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: 32.6592/-97.2688

Forest Hill III SC 6607-6617 Forest Hill Dr, Forest Hill TX 76140	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	11,721		62,831		200,851	
Projected Population (2028)	12,178		65,094		209,799	
Census Population (2020)	11,429		61,524		196,783	
Census Population (2010)	10,059		53,818		176,075	
Projected Annual Growth (2023 to 2028)	458	0.8%	2,263	0.7%	8,948	0.9%
Historical Annual Growth (2020 to 2023)	292	0.9%	1,307	0.7%	4,067	0.7%
Historical Annual Growth (2010 to 2020)	1,370	4.5%	7,706	4.8%	20,708	3.9%
Estimated Population Density (2023)	3,733	psm	2,223	psm	2,558	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	3,708		19,630		65,396	
Projected Households (2028)	3,992		21,103		70,769	
Census Households (2020)	3,570		18,968		63,182	
Census Households (2010)	3,214		16,721		57,003	
Estimated Households with Children (2023)	1,617	43.6%	8,566	43.6%	27,968	42.8%
Estimated Average Household Size (2023)	3.16		3.12		3.04	
Average Household Income						
Estimated Average Household Income (2023)	$67,683		$70,782		$81,239	
Projected Average Household Income (2028)	$61,111		$64,650		$74,398	
Estimated Average Family Income (2023)	$71,117		$76,576		$90,304	
Median Household Income						
Estimated Median Household Income (2023)	$55,136		$56,329		$62,843	
Projected Median Household Income (2028)	$49,395		$50,608		$56,802	
Estimated Median Family Income (2023)	$62,752		$67,389		$74,056	
Per Capita Income						
Estimated Per Capita Income (2023)	$21,414		$22,494		$26,600	
Projected Per Capita Income (2028)	$20,029		$21,325		$25,238	
Estimated Per Capita Income 5 Year Growth	-$1,385	-6.5%	-$1,169	-5.2%	-$1,362	-5.1%
Estimated Average Household Net Worth (2023)	$313,094		$311,750		$350,816	
Daytime Demos (2023)						
Total Businesses	204		2,044		6,212	
Total Employees	1,226		18,816		50,840	
Company Headquarter Businesses	3	1.5%	61	3.0%	165	2.6%
Company Headquarter Employees	40	3.2%	1,811	9.6%	4,396	8.6%
Employee Population per Business	6.0		9.2		8.2	
Residential Population per Business	57.6		30.7		32.3	

Forest Hill III SC 6607-6617 Forest Hill Dr, Forest Hill TX 76140	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	2,625	22.4%	17,487	27.8%	65,042	32.4%
Black or African American (2023)	4,847	41.4%	20,961	33.4%	57,881	28.8%
American Indian or Alaska Native (2023)	116	1.0%	679	1.1%	1,797	0.9%
Asian (2023)	142	1.2%	2,193	3.5%	6,470	3.2%
Hawaiian or Pacific Islander (2023)	2	-	40	-	130	-
Other Race (2023)	2,372	20.2%	12,754	20.3%	39,393	19.6%
Two or More Races (2023)	1,617	13.8%	8,718	13.9%	30,139	15.0%
Not Hispanic or Latino Population (2023)	6,411	54.7%	34,484	54.9%	110,518	55.0%
Hispanic or Latino Population (2023)	5,310	45.3%	28,347	45.1%	90,333	45.0%
Not Hispanic or Latino Population (2028)	6,660	54.7%	35,668	54.8%	115,234	54.9%
Hispanic or Latino Population (2028)	5,519	45.3%	29,426	45.2%	94,565	45.1%
Not Hispanic or Latino Population (2020)	6,011	52.6%	32,235	52.4%	105,288	53.5%
Hispanic or Latino Population (2020)	5,418	47.4%	29,289	47.6%	91,495	46.5%
Not Hispanic or Latino Population (2010)	6,383	63.5%	31,227	58.0%	103,573	58.8%
Hispanic or Latino Population (2010)	3,675	36.5%	22,590	42.0%	72,502	41.2%
Projected Hispanic Annual Growth (2023 to 2028)	209	0.8%	1,080	0.8%	4,232	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	1,635	3.4%	5,757	2.0%	17,831	1.9%
Age Distribution (2023)						
Age Under 5	771	6.6%	4,415	7.0%	14,267	7.1%
Age 5 to 9 Years	909	7.8%	4,723	7.5%	15,064	7.5%
Age 10 to 14 Years	935	8.0%	4,957	7.9%	16,235	8.1%
Age 15 to 19 Years	855	7.3%	4,654	7.4%	15,563	7.7%
Age 20 to 24 Years	720	6.1%	4,265	6.8%	13,778	6.9%
Age 25 to 29 Years	829	7.1%	4,615	7.3%	14,329	7.1%
Age 30 to 34 Years	750	6.4%	4,352	6.9%	13,872	6.9%
Age 35 to 39 Years	725	6.2%	4,115	6.5%	13,028	6.5%
Age 40 to 44 Years	652	5.6%	3,770	6.0%	12,158	6.1%
Age 45 to 49 Years	672	5.7%	3,547	5.6%	11,616	5.8%
Age 50 to 54 Years	656	5.6%	3,609	5.7%	11,884	5.9%
Age 55 to 59 Years	768	6.5%	3,663	5.8%	12,045	6.0%
Age 60 to 64 Years	797	6.8%	3,568	5.7%	11,203	5.6%
Age 65 to 74 Years	1,147	9.8%	5,740	9.1%	16,701	8.3%
Age 75 to 84 Years	438	3.7%	2,281	3.6%	7,097	3.5%
Age 85 Years or Over	98	0.8%	557	0.9%	2,009	1.0%
Median Age	34.9		33.7		33.5	
Gender Age Distribution (2023)						
Female Population	5,958	50.8%	31,272	49.8%	101,444	50.5%
Age 0 to 19 Years	1,645	27.6%	9,228	29.5%	30,065	29.6%
Age 20 to 64 Years	3,359	56.4%	17,196	55.0%	56,850	56.0%
Age 65 Years or Over	954	16.0%	4,848	15.5%	14,529	14.3%
Female Median Age	36.8		34.7		34.4	
Male Population	5,763	49.2%	31,559	50.2%	99,407	49.5%
Age 0 to 19 Years	1,824	31.7%	9,521	30.2%	31,064	31.2%
Age 20 to 64 Years	3,210	55.7%	18,308	58.0%	57,065	57.4%
Age 65 Years or Over	728	12.6%	3,730	11.8%	11,278	11.3%
Male Median Age	32.8		32.7		32.6	

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Household Income Distribution (2023)						
HH Income $200,000 or More	188	5.1%	967	4.9%	3,927	6.0%
HH Income $150,000 to $199,999	137	3.7%	957	4.9%	3,941	6.0%
HH Income $100,000 to $149,999	521	14.1%	2,619	13.3%	9,481	14.5%
HH Income $75,000 to $99,999	466	12.6%	2,268	11.6%	7,225	11.0%
HH Income $50,000 to $74,999	709	19.1%	3,527	18.0%	12,310	18.8%
HH Income $35,000 to $49,999	642	17.3%	3,004	15.3%	8,919	13.6%
HH Income $25,000 to $34,999	338	9.1%	1,978	10.1%	6,151	9.4%
HH Income $15,000 to $24,999	282	7.6%	1,854	9.4%	5,584	8.5%
HH Income Under $15,000	426	11.5%	2,455	12.5%	7,859	12.0%
HH Income $35,000 or More	2,662	71.8%	13,343	68.0%	45,802	70.0%
HH Income $75,000 or More	1,312	35.4%	6,812	34.7%	24,574	37.6%
Housing (2023)						
Total Housing Units	3,875		21,227		69,909	
Housing Units Occupied	3,708	95.7%	19,630	92.5%	65,396	93.5%
Housing Units Owner-Occupied	2,608	70.3%	12,015	61.2%	40,259	61.6%
Housing Units, Renter-Occupied	1,100	29.7%	7,615	38.8%	25,137	38.4%
Housing Units, Vacant	167	4.5%	1,596	8.1%	4,513	6.9%
Marital Status (2023)						
Never Married	3,772	41.4%	18,681	38.3%	58,498	37.7%
Currently Married	3,455	37.9%	18,608	38.2%	62,583	40.3%
Separated	698	7.7%	3,362	6.9%	9,376	6.0%
Widowed	362	4.0%	2,480	5.1%	9,017	5.8%
Divorced	820	9.0%	5,605	11.5%	15,811	10.2%
Household Type (2023)						
Population Family	10,620	90.6%	54,694	87.0%	176,467	87.9%
Population Non-Family	1,101	9.4%	6,470	10.3%	22,063	11.0%
Population Group Quarters	-	-	1,667	2.7%	2,321	1.2%
Family Households	2,813	75.9%	14,571	74.2%	48,205	73.7%
Non-Family Households	895	24.1%	5,059	25.8%	17,191	26.3%
Married Couple with Children	920	26.6%	4,971	26.7%	16,254	26.0%
Average Family Household Size	3.8		3.8		3.7	
Household Size (2023)						
1 Person Households	810	21.9%	4,327	22.0%	14,404	22.0%
2 Person Households	961	25.9%	5,102	26.0%	18,056	27.6%
3 Person Households	652	17.6%	3,352	17.1%	11,350	17.4%
4 Person Households	546	14.7%	2,862	14.6%	9,590	14.7%
5 Person Households	386	10.4%	2,009	10.2%	6,238	9.5%
6 or More Person Households	353	9.5%	1,978	10.1%	5,759	8.8%
Household Vehicles (2023)						
Households with 0 Vehicles Available	80	2.2%	1,354	6.9%	4,456	6.8%
Households with 1 Vehicles Available	1,109	29.9%	6,317	32.2%	20,218	30.9%
Households with 2 or More Vehicles Available	2,520	67.9%	11,959	60.9%	40,722	62.3%
Total Vehicles Available	7,825		37,543		124,960	
Average Vehicles Per Household	2.1		1.9		1.9	

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Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	8,924		47,748		151,953	
Estimated Civilian Employed	5,292	59.3%	28,944	60.6%	95,297	62.7%
Estimated Civilian Unemployed	396	4.4%	1,798	3.8%	5,794	3.8%
Estimated in Armed Forces	-	-	30	-	105	-
Estimated Not in Labor Force	3,236	36.3%	16,976	35.6%	50,756	33.4%
Unemployment Rate	4.4%		3.8%		3.8%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	5,292		28,944		95,297	
Management, Business, Financial Operations	462	8.7%	2,570	8.9%	9,758	10.2%
Professional, Related	547	10.3%	3,794	13.1%	14,575	15.3%
Service	1,006	19.0%	5,128	17.7%	17,730	18.6%
Sales, Office	920	17.4%	5,458	18.9%	18,848	19.8%
Farming, Fishing, Forestry	-	-	62	0.2%	134	0.1%
Construct, Extraction, Maintenance	792	15.0%	5,230	18.1%	15,135	15.9%
Production, Transport Material Moving	1,564	29.5%	6,701	23.2%	19,117	20.1%
White Collar Workers	1,929	36.5%	11,822	40.8%	43,181	45.3%
Blue Collar Workers	3,363	63.5%	17,122	59.2%	52,116	54.7%
Consumer Expenditure (2023)						
Total Household Expenditure	$199.24 M		$1.08 B		$3.95 B	
Total Non-Retail Expenditure	$104.74 M	52.6%	$568.59 M	52.7%	$2.08 B	52.7%
Total Retail Expenditure	$94.5 M	47.4%	$510.5 M	47.3%	$1.87 B	47.3%
Apparel	$6.99 M	3.5%	$38.09 M	3.5%	$139.8 M	3.5%
Contributions	$6.28 M	3.1%	$34.03 M	3.2%	$126.1 M	3.2%
Education	$5.61 M	2.8%	$31.23 M	2.9%	$117.28 M	3.0%
Entertainment	$11.12 M	5.6%	$60.3 M	5.6%	$221.9 M	5.6%
Food and Beverages	$29.68 M	14.9%	$160.65 M	14.9%	$585.62 M	14.8%
Furnishings and Equipment	$6.9 M	3.5%	$37.38 M	3.5%	$137.64 M	3.5%
Gifts	$4.65 M	2.3%	$25.34 M	2.3%	$94.82 M	2.4%
Health Care	$17.07 M	8.6%	$91.67 M	8.5%	$333.09 M	8.4%
Household Operations	$7.74 M	3.9%	$41.95 M	3.9%	$154.06 M	3.9%
Miscellaneous Expenses	$3.74 M	1.9%	$20.22 M	1.9%	$74.17 M	1.9%
Personal Care	$2.66 M	1.3%	$14.44 M	1.3%	$52.87 M	1.3%
Personal Insurance	$1.36 M	0.7%	$7.36 M	0.7%	$27.34 M	0.7%
Reading	$428.36 K	0.2%	$2.32 M	0.2%	$8.5 M	0.2%
Shelter	$41.95 M	21.1%	$228.35 M	21.2%	$835.05 M	21.1%
Tobacco	$1.3 M	0.7%	$6.95 M	0.6%	$24.71 M	0.6%
Transportation	$36.59 M	18.4%	$197.09 M	18.3%	$720.9 M	18.3%
Utilities	$15.2 M	7.6%	$81.73 M	7.6%	$295.21 M	7.5%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	7,531		39,817		125,944	
Elementary (Grade Level 0 to 8)	1,151	15.3%	6,138	15.4%	17,636	14.0%
Some High School (Grade Level 9 to 11)	827	11.0%	5,108	12.8%	15,669	12.4%
High School Graduate	2,531	33.6%	12,707	31.9%	37,410	29.7%
Some College	1,612	21.4%	8,273	20.8%	24,375	19.4%
Associate Degree Only	403	5.4%	1,975	5.0%	7,932	6.3%
Bachelor Degree Only	746	9.9%	3,934	9.9%	14,709	11.7%
Graduate Degree	262	3.5%	1,682	4.2%	8,213	6.5%

Forest Hill III SC 6607-6617 Forest Hill Dr, Forest Hill TX 76140	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	3,095	96.3%	13,662	81.7%	46,896	82.3%
1 Attached Unit	106	3.3%	732	4.4%	2,777	4.9%
2 to 4 Units	122	3.8%	1,113	6.7%	3,363	5.9%
5 to 9 Units	91	2.8%	770	4.6%	2,650	4.6%
10 to 19 Units	90	2.8%	921	5.5%	3,191	5.6%
20 to 49 Units	58	1.8%	534	3.2%	1,715	3.0%
50 or More Units	97	3.0%	862	5.2%	2,926	5.1%
Mobile Home or Trailer	48	1.5%	1,019	6.1%	1,838	3.2%
Other Structure	-	-	17	0.1%	40	-
Homes Built By Year (2023)						
Homes Built 2010 or later	523	16.3%	2,476	14.8%	7,936	13.9%
Homes Built 2000 to 2009	253	7.9%	1,852	11.1%	7,262	12.7%
Homes Built 1990 to 1999	91	2.8%	1,480	8.8%	5,274	9.3%
Homes Built 1980 to 1989	327	10.2%	2,858	17.1%	10,143	17.8%
Homes Built 1970 to 1979	793	24.7%	3,260	19.5%	10,588	18.6%
Homes Built 1960 to 1969	1,114	34.6%	3,649	21.8%	8,499	14.9%
Homes Built 1950 to 1959	318	9.9%	3,077	18.4%	9,792	17.2%
Homes Built Before 1949	290	9.0%	978	5.8%	5,901	10.4%
Home Values (2023)						
Home Values $1,000,000 or More	36	1.4%	163	1.4%	506	1.3%
Home Values $500,000 to $999,999	162	6.2%	766	6.4%	2,540	6.3%
Home Values $400,000 to $499,999	134	5.2%	609	5.1%	2,497	6.2%
Home Values $300,000 to $399,999	329	12.6%	1,812	15.1%	6,284	15.6%
Home Values $200,000 to $299,999	747	28.6%	2,952	24.6%	11,316	28.1%
Home Values $150,000 to $199,999	383	14.7%	1,743	14.5%	5,956	14.8%
Home Values $100,000 to $149,999	445	17.1%	1,389	11.6%	4,134	10.3%
Home Values $70,000 to $99,999	168	6.4%	811	6.8%	2,311	5.7%
Home Values $50,000 to $69,999	70	2.7%	517	4.3%	1,576	3.9%
Home Values $25,000 to $49,999	41	1.6%	474	3.9%	1,261	3.1%
Home Values Under $25,000	93	3.6%	779	6.5%	1,879	4.7%
Owner-Occupied Median Home Value	$215,679		$208,308		$219,511	
Renter-Occupied Median Rent	$1,082		$1,001		$1,009	
Transportation To Work (2023)						
Drive to Work Alone	3,957	74.8%	21,535	74.4%	69,408	72.8%
Drive to Work in Carpool	534	10.1%	3,500	12.1%	11,195	11.7%
Travel to Work by Public Transportation	20	0.4%	134	0.5%	408	0.4%
Drive to Work on Motorcycle	-	-	4	-	26	-
Walk or Bicycle to Work	40	0.8%	266	0.9%	1,085	1.1%
Other Means	47	0.9%	578	2.0%	1,324	1.4%
Work at Home	693	13.1%	2,927	10.1%	11,851	12.4%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	840	15.9%	4,403	15.2%	16,103	16.9%
Travel to Work in 15 to 29 Minutes	1,928	36.4%	10,637	36.7%	34,669	36.4%
Travel to Work in 30 to 59 Minutes	1,534	29.0%	8,826	30.5%	26,531	27.8%
Travel to Work in 60 Minutes or More	296	5.6%	2,151	7.4%	6,143	6.4%
Average Minutes Travel to Work	24.1		24.3		23.5	

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