

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.9133/-97.3461



9845 US-287			1 mi radius		3 mi radius		5 mi radius	
Fort Worth, TX 76131								
Population								
Estimated Population (2023)			9,991		73,788		217,176	
Projected Population (2028)			10,549		82,142		238,768	
Census Population (2020)			9,918		70,569		207,707	
Census Population (2010)			1,915		36,159		146,435	
Projected Annual Growth (2023 to 2028)			558	1.1%	8,354	2.3%	21,592	2.0%
Historical Annual Growth (2020 to 2023)			73	0.2%	3,219	1.5%	9,469	1.5%
Historical Annual Growth (2010 to 2020)			8,003	139.3%	34,410	31.7%	61,272	13.9%
Estimated Population Density (2023)			3,182 psm		2,610 psm		2,766 psm	
Trade Area Size			3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households								
Estimated Households (2023)			3,086		24,025		73,050	
Projected Households (2028)			3,391		27,702		82,947	
Census Households (2020)			3,011		23,165		69,429	
Census Households (2010)			613		11,280		48,698	
Estimated Households with Children (2023)			1,485	48.1%	10,764	44.8%	33,936	46.5%
Estimated Average Household Size (2023)			3.24		3.07		2.97	
Average Household Income								
Estimated Average Household Income (2023)			\$116,135		\$138,494		\$135,427	
Projected Average Household Income (2028)			\$108,150		\$124,708		\$123,157	
Estimated Average Family Income (2023)			\$114,984		\$139,878		\$140,974	
Median Household Income								
Estimated Median Household Income (2023)			\$113,359		\$113,458		\$105,033	
Projected Median Household Income (2028)			\$113,681		\$111,150		\$102,558	
Estimated Median Family Income (2023)			\$130,042		\$124,094		\$115,239	
Per Capita Income								
Estimated Per Capita Income (2023)			\$35,875		\$45,095		\$45,558	
Projected Per Capita Income (2028)			\$34,765		\$42,059		\$42,789	
Estimated Per Capita Income 5 Year Growth			-\$1,110	-3.1%	-\$3,036	-6.7%	-\$2,769	-6.1%
Estimated Average Household Net Worth (2023)			\$645,456		\$646,146		\$629,076	
Daytime Demos (2023)								
Total Businesses			215		1,891		5,885	
Total Employees			2,121		13,775		41,813	
Company Headquarter Businesses			4	2.1%	42	2.2%	118	2.0%
Company Headquarter Employees			543	25.6%	1,610	11.7%	5,104	12.2%
Employee Population per Business			9.9		7.3		7.1	
Residential Population per Business			46.5		39.0		36.9	

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Race & Ethnicity						
White (2023)	4,991	50.0%	41,753	56.6%	125,775	57.9%
Black or African American (2023)	1,710	17.1%	10,884	14.8%	28,486	13.1%
American Indian or Alaska Native (2023)	49	0.5%	444	0.6%	1,421	0.7%
Asian (2023)	1,589	15.9%	7,242	9.8%	18,296	8.4%
Hawaiian or Pacific Islander (2023)	5	-	110	0.1%	330	0.2%
Other Race (2023)	525	5.3%	4,262	5.8%	14,924	6.9%
Two or More Races (2023)	1,122	11.2%	9,091	12.3%	27,945	12.9%
Not Hispanic or Latino Population (2023)	7,900	79.1%	57,154	77.5%	163,928	75.5%
Hispanic or Latino Population (2023)	2,091	20.9%	16,634	22.5%	53,248	24.5%
Not Hispanic or Latino Population (2028)	8,346	79.1%	63,512	77.3%	180,147	75.4%
Hispanic or Latino Population (2028)	2,202	20.9%	18,630	22.7%	58,622	24.6%
Not Hispanic or Latino Population (2020)	7,931	80.0%	55,275	78.3%	158,601	76.4%
Hispanic or Latino Population (2020)	1,987	20.0%	15,295	21.7%	49,106	23.6%
Not Hispanic or Latino Population (2010)	1,491	77.9%	28,945	80.0%	116,220	79.4%
Hispanic or Latino Population (2010)	423	22.1%	7,215	20.0%	30,216	20.6%
Projected Hispanic Annual Growth (2023 to 2028)	111	1.1%	1,996	2.4%	5,373	2.0%
Historic Hispanic Annual Growth (2010 to 2023)	1,668	30.3%	9,420	10.0%	23,033	5.9%
Age Distribution (2023)						
Age Under 5	765	7.7%	5,624	7.6%	16,438	7.6%
Age 5 to 9 Years	863	8.6%	6,289	8.5%	18,537	8.5%
Age 10 to 14 Years	827	8.3%	6,493	8.8%	19,093	8.8%
Age 15 to 19 Years	834	8.3%	5,368	7.3%	15,906	7.3%
Age 20 to 24 Years	491	4.9%	3,577	4.8%	11,244	5.2%
Age 25 to 29 Years	778	7.8%	5,666	7.7%	16,781	7.7%
Age 30 to 34 Years	905	9.1%	7,370	10.0%	20,602	9.5%
Age 35 to 39 Years	791	7.9%	7,051	9.6%	20,109	9.3%
Age 40 to 44 Years	733	7.3%	5,984	8.1%	16,919	7.8%
Age 45 to 49 Years	512	5.1%	4,222	5.7%	12,934	6.0%
Age 50 to 54 Years	516	5.2%	3,784	5.1%	11,564	5.3%
Age 55 to 59 Years	589	5.9%	3,546	4.8%	10,748	4.9%
Age 60 to 64 Years	584	5.8%	3,344	4.5%	9,721	4.5%
Age 65 to 74 Years	597	6.0%	3,907	5.3%	11,649	5.4%
Age 75 to 84 Years	173	1.7%	1,214	1.6%	3,867	1.8%
Age 85 Years or Over	34	0.3%	349	0.5%	1,064	0.5%
Median Age	31.6		32.1		32.1	
Gender Age Distribution (2023)						
Female Population	4,787	47.9%	38,240	51.8%	111,043	51.1%
Age 0 to 19 Years	1,365	28.5%	11,665	30.5%	34,234	30.8%
Age 20 to 64 Years	3,010	62.9%	23,390	61.2%	67,497	60.8%
Age 65 Years or Over	411	8.6%	3,186	8.3%	9,312	8.4%
Female Median Age	32.7		32.8		32.6	
Male Population	5,204	52.1%	35,547	48.2%	106,133	48.9%
Age 0 to 19 Years	1,924	37.0%	12,109	34.1%	35,740	33.7%
Age 20 to 64 Years	2,889	55.5%	21,155	59.5%	63,125	59.5%
Age 65 Years or Over	392	7.5%	2,284	6.4%	7,268	6.8%
Male Median Age	30.0		31.1		31.3	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	403	13.1%	3,349	13.9%	10,119	13.9%
HH Income \$150,000 to \$199,999	696	22.6%	3,340	13.9%	8,812	12.1%
HH Income \$100,000 to \$149,999	589	19.1%	6,007	25.0%	17,106	23.4%
HH Income \$75,000 to \$99,999	714	23.1%	4,976	20.7%	12,332	16.9%
HH Income \$50,000 to \$74,999	334	10.8%	3,088	12.9%	11,536	15.8%
HH Income \$35,000 to \$49,999	90	2.9%	1,221	5.1%	5,416	7.4%
HH Income \$25,000 to \$34,999	35	1.1%	863	3.6%	3,359	4.6%
HH Income \$15,000 to \$24,999	217	7.0%	751	3.1%	2,314	3.2%
HH Income Under \$15,000	9	0.3%	429	1.8%	2,055	2.8%
HH Income \$35,000 or More	2,825	91.5%	21,981	91.5%	65,322	89.4%
HH Income \$75,000 or More	2,402	77.8%	17,673	73.6%	48,370	66.2%
Housing (2023)						
Total Housing Units	3,186		25,479		77,337	
Housing Units Occupied	3,086	96.9%	24,025	94.3%	73,050	94.5%
Housing Units Owner-Occupied	2,588	83.8%	18,518	77.1%	52,170	71.4%
Housing Units, Renter-Occupied	499	16.2%	5,508	22.9%	20,880	28.6%
Housing Units, Vacant	99	3.2%	1,454	6.1%	4,287	5.9%
Marital Status (2023)						
Never Married	1,226	16.3%	15,308	27.6%	46,493	28.5%
Currently Married	4,677	62.1%	30,925	55.8%	88,923	54.5%
Separated	156	2.1%	1,217	2.2%	4,756	2.9%
Widowed	293	3.9%	1,612	2.9%	4,753	2.9%
Divorced	1,184	15.7%	6,321	11.4%	18,184	11.1%
Household Type (2023)						
Population Family	9,456	94.6%	68,265	92.5%	197,340	90.9%
Population Non-Family	535	5.4%	5,504	7.5%	19,631	9.0%
Population Group Quarters	-	-	19	-	205	-
Family Households	2,649	85.8%	19,490	81.1%	57,631	78.9%
Non-Family Households	437	14.2%	4,536	18.9%	15,419	21.1%
Married Couple with Children	1,182	25.3%	8,554	27.7%	25,372	28.5%
Average Family Household Size	3.6		3.5		3.4	
Household Size (2023)						
1 Person Households	355	11.5%	3,743	15.6%	12,181	16.7%
2 Person Households	841	27.3%	6,305	26.2%	20,355	27.9%
3 Person Households	613	19.9%	4,835	20.1%	15,467	21.2%
4 Person Households	738	23.9%	5,144	21.4%	14,372	19.7%
5 Person Households	351	11.4%	2,573	10.7%	6,986	9.6%
6 or More Person Households	188	6.1%	1,427	5.9%	3,689	5.0%
Household Vehicles (2023)						
Households with 0 Vehicles Available	13	0.4%	502	2.1%	1,365	1.9%
Households with 1 Vehicles Available	897	29.1%	5,888	24.5%	19,473	26.7%
Households with 2 or More Vehicles Available	2,176	70.5%	17,635	73.4%	52,212	71.5%
Total Vehicles Available	5,969		49,230		147,269	
Average Vehicles Per Household	1.9		2.0		2.0	

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Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	7,321		54,052		159,353	
Estimated Civilian Employed	6,306	86.1%	41,115	76.1%	119,241	74.8%
Estimated Civilian Unemployed	181	2.5%	1,287	2.4%	3,743	2.3%
Estimated in Armed Forces	12	0.2%	159	0.3%	299	0.2%
Estimated Not in Labor Force	822	11.2%	11,490	21.3%	36,070	22.6%
Unemployment Rate	2.5%		2.4%		2.3%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	6,306		41,115		119,241	
Management, Business, Financial Operations	1,193	18.9%	8,912	21.7%	24,824	20.8%
Professional, Related	2,278	36.1%	12,400	30.2%	31,538	26.4%
Service	499	7.9%	3,915	9.5%	13,826	11.6%
Sales, Office	1,256	19.9%	8,983	21.8%	25,515	21.4%
Farming, Fishing, Forestry	2	-	9	-	28	-
Construct, Extraction, Maintenance	268	4.2%	1,848	4.5%	7,811	6.6%
Production, Transport Material Moving	809	12.8%	5,050	12.3%	15,701	13.2%
White Collar Workers	4,728	75.0%	30,295	73.7%	81,876	68.7%
Blue Collar Workers	1,578	25.0%	10,821	26.3%	37,365	31.3%

Consumer Expenditure (2023)

Total Household Expenditure	\$244.66 M		\$2.14 B		\$6.42 B	
Total Non-Retail Expenditure	\$129.12 M	52.8%	\$1.13 B	52.7%	\$3.39 B	52.8%
Total Retail Expenditure	\$115.54 M	47.2%	\$1.01 B	47.3%	\$3.03 B	47.2%
Apparel	\$8.94 M	3.7%	\$77.76 M	3.6%	\$232.11 M	3.6%
Contributions	\$8.35 M	3.4%	\$72.49 M	3.4%	\$216.38 M	3.4%
Education	\$8.33 M	3.4%	\$70.96 M	3.3%	\$211.24 M	3.3%
Entertainment	\$14.37 M	5.9%	\$124.81 M	5.8%	\$372.03 M	5.8%
Food and Beverages	\$35.61 M	14.6%	\$312.93 M	14.6%	\$937.41 M	14.6%
Furnishings and Equipment	\$8.88 M	3.6%	\$77.29 M	3.6%	\$230.48 M	3.6%
Gifts	\$6.18 M	2.5%	\$55.32 M	2.6%	\$166.05 M	2.6%
Health Care	\$19.78 M	8.1%	\$174.12 M	8.1%	\$522.53 M	8.1%
Household Operations	\$9.81 M	4.0%	\$85.28 M	4.0%	\$254.96 M	4.0%
Miscellaneous Expenses	\$4.63 M	1.9%	\$40.52 M	1.9%	\$121.4 M	1.9%
Personal Care	\$3.29 M	1.3%	\$28.84 M	1.3%	\$86.25 M	1.3%
Personal Insurance	\$1.87 M	0.8%	\$16.06 M	0.7%	\$47.7 M	0.7%
Reading	\$531.94 K	0.2%	\$4.64 M	0.2%	\$13.88 M	0.2%
Shelter	\$51.1 M	20.9%	\$448.23 M	20.9%	\$1.34 B	21.0%
Tobacco	\$1.23 M	0.5%	\$11.19 M	0.5%	\$34.19 M	0.5%
Transportation	\$44.8 M	18.3%	\$393.14 M	18.3%	\$1.18 B	18.3%
Utilities	\$16.94 M	6.9%	\$149.72 M	7.0%	\$450.73 M	7.0%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	6,211		46,438		135,958	
Elementary (Grade Level 0 to 8)	88	1.4%	873	1.9%	3,646	2.7%
Some High School (Grade Level 9 to 11)	170	2.7%	1,367	2.9%	5,433	4.0%
High School Graduate	818	13.2%	8,619	18.6%	29,336	21.6%
Some College	1,497	24.1%	10,681	23.0%	30,894	22.7%
Associate Degree Only	546	8.8%	4,345	9.4%	12,929	9.5%
Bachelor Degree Only	2,149	34.6%	14,404	31.0%	38,378	28.2%
Graduate Degree	945	15.2%	6,148	13.2%	15,342	11.3%

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Units In Structure (2023)							
1 Detached Unit		2,760	450.3%	19,563	173.4%	57,441	118.0%
1 Attached Unit		41	6.7%	675	6.0%	2,014	4.1%
2 to 4 Units		51	8.3%	619	5.5%	2,334	4.8%
5 to 9 Units		46	7.5%	638	5.7%	2,559	5.3%
10 to 19 Units		46	7.5%	577	5.1%	2,485	5.1%
20 to 49 Units		50	8.1%	667	5.9%	1,921	3.9%
50 or More Units		56	9.1%	973	8.6%	3,156	6.5%
Mobile Home or Trailer		36	5.8%	306	2.7%	1,125	2.3%
Other Structure		1	0.2%	7	-	14	-
Homes Built By Year (2023)							
Homes Built 2010 or later		1,940	316.5%	10,781	95.6%	21,301	43.7%
Homes Built 2000 to 2009		638	104.0%	8,331	73.9%	26,719	54.9%
Homes Built 1990 to 1999		221	36.1%	1,859	16.5%	10,087	20.7%
Homes Built 1980 to 1989		92	15.1%	888	7.9%	6,187	12.7%
Homes Built 1970 to 1979		91	14.9%	937	8.3%	4,561	9.4%
Homes Built 1960 to 1969		41	6.6%	504	4.5%	1,962	4.0%
Homes Built 1950 to 1959		30	4.8%	500	4.4%	1,554	3.2%
Homes Built Before 1949		33	5.4%	226	2.0%	678	1.4%
Home Values (2023)							
Home Values \$1,000,000 or More		14	0.5%	148	0.8%	522	1.0%
Home Values \$500,000 to \$999,999		231	8.9%	1,201	6.5%	3,276	6.3%
Home Values \$400,000 to \$499,999		227	8.8%	1,619	8.7%	4,049	7.8%
Home Values \$300,000 to \$399,999		778	30.1%	4,195	22.7%	11,248	21.6%
Home Values \$200,000 to \$299,999		1,036	40.1%	8,477	45.8%	22,899	43.9%
Home Values \$150,000 to \$199,999		159	6.1%	1,619	8.7%	5,751	11.0%
Home Values \$100,000 to \$149,999		30	1.1%	344	1.9%	1,973	3.8%
Home Values \$70,000 to \$99,999		16	0.6%	175	0.9%	642	1.2%
Home Values \$50,000 to \$69,999		10	0.4%	68	0.4%	261	0.5%
Home Values \$25,000 to \$49,999		19	0.7%	165	0.9%	412	0.8%
Home Values Under \$25,000		68	2.6%	507	2.7%	1,138	2.2%
Owner-Occupied Median Home Value		\$303,989		\$284,832		\$273,741	
Renter-Occupied Median Rent		\$1,408		\$1,322		\$1,273	
Transportation To Work (2023)							
Drive to Work Alone		4,282	67.9%	28,200	68.6%	83,131	69.7%
Drive to Work in Carpool		703	11.1%	3,338	8.1%	9,595	8.0%
Travel to Work by Public Transportation		15	0.2%	91	0.2%	333	0.3%
Drive to Work on Motorcycle		1	-	9	-	40	-
Walk or Bicycle to Work		23	0.4%	262	0.6%	690	0.6%
Other Means		145	2.3%	860	2.1%	1,523	1.3%
Work at Home		1,137	18.0%	8,356	20.3%	23,927	20.1%
Travel Time (2023)							
Travel to Work in 14 Minutes or Less		969	15.4%	6,496	15.8%	18,090	15.2%
Travel to Work in 15 to 29 Minutes		1,384	21.9%	10,548	25.7%	33,766	28.3%
Travel to Work in 30 to 59 Minutes		2,425	38.5%	13,129	31.9%	36,962	31.0%
Travel to Work in 60 Minutes or More		391	6.2%	2,587	6.3%	6,496	5.4%
Average Minutes Travel to Work		31.5		27.0		26.2	

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