

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: 32.6458/-97.4106

RF5

Granbury Station

7020-48 Granbury Rd, Fort Worth TX
76133

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2021)	13,821		95,396		209,185	
Projected Population (2026)	14,122		99,804		218,192	
Census Population (2010)	12,421		85,245		184,864	
Census Population (2000)	7,715		65,496		151,356	
Projected Annual Growth (2021 to 2026)	301	0.4%	4,408	0.9%	9,007	0.9%
Historical Annual Growth (2010 to 2021)	1,400	1.0%	10,151	1.1%	24,321	1.2%
Historical Annual Growth (2000 to 2010)	4,706	6.1%	19,749	3.0%	33,508	2.2%
Estimated Population Density (2021)	4,402 psm		3,374 psm		2,664 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

Households

Estimated Households (2021)	5,979		38,483		82,239	
Projected Households (2026)	6,168		40,521		86,781	
Census Households (2010)	5,408		34,380		71,889	
Census Households (2000)	3,314		27,151		60,737	
Estimated Households with Children (2021)	1,783	29.8%	12,713	33.0%	27,374	33.3%
Estimated Average Household Size (2021)	2.20		2.45		2.51	

Average Household Income

Estimated Average Household Income (2021)	\$75,594		\$94,093		\$91,352	
Projected Average Household Income (2026)	\$84,993		\$104,250		\$101,074	
Estimated Average Family Income (2021)	\$93,383		\$114,289		\$111,512	

Median Household Income

Estimated Median Household Income (2021)	\$54,845		\$76,893		\$74,388	
Projected Median Household Income (2026)	\$63,550		\$88,413		\$85,061	
Estimated Median Family Income (2021)	\$75,409		\$95,284		\$92,985	

Per Capita Income

Estimated Per Capita Income (2021)	\$32,967		\$38,042		\$35,988	
Projected Per Capita Income (2026)	\$37,382		\$42,406		\$40,271	
Estimated Per Capita Income 5 Year Growth	\$4,414	13.4%	\$4,365	11.5%	\$4,283	11.9%
Estimated Average Household Net Worth (2021)	\$403,699		\$637,533		\$629,200	

Daytime Demos (2021)

Total Businesses	348		3,171		6,615	
Total Employees	3,551		30,963		61,656	
Company Headquarter Businesses	8	2.3%	75	2.4%	206	3.1%
Company Headquarter Employees	188	5.3%	2,653	8.6%	8,530	13.8%
Employee Population per Business	10.2		9.8		9.3	
Residential Population per Business	39.7		30.1		31.6	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	7,880	57.0%	54,875	57.5%	124,048	59.3%
Black or African American (2021)	3,794	27.4%	23,907	25.1%	45,864	21.9%
American Indian or Alaska Native (2021)	71	0.5%	547	0.6%	1,366	0.7%
Asian (2021)	756	5.5%	5,207	5.5%	9,996	4.8%
Hawaiian or Pacific Islander (2021)	19	0.1%	66	-	144	-
Other Race (2021)	783	5.7%	7,271	7.6%	20,685	9.9%
Two or More Races (2021)	518	3.7%	3,523	3.7%	7,083	3.4%
Not Hispanic or Latino Population (2021)	11,064	80.1%	73,117	76.6%	149,025	71.2%
Hispanic or Latino Population (2021)	2,757	19.9%	22,279	23.4%	60,160	28.8%
Not Hispanic or Latino Population (2026)	11,169	79.1%	75,544	75.7%	153,710	70.4%
Hispanic or Latino Population (2026)	2,953	20.9%	24,260	24.3%	64,482	29.6%
Not Hispanic or Latino Population (2010)	10,548	84.9%	69,009	81.0%	137,093	74.2%
Hispanic or Latino Population (2010)	1,873	15.1%	16,236	19.0%	47,771	25.8%
Not Hispanic or Latino Population (2000)	6,943	90.0%	58,119	88.7%	126,793	83.8%
Hispanic or Latino Population (2000)	772	10.0%	7,377	11.3%	24,563	16.2%
Projected Hispanic Annual Growth (2021 to 2026)	196	1.4%	1,981	1.8%	4,322	1.4%
Historic Hispanic Annual Growth (2000 to 2021)	1,984	12.2%	14,902	9.6%	35,597	6.9%

Age Distribution (2021)

Age Under 5	887	6.4%	6,031	6.3%	13,772	6.6%
Age 5 to 9 Years	811	5.9%	6,086	6.4%	14,030	6.7%
Age 10 to 14 Years	852	6.2%	6,455	6.8%	14,370	6.9%
Age 15 to 19 Years	837	6.1%	6,361	6.7%	14,129	6.8%
Age 20 to 24 Years	1,000	7.2%	6,451	6.8%	15,146	7.2%
Age 25 to 29 Years	1,186	8.6%	7,123	7.5%	15,917	7.6%
Age 30 to 34 Years	971	7.0%	6,746	7.1%	15,057	7.2%
Age 35 to 39 Years	904	6.5%	6,396	6.7%	13,848	6.6%
Age 40 to 44 Years	782	5.7%	5,701	6.0%	12,467	6.0%
Age 45 to 49 Years	791	5.7%	5,675	5.9%	12,086	5.8%
Age 50 to 54 Years	817	5.9%	5,829	6.1%	12,370	5.9%
Age 55 to 59 Years	766	5.5%	6,029	6.3%	13,017	6.2%
Age 60 to 64 Years	716	5.2%	5,712	6.0%	12,145	5.8%
Age 65 to 74 Years	1,174	8.5%	8,235	8.6%	17,648	8.4%
Age 75 to 84 Years	850	6.2%	4,596	4.8%	9,445	4.5%
Age 85 Years or Over	476	3.4%	1,969	2.1%	3,738	1.8%
Median Age	37.2		37.4		36.1	

Gender Age Distribution (2021)

Female Population	7,629	55.2%	50,457	52.9%	109,116	52.2%
Age 0 to 19 Years	1,724	22.6%	12,280	24.3%	27,539	25.2%
Age 20 to 64 Years	4,279	56.1%	29,459	58.4%	63,682	58.4%
Age 65 Years or Over	1,625	21.3%	8,718	17.3%	17,896	16.4%
Female Median Age	39.7		39.0		37.6	
Male Population	6,192	44.8%	44,939	47.1%	100,069	47.8%
Age 0 to 19 Years	1,663	26.9%	12,652	28.2%	28,763	28.7%
Age 20 to 64 Years	3,654	59.0%	26,205	58.3%	58,371	58.3%
Age 65 Years or Over	875	14.1%	6,082	13.5%	12,935	12.9%
Male Median Age	34.6		35.7		34.5	

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1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2021)

Income Category	1 mi	3 mi	5 mi
HH Income \$200,000 or More	178 3.0%	3,166 8.2%	6,853 8.3%
HH Income \$150,000 to \$199,999	269 4.5%	2,179 5.7%	4,469 5.4%
HH Income \$100,000 to \$149,999	962 16.1%	6,814 17.7%	12,826 15.6%
HH Income \$75,000 to \$99,999	697 11.7%	5,865 15.2%	12,423 15.1%
HH Income \$50,000 to \$74,999	1,203 20.1%	7,427 19.3%	16,334 19.9%
HH Income \$35,000 to \$49,999	897 15.0%	4,480 11.6%	10,069 12.2%
HH Income \$25,000 to \$34,999	538 9.0%	3,148 8.2%	6,889 8.4%
HH Income \$15,000 to \$24,999	537 9.0%	2,246 5.8%	4,918 6.0%
HH Income Under \$15,000	698 11.7%	3,157 8.2%	7,456 9.1%
HH Income \$35,000 or More	4,206 70.3%	29,931 77.8%	62,975 76.6%
HH Income \$75,000 or More	2,106 35.2%	18,025 46.8%	36,572 44.5%

Housing (2021)

Housing Category	1 mi	3 mi	5 mi
Total Housing Units	6,145	39,815	85,491
Housing Units Occupied	5,979 97.3%	38,483 96.7%	82,239 96.2%
Housing Units Owner-Occupied	2,636 44.1%	22,434 58.3%	49,145 59.8%
Housing Units, Renter-Occupied	3,343 55.9%	16,049 41.7%	33,094 40.2%
Housing Units, Vacant	166 2.8%	1,332 3.5%	3,252 4.0%

Marital Status (2021)

Marital Status	1 mi	3 mi	5 mi
Never Married	3,594 31.9%	24,665 32.1%	54,439 32.6%
Currently Married	4,207 37.3%	34,854 45.4%	76,134 45.6%
Separated	568 5.0%	3,296 4.3%	6,822 4.1%
Widowed	1,047 9.3%	4,277 5.6%	9,022 5.4%
Divorced	1,855 16.5%	9,733 12.7%	20,594 12.3%

Household Type (2021)

Household Type	1 mi	3 mi	5 mi
Population Family	10,175 73.6%	78,131 81.9%	171,400 81.9%
Population Non-Family	2,965 21.4%	16,000 16.8%	34,997 16.7%
Population Group Quarters	682 4.9%	1,264 1.3%	2,788 1.3%
Family Households	3,382 56.6%	24,789 64.4%	52,862 64.3%
Non-Family Households	2,597 43.4%	13,694 35.6%	29,376 35.7%
Married Couple with Children	995 23.7%	7,919 22.7%	17,359 22.8%
Average Family Household Size	3.0	3.2	3.2

Household Size (2021)

Household Size	1 mi	3 mi	5 mi
1 Person Households	2,283 38.2%	11,788 30.6%	24,888 30.3%
2 Person Households	1,765 29.5%	11,953 31.1%	24,976 30.4%
3 Person Households	878 14.7%	6,097 15.8%	12,670 15.4%
4 Person Households	641 10.7%	4,977 12.9%	10,588 12.9%
5 Person Households	264 4.4%	2,305 6.0%	5,392 6.6%
6 or More Person Households	148 2.5%	1,363 3.5%	3,724 4.5%

Household Vehicles (2021)

Vehicles Category	1 mi	3 mi	5 mi
Households with 0 Vehicles Available	734 12.3%	2,431 6.3%	4,156 5.1%
Households with 1 Vehicles Available	2,337 39.1%	14,011 36.4%	28,708 34.9%
Households with 2 or More Vehicles Available	2,908 48.6%	22,041 57.3%	49,375 60.0%
Total Vehicles Available	9,195	68,663	150,322
Average Vehicles Per Household	1.5	1.8	1.8

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2021)

Estimated Labor Population Age 16 Years or Over	11,112		75,550		164,234	
Estimated Civilian Employed	6,494	58.4%	47,600	63.0%	102,678	62.5%
Estimated Civilian Unemployed	430	3.9%	3,510	4.6%	7,619	4.6%
Estimated in Armed Forces	14	0.1%	92	0.1%	327	0.2%
Estimated Not in Labor Force	4,175	37.6%	24,349	32.2%	53,610	32.6%
Unemployment Rate	3.9%		4.6%		4.6%	

Occupation (2021)

Occupation: Population Age 16 Years or Over	6,494		47,600		102,678	
Management, Business, Financial Operations	1,218	18.8%	7,929	16.7%	16,700	16.3%
Professional, Related	1,694	26.1%	11,646	24.5%	23,458	22.8%
Service	892	13.7%	7,032	14.8%	16,169	15.7%
Sales, Office	1,208	18.6%	10,704	22.5%	22,389	21.8%
Farming, Fishing, Forestry	-	-	36	-	74	-
Construct, Extraction, Maintenance	580	8.9%	3,571	7.5%	9,366	9.1%
Production, Transport Material Moving	901	13.9%	6,683	14.0%	14,522	14.1%
White Collar Workers	4,120	63.4%	30,278	63.6%	62,548	60.9%
Blue Collar Workers	2,373	36.6%	17,322	36.4%	40,131	39.1%

Consumer Expenditure (2021)

Total Household Expenditure	\$347.43 M		\$2.59 B		\$5.4 B	
Total Non-Retail Expenditure	\$183.53 M	52.8%	\$1.37 B	52.8%	\$2.85 B	52.8%
Total Retail Expenditure	\$163.9 M	47.2%	\$1.22 B	47.2%	\$2.54 B	47.2%
Apparel	\$12.14 M	3.5%	\$91.47 M	3.5%	\$190.94 M	3.5%
Contributions	\$10.8 M	3.1%	\$85.23 M	3.3%	\$178.16 M	3.3%
Education	\$9.76 M	2.8%	\$78.81 M	3.0%	\$164.79 M	3.1%
Entertainment	\$19.21 M	5.5%	\$146.6 M	5.7%	\$305.84 M	5.7%
Food and Beverages	\$51.76 M	14.9%	\$380.23 M	14.7%	\$793.59 M	14.7%
Furnishings and Equipment	\$11.98 M	3.4%	\$91.05 M	3.5%	\$189.79 M	3.5%
Gifts	\$8.23 M	2.4%	\$64.95 M	2.5%	\$135.64 M	2.5%
Health Care	\$29.69 M	8.5%	\$217.15 M	8.4%	\$452.94 M	8.4%
Household Operations	\$13.4 M	3.9%	\$101.65 M	3.9%	\$212.25 M	3.9%
Miscellaneous Expenses	\$6.55 M	1.9%	\$48.91 M	1.9%	\$102.02 M	1.9%
Personal Care	\$4.67 M	1.3%	\$34.71 M	1.3%	\$72.34 M	1.3%
Personal Insurance	\$2.3 M	0.7%	\$18.31 M	0.7%	\$38.16 M	0.7%
Reading	\$749.9 K	0.2%	\$5.64 M	0.2%	\$11.77 M	0.2%
Shelter	\$74.25 M	21.4%	\$545.15 M	21.1%	\$1.14 B	21.1%
Tobacco	\$2.3 M	0.7%	\$15.39 M	0.6%	\$32.25 M	0.6%
Transportation	\$63.23 M	18.2%	\$471.17 M	18.2%	\$982.59 M	18.2%
Utilities	\$26.41 M	7.6%	\$189.06 M	7.3%	\$395.16 M	7.3%

Educational Attainment (2021)

Adult Population Age 25 Years or Over	9,434		64,012		137,738	
Elementary (Grade Level 0 to 8)	369	3.9%	2,696	4.2%	8,211	6.0%
Some High School (Grade Level 9 to 11)	401	4.3%	2,359	3.7%	7,890	5.7%
High School Graduate	2,727	28.9%	16,586	25.9%	35,335	25.7%
Some College	1,951	20.7%	13,750	21.5%	28,161	20.4%
Associate Degree Only	717	7.6%	4,336	6.8%	8,860	6.4%
Bachelor Degree Only	2,140	22.7%	14,835	23.2%	30,072	21.8%
Graduate Degree	1,129	12.0%	9,450	14.8%	19,209	13.9%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,925	54.1%	24,670	71.8%	55,579	77.3%
1 Attached Unit	152	2.8%	1,393	4.1%	2,706	3.8%
2 to 4 Units	321	5.9%	1,829	5.3%	3,925	5.5%
5 to 9 Units	349	6.5%	1,822	5.3%	4,046	5.6%
10 to 19 Units	1,166	21.6%	5,077	14.8%	8,726	12.1%
20 to 49 Units	307	5.7%	1,300	3.8%	2,248	3.1%
50 or More Units	747	13.8%	2,182	6.3%	4,552	6.3%
Mobile Home or Trailer	13	0.2%	209	0.6%	440	0.6%
Other Structure	-	-	1	-	17	-

Homes Built By Year (2021)

Homes Built 2010 or later	347	6.4%	2,415	7.0%	5,987	8.3%
Homes Built 2000 to 2009	1,605	29.7%	7,369	21.4%	13,280	18.5%
Homes Built 1990 to 1999	1,139	21.1%	6,099	17.7%	10,767	15.0%
Homes Built 1980 to 1989	1,241	22.9%	9,639	28.0%	17,935	24.9%
Homes Built 1970 to 1979	1,060	19.6%	6,393	18.6%	12,843	17.9%
Homes Built 1960 to 1969	290	5.4%	3,618	10.5%	8,599	12.0%
Homes Built 1950 to 1959	158	2.9%	2,132	6.2%	8,509	11.8%
Homes Built Before 1949	139	2.6%	817	2.4%	4,318	6.0%

Home Values (2021)

Home Values \$1,000,000 or More	18	0.7%	336	1.5%	823	1.7%
Home Values \$500,000 to \$999,999	73	2.8%	1,236	5.5%	4,142	8.4%
Home Values \$400,000 to \$499,999	54	2.1%	958	4.3%	2,824	5.7%
Home Values \$300,000 to \$399,999	392	14.9%	2,452	10.9%	5,669	11.5%
Home Values \$200,000 to \$299,999	907	34.4%	7,097	31.6%	13,223	26.9%
Home Values \$150,000 to \$199,999	805	30.5%	5,583	24.9%	10,419	21.2%
Home Values \$100,000 to \$149,999	266	10.1%	3,147	14.0%	7,038	14.3%
Home Values \$70,000 to \$99,999	66	2.5%	905	4.0%	3,089	6.3%
Home Values \$50,000 to \$69,999	15	0.6%	175	0.8%	719	1.5%
Home Values \$25,000 to \$49,999	15	0.6%	185	0.8%	517	1.1%
Home Values Under \$25,000	23	0.9%	360	1.6%	681	1.4%
Owner-Occupied Median Home Value	\$209,733		\$224,969		\$239,369	
Renter-Occupied Median Rent	\$1,000		\$978		\$991	

Transportation To Work (2021)

Drive to Work Alone	5,775	86.0%	39,191	84.0%	85,409	83.5%
Drive to Work in Carpool	591	8.8%	4,137	8.9%	9,700	9.5%
Travel to Work by Public Transportation	115	1.7%	439	0.9%	780	0.8%
Drive to Work on Motorcycle	-	-	27	-	86	-
Walk or Bicycle to Work	65	1.0%	347	0.7%	873	0.9%
Other Means	37	0.6%	238	0.5%	595	0.6%
Work at Home	128	1.9%	2,297	4.9%	4,846	4.7%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,072	16.0%	7,741	16.6%	19,900	19.5%
Travel to Work in 15 to 29 Minutes	2,744	40.9%	20,314	43.5%	41,644	40.7%
Travel to Work in 30 to 59 Minutes	2,129	31.7%	13,587	29.1%	28,116	27.5%
Travel to Work in 60 Minutes or More	435	6.5%	3,677	7.9%	8,201	8.0%
Average Minutes Travel to Work	24.5		24.1		23.3	

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