

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: 32.7204/-97.4356

RF5

6900 Camp Bowie Blvd

Fort Worth, TX 76116

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	7,836	89,129	217,732
Projected Population (2026)	7,936	91,871	225,014
Census Population (2010)	7,425	77,583	193,588
Census Population (2000)	7,728	76,127	178,150
Projected Annual Growth (2021 to 2026)	100 0.3%	2,742 0.6%	7,282 0.7%
Historical Annual Growth (2010 to 2021)	411 0.5%	11,546 1.4%	24,144 1.1%
Historical Annual Growth (2000 to 2010)	-303 -0.4%	1,456 0.2%	15,438 0.9%
Estimated Population Density (2021)	2,496 psm	3,153 psm	2,774 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	3,288	40,578	94,754
Projected Households (2026)	3,378	42,493	99,440
Census Households (2010)	3,056	34,602	82,392
Census Households (2000)	3,167	33,700	76,243
Estimated Households with Children (2021)	982 29.9%	10,252 25.3%	24,551 25.9%
Estimated Average Household Size (2021)	2.38	2.17	2.22
Average Household Income			
Estimated Average Household Income (2021)	\$94,524	\$82,299	\$94,497
Projected Average Household Income (2026)	\$110,066	\$92,351	\$106,285
Estimated Average Family Income (2021)	\$114,231	\$111,651	\$126,803
Median Household Income			
Estimated Median Household Income (2021)	\$75,183	\$62,881	\$72,753
Projected Median Household Income (2026)	\$87,385	\$71,964	\$82,769
Estimated Median Family Income (2021)	\$93,912	\$86,845	\$98,583
Per Capita Income			
Estimated Per Capita Income (2021)	\$39,657	\$37,553	\$41,368
Projected Per Capita Income (2026)	\$46,858	\$42,796	\$47,206
Estimated Per Capita Income 5 Year Growth	\$7,201 18.2%	\$5,244 14.0%	\$5,838 14.1%
Estimated Average Household Net Worth (2021)	\$673,149	\$557,561	\$645,498
Daytime Demos (2021)			
Total Businesses	787	4,833	10,989
Total Employees	7,716	47,633	112,132
Company Headquarter Businesses	33 4.2%	205 4.2%	453 4.1%
Company Headquarter Employees	1,286 16.7%	9,044 19.0%	16,792 15.0%
Employee Population per Business	9.8	9.9	10.2
Residential Population per Business	10.0	18.4	19.8

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	5,516	70.4%	57,576	64.6%	151,369	69.5%
Black or African American (2021)	785	10.0%	15,004	16.8%	29,830	13.7%
American Indian or Alaska Native (2021)	52	0.7%	613	0.7%	1,550	0.7%
Asian (2021)	223	2.8%	2,967	3.3%	8,419	3.9%
Hawaiian or Pacific Islander (2021)	8	0.1%	65	-	147	-
Other Race (2021)	996	12.7%	9,836	11.0%	19,268	8.8%
Two or More Races (2021)	256	3.3%	3,067	3.4%	7,149	3.3%
Not Hispanic or Latino Population (2021)	5,265	67.2%	63,548	71.3%	159,677	73.3%
Hispanic or Latino Population (2021)	2,571	32.8%	25,581	28.7%	58,055	26.7%
Not Hispanic or Latino Population (2026)	5,224	65.8%	64,622	70.3%	162,590	72.3%
Hispanic or Latino Population (2026)	2,711	34.2%	27,249	29.7%	62,425	27.7%
Not Hispanic or Latino Population (2010)	5,328	71.8%	58,038	74.8%	150,166	77.6%
Hispanic or Latino Population (2010)	2,097	28.2%	19,545	25.2%	43,422	22.4%
Not Hispanic or Latino Population (2000)	6,111	79.1%	63,069	82.8%	150,735	84.6%
Hispanic or Latino Population (2000)	1,617	20.9%	13,057	17.2%	27,415	15.4%
Projected Hispanic Annual Growth (2021 to 2026)	141	1.1%	1,668	1.3%	4,370	1.5%
Historic Hispanic Annual Growth (2000 to 2021)	954	2.8%	12,523	4.6%	30,640	5.3%

Age Distribution (2021)

Age Under 5	518	6.6%	5,745	6.4%	13,144	6.0%
Age 5 to 9 Years	517	6.6%	5,273	5.9%	12,583	5.8%
Age 10 to 14 Years	463	5.9%	4,911	5.5%	12,237	5.6%
Age 15 to 19 Years	460	5.9%	5,011	5.6%	14,124	6.5%
Age 20 to 24 Years	439	5.6%	6,964	7.8%	19,027	8.7%
Age 25 to 29 Years	559	7.1%	7,539	8.5%	17,869	8.2%
Age 30 to 34 Years	570	7.3%	6,345	7.1%	15,441	7.1%
Age 35 to 39 Years	510	6.5%	5,447	6.1%	13,584	6.2%
Age 40 to 44 Years	481	6.1%	4,912	5.5%	12,106	5.6%
Age 45 to 49 Years	490	6.2%	4,920	5.5%	12,104	5.6%
Age 50 to 54 Years	521	6.6%	5,264	5.9%	12,967	6.0%
Age 55 to 59 Years	564	7.2%	5,799	6.5%	14,088	6.5%
Age 60 to 64 Years	446	5.7%	5,235	5.9%	12,913	5.9%
Age 65 to 74 Years	713	9.1%	8,446	9.5%	19,989	9.2%
Age 75 to 84 Years	407	5.2%	5,085	5.7%	10,855	5.0%
Age 85 Years or Over	178	2.3%	2,232	2.5%	4,700	2.2%
Median Age	38.4		37.6		37.0	

Gender Age Distribution (2021)

Female Population	3,866	49.3%	45,948	51.6%	113,518	52.1%
Age 0 to 19 Years	941	24.3%	10,192	22.2%	25,876	22.8%
Age 20 to 64 Years	2,198	56.8%	26,565	57.8%	66,997	59.0%
Age 65 Years or Over	728	18.8%	9,191	20.0%	20,645	18.2%
Female Median Age	40.1		39.5		38.5	
Male Population	3,970	50.7%	43,181	48.4%	104,214	47.9%
Age 0 to 19 Years	1,017	25.6%	10,747	24.9%	26,212	25.2%
Age 20 to 64 Years	2,382	60.0%	25,862	59.9%	63,103	60.6%
Age 65 Years or Over	570	14.4%	6,572	15.2%	14,899	14.3%
Male Median Age	36.8		35.8		35.5	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	278	8.4%	3,101	7.6%	8,634	9.1%
HH Income \$150,000 to \$199,999	248	7.6%	1,754	4.3%	5,009	5.3%
HH Income \$100,000 to \$149,999	551	16.8%	4,566	11.3%	13,070	13.8%
HH Income \$75,000 to \$99,999	503	15.3%	5,061	12.5%	13,111	13.8%
HH Income \$50,000 to \$74,999	484	14.7%	7,694	19.0%	18,552	19.6%
HH Income \$35,000 to \$49,999	376	11.4%	5,352	13.2%	11,642	12.3%
HH Income \$25,000 to \$34,999	316	9.6%	4,494	11.1%	8,448	8.9%
HH Income \$15,000 to \$24,999	254	7.7%	3,284	8.1%	6,513	6.9%
HH Income Under \$15,000	278	8.5%	5,271	13.0%	9,777	10.3%
HH Income \$35,000 or More	2,440	74.2%	27,529	67.8%	70,016	73.9%
HH Income \$75,000 or More	1,580	48.1%	14,483	35.7%	39,823	42.0%

Housing (2021)

Total Housing Units	3,457		42,657		99,327	
Housing Units Occupied	3,288	95.1%	40,578	95.1%	94,754	95.4%
Housing Units Owner-Occupied	1,964	59.7%	16,443	40.5%	46,193	48.8%
Housing Units, Renter-Occupied	1,324	40.3%	24,135	59.5%	48,561	51.2%
Housing Units, Vacant	170	5.2%	2,079	5.1%	4,573	4.8%

Marital Status (2021)

Never Married	2,039	32.2%	26,208	35.8%	64,907	36.1%
Currently Married	2,945	46.5%	28,055	38.3%	74,110	41.2%
Separated	152	2.4%	3,384	4.6%	7,512	4.2%
Widowed	321	5.1%	5,166	7.1%	10,672	5.9%
Divorced	881	13.9%	10,387	14.2%	22,566	12.6%

Household Type (2021)

Population Family	6,259	79.9%	64,721	72.6%	158,451	72.8%
Population Non-Family	1,577	20.1%	23,214	26.0%	52,172	24.0%
Population Group Quarters	-	-	1,194	1.3%	7,108	3.3%
Family Households	1,972	60.0%	20,851	51.4%	51,533	54.4%
Non-Family Households	1,315	40.0%	19,727	48.6%	43,221	45.6%
Married Couple with Children	605	20.6%	5,536	19.7%	14,673	19.8%
Average Family Household Size	3.2		3.1		3.1	

Household Size (2021)

1 Person Households	1,100	33.5%	16,815	41.4%	36,087	38.1%
2 Person Households	1,036	31.5%	11,975	29.5%	29,358	31.0%
3 Person Households	455	13.9%	5,065	12.5%	12,610	13.3%
4 Person Households	364	11.1%	3,656	9.0%	9,585	10.1%
5 Person Households	197	6.0%	1,836	4.5%	4,406	4.7%
6 or More Person Households	135	4.1%	1,230	3.0%	2,708	2.9%

Household Vehicles (2021)

Households with 0 Vehicles Available	183	5.6%	3,143	7.7%	5,434	5.7%
Households with 1 Vehicles Available	999	30.4%	18,166	44.8%	37,602	39.7%
Households with 2 or More Vehicles Available	2,105	64.0%	19,270	47.5%	51,718	54.6%
Total Vehicles Available	6,044		63,457		160,859	
Average Vehicles Per Household	1.8		1.6		1.7	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	6,243		72,249		177,381	
Estimated Civilian Employed	4,094	65.6%	43,941	60.8%	107,151	60.4%
Estimated Civilian Unemployed	308	4.9%	3,588	5.0%	8,170	4.6%
Estimated in Armed Forces	-	-	232	0.3%	957	0.5%
Estimated Not in Labor Force	1,841	29.5%	24,489	33.9%	61,102	34.4%
Unemployment Rate	4.9%		5.0%		4.6%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,094		43,941		107,151	
Management, Business, Financial Operations	692	16.9%	7,127	16.2%	18,800	17.5%
Professional, Related	875	21.4%	9,553	21.7%	25,612	23.9%
Service	650	15.9%	7,562	17.2%	16,963	15.8%
Sales, Office	946	23.1%	10,071	22.9%	23,532	22.0%
Farming, Fishing, Forestry	-	-	21	-	90	-
Construct, Extraction, Maintenance	431	10.5%	4,439	10.1%	9,316	8.7%
Production, Transport Material Moving	500	12.2%	5,169	11.8%	12,837	12.0%
White Collar Workers	2,513	61.4%	26,750	60.9%	67,944	63.4%
Blue Collar Workers	1,581	38.6%	17,191	39.1%	39,207	36.6%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$218.41 M		\$2.46 B		\$6.35 B	
Total Non-Retail Expenditure	\$115.48 M	52.9%	\$1.3 B	53.1%	\$3.37 B	53.0%
Total Retail Expenditure	\$102.93 M	47.1%	\$1.15 B	46.9%	\$2.98 B	47.0%
Apparel	\$7.73 M	3.5%	\$86.55 M	3.5%	\$224.44 M	3.5%
Contributions	\$7.29 M	3.3%	\$81 M	3.3%	\$211.9 M	3.3%
Education	\$6.74 M	3.1%	\$75.13 M	3.1%	\$197.38 M	3.1%
Entertainment	\$12.45 M	5.7%	\$137.73 M	5.6%	\$359.1 M	5.7%
Food and Beverages	\$32.02 M	14.7%	\$361.17 M	14.7%	\$930.33 M	14.7%
Furnishings and Equipment	\$7.72 M	3.5%	\$85.43 M	3.5%	\$222.7 M	3.5%
Gifts	\$5.48 M	2.5%	\$62.04 M	2.5%	\$162.39 M	2.6%
Health Care	\$18.32 M	8.4%	\$206.06 M	8.4%	\$530.08 M	8.4%
Household Operations	\$8.62 M	3.9%	\$96.45 M	3.9%	\$250.19 M	3.9%
Miscellaneous Expenses	\$4.14 M	1.9%	\$46.44 M	1.9%	\$120.22 M	1.9%
Personal Care	\$2.94 M	1.3%	\$32.89 M	1.3%	\$85.01 M	1.3%
Personal Insurance	\$1.57 M	0.7%	\$16.97 M	0.7%	\$44.77 M	0.7%
Reading	\$478.69 K	0.2%	\$5.38 M	0.2%	\$13.91 M	0.2%
Shelter	\$46.1 M	21.1%	\$523.62 M	21.3%	\$1.35 B	21.2%
Tobacco	\$1.27 M	0.6%	\$15.21 M	0.6%	\$37.88 M	0.6%
Transportation	\$39.71 M	18.2%	\$442.16 M	18.0%	\$1.15 B	18.1%
Utilities	\$15.84 M	7.3%	\$181.05 M	7.4%	\$462.07 M	7.3%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	5,440		61,226		146,616	
Elementary (Grade Level 0 to 8)	279	5.1%	3,065	5.0%	5,859	4.0%
Some High School (Grade Level 9 to 11)	620	11.4%	4,568	7.5%	9,066	6.2%
High School Graduate	1,099	20.2%	15,429	25.2%	35,721	24.4%
Some College	1,088	20.0%	13,068	21.3%	29,487	20.1%
Associate Degree Only	240	4.4%	3,830	6.3%	9,192	6.3%
Bachelor Degree Only	1,467	27.0%	13,697	22.4%	35,843	24.4%
Graduate Degree	647	11.9%	7,570	12.4%	21,448	14.6%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,381	77.9%	19,789	57.2%	53,362	64.8%
1 Attached Unit	79	2.6%	1,429	4.1%	3,751	4.6%
2 to 4 Units	204	6.7%	3,709	10.7%	7,091	8.6%
5 to 9 Units	186	6.1%	4,513	13.0%	7,138	8.7%
10 to 19 Units	105	3.4%	5,304	15.3%	10,443	12.7%
20 to 49 Units	200	6.5%	2,189	6.3%	4,224	5.1%
50 or More Units	106	3.5%	3,459	10.0%	7,756	9.4%
Mobile Home or Trailer	19	0.6%	168	0.5%	937	1.1%
Other Structure	8	0.3%	17	-	51	-

Homes Built By Year (2021)

Homes Built 2010 or later	118	3.9%	2,648	7.7%	7,213	8.8%
Homes Built 2000 to 2009	215	7.0%	4,445	12.8%	11,427	13.9%
Homes Built 1990 to 1999	141	4.6%	4,423	12.8%	11,692	14.2%
Homes Built 1980 to 1989	389	12.7%	7,198	20.8%	16,957	20.6%
Homes Built 1970 to 1979	252	8.2%	6,238	18.0%	12,353	15.0%
Homes Built 1960 to 1969	511	16.7%	5,590	16.2%	10,545	12.8%
Homes Built 1950 to 1959	1,217	39.8%	6,505	18.8%	12,697	15.4%
Homes Built Before 1949	445	14.5%	3,530	10.2%	11,869	14.4%

Home Values (2021)

Home Values \$1,000,000 or More	12	0.6%	680	4.1%	1,489	3.2%
Home Values \$500,000 to \$999,999	210	10.7%	2,065	12.6%	6,116	13.2%
Home Values \$400,000 to \$499,999	215	10.9%	1,359	8.3%	3,749	8.1%
Home Values \$300,000 to \$399,999	359	18.3%	2,247	13.7%	5,921	12.8%
Home Values \$200,000 to \$299,999	586	29.9%	3,756	22.8%	10,587	22.9%
Home Values \$150,000 to \$199,999	267	13.6%	2,553	15.5%	7,851	17.0%
Home Values \$100,000 to \$149,999	156	8.0%	1,793	10.9%	5,335	11.5%
Home Values \$70,000 to \$99,999	79	4.0%	1,149	7.0%	2,921	6.3%
Home Values \$50,000 to \$69,999	39	2.0%	362	2.2%	766	1.7%
Home Values \$25,000 to \$49,999	19	0.9%	264	1.6%	562	1.2%
Home Values Under \$25,000	22	1.1%	214	1.3%	896	1.9%
Owner-Occupied Median Home Value	\$276,667		\$289,250		\$284,763	
Renter-Occupied Median Rent	\$933		\$925		\$982	

Transportation To Work (2021)

Drive to Work Alone	3,008	77.4%	35,593	81.1%	87,359	81.6%
Drive to Work in Carpool	476	12.3%	4,321	9.8%	9,899	9.2%
Travel to Work by Public Transportation	58	1.5%	496	1.1%	848	0.8%
Drive to Work on Motorcycle	-	-	8	-	81	-
Walk or Bicycle to Work	42	1.1%	772	1.8%	1,793	1.7%
Other Means	26	0.7%	398	0.9%	797	0.7%
Work at Home	275	7.1%	2,282	5.2%	6,343	5.9%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,214	31.2%	12,275	28.0%	28,351	26.5%
Travel to Work in 15 to 29 Minutes	1,501	38.7%	16,671	38.0%	41,027	38.3%
Travel to Work in 30 to 59 Minutes	729	18.8%	10,032	22.9%	25,164	23.5%
Travel to Work in 60 Minutes or More	349	9.0%	2,650	6.0%	6,204	5.8%
Average Minutes Travel to Work	19.3		19.8		20.2	

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