

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.6844/-97.4141



Southwest Crossing SW Loop 820 & Bryant Irvin, Fort Worth TX 76132	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	12,066		95,198		266,135	
Projected Population (2028)	12,178		96,617		273,256	
Census Population (2020)	11,872		93,640		262,130	
Census Population (2010)	9,647		84,611		238,074	
Projected Annual Growth (2023 to 2028)	112	0.2%	1,419	0.3%	7,121	0.5%
Historical Annual Growth (2020 to 2023)	194	0.5%	1,558	0.6%	4,005	0.5%
Historical Annual Growth (2010 to 2020)	2,225	7.7%	9,029	3.6%	24,056	3.4%
Estimated Population Density (2023)	3,843 psm		3,367 psm		3,390 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2023)	6,716		43,433		107,490	
Projected Households (2028)	7,050		45,586		114,237	
Census Households (2020)	6,545		42,256		104,538	
Census Households (2010)	5,417		38,544		95,805	
Estimated Households with Children (2023)	1,309	19.5%	10,897	25.1%	32,393	30.1%
Estimated Average Household Size (2023)	1.78		2.17		2.42	
Average Household Income						
Estimated Average Household Income (2023)	\$87,609		\$119,746		\$112,273	
Projected Average Household Income (2028)	\$83,815		\$117,358		\$108,012	
Estimated Average Family Income (2023)	\$122,468		\$160,266		\$139,649	
Median Household Income						
Estimated Median Household Income (2023)	\$69,067		\$90,932		\$82,188	
Projected Median Household Income (2028)	\$66,007		\$87,663		\$78,471	
Estimated Median Family Income (2023)	\$105,556		\$128,335		\$109,343	
Per Capita Income						
Estimated Per Capita Income (2023)	\$48,808		\$54,711		\$45,465	
Projected Per Capita Income (2028)	\$48,565		\$55,449		\$45,271	
Estimated Per Capita Income 5 Year Growth	-\$244	-0.5%	\$738	1.3%	-\$194	-0.4%
Estimated Average Household Net Worth (2023)	\$423,250		\$622,242		\$542,629	
Daytime Demos (2023)						
Total Businesses	842		5,448		12,429	
Total Employees	8,798		43,111		96,940	
Company Headquarter Businesses	20	2.3%	151	2.8%	338	2.7%
Company Headquarter Employees	899	10.2%	6,612	15.3%	13,197	13.6%
Employee Population per Business	10.5		7.9		7.8	
Residential Population per Business	14.3		17.5		21.4	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.6844/-97.4141



Southwest Crossing		1 mi radius		3 mi radius		5 mi radius	
SW Loop 820 & Bryant Irvin, Fort Worth TX 76132							
Race & Ethnicity							
White (2023)	7,005	58.1%	59,689	62.7%	140,421	52.8%	
Black or African American (2023)	2,856	23.7%	14,829	15.6%	46,011	17.3%	
American Indian or Alaska Native (2023)	49	0.4%	565	0.6%	1,943	0.7%	
Asian (2023)	430	3.6%	3,295	3.5%	13,461	5.1%	
Hawaiian or Pacific Islander (2023)	12	0.1%	76	-	183	-	
Other Race (2023)	564	4.7%	6,488	6.8%	29,103	10.9%	
Two or More Races (2023)	1,150	9.5%	10,255	10.8%	35,014	13.2%	
Not Hispanic or Latino Population (2023)	9,827	81.4%	74,272	78.0%	184,120	69.2%	
Hispanic or Latino Population (2023)	2,239	18.6%	20,926	22.0%	82,015	30.8%	
Not Hispanic or Latino Population (2028)	9,945	81.7%	75,334	78.0%	189,177	69.2%	
Hispanic or Latino Population (2028)	2,233	18.3%	21,283	22.0%	84,079	30.8%	
Not Hispanic or Latino Population (2020)	9,842	82.9%	74,178	79.2%	181,004	69.1%	
Hispanic or Latino Population (2020)	2,030	17.1%	19,463	20.8%	81,126	30.9%	
Not Hispanic or Latino Population (2010)	8,192	84.9%	69,887	82.6%	168,866	70.9%	
Hispanic or Latino Population (2010)	1,456	15.1%	14,724	17.4%	69,209	29.1%	
Projected Hispanic Annual Growth (2023 to 2028)	-7	-	357	0.3%	2,064	0.5%	
Historic Hispanic Annual Growth (2010 to 2023)	784	4.1%	6,203	3.2%	12,806	1.4%	
Age Distribution (2023)							
Age Under 5	701	5.8%	5,046	5.3%	15,765	5.9%	
Age 5 to 9 Years	545	4.5%	5,061	5.3%	16,248	6.1%	
Age 10 to 14 Years	480	4.0%	5,176	5.4%	16,893	6.3%	
Age 15 to 19 Years	620	5.1%	5,212	5.5%	19,446	7.3%	
Age 20 to 24 Years	1,447	12.0%	7,648	8.0%	21,875	8.2%	
Age 25 to 29 Years	1,463	12.1%	7,918	8.3%	20,195	7.6%	
Age 30 to 34 Years	831	6.9%	6,244	6.6%	17,876	6.7%	
Age 35 to 39 Years	690	5.7%	5,571	5.9%	16,439	6.2%	
Age 40 to 44 Years	592	4.9%	5,082	5.3%	15,137	5.7%	
Age 45 to 49 Years	591	4.9%	5,249	5.5%	15,130	5.7%	
Age 50 to 54 Years	683	5.7%	5,817	6.1%	16,180	6.1%	
Age 55 to 59 Years	699	5.8%	6,337	6.7%	17,004	6.4%	
Age 60 to 64 Years	685	5.7%	6,196	6.5%	16,160	6.1%	
Age 65 to 74 Years	953	7.9%	9,855	10.4%	24,034	9.0%	
Age 75 to 84 Years	633	5.2%	6,068	6.4%	12,681	4.8%	
Age 85 Years or Over	454	3.8%	2,720	2.9%	5,072	1.9%	
Median Age	35.9		39.9		36.9		
Gender Age Distribution (2023)							
Female Population	6,396	53.0%	49,701	52.2%	137,435	51.6%	
Age 0 to 19 Years	1,190	18.6%	10,083	20.3%	34,047	24.8%	
Age 20 to 64 Years	3,999	62.5%	28,870	58.1%	79,737	58.0%	
Age 65 Years or Over	1,207	18.9%	10,748	21.6%	23,651	17.2%	
Female Median Age	37.4		41.4		38.0		
Male Population	5,670	47.0%	45,497	47.8%	128,700	48.4%	
Age 0 to 19 Years	1,156	20.4%	10,412	22.9%	34,306	26.7%	
Age 20 to 64 Years	3,681	64.9%	27,191	59.8%	76,259	59.3%	
Age 65 Years or Over	833	14.7%	7,895	17.4%	18,135	14.1%	
Male Median Age	34.7		38.5		35.8		

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.6844/-97.4141



Southwest Crossing	1 mi radius		3 mi radius		5 mi radius	
SW Loop 820 & Bryant Irvin, Fort Worth TX 76132						
Household Income Distribution (2023)						
HH Income \$200,000 or More	617	9.2%	6,631	15.3%	13,393	12.5%
HH Income \$150,000 to \$199,999	309	4.6%	3,031	7.0%	7,538	7.0%
HH Income \$100,000 to \$149,999	631	9.4%	6,600	15.2%	16,685	15.5%
HH Income \$75,000 to \$99,999	637	9.5%	4,615	10.6%	11,820	11.0%
HH Income \$50,000 to \$74,999	1,352	20.1%	7,797	18.0%	18,791	17.5%
HH Income \$35,000 to \$49,999	1,105	16.5%	5,029	11.6%	11,875	11.0%
HH Income \$25,000 to \$34,999	733	10.9%	3,185	7.3%	8,703	8.1%
HH Income \$15,000 to \$24,999	612	9.1%	2,986	6.9%	8,176	7.6%
HH Income Under \$15,000	719	10.7%	3,560	8.2%	10,509	9.8%
HH Income \$35,000 or More	4,652	69.3%	33,702	77.6%	80,102	74.5%
HH Income \$75,000 or More	2,194	32.7%	20,877	48.1%	49,436	46.0%
Housing (2023)						
Total Housing Units	7,224		46,071		115,253	
Housing Units Occupied	6,716	93.0%	43,433	94.3%	107,490	93.3%
Housing Units Owner-Occupied	1,462	21.8%	21,902	50.4%	58,945	54.8%
Housing Units, Renter-Occupied	5,254	78.2%	21,531	49.6%	48,546	45.2%
Housing Units, Vacant	508	7.6%	2,638	6.1%	7,763	7.2%
Marital Status (2023)						
Never Married	4,665	45.1%	26,944	33.7%	80,190	36.9%
Currently Married	3,324	32.1%	34,660	43.4%	91,786	42.3%
Separated	480	4.6%	2,823	3.5%	8,584	4.0%
Widowed	608	5.9%	5,463	6.8%	12,611	5.8%
Divorced	1,263	12.2%	10,026	12.5%	24,058	11.1%
Household Type (2023)						
Population Family	7,573	62.8%	71,040	74.6%	207,923	78.1%
Population Non-Family	4,405	36.5%	23,086	24.3%	52,662	19.8%
Population Group Quarters	89	0.7%	1,072	1.1%	5,550	2.1%
Family Households	2,834	42.2%	24,077	55.4%	64,869	60.3%
Non-Family Households	3,882	57.8%	19,355	44.6%	42,622	39.7%
Married Couple with Children	594	17.9%	6,735	19.4%	20,445	22.3%
Average Family Household Size	2.7		3.0		3.2	
Household Size (2023)						
1 Person Households	3,325	49.5%	16,361	37.7%	35,520	33.0%
2 Person Households	2,112	31.4%	15,006	34.6%	34,559	32.2%
3 Person Households	722	10.8%	5,635	13.0%	15,476	14.4%
4 Person Households	401	6.0%	4,003	9.2%	12,008	11.2%
5 Person Households	103	1.5%	1,634	3.8%	5,927	5.5%
6 or More Person Households	53	0.8%	793	1.8%	4,001	3.7%
Household Vehicles (2023)						
Households with 0 Vehicles Available	488	7.3%	2,365	5.4%	6,947	6.5%
Households with 1 Vehicles Available	4,029	60.0%	17,831	41.1%	40,451	37.6%
Households with 2 or More Vehicles Available	2,200	32.8%	23,237	53.5%	60,092	55.9%
Total Vehicles Available	8,893		72,075		185,879	
Average Vehicles Per Household	1.3		1.7		1.7	

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.6844/-97.4141



Southwest Crossing	1 mi radius		3 mi radius		5 mi radius	
SW Loop 820 & Bryant Irvin, Fort Worth TX 76132						
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	10,226		78,826		213,656	
Estimated Civilian Employed	7,541	73.7%	54,361	69.0%	141,210	66.1%
Estimated Civilian Unemployed	214	2.1%	1,514	1.9%	5,866	2.7%
Estimated in Armed Forces	4	-	54	-	283	0.1%
Estimated Not in Labor Force	2,468 24.1%		22,897 29.0%		66,297 31.0%	
Unemployment Rate	2.1%		1.9%		2.7%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	7,541		54,361		141,210	
Management, Business, Financial Operations	1,486	19.7%	10,591	19.5%	23,353	16.5%
Professional, Related	1,702	22.6%	14,496	26.7%	34,602	24.5%
Service	1,149	15.2%	7,227	13.3%	21,947	15.5%
Sales, Office	1,874	24.9%	12,157	22.4%	29,380	20.8%
Farming, Fishing, Forestry	2	-	40	-	176	0.1%
Construct, Extraction, Maintenance	554	7.3%	4,282	7.9%	13,269	9.4%
Production, Transport Material Moving	774	10.3%	5,570	10.2%	18,484	13.1%
White Collar Workers	5,062 67.1%		37,243 68.5%		87,335 61.8%	
Blue Collar Workers	2,479 32.9%		17,118 31.5%		53,875 38.2%	
Consumer Expenditure (2023)						
Total Household Expenditure	\$425.84 M		\$3.47 B		\$8.17 B	
Total Non-Retail Expenditure	\$227.2 M	53.4%	\$1.85 B	53.2%	\$4.34 B	53.1%
Total Retail Expenditure	\$198.65 M	46.6%	\$1.62 B	46.8%	\$3.83 B	46.9%
Apparel	\$15.07 M	3.5%	\$123.68 M	3.6%	\$290.96 M	3.6%
Contributions	\$14.23 M	3.3%	\$121.32 M	3.5%	\$279.39 M	3.4%
Education	\$13.45 M	3.2%	\$116.18 M	3.4%	\$266.66 M	3.3%
Entertainment	\$23.81 M	5.6%	\$199.02 M	5.7%	\$466.7 M	5.7%
Food and Beverages	\$62.39 M	14.7%	\$502.15 M	14.5%	\$1.19 B	14.6%
Furnishings and Equipment	\$14.76 M	3.5%	\$123.1 M	3.6%	\$288.84 M	3.5%
Gifts	\$11.05 M	2.6%	\$94.05 M	2.7%	\$214.87 M	2.6%
Health Care	\$35.32 M	8.3%	\$284.75 M	8.2%	\$674.66 M	8.3%
Household Operations	\$16.79 M	3.9%	\$138.94 M	4.0%	\$325.11 M	4.0%
Miscellaneous Expenses	\$8.07 M	1.9%	\$66.13 M	1.9%	\$155.15 M	1.9%
Personal Care	\$5.7 M	1.3%	\$46.38 M	1.3%	\$109.33 M	1.3%
Personal Insurance	\$2.92 M	0.7%	\$25.51 M	0.7%	\$59.26 M	0.7%
Reading	\$937.89 K	0.2%	\$7.69 M	0.2%	\$17.97 M	0.2%
Shelter	\$91.55 M	21.5%	\$733.48 M	21.2%	\$1.73 B	21.2%
Tobacco	\$2.63 M	0.6%	\$19.04 M	0.5%	\$46.29 M	0.6%
Transportation	\$76.03 M	17.9%	\$621.31 M	17.9%	\$1.47 B	18.0%
Utilities	\$31.13 M	7.3%	\$244.23 M	7.0%	\$583.5 M	7.1%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	8,272		67,055		175,907	
Elementary (Grade Level 0 to 8)	111	1.3%	2,120	3.2%	11,820	6.7%
Some High School (Grade Level 9 to 11)	246	3.0%	2,980	4.4%	11,452	6.5%
High School Graduate	1,716	20.7%	13,000	19.4%	38,917	22.1%
Some College	1,804	21.8%	13,139	19.6%	33,561	19.1%
Associate Degree Only	400	4.8%	3,881	5.8%	11,275	6.4%
Bachelor Degree Only	2,391	28.9%	19,807	29.5%	42,217	24.0%
Graduate Degree	1,605	19.4%	12,128	18.1%	26,666	15.2%

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.6844/-97.4141



Southwest Crossing		1 mi radius		3 mi radius		5 mi radius	
SW Loop 820 & Bryant Irvin, Fort Worth TX 76132							
Units In Structure (2023)							
1 Detached Unit		2,180	40.2%	25,787	66.9%	68,632	71.6%
1 Attached Unit		305	5.6%	2,081	5.4%	5,189	5.4%
2 to 4 Units		633	11.7%	2,776	7.2%	6,933	7.2%
5 to 9 Units		737	13.6%	3,132	8.1%	6,844	7.1%
10 to 19 Units		1,129	20.8%	3,620	9.4%	6,913	7.2%
20 to 49 Units		597	11.0%	1,975	5.1%	4,321	4.5%
50 or More Units		1,047	19.3%	3,508	9.1%	7,204	7.5%
Mobile Home or Trailer		86	1.6%	546	1.4%	1,434	1.5%
Other Structure		1	-	7	-	20	-
Homes Built By Year (2023)							
Homes Built 2010 or later		916	16.9%	4,954	12.9%	12,907	13.5%
Homes Built 2000 to 2009		575	10.6%	5,068	13.1%	12,858	13.4%
Homes Built 1990 to 1999		1,518	28.0%	5,785	15.0%	10,516	11.0%
Homes Built 1980 to 1989		2,383	44.0%	7,482	19.4%	18,055	18.8%
Homes Built 1970 to 1979		753	13.9%	6,070	15.7%	15,277	15.9%
Homes Built 1960 to 1969		328	6.1%	5,363	13.9%	12,430	13.0%
Homes Built 1950 to 1959		131	2.4%	6,422	16.7%	14,113	14.7%
Homes Built Before 1949		112	2.1%	2,289	5.9%	11,335	11.8%
Home Values (2023)							
Home Values \$1,000,000 or More		148	10.1%	1,091	5.0%	2,478	4.2%
Home Values \$500,000 to \$999,999		355	24.3%	3,884	17.7%	7,796	13.2%
Home Values \$400,000 to \$499,999		273	18.7%	2,496	11.4%	5,216	8.8%
Home Values \$300,000 to \$399,999		255	17.4%	3,657	16.7%	10,211	17.3%
Home Values \$200,000 to \$299,999		247	16.9%	5,754	26.3%	16,927	28.7%
Home Values \$150,000 to \$199,999		66	4.5%	2,390	10.9%	7,693	13.1%
Home Values \$100,000 to \$149,999		49	3.4%	1,312	6.0%	4,471	7.6%
Home Values \$70,000 to \$99,999		51	3.5%	511	2.3%	1,826	3.1%
Home Values \$50,000 to \$69,999		5	0.3%	245	1.1%	779	1.3%
Home Values \$25,000 to \$49,999		5	0.4%	196	0.9%	560	1.0%
Home Values Under \$25,000		8	0.5%	367	1.7%	988	1.7%
Owner-Occupied Median Home Value		\$466,001		\$351,639		\$309,579	
Renter-Occupied Median Rent		\$1,065		\$1,114		\$1,085	
Transportation To Work (2023)							
Drive to Work Alone		5,762	76.4%	39,191	72.1%	100,178	70.9%
Drive to Work in Carpool		554	7.3%	4,528	8.3%	13,470	9.5%
Travel to Work by Public Transportation		16	0.2%	198	0.4%	741	0.5%
Drive to Work on Motorcycle		2	-	10	-	53	-
Walk or Bicycle to Work		83	1.1%	494	0.9%	2,086	1.5%
Other Means		49	0.6%	545	1.0%	1,434	1.0%
Work at Home		1,074	14.2%	9,395	17.3%	23,250	16.5%
Travel Time (2023)							
Travel to Work in 14 Minutes or Less		1,846	24.5%	11,884	21.9%	30,257	21.4%
Travel to Work in 15 to 29 Minutes		2,799	37.1%	20,402	37.5%	51,046	36.1%
Travel to Work in 30 to 59 Minutes		1,586	21.0%	9,931	18.3%	29,266	20.7%
Travel to Work in 60 Minutes or More		235	3.1%	2,750	5.1%	7,392	5.2%
Average Minutes Travel to Work		19.7		19.9		20.6	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.