Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Q&A
RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.
Lat/Lon: 33.2214/-97.1721

3251 N Interstate 35 Denton, TX 76207	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	5,524		48,974		111,165	
Projected Population (2028)	5,993		53,311		121,558	
Census Population (2020)	5,038		46,242		105,009	
Census Population (2010)	4,262		41,334		90,394	
Projected Annual Growth (2023 to 2028)	469	1.7%	4,337	1.8%	10,393	1.9%
Historical Annual Growth (2020 to 2023)	486	3.2%	2,732	2.0%	6,156	2.0%
Historical Annual Growth (2010 to 2020)	776	6.1%	4,909	4.0%	14,615	5.4%
Estimated Population Density (2023)	1,759	psm	1,734	psm	1,416	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	2,468		20,519		44,616	
Projected Households (2028)	2,902		24,407		52,941	
Census Households (2020)	2,189		19,009		41,459	
Census Households (2010)	1,828		16,016		34,683	
Estimated Households with Children (2023)	298	12.1%	3,013	14.7%	10,383	23.3%
Estimated Average Household Size (2023)	2.15		2.11		2.34	
Average Household Income						
Estimated Average Household Income (2023)	$44,813		$59,004		$79,550	
Projected Average Household Income (2028)	$37,277		$49,140		$67,372	
Estimated Average Family Income (2023)	$61,036		$93,865		$116,277	
Median Household Income						
Estimated Median Household Income (2023)	$48,198		$54,292		$69,519	
Projected Median Household Income (2028)	$38,954		$47,845		$63,542	
Estimated Median Family Income (2023)	$87,789		$93,307		$103,540	
Per Capita Income						
Estimated Per Capita Income (2023)	$20,244		$25,370		$32,313	
Projected Per Capita Income (2028)	$18,257		$23,092		$29,694	
Estimated Per Capita Income 5 Year Growth	-$1,987	-9.8%	-$2,277	-9.0%	-$2,618	-8.1%
Estimated Average Household Net Worth (2023)	$352,005		$308,288		$396,219	
Daytime Demos (2023)						
Total Businesses	389		2,613		4,729	
Total Employees	6,547		25,218		40,463	
Company Headquarter Businesses	15	4.0%	77	2.9%	121	2.6%
Company Headquarter Employees	981	15.0%	3,432	13.6%	4,625	11.4%
Employee Population per Business	16.8		9.7		8.6	
Residential Population per Business	14.2		18.7		23.5	

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3251 N Interstate 35
Denton, TX 76207

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	3,213	58.2%	27,457	56.1%	67,145	60.4%
Black or African American (2023)	675	12.2%	5,735	11.7%	13,428	12.1%
American Indian or Alaska Native (2023)	35	0.6%	353	0.7%	878	0.8%
Asian (2023)	621	11.2%	7,830	16.0%	10,169	9.1%
Hawaiian or Pacific Islander (2023)	2	-	50	0.1%	96	-
Other Race (2023)	409	7.4%	3,145	6.4%	7,758	7.0%
Two or More Races (2023)	569	10.3%	4,403	9.0%	11,690	10.5%
Not Hispanic or Latino Population (2023)	4,284	77.6%	38,824	79.3%	85,514	76.9%
Hispanic or Latino Population (2023)	1,240	22.4%	10,150	20.7%	25,651	23.1%
Not Hispanic or Latino Population (2028)	4,637	77.4%	42,182	79.1%	93,493	76.9%
Hispanic or Latino Population (2028)	1,357	22.6%	11,128	20.9%	28,066	23.1%
Not Hispanic or Latino Population (2020)	3,793	75.3%	35,025	75.7%	78,393	74.7%
Hispanic or Latino Population (2020)	1,245	24.7%	11,218	24.3%	26,616	25.3%
Not Hispanic or Latino Population (2010)	3,239	76.0%	33,147	80.2%	71,200	78.8%
Hispanic or Latino Population (2010)	1,023	24.0%	8,187	19.8%	19,194	21.2%
Projected Hispanic Annual Growth (2023 to 2028)	117	1.9%	978	1.9%	2,415	1.9%
Historic Hispanic Annual Growth (2010 to 2023)	217	1.6%	1,963	1.8%	6,457	2.6%
Age Distribution (2023)						
Age Under 5	203	3.7%	1,909	3.9%	5,342	4.8%
Age 5 to 9 Years	206	3.7%	1,835	3.7%	5,527	5.0%
Age 10 to 14 Years	209	3.8%	1,895	3.9%	5,968	5.4%
Age 15 to 19 Years	513	9.3%	5,943	12.1%	10,688	9.6%
Age 20 to 24 Years	1,446	26.2%	11,221	22.9%	17,489	15.7%
Age 25 to 29 Years	533	9.6%	4,560	9.3%	9,450	8.5%
Age 30 to 34 Years	335	6.1%	2,902	5.9%	7,117	6.4%
Age 35 to 39 Years	262	4.7%	2,371	4.8%	6,213	5.6%
Age 40 to 44 Years	249	4.5%	2,219	4.5%	6,025	5.4%
Age 45 to 49 Years	224	4.1%	2,170	4.4%	6,017	5.4%
Age 50 to 54 Years	267	4.8%	2,414	4.9%	6,482	5.8%
Age 55 to 59 Years	233	4.2%	2,273	4.6%	6,173	5.6%
Age 60 to 64 Years	193	3.5%	1,874	3.8%	5,166	4.6%
Age 65 to 74 Years	308	5.6%	2,836	5.8%	7,784	7.0%
Age 75 to 84 Years	222	4.0%	1,811	3.7%	4,360	3.9%
Age 85 Years or Over	121	2.2%	740	1.5%	1,364	1.2%
Median Age	27.4		29.2		32.3	
Gender Age Distribution (2023)						
Female Population	2,714	49.1%	25,328	51.7%	56,904	51.2%
Age 0 to 19 Years	562	20.7%	6,348	25.1%	14,301	25.1%
Age 20 to 64 Years	1,757	64.7%	15,829	62.5%	34,850	61.2%
Age 65 Years or Over	395	14.6%	3,150	12.4%	7,753	13.6%
Female Median Age	28.6		29.6		33.1	
Male Population	2,810	50.9%	23,646	48.3%	54,261	48.8%
Age 0 to 19 Years	570	20.3%	5,235	22.1%	13,224	24.4%
Age 20 to 64 Years	1,985	70.6%	16,175	68.4%	35,282	65.0%
Age 65 Years or Over	255	9.1%	2,237	9.5%	5,754	10.6%
Male Median Age	26.6		28.8		31.7	

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3251 N Interstate 35 Denton, TX 76207	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	153	6.2%	986	4.8%	3,215	7.2%
HH Income $150,000 to $199,999	225	9.1%	1,213	5.9%	3,652	8.2%
HH Income $100,000 to $149,999	218	8.8%	2,523	12.3%	6,502	14.6%
HH Income $75,000 to $99,999	234	9.5%	2,017	9.8%	5,572	12.5%
HH Income $50,000 to $74,999	294	11.9%	3,187	15.5%	7,265	16.3%
HH Income $35,000 to $49,999	252	10.2%	2,660	13.0%	5,376	12.0%
HH Income $25,000 to $34,999	249	10.1%	2,192	10.7%	3,918	8.8%
HH Income $15,000 to $24,999	341	13.8%	2,316	11.3%	3,684	8.3%
HH Income Under $15,000	500	20.3%	3,425	16.7%	5,433	12.2%
HH Income $35,000 or More	1,377	55.8%	12,586	61.3%	31,581	70.8%
HH Income $75,000 or More	831	33.7%	6,739	32.8%	18,941	42.5%
Housing (2023)						
Total Housing Units	2,734		22,433		48,147	
Housing Units Occupied	2,468	90.3%	20,519	91.5%	44,616	92.7%
Housing Units Owner-Occupied	800	32.4%	6,163	30.0%	18,536	41.5%
Housing Units, Renter-Occupied	1,668	67.6%	14,356	70.0%	26,080	58.5%
Housing Units, Vacant	266	10.8%	1,914	9.3%	3,531	7.9%
Marital Status (2023)						
Never Married	3,282	66.9%	27,121	62.6%	45,498	48.2%
Currently Married	822	16.8%	10,298	23.8%	33,516	35.5%
Separated	243	5.0%	1,387	3.2%	3,359	3.6%
Widowed	215	4.4%	1,179	2.7%	2,759	2.9%
Divorced	344	7.0%	3,349	7.7%	9,196	9.7%
Household Type (2023)						
Population Family	2,302	41.7%	22,114	45.2%	69,461	62.5%
Population Non-Family	2,999	54.3%	21,135	43.2%	34,961	31.4%
Population Group Quarters	223	4.0%	5,726	11.7%	6,743	6.1%
Family Households	774	31.4%	7,221	35.2%	21,663	48.6%
Non-Family Households	1,693	68.6%	13,299	64.8%	22,953	51.4%
Married Couple with Children	192	23.3%	1,844	17.9%	6,835	20.4%
Average Family Household Size	3.0		3.1		3.2	
Household Size (2023)						
1 Person Households	950	38.5%	8,062	39.3%	14,802	33.2%
2 Person Households	807	32.7%	6,763	33.0%	14,652	32.8%
3 Person Households	364	14.7%	2,804	13.7%	6,740	15.1%
4 Person Households	245	9.9%	1,974	9.6%	5,168	11.6%
5 Person Households	67	2.7%	577	2.8%	2,041	4.6%
6 or More Person Households	35	1.4%	340	1.7%	1,212	2.7%
Household Vehicles (2023)						
Households with 0 Vehicles Available	164	6.6%	1,259	6.1%	2,062	4.6%
Households with 1 Vehicles Available	1,253	50.8%	9,659	47.1%	17,488	39.2%
Households with 2 or More Vehicles Available	1,051	42.6%	9,602	46.8%	25,066	56.2%
Total Vehicles Available	3,895		33,521		79,372	
Average Vehicles Per Household	1.6		1.6		1.8	

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3251 N Interstate 35
Denton, TX 76207

	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	4,858		42,928		93,032	
Estimated Civilian Employed	3,182	65.5%	28,911	67.3%	65,033	69.9%
Estimated Civilian Unemployed	255	5.2%	1,901	4.4%	3,307	3.6%
Estimated in Armed Forces	2	-	26	-	35	-
Estimated Not in Labor Force	1,420	29.2%	12,090	28.2%	24,658	26.5%
Unemployment Rate	5.2%		4.4%		3.6%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	3,182		28,911		65,030	
Management, Business, Financial Operations	449	14.1%	4,067	14.1%	10,464	16.1%
Professional, Related	798	25.1%	7,958	27.5%	17,750	27.3%
Service	681	21.4%	5,757	19.9%	11,813	18.2%
Sales, Office	769	24.2%	6,374	22.0%	13,989	21.5%
Farming, Fishing, Forestry	2	-	18	-	82	0.1%
Construct, Extraction, Maintenance	199	6.3%	1,828	6.3%	4,105	6.3%
Production, Transport Material Moving	284	8.9%	2,908	10.1%	6,827	10.5%
White Collar Workers	2,015	63.3%	18,399	63.6%	42,202	64.9%
Blue Collar Workers	1,167	36.7%	10,511	36.4%	22,827	35.1%
Consumer Expenditure (2023)						
Total Household Expenditure	$100.33 M		$990.15 M		$2.64 B	
Total Non-Retail Expenditure	$53.46 M	53.3%	$525.06 M	53.0%	$1.4 B	53.0%
Total Retail Expenditure	$46.87 M	46.7%	$465.08 M	47.0%	$1.24 B	47.0%
Apparel	$3.56 M	3.6%	$34.88 M	3.5%	$93.63 M	3.6%
Contributions	$3.19 M	3.2%	$31.18 M	3.1%	$85.68 M	3.3%
Education	$3.22 M	3.2%	$29.67 M	3.0%	$81.77 M	3.1%
Entertainment	$5.56 M	5.5%	$54.79 M	5.5%	$148.63 M	5.6%
Food and Beverages	$14.87 M	14.8%	$147.02 M	14.8%	$388.48 M	14.7%
Furnishings and Equipment	$3.45 M	3.4%	$34.08 M	3.4%	$92.26 M	3.5%
Gifts	$2.42 M	2.4%	$23.83 M	2.4%	$65.21 M	2.5%
Health Care	$8.28 M	8.3%	$82.92 M	8.4%	$219.12 M	8.3%
Household Operations	$3.91 M	3.9%	$38.3 M	3.9%	$103.11 M	3.9%
Miscellaneous Expenses	$1.88 M	1.9%	$18.57 M	1.9%	$49.64 M	1.9%
Personal Care	$1.34 M	1.3%	$13.29 M	1.3%	$35.36 M	1.3%
Personal Insurance	$666.37 K	0.7%	$6.56 M	0.7%	$18.34 M	0.7%
Reading	$216.41 K	0.2%	$2.14 M	0.2%	$5.72 M	0.2%
Shelter	$21.76 M	21.7%	$213.32 M	21.5%	$562.09 M	21.3%
Tobacco	$655.64 K	0.7%	$6.51 M	0.7%	$16.07 M	0.6%
Transportation	$17.88 M	17.8%	$178.9 M	18.1%	$478.41 M	18.1%
Utilities	$7.47 M	7.4%	$74.21 M	7.5%	$192.83 M	7.3%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	2,947		26,170		66,150	
Elementary (Grade Level 0 to 8)	118	4.0%	1,084	4.1%	2,715	4.1%
Some High School (Grade Level 9 to 11)	200	6.8%	1,467	5.6%	3,359	5.1%
High School Graduate	538	18.3%	4,575	17.5%	12,643	19.1%
Some College	673	22.8%	5,972	22.8%	15,123	22.9%
Associate Degree Only	179	6.1%	2,015	7.7%	4,907	7.4%
Bachelor Degree Only	826	28.0%	7,166	27.4%	17,798	26.9%
Graduate Degree	412	14.0%	3,891	14.9%	9,605	14.5%

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3251 N Interstate 35 Denton, TX 76207	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	849	46.4%	8,160	50.9%	22,463	64.8%
1 Attached Unit	72	4.0%	851	5.3%	1,667	4.8%
2 to 4 Units	312	17.1%	2,768	17.3%	4,838	13.9%
5 to 9 Units	287	15.7%	2,128	13.3%	3,889	11.2%
10 to 19 Units	330	18.0%	2,521	15.7%	3,967	11.4%
20 to 49 Units	270	14.8%	1,867	11.7%	3,130	9.0%
50 or More Units	299	16.4%	1,905	11.9%	3,913	11.3%
Mobile Home or Trailer	43	2.3%	268	1.7%	644	1.9%
Other Structure	6	0.3%	51	0.3%	105	0.3%
Homes Built By Year (2023)						
Homes Built 2010 or later	445	24.3%	4,017	25.1%	8,973	25.9%
Homes Built 2000 to 2009	415	22.7%	3,232	20.2%	8,123	23.4%
Homes Built 1990 to 1999	241	13.2%	2,589	16.2%	6,210	17.9%
Homes Built 1980 to 1989	445	24.3%	3,327	20.8%	7,549	21.8%
Homes Built 1970 to 1979	286	15.6%	2,652	16.6%	5,856	16.9%
Homes Built 1960 to 1969	306	16.7%	2,074	12.9%	4,018	11.6%
Homes Built 1950 to 1959	132	7.2%	736	4.6%	1,289	3.7%
Homes Built Before 1949	199	10.9%	1,893	11.8%	2,597	7.5%
Home Values (2023)						
Home Values $1,000,000 or More	21	2.6%	117	1.9%	439	2.4%
Home Values $500,000 to $999,999	99	12.4%	839	13.6%	2,659	14.3%
Home Values $400,000 to $499,999	65	8.1%	586	9.5%	1,852	10.0%
Home Values $300,000 to $399,999	178	22.2%	1,224	19.9%	4,263	23.0%
Home Values $200,000 to $299,999	242	30.2%	1,955	31.7%	5,835	31.5%
Home Values $150,000 to $199,999	85	10.6%	734	11.9%	1,678	9.1%
Home Values $100,000 to $149,999	28	3.5%	234	3.8%	577	3.1%
Home Values $70,000 to $99,999	29	3.6%	143	2.3%	337	1.8%
Home Values $50,000 to $69,999	1	0.1%	22	0.4%	100	0.5%
Home Values $25,000 to $49,999	5	0.7%	73	1.2%	285	1.5%
Home Values Under $25,000	47	5.9%	233	3.8%	511	2.8%
Owner-Occupied Median Home Value	$285,371		$284,841		$303,818	
Renter-Occupied Median Rent	$1,027		$1,085		$1,118	
Transportation To Work (2023)						
Drive to Work Alone	1,707	53.6%	17,275	59.8%	42,284	65.0%
Drive to Work in Carpool	331	10.4%	2,454	8.5%	5,730	8.8%
Travel to Work by Public Transportation	57	1.8%	479	1.7%	707	1.1%
Drive to Work on Motorcycle	4	0.1%	68	0.2%	83	0.1%
Walk or Bicycle to Work	383	12.0%	2,522	8.7%	3,342	5.1%
Other Means	34	1.1%	472	1.6%	803	1.2%
Work at Home	666	20.9%	5,642	19.5%	12,081	18.6%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,063	33.4%	9,456	32.7%	18,555	28.5%
Travel to Work in 15 to 29 Minutes	831	26.1%	7,539	26.1%	18,681	28.7%
Travel to Work in 30 to 59 Minutes	555	17.4%	5,192	18.0%	12,991	20.0%
Travel to Work in 60 Minutes or More	67	2.1%	1,082	3.7%	2,722	4.2%
Average Minutes Travel to Work	16.9		17.4		18.5	