

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.8024/-97.1836



River Trails Plaza II SWQ Precinct Line & Trinity, Fort Worth TX 76118	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	13,067		77,626		243,121	
Projected Population (2028)	13,736		81,667		251,984	
Census Population (2020)	12,676		75,589		238,676	
Census Population (2010)	11,075		67,449		220,542	
Projected Annual Growth (2023 to 2028)	669	1.0%	4,041	1.0%	8,863	0.7%
Historical Annual Growth (2020 to 2023)	391	1.0%	2,037	0.9%	4,446	0.6%
Historical Annual Growth (2010 to 2020)	1,601	4.8%	8,140	4.0%	18,134	2.7%
Estimated Population Density (2023)	4,161 psm		2,748 psm		3,097 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2023)	4,645		30,199		99,692	
Projected Households (2028)	5,065		32,889		106,933	
Census Households (2020)	4,432		29,113		96,741	
Census Households (2010)	3,939		26,473		90,452	
Estimated Households with Children (2023)	1,927	41.5%	10,301	34.1%	29,061	29.2%
Estimated Average Household Size (2023)	2.81		2.56		2.42	
Average Household Income						
Estimated Average Household Income (2023)	\$123,461		\$96,455		\$102,350	
Projected Average Household Income (2028)	\$114,976		\$88,996		\$96,522	
Estimated Average Family Income (2023)	\$138,746		\$112,786		\$121,988	
Median Household Income						
Estimated Median Household Income (2023)	\$99,642		\$76,629		\$78,295	
Projected Median Household Income (2028)	\$94,738		\$71,870		\$73,211	
Estimated Median Family Income (2023)	\$111,493		\$91,393		\$96,359	
Per Capita Income						
Estimated Per Capita Income (2023)	\$43,889		\$37,562		\$42,006	
Projected Per Capita Income (2028)	\$42,393		\$35,876		\$40,997	
Estimated Per Capita Income 5 Year Growth	-\$1,496	-3.4%	-\$1,686	-4.5%	-\$1,009	-2.4%
Estimated Average Household Net Worth (2023)	\$630,909		\$410,293		\$467,487	
Daytime Demos (2023)						
Total Businesses	361		3,916		11,650	
Total Employees	1,836		31,823		95,546	
Company Headquarter Businesses	8	2.3%	123	3.1%	353	3.0%
Company Headquarter Employees	139	7.6%	3,856	12.1%	11,404	11.9%
Employee Population per Business	5.1		8.1		8.2	
Residential Population per Business	36.2		19.8		20.9	

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Race & Ethnicity						
White (2023)	7,192	55.0%	40,842	52.6%	133,081	54.7%
Black or African American (2023)	1,962	15.0%	15,091	19.4%	48,540	20.0%
American Indian or Alaska Native (2023)	66	0.5%	551	0.7%	1,662	0.7%
Asian (2023)	1,423	10.9%	3,973	5.1%	12,280	5.1%
Hawaiian or Pacific Islander (2023)	100	0.8%	486	0.6%	1,045	0.4%
Other Race (2023)	648	5.0%	6,673	8.6%	17,763	7.3%
Two or More Races (2023)	1,677	12.8%	10,011	12.9%	28,749	11.8%
Not Hispanic or Latino Population (2023)	10,389	79.5%	57,481	74.0%	186,494	76.7%
Hispanic or Latino Population (2023)	2,678	20.5%	20,145	26.0%	56,627	23.3%
Not Hispanic or Latino Population (2028)	10,892	79.3%	60,553	74.1%	193,314	76.7%
Hispanic or Latino Population (2028)	2,845	20.7%	21,115	25.9%	58,670	23.3%
Not Hispanic or Latino Population (2020)	10,254	80.9%	56,395	74.6%	185,259	77.6%
Hispanic or Latino Population (2020)	2,422	19.1%	19,194	25.4%	53,416	22.4%
Not Hispanic or Latino Population (2010)	9,301	84.0%	52,385	77.7%	179,782	81.5%
Hispanic or Latino Population (2010)	1,774	16.0%	15,064	22.3%	40,760	18.5%
Projected Hispanic Annual Growth (2023 to 2028)	167	1.2%	970	1.0%	2,043	0.7%
Historic Hispanic Annual Growth (2010 to 2023)	904	3.9%	5,081	2.6%	15,867	3.0%
Age Distribution (2023)						
Age Under 5	932	7.1%	5,302	6.8%	14,848	6.1%
Age 5 to 9 Years	970	7.4%	5,379	6.9%	15,239	6.3%
Age 10 to 14 Years	1,005	7.7%	5,495	7.1%	15,848	6.5%
Age 15 to 19 Years	884	6.8%	5,059	6.5%	15,484	6.4%
Age 20 to 24 Years	606	4.6%	4,984	6.4%	15,800	6.5%
Age 25 to 29 Years	937	7.2%	6,078	7.8%	17,938	7.4%
Age 30 to 34 Years	1,158	8.9%	6,129	7.9%	17,293	7.1%
Age 35 to 39 Years	1,114	8.5%	5,489	7.1%	15,930	6.6%
Age 40 to 44 Years	1,004	7.7%	5,055	6.5%	15,136	6.2%
Age 45 to 49 Years	908	7.0%	4,617	5.9%	14,436	5.9%
Age 50 to 54 Years	849	6.5%	4,663	6.0%	15,317	6.3%
Age 55 to 59 Years	707	5.4%	4,500	5.8%	15,710	6.5%
Age 60 to 64 Years	655	5.0%	4,149	5.3%	15,478	6.4%
Age 65 to 74 Years	871	6.7%	6,367	8.2%	23,464	9.7%
Age 75 to 84 Years	382	2.9%	3,337	4.3%	11,170	4.6%
Age 85 Years or Over	86	0.7%	1,023	1.3%	4,029	1.7%
Median Age	34.8		35.4		37.8	
Gender Age Distribution (2023)						
Female Population	6,697	51.2%	39,804	51.3%	125,844	51.8%
Age 0 to 19 Years	1,860	27.8%	10,413	26.2%	30,118	23.9%
Age 20 to 64 Years	4,098	61.2%	23,256	58.4%	73,919	58.7%
Age 65 Years or Over	739	11.0%	6,134	15.4%	21,807	17.3%
Female Median Age	35.4		36.7		39.1	
Male Population	6,371	48.8%	37,823	48.7%	117,277	48.2%
Age 0 to 19 Years	1,931	30.3%	10,822	28.6%	31,302	26.7%
Age 20 to 64 Years	3,840	60.3%	22,408	59.2%	69,119	58.9%
Age 65 Years or Over	599	9.4%	4,593	12.1%	16,856	14.4%
Male Median Age	34.1		34.1		36.5	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	653	14.1%	2,190	7.3%	9,318	9.3%
HH Income \$150,000 to \$199,999	644	13.9%	2,954	9.8%	9,005	9.0%
HH Income \$100,000 to \$149,999	862	18.6%	4,853	16.1%	16,948	17.0%
HH Income \$75,000 to \$99,999	758	16.3%	4,360	14.4%	12,497	12.5%
HH Income \$50,000 to \$74,999	755	16.3%	5,302	17.6%	17,858	17.9%
HH Income \$35,000 to \$49,999	413	8.9%	3,866	12.8%	11,817	11.9%
HH Income \$25,000 to \$34,999	232	5.0%	2,745	9.1%	8,494	8.5%
HH Income \$15,000 to \$24,999	235	5.1%	2,035	6.7%	6,549	6.6%
HH Income Under \$15,000	92	2.0%	1,893	6.3%	7,205	7.2%
HH Income \$35,000 or More	4,086	88.0%	23,525	77.9%	77,444	77.7%
HH Income \$75,000 or More	2,917	62.8%	14,357	47.5%	47,769	47.9%
Housing (2023)						
Total Housing Units	4,697		32,501		107,799	
Housing Units Occupied	4,645	98.9%	30,199	92.9%	99,692	92.5%
Housing Units Owner-Occupied	3,933	84.7%	17,564	58.2%	56,664	56.8%
Housing Units, Renter-Occupied	712	15.3%	12,635	41.8%	43,028	43.2%
Housing Units, Vacant	52	1.1%	2,302	7.6%	8,107	8.1%
Marital Status (2023)						
Never Married	2,645	26.0%	19,339	31.5%	63,711	32.3%
Currently Married	5,697	56.1%	28,234	45.9%	88,869	45.1%
Separated	109	1.1%	2,795	4.5%	8,995	4.6%
Widowed	531	5.2%	3,634	5.9%	11,637	5.9%
Divorced	1,178	11.6%	7,447	12.1%	23,974	12.2%
Household Type (2023)						
Population Family	11,676	89.4%	64,084	82.6%	196,988	81.0%
Population Non-Family	1,391	10.6%	13,101	16.9%	44,694	18.4%
Population Group Quarters	-	-	442	0.6%	1,439	0.6%
Family Households	3,584	77.1%	19,861	65.8%	63,613	63.8%
Non-Family Households	1,062	22.9%	10,338	34.2%	36,079	36.2%
Married Couple with Children	1,413	24.8%	6,415	22.7%	17,637	19.8%
Average Family Household Size	3.3		3.2		3.1	
Household Size (2023)						
1 Person Households	814	17.5%	8,373	27.7%	29,705	29.8%
2 Person Households	1,481	31.9%	9,934	32.9%	34,450	34.6%
3 Person Households	1,003	21.6%	5,059	16.8%	15,928	16.0%
4 Person Households	830	17.9%	3,825	12.7%	11,387	11.4%
5 Person Households	324	7.0%	1,896	6.3%	5,249	5.3%
6 or More Person Households	193	4.1%	1,111	3.7%	2,974	3.0%
Household Vehicles (2023)						
Households with 0 Vehicles Available	106	2.3%	1,247	4.1%	4,586	4.6%
Households with 1 Vehicles Available	1,231	26.5%	10,439	34.6%	36,479	36.6%
Households with 2 or More Vehicles Available	3,309	71.2%	18,513	61.3%	58,627	58.8%
Total Vehicles Available	9,698		56,217		180,098	
Average Vehicles Per Household	2.1		1.9		1.8	

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Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	9,970		60,395		193,981	
Estimated Civilian Employed	7,278	73.0%	43,476	72.0%	135,697	70.0%
Estimated Civilian Unemployed	206	2.1%	1,193	2.0%	4,591	2.4%
Estimated in Armed Forces	31	0.3%	34	-	198	0.1%
Estimated Not in Labor Force	2,455 24.6%		15,692 26.0%		53,496 27.6%	
Unemployment Rate	2.1%		2.0%		2.4%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	7,278		43,476		135,697	
Management, Business, Financial Operations	1,276	17.5%	6,931	15.9%	23,887	17.6%
Professional, Related	1,788	24.6%	8,604	19.8%	29,141	21.5%
Service	1,033	14.2%	7,760	17.9%	21,402	15.8%
Sales, Office	1,419	19.5%	9,322	21.4%	30,474	22.5%
Farming, Fishing, Forestry	2	-	29	-	57	-
Construct, Extraction, Maintenance	500	6.9%	3,688	8.5%	10,733	7.9%
Production, Transport Material Moving	1,260	17.3%	7,141	16.4%	20,003	14.7%
White Collar Workers	4,483 61.6%		24,858 57.2%		83,502 61.5%	
Blue Collar Workers	2,795 38.4%		18,618 42.8%		52,195 38.5%	
Consumer Expenditure (2023)						
Total Household Expenditure	\$382.73 M		\$2.07 B		\$7.11 B	
Total Non-Retail Expenditure	\$201.99 M	52.8%	\$1.09 B	52.8%	\$3.76 B	52.9%
Total Retail Expenditure	\$180.73 M	47.2%	\$977.36 M	47.2%	\$3.35 B	47.1%
Apparel	\$13.77 M	3.6%	\$73.48 M	3.5%	\$252.24 M	3.5%
Contributions	\$12.99 M	3.4%	\$67.48 M	3.3%	\$235.98 M	3.3%
Education	\$12.49 M	3.3%	\$62.72 M	3.0%	\$220.87 M	3.1%
Entertainment	\$22.23 M	5.8%	\$117.41 M	5.7%	\$404.45 M	5.7%
Food and Beverages	\$55.79 M	14.6%	\$304.91 M	14.7%	\$1.04 B	14.7%
Furnishings and Equipment	\$13.76 M	3.6%	\$72.92 M	3.5%	\$251.04 M	3.5%
Gifts	\$9.73 M	2.5%	\$50.7 M	2.4%	\$178.81 M	2.5%
Health Care	\$31.51 M	8.2%	\$173.59 M	8.4%	\$594.24 M	8.4%
Household Operations	\$15.26 M	4.0%	\$81.26 M	3.9%	\$280.51 M	3.9%
Miscellaneous Expenses	\$7.27 M	1.9%	\$39.11 M	1.9%	\$134.76 M	1.9%
Personal Care	\$5.14 M	1.3%	\$27.81 M	1.3%	\$95.47 M	1.3%
Personal Insurance	\$2.86 M	0.7%	\$14.63 M	0.7%	\$50.77 M	0.7%
Reading	\$834.64 K	0.2%	\$4.5 M	0.2%	\$15.55 M	0.2%
Shelter	\$79.97 M	20.9%	\$437.77 M	21.1%	\$1.5 B	21.1%
Tobacco	\$2.05 M	0.5%	\$12.39 M	0.6%	\$41.7 M	0.6%
Transportation	\$70.03 M	18.3%	\$378.23 M	18.3%	\$1.29 B	18.2%
Utilities	\$27.05 M	7.1%	\$151.64 M	7.3%	\$516.03 M	7.3%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	8,670		51,407		165,901	
Elementary (Grade Level 0 to 8)	299	3.4%	2,502	4.9%	6,969	4.2%
Some High School (Grade Level 9 to 11)	368	4.3%	3,201	6.2%	9,614	5.8%
High School Graduate	1,910	22.0%	13,097	25.5%	37,701	22.7%
Some College	2,181	25.2%	12,816	24.9%	40,102	24.2%
Associate Degree Only	503	5.8%	4,230	8.2%	14,237	8.6%
Bachelor Degree Only	2,175	25.1%	10,812	21.0%	39,122	23.6%
Graduate Degree	1,234	14.2%	4,750	9.2%	18,156	10.9%

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Units In Structure (2023)						
1 Detached Unit	4,132	104.9%	20,035	75.7%	63,598	70.3%
1 Attached Unit	121	3.1%	1,392	5.3%	4,968	5.5%
2 to 4 Units	111	2.8%	1,992	7.5%	6,725	7.4%
5 to 9 Units	48	1.2%	2,022	7.6%	7,102	7.9%
10 to 19 Units	47	1.2%	2,031	7.7%	6,759	7.5%
20 to 49 Units	29	0.7%	759	2.9%	3,242	3.6%
50 or More Units	85	2.2%	1,362	5.1%	5,447	6.0%
Mobile Home or Trailer	71	1.8%	601	2.3%	1,832	2.0%
Other Structure	1	-	4	-	19	-
Homes Built By Year (2023)						
Homes Built 2010 or later	627	15.9%	3,317	12.5%	10,495	11.6%
Homes Built 2000 to 2009	1,555	39.5%	4,398	16.6%	11,231	12.4%
Homes Built 1990 to 1999	759	19.3%	2,344	8.9%	9,658	10.7%
Homes Built 1980 to 1989	610	15.5%	3,752	14.2%	19,827	21.9%
Homes Built 1970 to 1979	294	7.5%	5,036	19.0%	21,005	23.2%
Homes Built 1960 to 1969	310	7.9%	5,889	22.2%	14,785	16.3%
Homes Built 1950 to 1959	451	11.4%	4,906	18.5%	10,558	11.7%
Homes Built Before 1949	40	1.0%	557	2.1%	2,132	2.4%
Home Values (2023)						
Home Values \$1,000,000 or More	33	0.8%	231	1.3%	728	1.3%
Home Values \$500,000 to \$999,999	181	4.6%	973	5.5%	3,463	6.1%
Home Values \$400,000 to \$499,999	260	6.6%	1,078	6.1%	4,421	7.8%
Home Values \$300,000 to \$399,999	571	14.5%	2,612	14.9%	10,485	18.5%
Home Values \$200,000 to \$299,999	1,805	45.9%	7,197	41.0%	21,599	38.1%
Home Values \$150,000 to \$199,999	694	17.6%	3,129	17.8%	8,539	15.1%
Home Values \$100,000 to \$149,999	201	5.1%	1,148	6.5%	3,577	6.3%
Home Values \$70,000 to \$99,999	44	1.1%	383	2.2%	1,191	2.1%
Home Values \$50,000 to \$69,999	17	0.4%	195	1.1%	651	1.1%
Home Values \$25,000 to \$49,999	29	0.7%	139	0.8%	435	0.8%
Home Values Under \$25,000	99	2.5%	479	2.7%	1,576	2.8%
Owner-Occupied Median Home Value	\$248,761		\$245,259		\$258,042	
Renter-Occupied Median Rent	\$1,279		\$1,069		\$1,084	
Transportation To Work (2023)						
Drive to Work Alone	5,198	71.4%	31,117	71.6%	95,027	70.0%
Drive to Work in Carpool	725	10.0%	3,969	9.1%	11,912	8.8%
Travel to Work by Public Transportation	29	0.4%	174	0.4%	626	0.5%
Drive to Work on Motorcycle	1	-	29	-	94	-
Walk or Bicycle to Work	31	0.4%	468	1.1%	1,244	0.9%
Other Means	81	1.1%	452	1.0%	1,488	1.1%
Work at Home	1,214	16.7%	7,266	16.7%	25,306	18.6%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	854	11.7%	6,628	15.2%	21,985	16.2%
Travel to Work in 15 to 29 Minutes	2,822	38.8%	16,462	37.9%	47,591	35.1%
Travel to Work in 30 to 59 Minutes	2,029	27.9%	11,511	26.5%	35,761	26.4%
Travel to Work in 60 Minutes or More	360	4.9%	1,610	3.7%	5,052	3.7%
Average Minutes Travel to Work	24.2		23.2		23.3	

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