)	\$79,647	\$88,056	\$92,874
Estimated Average Family Income (2021)	\$77,987	\$92,834	\$100,827

Median Household Income

Estimated Median Household Income (2021)	\$59,400	\$67,330	\$69,551
Projected Median Household Income (2026)	\$67,477	\$77,580	\$79,548
Estimated Median Family Income (2021)	\$70,935	\$78,660	\$85,542

Per Capita Income

Estimated Per Capita Income (2021)	\$26,305	\$29,396	\$31,023
Projected Per Capita Income (2026)	\$30,013	\$32,473	\$34,510
Estimated Per Capita Income 5 Year Growth	\$3,708 14.1%	\$3,077 10.5%	\$3,487 11.2%
Estimated Average Household Net Worth (2021)	\$397,358	\$494,534	\$562,399

Daytime Demos (2021)

Total Businesses	559	2,982	7,701
Total Employees	4,126	25,726	83,407
Company Headquarter Businesses	9 1.6%	77 2.6%	250 3.2%
Company Headquarter Employees	81 2.0%	2,058 8.0%	10,891 13.1%
Employee Population per Business	7.4	8.6	10.8
Residential Population per Business	39.9	43.9	32.7

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	9,605	43.1%	68,539	52.3%	143,019	56.8%
Black or African American (2021)	7,725	34.6%	36,632	28.0%	55,660	22.1%
American Indian or Alaska Native (2021)	145	0.7%	792	0.6%	1,671	0.7%
Asian (2021)	1,137	5.1%	6,101	4.7%	11,828	4.7%
Hawaiian or Pacific Islander (2021)	12	-	100	-	186	-
Other Race (2021)	2,921	13.1%	14,333	10.9%	31,240	12.4%
Two or More Races (2021)	754	3.4%	4,431	3.4%	8,391	3.3%
Not Hispanic or Latino Population (2021)	14,952	67.1%	89,744	68.5%	164,960	65.5%
Hispanic or Latino Population (2021)	7,347	32.9%	41,183	31.5%	87,036	34.5%
Not Hispanic or Latino Population (2026)	15,036	66.4%	92,503	67.9%	171,722	64.9%
Hispanic or Latino Population (2026)	7,598	33.6%	43,674	32.1%	92,775	35.1%
Not Hispanic or Latino Population (2010)	14,059	67.9%	84,352	70.3%	147,663	66.8%
Hispanic or Latino Population (2010)	6,635	32.1%	35,553	29.7%	73,513	33.2%
Not Hispanic or Latino Population (2000)	16,233	82.9%	75,082	81.6%	133,191	74.5%
Hispanic or Latino Population (2000)	3,352	17.1%	16,945	18.4%	45,498	25.5%
Projected Hispanic Annual Growth (2021 to 2026)	252	0.7%	2,491	1.2%	5,740	1.3%
Historic Hispanic Annual Growth (2000 to 2021)	3,995	5.7%	24,238	6.8%	41,538	4.3%

Age Distribution (2021)

Age Under 5	1,575	7.1%	9,215	7.0%	17,205	6.8%
Age 5 to 9 Years	1,612	7.2%	9,486	7.2%	17,596	7.0%
Age 10 to 14 Years	1,659	7.4%	9,977	7.6%	18,106	7.2%
Age 15 to 19 Years	1,659	7.4%	9,496	7.3%	19,420	7.7%
Age 20 to 24 Years	1,507	6.8%	8,475	6.5%	20,188	8.0%
Age 25 to 29 Years	1,599	7.2%	9,429	7.2%	19,219	7.6%
Age 30 to 34 Years	1,560	7.0%	9,586	7.3%	18,335	7.3%
Age 35 to 39 Years	1,425	6.4%	8,979	6.9%	16,841	6.7%
Age 40 to 44 Years	1,384	6.2%	8,092	6.2%	15,144	6.0%
Age 45 to 49 Years	1,277	5.7%	7,783	5.9%	14,410	5.7%
Age 50 to 54 Years	1,368	6.1%	7,738	5.9%	14,479	5.7%
Age 55 to 59 Years	1,432	6.4%	7,884	6.0%	14,631	5.8%
Age 60 to 64 Years	1,374	6.2%	7,169	5.5%	13,365	5.3%
Age 65 to 74 Years	1,855	8.3%	10,300	7.9%	19,290	7.7%
Age 75 to 84 Years	753	3.4%	5,411	4.1%	9,813	3.9%
Age 85 Years or Over	260	1.2%	1,908	1.5%	3,953	1.6%
Median Age	35.1		34.9		34.1	

Gender Age Distribution (2021)

Female Population	11,751	52.7%	68,694	52.5%	130,455	51.8%
Age 0 to 19 Years	3,150	26.8%	18,638	27.1%	35,634	27.3%
Age 20 to 64 Years	6,934	59.0%	39,734	57.8%	75,654	58.0%
Age 65 Years or Over	1,667	14.2%	10,321	15.0%	19,167	14.7%
Female Median Age	36.9		36.4		35.4	
Male Population	10,548	47.3%	62,234	47.5%	121,540	48.2%
Age 0 to 19 Years	3,355	31.8%	19,536	31.4%	36,694	30.2%
Age 20 to 64 Years	5,992	56.8%	35,400	56.9%	70,958	58.4%
Age 65 Years or Over	1,201	11.4%	7,298	11.7%	13,889	11.4%
Male Median Age	33.1		33.3		32.8	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	291	3.5%	2,403	5.0%	6,382	6.9%
HH Income \$150,000 to \$199,999	304	3.7%	2,280	4.8%	4,540	4.9%
HH Income \$100,000 to \$149,999	914	11.1%	7,477	15.7%	13,612	14.8%
HH Income \$75,000 to \$99,999	1,509	18.3%	7,880	16.5%	13,702	14.9%
HH Income \$50,000 to \$74,999	1,799	21.8%	9,994	21.0%	18,277	19.9%
HH Income \$35,000 to \$49,999	964	11.7%	5,775	12.1%	11,909	12.9%
HH Income \$25,000 to \$34,999	895	10.8%	4,114	8.6%	8,017	8.7%
HH Income \$15,000 to \$24,999	598	7.2%	3,223	6.8%	6,359	6.9%
HH Income Under \$15,000	993	12.0%	4,499	9.4%	9,258	10.1%
HH Income \$35,000 or More	5,782	69.9%	35,809	75.2%	68,422	74.3%
HH Income \$75,000 or More	3,018	36.5%	20,040	42.1%	38,236	41.5%

Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	8,573		49,404		95,903	
Housing Units Occupied	8,268	96.4%	47,644	96.4%	92,056	96.0%
Housing Units Owner-Occupied	4,626	56.0%	30,998	65.1%	54,114	58.8%
Housing Units, Renter-Occupied	3,641	44.0%	16,647	34.9%	37,942	41.2%
Housing Units, Vacant	305	3.7%	1,760	3.7%	3,847	4.2%

Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	6,808	39.0%	34,540	33.8%	71,139	35.7%
Currently Married	6,503	37.3%	44,802	43.8%	86,036	43.2%
Separated	849	4.9%	4,432	4.3%	9,055	4.5%
Widowed	892	5.1%	5,542	5.4%	10,021	5.0%
Divorced	2,401	13.8%	12,933	12.6%	22,838	11.5%

Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	19,160	85.9%	112,911	86.2%	207,268	82.3%
Population Non-Family	2,995	13.4%	16,688	12.7%	38,509	15.3%
Population Group Quarters	143	0.6%	1,329	1.0%	6,219	2.5%
Family Households	5,700	68.9%	33,556	70.4%	60,816	66.1%
Non-Family Households	2,568	31.1%	14,088	29.6%	31,240	33.9%
Married Couple with Children	1,705	26.2%	11,497	25.7%	21,213	24.7%
Average Family Household Size	3.4		3.4		3.4	

Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	2,219	26.8%	12,008	25.2%	25,837	28.1%
2 Person Households	2,369	28.7%	13,859	29.1%	25,950	28.2%
3 Person Households	1,416	17.1%	8,050	16.9%	14,679	15.9%
4 Person Households	1,117	13.5%	7,019	14.7%	12,787	13.9%
5 Person Households	669	8.1%	3,887	8.2%	7,180	7.8%
6 or More Person Households	477	5.8%	2,821	5.9%	5,624	6.1%

Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	618	7.5%	2,561	5.4%	5,053	5.5%
Households with 1 Vehicles Available	3,131	37.9%	15,296	32.1%	31,332	34.0%
Households with 2 or More Vehicles Available	4,519	54.7%	29,787	62.5%	55,671	60.5%
Total Vehicles Available	14,434		90,097		170,322	
Average Vehicles Per Household	1.7		1.9		1.9	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	17,159		100,341		195,595	
Estimated Civilian Employed	10,914	63.6%	62,588	62.4%	119,301	61.0%
Estimated Civilian Unemployed	1,016	5.9%	4,876	4.9%	8,909	4.6%
Estimated in Armed Forces	7	-	277	0.3%	456	0.2%
Estimated Not in Labor Force	5,222	30.4%	32,600	32.5%	66,929	34.2%
Unemployment Rate	5.9%		4.9%		4.6%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	10,914		62,588		119,301	
Management, Business, Financial Operations	1,327	12.2%	8,722	13.9%	17,512	14.7%
Professional, Related	1,835	16.8%	12,874	20.6%	25,285	21.2%
Service	2,025	18.6%	10,620	17.0%	19,618	16.4%
Sales, Office	2,709	24.8%	13,968	22.3%	25,720	21.6%
Farming, Fishing, Forestry	2	-	36	-	96	-
Construct, Extraction, Maintenance	989	9.1%	6,016	9.6%	12,225	10.2%
Production, Transport Material Moving	2,028	18.6%	10,352	16.5%	18,845	15.8%
White Collar Workers	5,870	53.8%	35,564	56.8%	68,516	57.4%
Blue Collar Workers	5,044	46.2%	27,024	43.2%	50,784	42.6%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$454.35 M		\$2.87 B		\$5.72 B	
Total Non-Retail Expenditure	\$239.14 M	52.6%	\$1.51 B	52.6%	\$3.02 B	52.8%
Total Retail Expenditure	\$215.22 M	47.4%	\$1.36 B	47.4%	\$2.7 B	47.2%
Apparel	\$15.94 M	3.5%	\$101.06 M	3.5%	\$202.26 M	3.5%
Contributions	\$14.19 M	3.1%	\$91.31 M	3.2%	\$185.78 M	3.2%
Education	\$12.75 M	2.8%	\$82.59 M	2.9%	\$171.67 M	3.0%
Entertainment	\$25.31 M	5.6%	\$161.41 M	5.6%	\$322.45 M	5.6%
Food and Beverages	\$67.75 M	14.9%	\$426.05 M	14.8%	\$844.21 M	14.8%
Furnishings and Equipment	\$15.73 M	3.5%	\$100.34 M	3.5%	\$200.12 M	3.5%
Gifts	\$10.58 M	2.3%	\$68.59 M	2.4%	\$141.05 M	2.5%
Health Care	\$38.9 M	8.6%	\$244.26 M	8.5%	\$480.77 M	8.4%
Household Operations	\$17.58 M	3.9%	\$111.69 M	3.9%	\$223.79 M	3.9%
Miscellaneous Expenses	\$8.51 M	1.9%	\$53.97 M	1.9%	\$107.71 M	1.9%
Personal Care	\$6.09 M	1.3%	\$38.52 M	1.3%	\$76.59 M	1.3%
Personal Insurance	\$3.06 M	0.7%	\$19.81 M	0.7%	\$39.89 M	0.7%
Reading	\$977.4 K	0.2%	\$6.19 M	0.2%	\$12.39 M	0.2%
Shelter	\$96.1 M	21.2%	\$604.71 M	21.1%	\$1.21 B	21.1%
Tobacco	\$2.98 M	0.7%	\$18.01 M	0.6%	\$34.99 M	0.6%
Transportation	\$83.3 M	18.3%	\$527.39 M	18.4%	\$1.04 B	18.2%
Utilities	\$34.62 M	7.6%	\$215.24 M	7.5%	\$422.78 M	7.4%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	14,287		84,278		159,480	
Elementary (Grade Level 0 to 8)	1,147	8.0%	5,998	7.1%	13,735	8.6%
Some High School (Grade Level 9 to 11)	824	5.8%	5,731	6.8%	11,487	7.2%
High School Graduate	5,488	38.4%	25,246	30.0%	43,203	27.1%
Some College	2,973	20.8%	17,887	21.2%	31,215	19.6%
Associate Degree Only	970	6.8%	5,764	6.8%	10,363	6.5%
Bachelor Degree Only	1,835	12.8%	14,868	17.6%	30,101	18.9%
Graduate Degree	1,049	7.3%	8,784	10.4%	19,375	12.1%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	5,514	73.2%	35,565	82.5%	62,977	79.0%
1 Attached Unit	501	6.7%	1,669	3.9%	3,002	3.8%
2 to 4 Units	413	5.5%	1,994	4.6%	4,543	5.7%
5 to 9 Units	401	5.3%	1,606	3.7%	4,088	5.1%
10 to 19 Units	969	12.9%	3,794	8.8%	9,044	11.3%
20 to 49 Units	234	3.1%	916	2.1%	2,349	2.9%
50 or More Units	199	2.6%	1,864	4.3%	5,236	6.6%
Mobile Home or Trailer	36	0.5%	235	0.5%	809	1.0%
Other Structure	1	-	2	-	8	-

Homes Built By Year (2021)

Homes Built 2010 or later	274	3.6%	2,909	6.7%	7,562	9.5%
Homes Built 2000 to 2009	682	9.1%	8,253	19.1%	15,457	19.4%
Homes Built 1990 to 1999	684	9.1%	5,478	12.7%	11,267	14.1%
Homes Built 1980 to 1989	3,326	44.2%	10,929	25.4%	18,332	23.0%
Homes Built 1970 to 1979	1,989	26.4%	7,735	17.9%	13,335	16.7%
Homes Built 1960 to 1969	775	10.3%	5,660	13.1%	9,658	12.1%
Homes Built 1950 to 1959	326	4.3%	5,050	11.7%	9,429	11.8%
Homes Built Before 1949	210	2.8%	1,631	3.8%	7,016	8.8%

Home Values (2021)

Home Values \$1,000,000 or More	29	0.6%	250	0.8%	838	1.5%
Home Values \$500,000 to \$999,999	152	3.3%	1,109	3.6%	3,992	7.4%
Home Values \$400,000 to \$499,999	123	2.7%	1,061	3.4%	2,795	5.2%
Home Values \$300,000 to \$399,999	291	6.3%	2,578	8.3%	5,637	10.4%
Home Values \$200,000 to \$299,999	1,015	22.0%	8,529	27.5%	14,259	26.4%
Home Values \$150,000 to \$199,999	1,188	25.7%	8,029	25.9%	11,607	21.4%
Home Values \$100,000 to \$149,999	1,110	24.0%	5,777	18.6%	8,150	15.1%
Home Values \$70,000 to \$99,999	472	10.2%	2,332	7.5%	4,083	7.5%
Home Values \$50,000 to \$69,999	88	1.9%	455	1.5%	1,029	1.9%
Home Values \$25,000 to \$49,999	42	0.9%	353	1.1%	842	1.6%
Home Values Under \$25,000	114	2.5%	524	1.7%	882	1.6%
Owner-Occupied Median Home Value	\$167,073		\$187,225		\$224,427	
Renter-Occupied Median Rent	\$928		\$961		\$983	

Transportation To Work (2021)

Drive to Work Alone	9,154	83.9%	53,230	83.5%	101,293	82.3%
Drive to Work in Carpool	1,016	9.3%	6,743	10.6%	13,114	10.7%
Travel to Work by Public Transportation	180	1.6%	570	0.9%	1,014	0.8%
Drive to Work on Motorcycle	12	0.1%	73	0.1%	103	-
Walk or Bicycle to Work	73	0.7%	422	0.7%	1,316	1.1%
Other Means	90	0.8%	381	0.6%	776	0.6%
Work at Home	382	3.5%	2,362	3.7%	5,476	4.4%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,658	15.2%	10,619	16.6%	23,190	18.8%
Travel to Work in 15 to 29 Minutes	4,309	39.5%	24,971	39.2%	46,922	38.1%
Travel to Work in 30 to 59 Minutes	3,532	32.4%	19,078	29.9%	33,903	27.5%
Travel to Work in 60 Minutes or More	1,046	9.6%	5,660	8.9%	10,067	8.2%
Average Minutes Travel to Work	25.4		24.9		23.7	

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