

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: 33.0257/-97.2825

RF5

Champion 114 SC

3524 TX-114, Fort Worth TX 76177

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	2,784	14,639	56,765
Projected Population (2025)	3,174	16,476	62,573
Census Population (2010)	1,466	10,615	38,270
Census Population (2000)	291	1,429	10,354
Projected Annual Growth (2020 to 2025)	390 2.8%	1,837 2.5%	5,808 2.0%
Historical Annual Growth (2010 to 2020)	1,318 9.0%	4,024 3.8%	18,495 4.8%
Historical Annual Growth (2000 to 2010)	1,175 40.4%	9,186 64.3%	27,916 27.0%
Estimated Population Density (2020)	887 psm	518 psm	723 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	1,153	5,337	19,620
Projected Households (2025)	1,296	5,934	21,440
Census Households (2010)	605	3,615	13,037
Census Households (2000)	114	519	3,648
Estimated Households with Children (2020)	393 34.1%	2,161 40.5%	8,647 44.1%
Estimated Average Household Size (2020)	2.42	2.74	2.89
Average Household Income			
Estimated Average Household Income (2020)	\$74,899	\$86,857	\$114,043
Projected Average Household Income (2025)	\$78,424	\$91,146	\$122,422
Estimated Average Family Income (2020)	\$92,984	\$106,219	\$131,354
Median Household Income			
Estimated Median Household Income (2020)	\$87,906	\$93,329	\$103,187
Projected Median Household Income (2025)	\$101,886	\$108,830	\$120,210
Estimated Median Family Income (2020)	\$116,585	\$115,059	\$119,023
Per Capita Income			
Estimated Per Capita Income (2020)	\$31,005	\$31,663	\$39,430
Projected Per Capita Income (2025)	\$32,023	\$32,828	\$41,958
Estimated Per Capita Income 5 Year Growth	\$1,018 3.3%	\$1,165 3.7%	\$2,528 6.4%
Estimated Average Household Net Worth (2020)	\$742,171	\$773,675	\$928,914
Daytime Demos (2020)			
Total Businesses	43	331	1,705
Total Employees	874	4,850	20,651
Company Headquarter Businesses	-	4 1.1%	12 0.7%
Company Headquarter Employees	55 6.3%	309 6.4%	1,015 4.9%
Employee Population per Business	20.5	14.7	12.1
Residential Population per Business	65.2	44.3	33.3

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2020)	2,210	79.4%	11,342	77.5%	44,910	79.1%
Black or African American (2020)	183	6.6%	1,268	8.7%	4,245	7.5%
American Indian or Alaska Native (2020)	28	1.0%	144	1.0%	420	0.7%
Asian (2020)	163	5.9%	751	5.1%	2,785	4.9%
Hawaiian or Pacific Islander (2020)	2	-	16	0.1%	59	0.1%
Other Race (2020)	119	4.3%	622	4.2%	2,424	4.3%
Two or More Races (2020)	78	2.8%	496	3.4%	1,921	3.4%
Not Hispanic or Latino Population (2020)	2,363	84.9%	12,168	83.1%	46,676	82.2%
Hispanic or Latino Population (2020)	421	15.1%	2,471	16.9%	10,089	17.8%
Not Hispanic or Latino Population (2025)	2,679	84.4%	13,625	82.7%	51,144	81.7%
Hispanic or Latino Population (2025)	495	15.6%	2,851	17.3%	11,429	18.3%
Not Hispanic or Latino Population (2010)	1,307	89.2%	9,013	84.9%	32,444	84.8%
Hispanic or Latino Population (2010)	159	10.8%	1,602	15.1%	5,826	15.2%
Not Hispanic or Latino Population (2000)	266	91.4%	1,305	91.3%	9,512	91.9%
Hispanic or Latino Population (2000)	25	8.6%	124	8.7%	842	8.1%
Projected Hispanic Annual Growth (2020 to 2025)	74	3.5%	380	3.1%	1,340	2.7%
Historic Hispanic Annual Growth (2000 to 2020)	396	79.7%	2,347	94.5%	9,248	54.9%

Age Distribution (2020)

Age Under 5	175	6.3%	1,032	7.0%	4,185	7.4%
Age 5 to 9 Years	175	6.3%	1,081	7.4%	4,392	7.7%
Age 10 to 14 Years	188	6.7%	1,126	7.7%	4,533	8.0%
Age 15 to 19 Years	169	6.1%	979	6.7%	3,789	6.7%
Age 20 to 24 Years	195	7.0%	869	5.9%	2,837	5.0%
Age 25 to 29 Years	248	8.9%	1,246	8.5%	4,177	7.4%
Age 30 to 34 Years	225	8.1%	1,280	8.7%	4,965	8.7%
Age 35 to 39 Years	219	7.9%	1,246	8.5%	4,902	8.6%
Age 40 to 44 Years	204	7.3%	1,088	7.4%	4,241	7.5%
Age 45 to 49 Years	195	7.0%	975	6.7%	3,904	6.9%
Age 50 to 54 Years	187	6.7%	897	6.1%	3,454	6.1%
Age 55 to 59 Years	178	6.4%	849	5.8%	3,254	5.7%
Age 60 to 64 Years	139	5.0%	664	4.5%	2,624	4.6%
Age 65 to 74 Years	195	7.0%	894	6.1%	3,653	6.4%
Age 75 to 84 Years	75	2.7%	340	2.3%	1,443	2.5%
Age 85 Years or Over	18	0.6%	73	0.5%	411	0.7%
Median Age	34.4		33.1		34.1	

Gender Age Distribution (2020)

Female Population	1,423	51.1%	7,463	51.0%	28,731	50.6%
Age 0 to 19 Years	340	23.9%	2,044	27.4%	8,150	28.4%
Age 20 to 64 Years	924	64.9%	4,690	62.8%	17,599	61.3%
Age 65 Years or Over	160	11.2%	729	9.8%	2,982	10.4%
Female Median Age	34.7		33.3		34.5	
Male Population	1,361	48.9%	7,176	49.0%	28,034	49.4%
Age 0 to 19 Years	367	27.0%	2,174	30.3%	8,750	31.2%
Age 20 to 64 Years	866	63.6%	4,424	61.6%	16,758	59.8%
Age 65 Years or Over	128	9.4%	579	8.1%	2,526	9.0%
Male Median Age	34.0		32.8		33.7	

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Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	79	6.8%	389	7.3%	2,212	11.3%
HH Income \$150,000 to \$199,999	150	13.0%	730	13.7%	2,676	13.6%
HH Income \$100,000 to \$149,999	283	24.5%	1,372	25.7%	4,976	25.4%
HH Income \$75,000 to \$99,999	152	13.2%	731	13.7%	3,042	15.5%
HH Income \$50,000 to \$74,999	213	18.5%	864	16.2%	3,106	15.8%
HH Income \$35,000 to \$49,999	120	10.4%	615	11.5%	1,743	8.9%
HH Income \$25,000 to \$34,999	51	4.4%	198	3.7%	635	3.2%
HH Income \$15,000 to \$24,999	60	5.2%	273	5.1%	744	3.8%
HH Income Under \$15,000	45	3.9%	165	3.1%	486	2.5%
HH Income \$35,000 or More	997	86.5%	4,701	88.1%	17,755	90.5%
HH Income \$75,000 or More	664	57.6%	3,222	60.4%	12,907	65.8%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	1,196		5,473		19,963	
Housing Units Occupied	1,153	96.3%	5,337	97.5%	19,620	98.3%
Housing Units Owner-Occupied	670	58.1%	3,540	66.3%	15,178	77.4%
Housing Units, Renter-Occupied	483	41.9%	1,796	33.7%	4,442	22.6%
Housing Units, Vacant	44	3.8%	136	2.6%	343	1.7%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	610	27.1%	3,242	28.4%	11,031	25.3%
Currently Married	1,193	53.1%	6,296	55.2%	25,559	58.5%
Separated	64	2.8%	328	2.9%	1,432	3.3%
Widowed	56	2.5%	406	3.6%	1,572	3.6%
Divorced	323	14.4%	1,129	9.9%	4,060	9.3%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	2,249	80.8%	12,616	86.2%	50,764	89.4%
Population Non-Family	536	19.2%	2,023	13.8%	5,882	10.4%
Population Group Quarters	-	-	-	-	119	0.2%
Family Households	716	62.1%	3,711	69.5%	14,957	76.2%
Non-Family Households	437	37.9%	1,626	30.5%	4,664	23.8%
Married Couple with Children	292	24.5%	1,614	25.6%	6,769	26.5%
Average Family Household Size	3.1		3.4		3.4	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	354	30.7%	1,301	24.4%	3,702	18.9%
2 Person Households	365	31.7%	1,520	28.5%	5,766	29.4%
3 Person Households	186	16.1%	904	16.9%	3,649	18.6%
4 Person Households	153	13.3%	916	17.2%	3,752	19.1%
5 Person Households	64	5.5%	434	8.1%	1,820	9.3%
6 or More Person Households	30	2.6%	262	4.9%	931	4.7%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	10	0.9%	36	0.7%	281	1.4%
Households with 1 Vehicles Available	396	34.3%	1,433	26.8%	4,226	21.5%
Households with 2 or More Vehicles Available	747	64.8%	3,868	72.5%	15,113	77.0%
Total Vehicles Available	2,179		11,182		41,388	
Average Vehicles Per Household	1.9		2.1		2.1	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	2,217		11,199		42,840	
Estimated Civilian Employed	1,688	76.1%	8,501	75.9%	31,340	73.2%
Estimated Civilian Unemployed	25	1.1%	151	1.4%	709	1.7%
Estimated in Armed Forces	-	-	18	0.2%	36	-
Estimated Not in Labor Force	505	22.8%	2,529	22.6%	10,754	25.1%
Unemployment Rate	1.1%		1.4%		1.7%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	1,688		8,501		31,340	
Management, Business, Financial Operations	375	22.2%	1,731	20.4%	7,221	23.0%
Professional, Related	369	21.9%	1,798	21.1%	6,547	20.9%
Service	162	9.6%	915	10.8%	3,143	10.0%
Sales, Office	485	28.7%	2,271	26.7%	8,307	26.5%
Farming, Fishing, Forestry	-	-	8	-	28	-
Construct, Extraction, Maintenance	97	5.8%	625	7.4%	2,242	7.2%
Production, Transport Material Moving	198	11.7%	1,154	13.6%	3,852	12.3%
White Collar Workers	1,230	72.9%	5,799	68.2%	22,075	70.4%
Blue Collar Workers	458	27.1%	2,701	31.8%	9,266	29.6%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$66.64 M		\$341.88 M		\$1.52 B	
Total Non-Retail Expenditure	\$35.12 M	52.7%	\$179.86 M	52.6%	\$799.81 M	52.7%
Total Retail Expenditure	\$31.53 M	47.3%	\$162.02 M	47.4%	\$718.71 M	47.3%
Apparel	\$2.37 M	3.6%	\$12.25 M	3.6%	\$54.67 M	3.6%
Contributions	\$2.17 M	3.3%	\$11.16 M	3.3%	\$50.92 M	3.4%
Education	\$2.05 M	3.1%	\$10.62 M	3.1%	\$49.02 M	3.2%
Entertainment	\$3.81 M	5.7%	\$19.66 M	5.8%	\$88.16 M	5.8%
Food and Beverages	\$9.8 M	14.7%	\$50.29 M	14.7%	\$222.03 M	14.6%
Furnishings and Equipment	\$2.37 M	3.6%	\$12.2 M	3.6%	\$54.6 M	3.6%
Gifts	\$1.63 M	2.4%	\$8.31 M	2.4%	\$38.25 M	2.5%
Health Care	\$5.53 M	8.3%	\$28.26 M	8.3%	\$124.69 M	8.2%
Household Operations	\$2.61 M	3.9%	\$13.43 M	3.9%	\$60.21 M	4.0%
Miscellaneous Expenses	\$1.26 M	1.9%	\$6.47 M	1.9%	\$28.79 M	1.9%
Personal Care	\$897.36 K	1.3%	\$4.6 M	1.3%	\$20.41 M	1.3%
Personal Insurance	\$476.34 K	0.7%	\$2.47 M	0.7%	\$11.28 M	0.7%
Reading	\$144.48 K	0.2%	\$737.8 K	0.2%	\$3.29 M	0.2%
Shelter	\$14.06 M	21.1%	\$71.87 M	21.0%	\$317.58 M	20.9%
Tobacco	\$382.62 K	0.6%	\$1.93 M	0.6%	\$8.14 M	0.5%
Transportation	\$12.26 M	18.4%	\$63.09 M	18.5%	\$279.25 M	18.4%
Utilities	\$4.8 M	7.2%	\$24.54 M	7.2%	\$107.23 M	7.1%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	1,882		9,552		37,028	
Elementary (Grade Level 0 to 8)	35	1.9%	236	2.5%	942	2.5%
Some High School (Grade Level 9 to 11)	38	2.0%	281	2.9%	1,188	3.2%
High School Graduate	367	19.5%	1,924	20.1%	7,641	20.6%
Some College	478	25.4%	2,634	27.6%	8,607	23.2%
Associate Degree Only	157	8.4%	763	8.0%	2,862	7.7%
Bachelor Degree Only	575	30.5%	2,698	28.2%	11,272	30.4%
Graduate Degree	231	12.3%	1,017	10.7%	4,517	12.2%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	696	115.0%	3,771	104.3%	15,925	122.2%
1 Attached Unit	7	1.2%	40	1.1%	175	1.3%
2 to 4 Units	49	8.0%	150	4.1%	364	2.8%
5 to 9 Units	97	16.0%	322	8.9%	569	4.4%
10 to 19 Units	145	24.0%	455	12.6%	846	6.5%
20 to 49 Units	62	10.3%	197	5.4%	406	3.1%
50 or More Units	82	13.5%	277	7.7%	571	4.4%
Mobile Home or Trailer	13	2.2%	123	3.4%	761	5.8%
Other Structure	-	-	2	-	5	-

Homes Built By Year (2020)

Homes Built 2010 or later	393	64.8%	1,490	41.2%	5,509	42.3%
Homes Built 2000 to 2009	452	74.7%	2,510	69.4%	8,478	65.0%
Homes Built 1990 to 1999	127	20.9%	581	16.1%	2,362	18.1%
Homes Built 1980 to 1989	101	16.6%	407	11.3%	1,574	12.1%
Homes Built 1970 to 1979	55	9.0%	223	6.2%	954	7.3%
Homes Built 1960 to 1969	3	0.5%	26	0.7%	259	2.0%
Homes Built 1950 to 1959	10	1.6%	41	1.1%	248	1.9%
Homes Built Before 1949	13	2.1%	59	1.6%	235	1.8%

Home Values (2020)

Home Values \$1,000,000 or More	1	0.4%	9	0.3%	48	0.5%
Home Values \$500,000 to \$999,999	37	12.1%	263	10.6%	1,503	15.5%
Home Values \$400,000 to \$499,999	75	24.2%	330	13.2%	1,780	18.3%
Home Values \$300,000 to \$399,999	143	46.4%	618	24.8%	2,822	29.1%
Home Values \$200,000 to \$299,999	324	105.2%	1,364	54.7%	5,202	53.6%
Home Values \$150,000 to \$199,999	67	21.7%	535	21.5%	2,097	21.6%
Home Values \$100,000 to \$149,999	1	0.4%	272	10.9%	1,042	10.7%
Home Values \$70,000 to \$99,999	3	0.9%	39	1.5%	214	2.2%
Home Values \$50,000 to \$69,999	-	-	20	0.8%	61	0.6%
Home Values \$25,000 to \$49,999	6	2.1%	31	1.3%	101	1.0%
Home Values Under \$25,000	11	3.4%	53	2.1%	269	2.8%
Owner-Occupied Median Home Value	\$288,401		\$246,860		\$271,109	
Renter-Occupied Median Rent	\$1,113		\$1,120		\$1,163	

Transportation To Work (2020)

Drive to Work Alone	1,265	80.9%	6,577	81.2%	25,190	82.3%
Drive to Work in Carpool	126	8.0%	692	8.5%	2,446	8.0%
Travel to Work by Public Transportation	2	0.1%	15	0.2%	75	0.2%
Drive to Work on Motorcycle	-	-	7	-	50	0.2%
Walk or Bicycle to Work	15	1.0%	66	0.8%	234	0.8%
Other Means	47	3.0%	187	2.3%	382	1.2%
Work at Home	107	6.9%	556	6.9%	2,230	7.3%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	307	19.6%	1,394	17.2%	4,906	16.0%
Travel to Work in 15 to 29 Minutes	538	34.4%	2,403	29.7%	8,735	28.5%
Travel to Work in 30 to 59 Minutes	623	39.9%	3,432	42.4%	13,063	42.7%
Travel to Work in 60 Minutes or More	105	6.7%	684	8.4%	2,307	7.5%
Average Minutes Travel to Work	25.5		28.2		29.0	

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