

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: 32.6588/-97.4021

RF5

Hulen Bend Village

6080 S Hulen St, Fort Worth TX 76132

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	16,236	107,773	249,719
Projected Population (2026)	16,423	111,470	259,282
Census Population (2010)	15,223	99,537	223,301
Census Population (2000)	12,853	85,230	188,893
Projected Annual Growth (2021 to 2026)	187 0.2%	3,697 0.7%	9,563 0.8%
Historical Annual Growth (2010 to 2021)	1,013 0.6%	8,236 0.8%	26,418 1.1%
Historical Annual Growth (2000 to 2010)	2,370 1.8%	14,308 1.7%	34,408 1.8%
Estimated Population Density (2021)	5,171 psm	3,812 psm	3,181 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	7,571	45,303	96,407
Projected Households (2026)	7,744	47,453	101,381
Census Households (2010)	7,051	41,097	84,893
Census Households (2000)	5,726	35,891	73,361
Estimated Households with Children (2021)	1,819 24.0%	13,641 30.1%	31,885 33.1%
Estimated Average Household Size (2021)	2.07	2.35	2.53
Average Household Income			
Estimated Average Household Income (2021)	\$78,750	\$96,222	\$88,723
Projected Average Household Income (2026)	\$88,155	\$107,930	\$98,797
Estimated Average Family Income (2021)	\$103,078	\$120,793	\$109,265
Median Household Income			
Estimated Median Household Income (2021)	\$60,738	\$75,071	\$71,591
Projected Median Household Income (2026)	\$70,456	\$85,503	\$81,954
Estimated Median Family Income (2021)	\$77,938	\$97,046	\$90,184
Per Capita Income			
Estimated Per Capita Income (2021)	\$36,918	\$40,525	\$34,365
Projected Per Capita Income (2026)	\$41,762	\$46,020	\$38,739
Estimated Per Capita Income 5 Year Growth	\$4,844 13.1%	\$5,495 13.6%	\$4,374 12.7%
Estimated Average Household Net Worth (2021)	\$428,890	\$641,041	\$601,794
Daytime Demos (2021)			
Total Businesses	441	3,695	8,524
Total Employees	4,922	35,573	79,561
Company Headquarter Businesses	13 3.0%	102 2.7%	285 3.3%
Company Headquarter Employees	730 14.8%	3,562 10.0%	10,649 13.4%
Employee Population per Business	11.2	9.6	9.3
Residential Population per Business	36.8	29.2	29.3

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	10,083	62.1%	64,688	60.0%	148,574	59.5%
Black or African American (2021)	3,716	22.9%	23,968	22.2%	51,439	20.6%
American Indian or Alaska Native (2021)	86	0.5%	670	0.6%	1,638	0.7%
Asian (2021)	722	4.4%	5,400	5.0%	11,352	4.5%
Hawaiian or Pacific Islander (2021)	20	0.1%	73	-	178	-
Other Race (2021)	1,030	6.3%	9,270	8.6%	28,273	11.3%
Two or More Races (2021)	580	3.6%	3,704	3.4%	8,266	3.3%
Not Hispanic or Latino Population (2021)	12,876	79.3%	79,860	74.1%	169,633	67.9%
Hispanic or Latino Population (2021)	3,361	20.7%	27,913	25.9%	80,086	32.1%
Not Hispanic or Latino Population (2026)	12,847	78.2%	81,636	73.2%	174,327	67.2%
Hispanic or Latino Population (2026)	3,577	21.8%	29,833	26.8%	84,955	32.8%
Not Hispanic or Latino Population (2010)	12,742	83.7%	77,553	77.9%	156,031	69.9%
Hispanic or Latino Population (2010)	2,481	16.3%	21,984	22.1%	67,270	30.1%
Not Hispanic or Latino Population (2000)	11,510	89.5%	74,130	87.0%	146,927	77.8%
Hispanic or Latino Population (2000)	1,344	10.5%	11,099	13.0%	41,966	22.2%
Projected Hispanic Annual Growth (2021 to 2026)	216	1.3%	1,921	1.4%	4,869	1.2%
Historic Hispanic Annual Growth (2000 to 2021)	2,017	7.1%	16,813	7.2%	38,120	4.3%

Age Distribution (2021)

Age Under 5	940	5.8%	6,646	6.2%	16,336	6.5%
Age 5 to 9 Years	820	5.1%	6,671	6.2%	16,528	6.6%
Age 10 to 14 Years	880	5.4%	6,959	6.5%	16,861	6.8%
Age 15 to 19 Years	891	5.5%	6,860	6.4%	18,402	7.4%
Age 20 to 24 Years	1,275	7.9%	7,609	7.1%	20,346	8.1%
Age 25 to 29 Years	1,382	8.5%	8,213	7.6%	19,090	7.6%
Age 30 to 34 Years	1,083	6.7%	7,302	6.8%	17,661	7.1%
Age 35 to 39 Years	954	5.9%	6,837	6.3%	16,156	6.5%
Age 40 to 44 Years	850	5.2%	6,237	5.8%	14,672	5.9%
Age 45 to 49 Years	915	5.6%	6,282	5.8%	14,277	5.7%
Age 50 to 54 Years	987	6.1%	6,652	6.2%	14,646	5.9%
Age 55 to 59 Years	957	5.9%	6,977	6.5%	15,276	6.1%
Age 60 to 64 Years	890	5.5%	6,630	6.2%	14,010	5.6%
Age 65 to 74 Years	1,665	10.3%	9,869	9.2%	20,284	8.1%
Age 75 to 84 Years	1,220	7.5%	5,610	5.2%	10,817	4.3%
Age 85 Years or Over	528	3.3%	2,419	2.2%	4,357	1.7%
Median Age	39.8		37.9		35.3	

Gender Age Distribution (2021)

Female Population	8,812	54.3%	56,843	52.7%	129,882	52.0%
Age 0 to 19 Years	1,747	19.8%	13,223	23.3%	33,629	25.9%
Age 20 to 64 Years	4,919	55.8%	33,030	58.1%	75,706	58.3%
Age 65 Years or Over	2,146	24.4%	10,590	18.6%	20,547	15.8%
Female Median Age	42.3		39.8		36.6	
Male Population	7,425	45.7%	50,930	47.3%	119,838	48.0%
Age 0 to 19 Years	1,785	24.0%	13,913	27.3%	34,498	28.8%
Age 20 to 64 Years	4,373	58.9%	29,709	58.3%	70,428	58.8%
Age 65 Years or Over	1,267	17.1%	7,307	14.3%	14,911	12.4%
Male Median Age	37.1		36.0		33.9	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	280	3.7%	3,948	8.7%	7,550	7.8%
HH Income \$150,000 to \$199,999	316	4.2%	2,422	5.3%	5,049	5.2%
HH Income \$100,000 to \$149,999	1,207	15.9%	7,050	15.6%	14,314	14.8%
HH Income \$75,000 to \$99,999	963	12.7%	6,605	14.6%	14,104	14.6%
HH Income \$50,000 to \$74,999	1,836	24.2%	8,661	19.1%	19,066	19.8%
HH Income \$35,000 to \$49,999	1,247	16.5%	5,676	12.5%	12,115	12.6%
HH Income \$25,000 to \$34,999	613	8.1%	3,933	8.7%	8,237	8.5%
HH Income \$15,000 to \$24,999	567	7.5%	2,934	6.5%	6,234	6.5%
HH Income Under \$15,000	542	7.2%	4,074	9.0%	9,738	10.1%
HH Income \$35,000 or More	5,850	77.3%	34,363	75.9%	72,198	74.9%
HH Income \$75,000 or More	2,766	36.5%	20,026	44.2%	41,017	42.5%

Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	7,809		47,010		100,747	
Housing Units Occupied	7,571	97.0%	45,303	96.4%	96,407	95.7%
Housing Units Owner-Occupied	3,208	42.4%	24,798	54.7%	55,808	57.9%
Housing Units, Renter-Occupied	4,363	57.6%	20,506	45.3%	40,599	42.1%
Housing Units, Vacant	238	3.1%	1,706	3.8%	4,340	4.5%

Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	4,579	33.7%	28,699	32.8%	69,673	34.8%
Currently Married	4,962	36.5%	38,459	44.0%	87,937	44.0%
Separated	690	5.1%	3,574	4.1%	8,070	4.0%
Widowed	1,134	8.3%	5,244	6.0%	10,691	5.3%
Divorced	2,231	16.4%	11,521	13.2%	23,624	11.8%

Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	11,547	71.1%	85,758	79.6%	200,590	80.3%
Population Non-Family	4,138	25.5%	20,703	19.2%	43,525	17.4%
Population Group Quarters	552	3.4%	1,311	1.2%	5,604	2.2%
Family Households	3,944	52.1%	27,545	60.8%	60,819	63.1%
Non-Family Households	3,628	47.9%	17,758	39.2%	35,588	36.9%
Married Couple with Children	996	20.1%	8,331	21.7%	20,148	22.9%
Average Family Household Size	2.9		3.1		3.3	

Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	3,192	42.2%	15,329	33.8%	29,493	30.6%
2 Person Households	2,297	30.3%	14,137	31.2%	28,695	29.8%
3 Person Households	1,006	13.3%	6,585	14.5%	14,613	15.2%
4 Person Households	662	8.7%	5,240	11.6%	12,226	12.7%
5 Person Households	279	3.7%	2,473	5.5%	6,511	6.8%
6 or More Person Households	136	1.8%	1,539	3.4%	4,868	5.0%

Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	737	9.7%	2,858	6.3%	4,992	5.2%
Households with 1 Vehicles Available	3,029	40.0%	17,379	38.4%	34,051	35.3%
Households with 2 or More Vehicles Available	3,805	50.3%	25,066	55.3%	57,364	59.5%
Total Vehicles Available	12,216		78,634		175,478	
Average Vehicles Per Household	1.6		1.7		1.8	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	13,430		86,166		196,731	
Estimated Civilian Employed	8,201	61.1%	53,816	62.5%	121,072	61.5%
Estimated Civilian Unemployed	593	4.4%	4,101	4.8%	9,147	4.6%
Estimated in Armed Forces	1	-	33	-	360	0.2%
Estimated Not in Labor Force	4,635	34.5%	28,216	32.7%	66,152	33.6%
Unemployment Rate	4.4%		4.8%		4.6%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	8,201		53,816		121,072	
Management, Business, Financial Operations	1,343	16.4%	9,043	16.8%	18,981	15.7%
Professional, Related	2,173	26.5%	12,819	23.8%	27,272	22.5%
Service	1,109	13.5%	8,173	15.2%	19,796	16.4%
Sales, Office	1,661	20.3%	12,100	22.5%	25,940	21.4%
Farming, Fishing, Forestry	-	-	36	-	83	-
Construct, Extraction, Maintenance	774	9.4%	4,322	8.0%	11,657	9.6%
Production, Transport Material Moving	1,140	13.9%	7,322	13.6%	17,341	14.3%
White Collar Workers	5,178	63.1%	33,962	63.1%	72,194	59.6%
Blue Collar Workers	3,023	36.9%	19,853	36.9%	48,878	40.4%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$451.27 M		\$3.09 B		\$6.19 B	
Total Non-Retail Expenditure	\$238.34 M	52.8%	\$1.63 B	52.9%	\$3.27 B	52.8%
Total Retail Expenditure	\$212.93 M	47.2%	\$1.45 B	47.1%	\$2.92 B	47.2%
Apparel	\$15.69 M	3.5%	\$109.19 M	3.5%	\$218.96 M	3.5%
Contributions	\$14.19 M	3.1%	\$102.63 M	3.3%	\$203.29 M	3.3%
Education	\$12.44 M	2.8%	\$95.11 M	3.1%	\$188.24 M	3.0%
Entertainment	\$24.97 M	5.5%	\$174.93 M	5.7%	\$349.99 M	5.7%
Food and Beverages	\$67.01 M	14.8%	\$453.14 M	14.7%	\$911.62 M	14.7%
Furnishings and Equipment	\$15.59 M	3.5%	\$108.58 M	3.5%	\$217.18 M	3.5%
Gifts	\$10.83 M	2.4%	\$78.41 M	2.5%	\$154.62 M	2.5%
Health Care	\$38.72 M	8.6%	\$258.79 M	8.4%	\$519.74 M	8.4%
Household Operations	\$17.42 M	3.9%	\$121.66 M	3.9%	\$243.05 M	3.9%
Miscellaneous Expenses	\$8.54 M	1.9%	\$58.47 M	1.9%	\$116.89 M	1.9%
Personal Care	\$6.06 M	1.3%	\$41.4 M	1.3%	\$82.95 M	1.3%
Personal Insurance	\$2.99 M	0.7%	\$21.87 M	0.7%	\$43.49 M	0.7%
Reading	\$982.09 K	0.2%	\$6.76 M	0.2%	\$13.48 M	0.2%
Shelter	\$96.27 M	21.3%	\$652.4 M	21.1%	\$1.31 B	21.1%
Tobacco	\$2.96 M	0.7%	\$18.36 M	0.6%	\$37.42 M	0.6%
Transportation	\$82.42 M	18.3%	\$560.31 M	18.1%	\$1.13 B	18.2%
Utilities	\$34.19 M	7.6%	\$225.27 M	7.3%	\$455.02 M	7.3%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	11,430		73,028		161,246	
Elementary (Grade Level 0 to 8)	643	5.6%	3,251	4.5%	11,835	7.3%
Some High School (Grade Level 9 to 11)	468	4.1%	3,014	4.1%	10,437	6.5%
High School Graduate	2,736	23.9%	18,788	25.7%	40,764	25.3%
Some College	2,387	20.9%	15,124	20.7%	31,764	19.7%
Associate Degree Only	833	7.3%	4,682	6.4%	9,848	6.1%
Bachelor Degree Only	2,783	24.3%	16,865	23.1%	34,608	21.5%
Graduate Degree	1,580	13.8%	11,304	15.5%	21,989	13.6%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,581	50.8%	27,488	66.9%	64,360	75.8%
1 Attached Unit	285	4.0%	1,798	4.4%	3,387	4.0%
2 to 4 Units	430	6.1%	2,328	5.7%	5,083	6.0%
5 to 9 Units	532	7.5%	2,526	6.1%	4,701	5.5%
10 to 19 Units	1,472	20.9%	6,492	15.8%	9,663	11.4%
20 to 49 Units	348	4.9%	1,460	3.6%	2,918	3.4%
50 or More Units	907	12.9%	2,964	7.2%	5,736	6.8%
Mobile Home or Trailer	16	0.2%	245	0.6%	534	0.6%
Other Structure	-	-	2	-	24	-

Homes Built By Year (2021)

Homes Built 2010 or later	308	4.4%	2,153	5.2%	6,999	8.2%
Homes Built 2000 to 2009	888	12.6%	6,089	14.8%	14,554	17.1%
Homes Built 1990 to 1999	1,385	19.6%	6,738	16.4%	11,921	14.0%
Homes Built 1980 to 1989	1,959	27.8%	11,735	28.6%	19,302	22.7%
Homes Built 1970 to 1979	1,268	18.0%	7,911	19.2%	13,993	16.5%
Homes Built 1960 to 1969	1,004	14.2%	4,992	12.1%	10,220	12.0%
Homes Built 1950 to 1959	580	8.2%	4,217	10.3%	11,231	13.2%
Homes Built Before 1949	178	2.5%	1,469	3.6%	8,188	9.6%

Home Values (2021)

Home Values \$1,000,000 or More	13	0.4%	438	1.8%	974	1.7%
Home Values \$500,000 to \$999,999	74	2.3%	2,033	8.2%	4,793	8.6%
Home Values \$400,000 to \$499,999	56	1.7%	1,324	5.3%	3,277	5.9%
Home Values \$300,000 to \$399,999	434	13.5%	2,792	11.3%	6,377	11.4%
Home Values \$200,000 to \$299,999	1,075	33.5%	6,785	27.4%	14,518	26.0%
Home Values \$150,000 to \$199,999	883	27.5%	5,538	22.3%	11,524	20.7%
Home Values \$100,000 to \$149,999	424	13.2%	3,646	14.7%	7,918	14.2%
Home Values \$70,000 to \$99,999	120	3.7%	1,308	5.3%	3,846	6.9%
Home Values \$50,000 to \$69,999	25	0.8%	278	1.1%	1,003	1.8%
Home Values \$25,000 to \$49,999	26	0.8%	236	1.0%	804	1.4%
Home Values Under \$25,000	78	2.4%	419	1.7%	774	1.4%
Owner-Occupied Median Home Value	\$208,378		\$240,024		\$237,559	
Renter-Occupied Median Rent	\$984		\$983		\$994	

Transportation To Work (2021)

Drive to Work Alone	6,820	86.2%	44,166	83.6%	101,190	82.8%
Drive to Work in Carpool	650	8.2%	4,673	8.8%	11,886	9.7%
Travel to Work by Public Transportation	75	0.9%	511	1.0%	942	0.8%
Drive to Work on Motorcycle	-	-	31	-	111	-
Walk or Bicycle to Work	111	1.4%	454	0.9%	1,464	1.2%
Other Means	33	0.4%	301	0.6%	843	0.7%
Work at Home	218	2.8%	2,675	5.1%	5,784	4.7%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,384	17.5%	10,048	19.0%	25,624	21.0%
Travel to Work in 15 to 29 Minutes	3,743	47.3%	22,875	43.3%	48,068	39.3%
Travel to Work in 30 to 59 Minutes	2,313	29.3%	14,327	27.1%	32,274	26.4%
Travel to Work in 60 Minutes or More	544	6.9%	3,891	7.4%	9,431	7.7%
Average Minutes Travel to Work	24.5		23.1		22.7	

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