

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: 32.6592/-97.2688

RF5

Forest Hill II SC

6625-6631 Forest Hill, Fort Worth TX
76140

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2021)	10,416	59,265	192,410
Projected Population (2026)	10,634	60,735	197,636
Census Population (2010)	9,946	52,814	176,321
Census Population (2000)	9,111	49,929	162,341
Projected Annual Growth (2021 to 2026)	218 0.4%	1,470 0.5%	5,226 0.5%
Historical Annual Growth (2010 to 2021)	470 0.4%	6,451 1.1%	16,089 0.8%
Historical Annual Growth (2000 to 2010)	835 0.9%	2,885 0.6%	13,980 0.9%
Estimated Population Density (2021)	3,317 psm	2,096 psm	2,451 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Estimated Households (2021)	3,395	18,711	63,204
Projected Households (2026)	3,522	19,481	65,934
Census Households (2010)	3,187	16,381	57,024
Census Households (2000)	2,811	15,820	52,775
Estimated Households with Children (2021)	1,418 41.8%	8,021 42.9%	26,754 42.3%
Estimated Average Household Size (2021)	3.07	3.07	3.00

Average Household Income

Estimated Average Household Income (2021)	\$53,186	\$61,152	\$67,614
Projected Average Household Income (2026)	\$57,956	\$69,443	\$75,479
Estimated Average Family Income (2021)	\$58,523	\$68,824	\$76,872

Median Household Income

Estimated Median Household Income (2021)	\$46,422	\$48,094	\$55,604
Projected Median Household Income (2026)	\$53,138	\$55,244	\$63,869
Estimated Median Family Income (2021)	\$52,451	\$55,540	\$64,138

Per Capita Income

Estimated Per Capita Income (2021)	\$17,337	\$19,719	\$22,374
Projected Per Capita Income (2026)	\$19,198	\$22,676	\$25,340
Estimated Per Capita Income 5 Year Growth	\$1,861 10.7%	\$2,957 15.0%	\$2,966 13.3%
Estimated Average Household Net Worth (2021)	\$232,982	\$335,316	\$399,577

Daytime Demos (2021)

Total Businesses	206	1,831	5,599
Total Employees	1,536	22,837	58,232
Company Headquarter Businesses	7 3.4%	85 4.7%	225 4.0%
Company Headquarter Employees	85 5.5%	2,038 8.9%	5,288 9.1%
Employee Population per Business	7.5	12.5	10.4
Residential Population per Business	50.5	32.4	34.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Quine & Associates, Inc.

Lat/Lon: 32.6592/-97.2688

RF5

Forest Hill II SC

6625-6631 Forest Hill, Fort Worth TX
76140

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2021)	3,031	29.1%	23,425	39.5%	86,865	45.1%
Black or African American (2021)	5,230	50.2%	20,971	35.4%	60,980	31.7%
American Indian or Alaska Native (2021)	49	0.5%	417	0.7%	1,325	0.7%
Asian (2021)	136	1.3%	2,140	3.6%	6,448	3.4%
Hawaiian or Pacific Islander (2021)	5	-	27	-	125	-
Other Race (2021)	1,745	16.7%	10,729	18.1%	31,010	16.1%
Two or More Races (2021)	220	2.1%	1,558	2.6%	5,656	2.9%
Not Hispanic or Latino Population (2021)	6,815	65.4%	34,911	58.9%	114,742	59.6%
Hispanic or Latino Population (2021)	3,601	34.6%	24,354	41.1%	77,668	40.4%
Not Hispanic or Latino Population (2026)	6,914	65.0%	35,502	58.5%	116,899	59.1%
Hispanic or Latino Population (2026)	3,720	35.0%	25,233	41.5%	80,736	40.9%
Not Hispanic or Latino Population (2010)	6,347	63.8%	30,739	58.2%	103,884	58.9%
Hispanic or Latino Population (2010)	3,599	36.2%	22,075	41.8%	72,437	41.1%
Not Hispanic or Latino Population (2000)	7,768	85.3%	38,624	77.4%	116,796	71.9%
Hispanic or Latino Population (2000)	1,343	14.7%	11,305	22.6%	45,545	28.1%
Projected Hispanic Annual Growth (2021 to 2026)	119	0.7%	879	0.7%	3,069	0.8%
Historic Hispanic Annual Growth (2000 to 2021)	2,258	8.0%	13,049	5.5%	32,122	3.4%

Age Distribution (2021)

Age Under 5	680	6.5%	4,296	7.2%	13,916	7.2%
Age 5 to 9 Years	804	7.7%	4,397	7.4%	14,259	7.4%
Age 10 to 14 Years	809	7.8%	4,486	7.6%	14,753	7.7%
Age 15 to 19 Years	738	7.1%	4,234	7.1%	14,134	7.3%
Age 20 to 24 Years	588	5.6%	3,997	6.7%	12,844	6.7%
Age 25 to 29 Years	687	6.6%	4,312	7.3%	13,541	7.0%
Age 30 to 34 Years	650	6.2%	4,100	6.9%	13,268	6.9%
Age 35 to 39 Years	590	5.7%	3,779	6.4%	12,239	6.4%
Age 40 to 44 Years	565	5.4%	3,522	5.9%	11,532	6.0%
Age 45 to 49 Years	597	5.7%	3,390	5.7%	11,275	5.9%
Age 50 to 54 Years	594	5.7%	3,414	5.8%	11,404	5.9%
Age 55 to 59 Years	720	6.9%	3,534	6.0%	11,925	6.2%
Age 60 to 64 Years	799	7.7%	3,520	5.9%	11,305	5.9%
Age 65 to 74 Years	1,099	10.6%	5,535	9.3%	16,670	8.7%
Age 75 to 84 Years	412	4.0%	2,202	3.7%	7,185	3.7%
Age 85 Years or Over	85	0.8%	549	0.9%	2,159	1.1%
Median Age	36.6		34.3		34.3	

Gender Age Distribution (2021)

Female Population	5,327	51.1%	29,462	49.7%	97,551	50.7%
Age 0 to 19 Years	1,412	26.5%	8,544	29.0%	27,885	28.6%
Age 20 to 64 Years	3,011	56.5%	16,258	55.2%	54,820	56.2%
Age 65 Years or Over	904	17.0%	4,659	15.8%	14,847	15.2%
Female Median Age	38.9		35.4		35.5	
Male Population	5,089	48.9%	29,804	50.3%	94,858	49.3%
Age 0 to 19 Years	1,619	31.8%	8,867	29.8%	29,177	30.8%
Age 20 to 64 Years	2,778	54.6%	17,310	58.1%	54,514	57.5%
Age 65 Years or Over	692	13.6%	3,626	12.2%	11,167	11.8%
Male Median Age	34.1		33.2		33.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Quine & Associates, Inc.

Lat/Lon: 32.6592/-97.2688

RF5

Forest Hill II SC

6625-6631 Forest Hill, Fort Worth TX
76140

Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	14	0.4%	540	2.9%	2,306	3.6%
HH Income \$150,000 to \$199,999	55	1.6%	486	2.6%	2,470	3.9%
HH Income \$100,000 to \$149,999	426	12.6%	1,825	9.8%	7,385	11.7%
HH Income \$75,000 to \$99,999	410	12.1%	2,211	11.8%	8,241	13.0%
HH Income \$50,000 to \$74,999	667	19.6%	3,559	19.0%	12,479	19.7%
HH Income \$35,000 to \$49,999	615	18.1%	3,210	17.2%	9,457	15.0%
HH Income \$25,000 to \$34,999	501	14.8%	2,494	13.3%	7,182	11.4%
HH Income \$15,000 to \$24,999	294	8.7%	1,886	10.1%	5,607	8.9%
HH Income Under \$15,000	413	12.2%	2,500	13.4%	8,077	12.8%
HH Income \$35,000 or More	2,187	64.4%	11,830	63.2%	42,337	67.0%
HH Income \$75,000 or More	905	26.7%	5,061	27.0%	20,402	32.3%

Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	3,581		19,719		67,083	
Housing Units Occupied	3,395	94.8%	18,711	94.9%	63,204	94.2%
Housing Units Owner-Occupied	2,636	77.6%	11,604	62.0%	40,227	63.6%
Housing Units, Renter-Occupied	759	22.4%	7,107	38.0%	22,977	36.4%
Housing Units, Vacant	186	5.5%	1,008	5.4%	3,879	6.1%

Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,035	37.4%	17,337	37.6%	54,409	36.4%
Currently Married	3,153	38.8%	17,980	39.0%	61,606	41.2%
Separated	406	5.0%	3,027	6.6%	8,782	5.9%
Widowed	459	5.6%	2,153	4.7%	7,585	5.1%
Divorced	1,071	13.2%	5,590	12.1%	17,099	11.4%

Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	9,469	90.9%	51,542	87.0%	169,065	87.9%
Population Non-Family	946	9.1%	5,967	10.1%	20,566	10.7%
Population Group Quarters	-	-	1,756	3.0%	2,778	1.4%
Family Households	2,591	76.3%	13,861	74.1%	46,553	73.7%
Non-Family Households	804	23.7%	4,851	25.9%	16,651	26.3%
Married Couple with Children	838	26.6%	4,623	25.7%	15,707	25.5%
Average Family Household Size	3.7		3.7		3.6	

Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	708	20.9%	4,088	21.9%	13,817	21.9%
2 Person Households	898	26.4%	4,677	25.0%	16,871	26.7%
3 Person Households	575	16.9%	3,097	16.6%	10,599	16.8%
4 Person Households	496	14.6%	2,852	15.2%	9,459	15.0%
5 Person Households	361	10.6%	1,948	10.4%	6,241	9.9%
6 or More Person Households	357	10.5%	2,048	10.9%	6,216	9.8%

Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	86	2.5%	1,192	6.4%	3,652	5.8%
Households with 1 Vehicles Available	911	26.8%	5,901	31.5%	19,149	30.3%
Households with 2 or More Vehicles Available	2,398	70.6%	11,618	62.1%	40,403	63.9%
Total Vehicles Available	7,400		36,336		122,786	
Average Vehicles Per Household	2.2		1.9		1.9	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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: 32.6592/-97.2688

RF5

Forest Hill II SC

6625-6631 Forest Hill, Fort Worth TX
76140

Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,971		45,275		146,672	
Estimated Civilian Employed	4,323	54.2%	24,577	54.3%	83,578	57.0%
Estimated Civilian Unemployed	313	3.9%	1,898	4.2%	6,341	4.3%
Estimated in Armed Forces	-	-	48	0.1%	184	0.1%
Estimated Not in Labor Force	3,334	41.8%	18,751	41.4%	56,569	38.6%
Unemployment Rate	3.9%		4.2%		4.3%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,323		24,577		83,578	
Management, Business, Financial Operations	370	8.6%	2,308	9.4%	9,121	10.9%
Professional, Related	487	11.3%	3,441	14.0%	13,488	16.1%
Service	711	16.4%	4,211	17.1%	14,802	17.7%
Sales, Office	836	19.3%	4,709	19.2%	17,021	20.4%
Farming, Fishing, Forestry	-	-	86	0.3%	124	0.1%
Construct, Extraction, Maintenance	780	18.0%	4,398	17.9%	12,785	15.3%
Production, Transport Material Moving	1,140	26.4%	5,425	22.1%	16,238	19.4%
White Collar Workers	1,693	39.2%	10,458	42.5%	39,629	47.4%
Blue Collar Workers	2,630	60.8%	14,120	57.5%	43,949	52.6%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$154.75 M		\$928.39 M		\$3.36 B	
Total Non-Retail Expenditure	\$81.05 M	52.4%	\$488.59 M	52.6%	\$1.77 B	52.6%
Total Retail Expenditure	\$73.69 M	47.6%	\$439.79 M	47.4%	\$1.59 B	47.4%
Apparel	\$5.36 M	3.5%	\$32.55 M	3.5%	\$118.28 M	3.5%
Contributions	\$4.7 M	3.0%	\$28.7 M	3.1%	\$105.13 M	3.1%
Education	\$3.99 M	2.6%	\$25.7 M	2.8%	\$94.99 M	2.8%
Entertainment	\$8.52 M	5.5%	\$51.3 M	5.5%	\$187.39 M	5.6%
Food and Beverages	\$23.25 M	15.0%	\$138.89 M	15.0%	\$501.81 M	14.9%
Furnishings and Equipment	\$5.29 M	3.4%	\$31.83 M	3.4%	\$116.33 M	3.5%
Gifts	\$3.42 M	2.2%	\$21.3 M	2.3%	\$78.24 M	2.3%
Health Care	\$13.57 M	8.8%	\$79.75 M	8.6%	\$287.49 M	8.5%
Household Operations	\$5.95 M	3.8%	\$35.86 M	3.9%	\$130.3 M	3.9%
Miscellaneous Expenses	\$2.89 M	1.9%	\$17.33 M	1.9%	\$62.95 M	1.9%
Personal Care	\$2.07 M	1.3%	\$12.4 M	1.3%	\$45 M	1.3%
Personal Insurance	\$1.02 M	0.7%	\$6.17 M	0.7%	\$22.75 M	0.7%
Reading	\$330.95 K	0.2%	\$1.99 M	0.2%	\$7.21 M	0.2%
Shelter	\$32.54 M	21.0%	\$196.7 M	21.2%	\$711.28 M	21.1%
Tobacco	\$1.08 M	0.7%	\$6.27 M	0.7%	\$22.03 M	0.7%
Transportation	\$28.57 M	18.5%	\$169.85 M	18.3%	\$616.82 M	18.3%
Utilities	\$12.2 M	7.9%	\$71.8 M	7.7%	\$256.79 M	7.6%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	6,797		37,857		122,504	
Elementary (Grade Level 0 to 8)	850	12.5%	5,511	14.6%	16,328	13.3%
Some High School (Grade Level 9 to 11)	816	12.0%	4,950	13.1%	16,140	13.2%
High School Graduate	2,307	33.9%	13,212	34.9%	38,528	31.5%
Some College	1,422	20.9%	7,289	19.3%	23,252	19.0%
Associate Degree Only	523	7.7%	1,993	5.3%	7,585	6.2%
Bachelor Degree Only	597	8.8%	3,187	8.4%	13,470	11.0%
Graduate Degree	282	4.1%	1,714	4.5%	7,202	5.9%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Quine & Associates, Inc.

Lat/Lon: 32.6592/-97.2688

RF5

Forest Hill II SC

6625-6631 Forest Hill, Fort Worth TX
76140

Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,174	99.6%	13,342	81.4%	48,512	85.1%
1 Attached Unit	36	1.1%	332	2.0%	1,608	2.8%
2 to 4 Units	80	2.5%	922	5.6%	3,085	5.4%
5 to 9 Units	21	0.7%	608	3.7%	1,846	3.2%
10 to 19 Units	49	1.5%	1,151	7.0%	3,395	6.0%
20 to 49 Units	7	0.2%	263	1.6%	935	1.6%
50 or More Units	14	0.4%	512	3.1%	1,483	2.6%
Mobile Home or Trailer	15	0.5%	1,559	9.5%	2,290	4.0%
Other Structure	-	-	22	0.1%	49	-

Homes Built By Year (2021)

Homes Built 2010 or later	180	5.7%	1,081	6.6%	4,005	7.0%
Homes Built 2000 to 2009	244	7.7%	1,777	10.8%	6,809	11.9%
Homes Built 1990 to 1999	183	5.7%	2,083	12.7%	6,496	11.4%
Homes Built 1980 to 1989	461	14.5%	3,281	20.0%	11,542	20.2%
Homes Built 1970 to 1979	974	30.6%	3,376	20.6%	10,231	17.9%
Homes Built 1960 to 1969	770	24.2%	3,163	19.3%	7,558	13.3%
Homes Built 1950 to 1959	270	8.5%	2,737	16.7%	9,843	17.3%
Homes Built Before 1949	313	9.8%	1,214	7.4%	6,721	11.8%

Home Values (2021)

Home Values \$1,000,000 or More	21	0.8%	86	0.7%	274	0.7%
Home Values \$500,000 to \$999,999	112	4.2%	580	5.0%	1,963	4.9%
Home Values \$400,000 to \$499,999	87	3.3%	386	3.3%	1,535	3.8%
Home Values \$300,000 to \$399,999	184	7.0%	1,021	8.8%	3,901	9.7%
Home Values \$200,000 to \$299,999	496	18.8%	2,384	20.5%	9,674	24.0%
Home Values \$150,000 to \$199,999	468	17.7%	1,853	16.0%	7,413	18.4%
Home Values \$100,000 to \$149,999	524	19.9%	1,653	14.2%	5,671	14.1%
Home Values \$70,000 to \$99,999	482	18.3%	1,733	14.9%	4,544	11.3%
Home Values \$50,000 to \$69,999	105	4.0%	580	5.0%	1,725	4.3%
Home Values \$25,000 to \$49,999	115	4.4%	746	6.4%	2,015	5.0%
Home Values Under \$25,000	42	1.6%	584	5.0%	1,512	3.8%
Owner-Occupied Median Home Value	\$151,424		\$157,908		\$172,951	
Renter-Occupied Median Rent	\$882		\$857		\$865	

Transportation To Work (2021)

Drive to Work Alone	4,239	83.9%	22,448	78.1%	75,189	80.4%
Drive to Work in Carpool	565	11.2%	4,766	16.6%	12,866	13.8%
Travel to Work by Public Transportation	38	0.8%	260	0.9%	695	0.7%
Drive to Work on Motorcycle	-	-	4	-	45	-
Walk or Bicycle to Work	20	0.4%	189	0.7%	555	0.6%
Other Means	21	0.4%	198	0.7%	567	0.6%
Work at Home	168	3.3%	862	3.0%	3,592	3.8%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	710	14.1%	4,012	14.0%	14,887	15.9%
Travel to Work in 15 to 29 Minutes	1,774	35.1%	10,192	35.5%	33,916	36.3%
Travel to Work in 30 to 59 Minutes	1,427	28.2%	7,451	25.9%	24,094	25.8%
Travel to Work in 60 Minutes or More	277	5.5%	2,205	7.7%	7,438	8.0%
Average Minutes Travel to Work	23.8		24.3		23.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.