

## Expanded Profile

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

Quine & Associates, Inc.  
Lat/Lon: 32.6348/-97.3486



NEQ Crowley & Everman & Sycamore School Rd							
Fort Worth, TX 76134		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2023)		21,591		104,880		259,241	
Projected Population (2028)		22,314		111,725		274,387	
Census Population (2020)		21,089		102,594		252,837	
Census Population (2010)		19,034		91,616		217,895	
Projected Annual Growth (2023 to 2028)		723	0.7%	6,845	1.3%	15,146	1.2%
Historical Annual Growth (2020 to 2023)		502	0.8%	2,286	0.7%	6,404	0.8%
Historical Annual Growth (2010 to 2020)		2,055	3.6%	10,977	4.0%	34,942	5.3%
Estimated Population Density (2023)		6,876	psm	3,711	psm	3,302	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi
Households							
Estimated Households (2023)		7,325		35,869		89,103	
Projected Households (2028)		7,827		39,334		97,342	
Census Households (2020)		7,056		34,625		85,852	
Census Households (2010)		6,362		31,422		75,248	
Estimated Households with Children (2023)		3,437	46.9%	15,624	43.6%	36,842	41.3%
Estimated Average Household Size (2023)		2.94		2.92		2.86	
Average Household Income							
Estimated Average Household Income (2023)		\$93,257		\$100,857		\$96,698	
Projected Average Household Income (2028)		\$87,843		\$92,555		\$89,102	
Estimated Average Family Income (2023)		\$97,308		\$109,115		\$106,921	
Median Household Income							
Estimated Median Household Income (2023)		\$65,466		\$73,674		\$73,980	
Projected Median Household Income (2028)		\$58,055		\$68,088		\$69,033	
Estimated Median Family Income (2023)		\$70,089		\$85,065		\$86,666	
Per Capita Income							
Estimated Per Capita Income (2023)		\$31,653		\$34,515		\$33,388	
Projected Per Capita Income (2028)		\$30,829		\$32,606		\$31,753	
Estimated Per Capita Income 5 Year Growth		-\$824	-2.6%	-\$1,910	-5.5%	-\$1,634	-4.9%
Estimated Average Household Net Worth (2023)		\$328,996		\$392,498		\$421,920	
Daytime Demos (2023)							
Total Businesses		293		2,693		7,640	
Total Employees		1,333		21,480		66,138	
Company Headquarter Businesses		3	1.1%	55	2.1%	174	2.3%
Company Headquarter Employees		8	0.6%	1,581	7.4%	5,751	8.7%
Employee Population per Business		4.5		8.0		8.7	
Residential Population per Business		73.6		38.9		33.9	

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Race & Ethnicity								
White (2023)	5,772	26.7%	35,671	34.0%	102,071	39.4%		
Black or African American (2023)	8,282	38.4%	33,677	32.1%	67,461	26.0%		
American Indian or Alaska Native (2023)	165	0.8%	872	0.8%	2,220	0.9%		
Asian (2023)	1,000	4.6%	4,341	4.1%	11,941	4.6%		
Hawaiian or Pacific Islander (2023)	17	-	94	-	220	-		
Other Race (2023)	3,326	15.4%	14,332	13.7%	37,881	14.6%		
Two or More Races (2023)	3,030	14.0%	15,893	15.2%	37,447	14.4%		
Not Hispanic or Latino Population (2023)	13,587	62.9%	66,648	63.5%	161,391	62.3%		
Hispanic or Latino Population (2023)	8,004	37.1%	38,232	36.5%	97,850	37.7%		
Not Hispanic or Latino Population (2028)	14,043	62.9%	71,225	63.8%	171,484	62.5%		
Hispanic or Latino Population (2028)	8,271	37.1%	40,500	36.2%	102,902	37.5%		
Not Hispanic or Latino Population (2020)	12,964	61.5%	64,139	62.5%	154,804	61.2%		
Hispanic or Latino Population (2020)	8,125	38.5%	38,455	37.5%	98,033	38.8%		
Not Hispanic or Latino Population (2010)	12,865	67.6%	63,335	69.1%	141,178	64.8%		
Hispanic or Latino Population (2010)	6,170	32.4%	28,281	30.9%	76,718	35.2%		
Projected Hispanic Annual Growth (2023 to 2028)	267	0.7%	2,268	1.2%	5,053	1.0%		
Historic Hispanic Annual Growth (2010 to 2023)	1,834	2.3%	9,951	2.7%	21,132	2.1%		
Age Distribution (2023)								
Age Under 5	1,720	8.0%	7,290	7.0%	17,700	6.8%		
Age 5 to 9 Years	1,828	8.5%	8,109	7.7%	19,298	7.4%		
Age 10 to 14 Years	1,923	8.9%	8,913	8.5%	20,777	8.0%		
Age 15 to 19 Years	1,793	8.3%	8,452	8.1%	20,582	7.9%		
Age 20 to 24 Years	1,447	6.7%	6,574	6.3%	18,994	7.3%		
Age 25 to 29 Years	1,657	7.7%	7,177	6.8%	18,947	7.3%		
Age 30 to 34 Years	1,653	7.7%	7,651	7.3%	19,041	7.3%		
Age 35 to 39 Years	1,544	7.1%	7,369	7.0%	17,877	6.9%		
Age 40 to 44 Years	1,430	6.6%	6,739	6.4%	16,302	6.3%		
Age 45 to 49 Years	1,227	5.7%	6,233	5.9%	15,080	5.8%		
Age 50 to 54 Years	1,264	5.9%	6,275	6.0%	14,966	5.8%		
Age 55 to 59 Years	1,246	5.8%	6,144	5.9%	14,535	5.6%		
Age 60 to 64 Years	1,108	5.1%	5,686	5.4%	13,257	5.1%		
Age 65 to 74 Years	1,282	5.9%	7,731	7.4%	19,358	7.5%		
Age 75 to 84 Years	385	1.8%	3,493	3.3%	9,160	3.5%		
Age 85 Years or Over	84	0.4%	1,040	1.0%	3,366	1.3%		
Median Age	30.5		33.8		33.4			
Gender Age Distribution (2023)								
Female Population	11,279	52.2%	54,656	52.1%	133,316	51.4%		
Age 0 to 19 Years	3,499	31.0%	16,095	29.4%	38,532	28.9%		
Age 20 to 64 Years	6,779	60.1%	31,658	57.9%	76,513	57.4%		
Age 65 Years or Over	1,001	8.9%	6,903	12.6%	18,272	13.7%		
Female Median Age	32.1		34.9		34.5			
Male Population	10,312	47.8%	50,224	47.9%	125,925	48.6%		
Age 0 to 19 Years	3,765	36.5%	16,670	33.2%	39,825	31.6%		
Age 20 to 64 Years	5,798	56.2%	28,192	56.1%	72,487	57.6%		
Age 65 Years or Over	749	7.3%	5,362	10.7%	13,613	10.8%		
Male Median Age	28.9		32.5		32.3			

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Household Income Distribution (2023)								
HH Income \$200,000 or More	363	5.0%	2,429	6.8%	7,192	8.1%		
HH Income \$150,000 to \$199,999	519	7.1%	2,634	7.3%	5,972	6.7%		
HH Income \$100,000 to \$149,999	1,139	15.6%	7,066	19.7%	15,740	17.7%		
HH Income \$75,000 to \$99,999	699	9.5%	4,276	11.9%	11,129	12.5%		
HH Income \$50,000 to \$74,999	1,815	24.8%	7,339	20.5%	16,880	18.9%		
HH Income \$35,000 to \$49,999	955	13.0%	4,136	11.5%	10,304	11.6%		
HH Income \$25,000 to \$34,999	614	8.4%	2,561	7.1%	6,902	7.7%		
HH Income \$15,000 to \$24,999	398	5.4%	1,982	5.5%	6,347	7.1%		
HH Income Under \$15,000	824	11.2%	3,446	9.6%	8,638	9.7%		
HH Income \$35,000 or More	5,490	74.9%	27,880	77.7%	67,217	75.4%		
HH Income \$75,000 or More	2,720	37.1%	16,405	45.7%	40,033	44.9%		
Housing (2023)								
Total Housing Units	7,628		37,704		94,241			
Housing Units Occupied	7,325	96.0%	35,869	95.1%	89,103	94.5%		
Housing Units Owner-Occupied	4,319	59.0%	23,750	66.2%	54,211	60.8%		
Housing Units, Renter-Occupied	3,005	41.0%	12,119	33.8%	34,892	39.2%		
Housing Units, Vacant	304	4.1%	1,835	5.1%	5,137	5.8%		
Marital Status (2023)								
Never Married	5,835	36.2%	29,477	36.6%	74,674	37.1%		
Currently Married	6,865	42.6%	35,351	43.9%	86,099	42.7%		
Separated	863	5.4%	3,525	4.4%	9,102	4.5%		
Widowed	925	5.7%	4,042	5.0%	10,835	5.4%		
Divorced	1,633	10.1%	8,172	10.1%	20,756	10.3%		
Household Type (2023)								
Population Family	19,358	89.7%	93,640	89.3%	222,647	85.9%		
Population Non-Family	2,206	10.2%	10,977	10.5%	32,357	12.5%		
Population Group Quarters	28	0.1%	264	0.3%	4,237	1.6%		
Family Households	5,465	74.6%	26,972	75.2%	63,536	71.3%		
Non-Family Households	1,859	25.4%	8,897	24.8%	25,567	28.7%		
Married Couple with Children	1,880	27.4%	9,514	26.9%	22,968	26.7%		
Average Family Household Size	3.5		3.5		3.5			
Household Size (2023)								
1 Person Households	1,608	22.0%	7,604	21.2%	21,236	23.8%		
2 Person Households	1,823	24.9%	10,429	29.1%	25,356	28.5%		
3 Person Households	1,474	20.1%	6,588	18.4%	15,625	17.5%		
4 Person Households	1,185	16.2%	5,691	15.9%	13,413	15.1%		
5 Person Households	722	9.9%	3,268	9.1%	7,643	8.6%		
6 or More Person Households	512	7.0%	2,290	6.4%	5,831	6.5%		
Household Vehicles (2023)								
Households with 0 Vehicles Available	250	3.4%	1,796	5.0%	5,061	5.7%		
Households with 1 Vehicles Available	2,615	35.7%	10,979	30.6%	28,427	31.9%		
Households with 2 or More Vehicles Available	4,460	60.9%	23,094	64.4%	55,615	62.4%		
Total Vehicles Available	14,094		70,316		169,471			
Average Vehicles Per Household	1.9		2.0		1.9			

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Labor Force (2023)							
Estimated Labor Population Age 16 Years or Over	15,713		78,719		197,163		
Estimated Civilian Employed	10,251	65.2%	52,466	66.6%	129,429	65.6%	
Estimated Civilian Unemployed	858	5.5%	3,195	4.1%	6,779	3.4%	
Estimated in Armed Forces	21	0.1%	126	0.2%	341	0.2%	
Estimated Not in Labor Force	4,583	29.2%	22,932	29.1%	60,614	30.7%	
Unemployment Rate	5.5%		4.1%		3.4%		
Occupation (2023)							
Occupation: Population Age 16 Years or Over	10,251		52,466		129,429		
Management, Business, Financial Operations	1,465	14.3%	7,282	13.9%	17,042	13.2%	
Professional, Related	1,896	18.5%	9,595	18.3%	25,726	19.9%	
Service	2,040	19.9%	9,587	18.3%	22,910	17.7%	
Sales, Office	2,141	20.9%	11,238	21.4%	26,760	20.7%	
Farming, Fishing, Forestry	2	-	23	-	89	-	
Construct, Extraction, Maintenance	1,034	10.1%	5,791	11.0%	15,222	11.8%	
Production, Transport Material Moving	1,673	16.3%	8,949	17.1%	21,680	16.8%	
White Collar Workers	5,502	53.7%	28,115	53.6%	69,528	53.7%	
Blue Collar Workers	4,749	46.3%	24,351	46.4%	59,901	46.3%	
Consumer Expenditure (2023)							
Total Household Expenditure	\$482.83 M		\$2.52 B		\$6.08 B		
Total Non-Retail Expenditure	\$254.12 M	52.6%	\$1.33 B	52.7%	\$3.21 B	52.8%	
Total Retail Expenditure	\$228.71 M	47.4%	\$1.19 B	47.3%	\$2.87 B	47.2%	
Apparel	\$17.14 M	3.5%	\$89.57 M	3.5%	\$216.23 M	3.6%	
Contributions	\$15.19 M	3.1%	\$81.47 M	3.2%	\$198.36 M	3.3%	
Education	\$14.27 M	3.0%	\$76.24 M	3.0%	\$186.59 M	3.1%	
Entertainment	\$27.16 M	5.6%	\$143.12 M	5.7%	\$344.87 M	5.7%	
Food and Beverages	\$71.73 M	14.9%	\$372.92 M	14.8%	\$897.04 M	14.7%	
Furnishings and Equipment	\$16.84 M	3.5%	\$88.88 M	3.5%	\$213.86 M	3.5%	
Gifts	\$11.43 M	2.4%	\$61.68 M	2.4%	\$150.63 M	2.5%	
Health Care	\$40.47 M	8.4%	\$211.73 M	8.4%	\$508.21 M	8.4%	
Household Operations	\$18.75 M	3.9%	\$98.78 M	3.9%	\$238.68 M	3.9%	
Miscellaneous Expenses	\$9.06 M	1.9%	\$47.57 M	1.9%	\$114.67 M	1.9%	
Personal Care	\$6.45 M	1.3%	\$33.87 M	1.3%	\$81.54 M	1.3%	
Personal Insurance	\$3.32 M	0.7%	\$17.81 M	0.7%	\$42.95 M	0.7%	
Reading	\$1.03 M	0.2%	\$5.44 M	0.2%	\$13.16 M	0.2%	
Shelter	\$102.09 M	21.1%	\$531.11 M	21.0%	\$1.28 B	21.1%	
Tobacco	\$3.02 M	0.6%	\$15.14 M	0.6%	\$36.36 M	0.6%	
Transportation	\$88.83 M	18.4%	\$462.75 M	18.3%	\$1.11 B	18.2%	
Utilities	\$36.05 M	7.5%	\$185.69 M	7.4%	\$445.81 M	7.3%	
Educational Attainment (2023)							
Adult Population Age 25 Years or Over	12,880		65,541		161,890		
Elementary (Grade Level 0 to 8)	1,186	9.2%	5,361	8.2%	14,760	9.1%	
Some High School (Grade Level 9 to 11)	985	7.6%	5,111	7.8%	13,686	8.5%	
High School Graduate	4,312	33.5%	19,851	30.3%	44,870	27.7%	
Some College	2,216	17.2%	13,170	20.1%	31,991	19.8%	
Associate Degree Only	1,197	9.3%	5,120	7.8%	11,826	7.3%	
Bachelor Degree Only	1,684	13.1%	10,175	15.5%	27,581	17.0%	
Graduate Degree	1,300	10.1%	6,753	10.3%	17,177	10.6%	

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Units In Structure (2023)								
1 Detached Unit	5,252	82.6%	27,257	86.7%	63,118	83.9%		
1 Attached Unit	326	5.1%	1,332	4.2%	3,754	5.0%		
2 to 4 Units	368	5.8%	1,606	5.1%	4,482	6.0%		
5 to 9 Units	305	4.8%	1,500	4.8%	4,315	5.7%		
10 to 19 Units	390	6.1%	1,497	4.8%	4,805	6.4%		
20 to 49 Units	189	3.0%	799	2.5%	2,494	3.3%		
50 or More Units	393	6.2%	1,377	4.4%	4,541	6.0%		
Mobile Home or Trailer	100	1.6%	497	1.6%	1,576	2.1%		
Other Structure	1	-	4	-	17	-		
Homes Built By Year (2023)								
Homes Built 2010 or later	884	13.9%	4,474	14.2%	13,544	18.0%		
Homes Built 2000 to 2009	1,471	23.1%	6,783	21.6%	15,720	20.9%		
Homes Built 1990 to 1999	836	13.1%	2,807	8.9%	7,738	10.3%		
Homes Built 1980 to 1989	2,970	46.7%	8,360	26.6%	14,867	19.8%		
Homes Built 1970 to 1979	751	11.8%	5,742	18.3%	12,988	17.3%		
Homes Built 1960 to 1969	221	3.5%	4,023	12.8%	9,610	12.8%		
Homes Built 1950 to 1959	101	1.6%	3,079	9.8%	9,289	12.3%		
Homes Built Before 1949	92	1.4%	600	1.9%	5,349	7.1%		
Home Values (2023)								
Home Values \$1,000,000 or More	52	1.2%	290	1.2%	899	1.7%		
Home Values \$500,000 to \$999,999	266	6.1%	1,304	5.5%	3,735	6.9%		
Home Values \$400,000 to \$499,999	287	6.6%	1,126	4.7%	3,115	5.7%		
Home Values \$300,000 to \$399,999	471	10.9%	3,116	13.1%	8,035	14.8%		
Home Values \$200,000 to \$299,999	1,296	30.0%	8,406	35.4%	18,526	34.2%		
Home Values \$150,000 to \$199,999	997	23.1%	4,981	21.0%	9,382	17.3%		
Home Values \$100,000 to \$149,999	509	11.8%	2,575	10.8%	5,052	9.3%		
Home Values \$70,000 to \$99,999	212	4.9%	880	3.7%	2,190	4.0%		
Home Values \$50,000 to \$69,999	56	1.3%	305	1.3%	994	1.8%		
Home Values \$25,000 to \$49,999	68	1.6%	230	1.0%	733	1.4%		
Home Values Under \$25,000	107	2.5%	538	2.3%	1,550	2.9%		
Owner-Occupied Median Home Value	\$210,752		\$220,142		\$238,510			
Renter-Occupied Median Rent	\$1,074		\$1,117		\$1,088			
Transportation To Work (2023)								
Drive to Work Alone	7,302	71.2%	38,218	72.8%	93,117	71.9%		
Drive to Work in Carpool	1,245	12.1%	5,365	10.2%	13,509	10.4%		
Travel to Work by Public Transportation	45	0.4%	195	0.4%	502	0.4%		
Drive to Work on Motorcycle	16	0.2%	26	-	56	-		
Walk or Bicycle to Work	83	0.8%	450	0.9%	1,423	1.1%		
Other Means	88	0.9%	513	1.0%	1,407	1.1%		
Work at Home	1,472	14.4%	7,699	14.7%	19,414	15.0%		
Travel Time (2023)								
Travel to Work in 14 Minutes or Less	1,912	18.7%	8,378	16.0%	21,644	16.7%		
Travel to Work in 15 to 29 Minutes	3,459	33.7%	18,509	35.3%	45,977	35.5%		
Travel to Work in 30 to 59 Minutes	2,487	24.3%	14,177	27.0%	34,096	26.3%		
Travel to Work in 60 Minutes or More	920	9.0%	3,702	7.1%	8,297	6.4%		
Average Minutes Travel to Work	23.8		23.8		23.5			