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: 32.6613/-97.424

River Hills Plaza 6100 Bryant Irvin, Fort Worth, TX 76132	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	12,115		79,997		223,749	
Projected Population (2028)	12,311		81,648		233,638	
Census Population (2020)	11,954		78,867		219,172	
Census Population (2010)	10,617		70,303		193,903	
Projected Annual Growth (2023 to 2028)	196	0.3%	1,651	0.4%	9,889	0.9%
Historical Annual Growth (2020 to 2023)	161	0.4%	1,130	0.5%	4,577	0.7%
Historical Annual Growth (2010 to 2020)	1,336	4.2%	8,564	4.1%	25,269	4.3%
Estimated Population Density (2023)	3,858	psm	2,831	psm	2,850	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	5,806		35,956		88,125	
Projected Households (2028)	6,108		37,943		94,794	
Census Households (2020)	5,677		35,023		85,279	
Census Households (2010)	5,211		31,642		76,548	
Estimated Households with Children (2023)	1,462	25.2%	9,495	26.4%	28,635	32.5%
Estimated Average Household Size (2023)	2.03		2.20		2.48	
Average Household Income						
Estimated Average Household Income (2023)	$134,682		$117,366		$111,949	
Projected Average Household Income (2028)	$132,594		$114,058		$106,188	
Estimated Average Family Income (2023)	$177,747		$150,705		$135,294	
Median Household Income						
Estimated Median Household Income (2023)	$100,393		$86,146		$84,840	
Projected Median Household Income (2028)	$98,511		$82,714		$80,741	
Estimated Median Family Income (2023)	$143,126		$118,763		$108,883	
Per Capita Income						
Estimated Per Capita Income (2023)	$64,743		$52,834		$44,216	
Projected Per Capita Income (2028)	$65,980		$53,085		$43,203	
Estimated Per Capita Income 5 Year Growth	$1,236	1.9%	$251	0.5%	-$1,013	-2.3%
Estimated Average Household Net Worth (2023)	$696,039		$575,322		$544,985	
Daytime Demos (2023)						
Total Businesses	661		3,660		9,250	
Total Employees	6,047		28,497		71,660	
Company Headquarter Businesses	18	2.7%	90	2.5%	224	2.4%
Company Headquarter Employees	223	3.7%	2,009	7.0%	9,658	13.5%
Employee Population per Business	9.1		7.8		7.7	
Residential Population per Business	18.3		21.9		24.2	

River Hills Plaza 6100 Bryant Irvin, Fort Worth, TX 76132	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	7,576	62.5%	47,268	59.1%	112,478	50.3%
Black or African American (2023)	2,268	18.7%	15,991	20.0%	47,369	21.2%
American Indian or Alaska Native (2023)	61	0.5%	442	0.6%	1,522	0.7%
Asian (2023)	719	5.9%	3,330	4.2%	12,981	5.8%
Hawaiian or Pacific Islander (2023)	3	-	80	0.1%	178	-
Other Race (2023)	473	3.9%	4,326	5.4%	21,049	9.4%
Two or More Races (2023)	1,015	8.4%	8,560	10.7%	28,172	12.6%
Not Hispanic or Latino Population (2023)	10,245	84.6%	64,093	80.1%	161,325	72.1%
Hispanic or Latino Population (2023)	1,870	15.4%	15,903	19.9%	62,424	27.9%
Not Hispanic or Latino Population (2028)	10,424	84.7%	65,420	80.1%	168,402	72.1%
Hispanic or Latino Population (2028)	1,888	15.3%	16,228	19.9%	65,236	27.9%
Not Hispanic or Latino Population (2020)	10,323	86.4%	64,255	81.5%	158,123	72.1%
Hispanic or Latino Population (2020)	1,631	13.6%	14,612	18.5%	61,049	27.9%
Not Hispanic or Latino Population (2010)	9,429	88.8%	59,755	85.0%	147,007	75.8%
Hispanic or Latino Population (2010)	1,189	11.2%	10,548	15.0%	46,897	24.2%
Projected Hispanic Annual Growth (2023 to 2028)	18	0.2%	324	0.4%	2,812	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	681	4.4%	5,356	3.9%	15,527	2.5%
Age Distribution (2023)						
Age Under 5	580	4.8%	4,354	5.4%	13,324	6.0%
Age 5 to 9 Years	568	4.7%	4,361	5.5%	14,287	6.4%
Age 10 to 14 Years	635	5.2%	4,599	5.7%	15,051	6.7%
Age 15 to 19 Years	711	5.9%	4,671	5.8%	17,174	7.7%
Age 20 to 24 Years	1,047	8.6%	5,839	7.3%	17,532	7.8%
Age 25 to 29 Years	1,089	9.0%	6,404	8.0%	16,299	7.3%
Age 30 to 34 Years	716	5.9%	5,089	6.4%	15,276	6.8%
Age 35 to 39 Years	713	5.9%	4,727	5.9%	14,114	6.3%
Age 40 to 44 Years	658	5.4%	4,394	5.5%	13,049	5.8%
Age 45 to 49 Years	698	5.8%	4,535	5.7%	12,804	5.7%
Age 50 to 54 Years	818	6.7%	5,016	6.3%	13,417	6.0%
Age 55 to 59 Years	793	6.5%	5,290	6.6%	14,008	6.3%
Age 60 to 64 Years	831	6.9%	5,341	6.7%	13,327	6.0%
Age 65 to 74 Years	1,058	8.7%	8,467	10.6%	19,708	8.8%
Age 75 to 84 Years	727	6.0%	4,810	6.0%	10,343	4.6%
Age 85 Years or Over	473	3.9%	2,100	2.6%	4,036	1.8%
Median Age	39.2		40.1		36.6	
Gender Age Distribution (2023)						
Female Population	6,512	53.8%	42,218	52.8%	116,513	52.1%
Age 0 to 19 Years	1,279	19.6%	8,934	21.2%	29,801	25.6%
Age 20 to 64 Years	3,875	59.5%	24,445	57.9%	67,423	57.9%
Age 65 Years or Over	1,358	20.9%	8,839	20.9%	19,289	16.6%
Female Median Age	40.8		41.5		37.8	
Male Population	5,603	46.2%	37,779	47.2%	107,236	47.9%
Age 0 to 19 Years	1,215	21.7%	9,051	24.0%	30,035	28.0%
Age 20 to 64 Years	3,487	62.2%	22,190	58.7%	62,403	58.2%
Age 65 Years or Over	900	16.1%	6,538	17.3%	14,798	13.8%
Male Median Age	38.4		38.8		35.5	

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Quine & Associates, Inc.
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River Hills Plaza 6100 Bryant Irvin, Fort Worth, TX 76132	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	1,044	18.0%	4,876	13.6%	10,851	12.3%
HH Income $150,000 to $199,999	402	6.9%	2,512	7.0%	6,528	7.4%
HH Income $100,000 to $149,999	779	13.4%	5,730	15.9%	15,406	17.5%
HH Income $75,000 to $99,999	605	10.4%	3,920	10.9%	9,814	11.1%
HH Income $50,000 to $74,999	1,162	20.0%	6,607	18.4%	15,838	18.0%
HH Income $35,000 to $49,999	672	11.6%	4,178	11.6%	9,797	11.1%
HH Income $25,000 to $34,999	411	7.1%	2,615	7.3%	6,447	7.3%
HH Income $15,000 to $24,999	368	6.3%	2,465	6.9%	5,879	6.7%
HH Income Under $15,000	363	6.2%	3,052	8.5%	7,566	8.6%
HH Income $35,000 or More	4,663	80.3%	27,824	77.4%	68,234	77.4%
HH Income $75,000 or More	2,829	48.7%	17,039	47.4%	42,599	48.3%
Housing (2023)						
Total Housing Units	5,985		37,783		93,409	
Housing Units Occupied	5,806	97.0%	35,956	95.2%	88,125	94.3%
Housing Units Owner-Occupied	2,419	41.7%	18,494	51.4%	51,585	58.5%
Housing Units, Renter-Occupied	3,387	58.3%	17,462	48.6%	36,540	41.5%
Housing Units, Vacant	180	3.1%	1,827	5.1%	5,283	6.0%
Marital Status (2023)						
Never Married	3,258	31.5%	21,855	32.8%	64,940	35.9%
Currently Married	4,396	42.5%	28,956	43.4%	79,454	43.9%
Separated	393	3.8%	2,437	3.7%	6,567	3.6%
Widowed	944	9.1%	4,770	7.2%	10,168	5.6%
Divorced	1,342	13.0%	8,665	13.0%	19,958	11.0%
Household Type (2023)						
Population Family	8,741	72.1%	61,477	76.8%	179,757	80.3%
Population Non-Family	3,048	25.2%	17,602	22.0%	38,974	17.4%
Population Group Quarters	326	2.7%	917	1.1%	5,018	2.2%
Family Households	3,141	54.1%	20,826	57.9%	56,321	63.9%
Non-Family Households	2,665	45.9%	15,130	42.1%	31,804	36.1%
Married Couple with Children	892	20.3%	5,887	20.3%	18,169	22.9%
Average Family Household Size	2.8		3.0		3.2	
Household Size (2023)						
1 Person Households	2,306	39.7%	13,026	36.2%	26,626	30.2%
2 Person Households	2,037	35.1%	12,368	34.4%	28,689	32.6%
3 Person Households	724	12.5%	4,966	13.8%	13,705	15.6%
4 Person Households	518	8.9%	3,518	9.8%	10,704	12.1%
5 Person Households	169	2.9%	1,354	3.8%	5,189	5.9%
6 or More Person Households	50	0.9%	724	2.0%	3,212	3.6%
Household Vehicles (2023)						
Households with 0 Vehicles Available	356	6.1%	2,241	6.2%	4,470	5.1%
Households with 1 Vehicles Available	2,770	47.7%	14,726	41.0%	31,875	36.2%
Households with 2 or More Vehicles Available	2,680	46.2%	18,990	52.8%	51,781	58.8%
Total Vehicles Available	9,024		60,016		157,657	
Average Vehicles Per Household	1.6		1.7		1.8	

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River Hills Plaza 6100 Bryant Irvin, Fort Worth, TX 76132	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	10,185		65,685		177,866	
Estimated Civilian Employed	6,709	65.9%	44,628	67.9%	119,201	67.0%
Estimated Civilian Unemployed	118	1.2%	1,252	1.9%	5,141	2.9%
Estimated in Armed Forces	-	-	43	-	111	-
Estimated Not in Labor Force	3,357	33.0%	19,762	30.1%	53,413	30.0%
Unemployment Rate	1.2%		1.9%		2.9%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	6,709		44,628		119,201	
Management, Business, Financial Operations	1,425	21.2%	8,176	18.3%	19,916	16.7%
Professional, Related	1,917	28.6%	11,924	26.7%	29,010	24.3%
Service	776	11.6%	6,161	13.8%	18,498	15.5%
Sales, Office	1,440	21.5%	9,415	21.1%	25,678	21.5%
Farming, Fishing, Forestry	1	-	42	-	109	-
Construct, Extraction, Maintenance	333	5.0%	3,822	8.6%	10,857	9.1%
Production, Transport Material Moving	818	12.2%	5,089	11.4%	15,132	12.7%
White Collar Workers	4,782	71.3%	29,514	66.1%	74,604	62.6%
Blue Collar Workers	1,928	28.7%	15,114	33.9%	44,597	37.4%
Consumer Expenditure (2023)						
Total Household Expenditure	$513.66 M		$2.83 B		$6.69 B	
Total Non-Retail Expenditure	$274.3 M	53.4%	$1.5 B	53.2%	$3.55 B	53.0%
Total Retail Expenditure	$239.35 M	46.6%	$1.32 B	46.8%	$3.14 B	47.0%
Apparel	$18.44 M	3.6%	$100.63 M	3.6%	$238.23 M	3.6%
Contributions	$18.36 M	3.6%	$97.53 M	3.5%	$227.58 M	3.4%
Education	$17.89 M	3.5%	$92.84 M	3.3%	$216.61 M	3.2%
Entertainment	$29.62 M	5.8%	$161.81 M	5.7%	$382.61 M	5.7%
Food and Beverages	$73.98 M	14.4%	$410.95 M	14.5%	$975.43 M	14.6%
Furnishings and Equipment	$18.29 M	3.6%	$100.19 M	3.5%	$236.96 M	3.5%
Gifts	$14.41 M	2.8%	$75.31 M	2.7%	$174.68 M	2.6%
Health Care	$41.67 M	8.1%	$233.52 M	8.3%	$553.26 M	8.3%
Household Operations	$20.72 M	4.0%	$112.82 M	4.0%	$265.85 M	4.0%
Miscellaneous Expenses	$9.81 M	1.9%	$53.85 M	1.9%	$127.01 M	1.9%
Personal Care	$6.86 M	1.3%	$37.86 M	1.3%	$89.59 M	1.3%
Personal Insurance	$3.83 M	0.7%	$20.62 M	0.7%	$48.6 M	0.7%
Reading	$1.14 M	0.2%	$6.25 M	0.2%	$14.68 M	0.2%
Shelter	$108.73 M	21.2%	$597.66 M	21.1%	$1.41 B	21.1%
Tobacco	$2.73 M	0.5%	$15.84 M	0.6%	$37.79 M	0.6%
Transportation	$91.55 M	17.8%	$508.36 M	18.0%	$1.21 B	18.1%
Utilities	$35.62 M	6.9%	$200.96 M	7.1%	$478.1 M	7.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	8,574		56,173		146,381	
Elementary (Grade Level 0 to 8)	121	1.4%	1,726	3.1%	7,646	5.2%
Some High School (Grade Level 9 to 11)	74	0.9%	2,052	3.7%	8,630	5.9%
High School Graduate	1,869	21.8%	11,898	21.2%	34,098	23.3%
Some College	1,558	18.2%	11,570	20.6%	28,660	19.6%
Associate Degree Only	456	5.3%	3,740	6.7%	9,747	6.7%
Bachelor Degree Only	2,553	29.8%	14,848	26.4%	35,338	24.1%
Graduate Degree	1,944	22.7%	10,339	18.4%	22,262	15.2%

River Hills Plaza 6100 Bryant Irvin, Fort Worth, TX 76132	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	2,986	57.3%	21,270	67.2%	59,259	77.4%
1 Attached Unit	333	6.4%	1,806	5.7%	3,879	5.1%
2 to 4 Units	326	6.2%	2,251	7.1%	4,816	6.3%
5 to 9 Units	555	10.7%	2,672	8.4%	5,048	6.6%
10 to 19 Units	668	12.8%	3,117	9.8%	5,539	7.2%
20 to 49 Units	322	6.2%	1,556	4.9%	3,060	4.0%
50 or More Units	531	10.2%	2,796	8.8%	5,361	7.0%
Mobile Home or Trailer	85	1.6%	480	1.5%	1,145	1.5%
Other Structure	-	-	10	-	20	-
Homes Built By Year (2023)						
Homes Built 2010 or later	688	13.2%	4,109	13.0%	11,881	15.5%
Homes Built 2000 to 2009	1,103	21.2%	5,057	16.0%	13,762	18.0%
Homes Built 1990 to 1999	1,764	33.8%	5,425	17.1%	9,688	12.7%
Homes Built 1980 to 1989	1,269	24.4%	8,031	25.4%	16,017	20.9%
Homes Built 1970 to 1979	435	8.4%	6,221	19.7%	12,377	16.2%
Homes Built 1960 to 1969	205	3.9%	3,971	12.5%	9,350	12.2%
Homes Built 1950 to 1959	171	3.3%	2,571	8.1%	10,465	13.7%
Homes Built Before 1949	171	3.3%	571	1.8%	4,585	6.0%
Home Values (2023)						
Home Values $1,000,000 or More	294	12.2%	777	4.2%	1,744	3.4%
Home Values $500,000 to $999,999	436	18.0%	2,137	11.6%	5,798	11.2%
Home Values $400,000 to $499,999	328	13.5%	1,627	8.8%	4,272	8.3%
Home Values $300,000 to $399,999	567	23.4%	3,375	18.2%	8,706	16.9%
Home Values $200,000 to $299,999	504	20.9%	6,215	33.6%	16,109	31.2%
Home Values $150,000 to $199,999	123	5.1%	2,376	12.8%	7,759	15.0%
Home Values $100,000 to $149,999	43	1.8%	1,151	6.2%	3,867	7.5%
Home Values $70,000 to $99,999	80	3.3%	361	2.0%	1,407	2.7%
Home Values $50,000 to $69,999	7	0.3%	119	0.6%	587	1.1%
Home Values $25,000 to $49,999	22	0.9%	93	0.5%	448	0.9%
Home Values Under $25,000	16	0.7%	263	1.4%	888	1.7%
Owner-Occupied Median Home Value	$433,855		$318,159		$289,547	
Renter-Occupied Median Rent	$1,129		$1,096		$1,114	
Transportation To Work (2023)						
Drive to Work Alone	4,701	70.1%	32,108	71.9%	85,481	71.7%
Drive to Work in Carpool	424	6.3%	3,755	8.4%	10,966	9.2%
Travel to Work by Public Transportation	41	0.6%	181	0.4%	458	0.4%
Drive to Work on Motorcycle	1	-	12	-	36	-
Walk or Bicycle to Work	63	0.9%	444	1.0%	1,388	1.2%
Other Means	56	0.8%	340	0.8%	1,217	1.0%
Work at Home	1,424	21.2%	7,787	17.4%	19,656	16.5%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,240	18.5%	8,284	18.6%	22,980	19.3%
Travel to Work in 15 to 29 Minutes	2,617	39.0%	17,100	38.3%	43,644	36.6%
Travel to Work in 30 to 59 Minutes	1,262	18.8%	9,364	21.0%	26,237	22.0%
Travel to Work in 60 Minutes or More	166	2.5%	2,093	4.7%	6,683	5.6%
Average Minutes Travel to Work	20.8		21.1		21.5	