Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 32.6824/-97.2791

Q&A
RETAIL PROPERTY SPECIALISTS

3300 Mansfield Hwy Forest Hill, TX 76119	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	9,910		88,926		249,767	
Projected Population (2028)	10,242		94,479		262,150	
Census Population (2020)	9,611		86,367		243,295	
Census Population (2010)	9,850		76,292		221,113	
Projected Annual Growth (2023 to 2028)	332	0.7%	5,553	1.2%	12,383	1.0%
Historical Annual Growth (2020 to 2023)	299	1.0%	2,558	1.0%	6,472	0.9%
Historical Annual Growth (2010 to 2020)	-240	-0.8%	10,076	4.4%	22,182	3.3%
Estimated Population Density (2023)	3,156	psm	3,146	psm	3,181	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	2,704		27,496		81,735	
Projected Households (2028)	2,894		30,354		89,059	
Census Households (2020)	2,583		26,338		78,405	
Census Households (2010)	2,564		23,347		71,541	
Estimated Households with Children (2023)	1,328	49.1%	12,384	45.0%	33,844	41.4%
Estimated Average Household Size (2023)	3.42		3.16		3.01	
Average Household Income						
Estimated Average Household Income (2023)	$57,010		$60,909		$78,910	
Projected Average Household Income (2028)	$51,117		$52,985		$71,747	
Estimated Average Family Income (2023)	$61,315		$68,260		$89,082	
Median Household Income						
Estimated Median Household Income (2023)	$48,050		$47,219		$59,737	
Projected Median Household Income (2028)	$42,186		$41,909		$53,873	
Estimated Median Family Income (2023)	$57,348		$56,278		$72,192	
Per Capita Income						
Estimated Per Capita Income (2023)	$16,540		$19,135		$26,016	
Projected Per Capita Income (2028)	$15,396		$17,307		$24,558	
Estimated Per Capita Income 5 Year Growth	-$1,144	-6.9%	-$1,828	-9.6%	-$1,458	-5.6%
Estimated Average Household Net Worth (2023)	$312,379		$247,818		$338,047	
Daytime Demos (2023)						
Total Businesses	322		2,530		8,669	
Total Employees	2,673		22,472		72,558	
Company Headquarter Businesses	7	2.2%	62	2.5%	245	2.8%
Company Headquarter Employees	128	4.8%	1,786	7.9%	8,403	11.6%
Employee Population per Business	8.3		8.9		8.4	
Residential Population per Business	30.8		35.1		28.8	

Q&A
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3300 Mansfield Hwy Forest Hill, TX 76119	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	2,316	23.4%	19,457	21.9%	81,690	32.7%
Black or African American (2023)	3,214	32.4%	32,754	36.8%	65,586	26.3%
American Indian or Alaska Native (2023)	94	0.9%	773	0.9%	2,419	1.0%
Asian (2023)	556	5.6%	2,184	2.5%	7,688	3.1%
Hawaiian or Pacific Islander (2023)	7	-	56	-	149	-
Other Race (2023)	1,965	19.8%	20,211	22.7%	52,646	21.1%
Two or More Races (2023)	1,759	17.8%	13,490	15.2%	39,589	15.9%
Not Hispanic or Latino Population (2023)	4,824	48.7%	44,344	49.9%	129,401	51.8%
Hispanic or Latino Population (2023)	5,086	51.3%	44,582	50.1%	120,366	48.2%
Not Hispanic or Latino Population (2028)	4,936	48.2%	47,243	50.0%	136,069	51.9%
Hispanic or Latino Population (2028)	5,306	51.8%	47,235	50.0%	126,082	48.1%
Not Hispanic or Latino Population (2020)	4,296	44.7%	40,928	47.4%	122,499	50.4%
Hispanic or Latino Population (2020)	5,315	55.3%	45,439	52.6%	120,796	49.6%
Not Hispanic or Latino Population (2010)	4,535	46.0%	39,677	52.0%	120,750	54.6%
Hispanic or Latino Population (2010)	5,315	54.0%	36,615	48.0%	100,363	45.4%
Projected Hispanic Annual Growth (2023 to 2028)	220	0.9%	2,654	1.2%	5,716	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	-229	-0.3%	7,967	1.7%	20,003	1.5%
Age Distribution (2023)						
Age Under 5	680	6.9%	6,679	7.5%	17,647	7.1%
Age 5 to 9 Years	730	7.4%	6,917	7.8%	18,476	7.4%
Age 10 to 14 Years	779	7.9%	7,153	8.0%	19,642	7.9%
Age 15 to 19 Years	773	7.8%	6,871	7.7%	19,509	7.8%
Age 20 to 24 Years	720	7.3%	6,386	7.2%	18,929	7.6%
Age 25 to 29 Years	775	7.8%	6,433	7.2%	18,207	7.3%
Age 30 to 34 Years	695	7.0%	5,953	6.7%	17,132	6.9%
Age 35 to 39 Years	696	7.0%	5,557	6.2%	16,046	6.4%
Age 40 to 44 Years	645	6.5%	5,198	5.8%	15,137	6.1%
Age 45 to 49 Years	606	6.1%	4,959	5.6%	14,588	5.8%
Age 50 to 54 Years	598	6.0%	4,919	5.5%	14,922	6.0%
Age 55 to 59 Years	529	5.3%	4,962	5.6%	15,103	6.0%
Age 60 to 64 Years	498	5.0%	4,788	5.4%	13,494	5.4%
Age 65 to 74 Years	780	7.9%	7,897	8.9%	19,824	7.9%
Age 75 to 84 Years	308	3.1%	3,334	3.7%	8,588	3.4%
Age 85 Years or Over	96	1.0%	920	1.0%	2,524	1.0%
Median Age	32.5		32.6		33.0	
Gender Age Distribution (2023)						
Female Population	4,614	46.6%	44,634	50.2%	125,177	50.1%
Age 0 to 19 Years	1,454	31.5%	13,581	30.4%	37,033	29.6%
Age 20 to 64 Years	2,517	54.6%	23,957	53.7%	70,679	56.5%
Age 65 Years or Over	643	13.9%	7,096	15.9%	17,465	14.0%
Female Median Age	32.4		33.8		33.7	
Male Population	5,296	53.4%	44,292	49.8%	124,590	49.9%
Age 0 to 19 Years	1,508	28.5%	14,038	31.7%	38,241	30.7%
Age 20 to 64 Years	3,245	61.3%	25,198	56.9%	72,878	58.5%
Age 65 Years or Over	542	10.2%	5,055	11.4%	13,471	10.8%
Male Median Age	32.5		31.5		32.4	

3300 Mansfield Hwy Forest Hill, TX 76119	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	147	5.5%	847	3.1%	4,678	5.7%
HH Income $150,000 to $199,999	94	3.5%	1,029	3.7%	4,672	5.7%
HH Income $100,000 to $149,999	275	10.2%	3,054	11.1%	10,642	13.0%
HH Income $75,000 to $99,999	306	11.3%	2,816	10.2%	9,170	11.2%
HH Income $50,000 to $74,999	493	18.2%	5,243	19.1%	15,347	18.8%
HH Income $35,000 to $49,999	417	15.4%	4,225	15.4%	10,981	13.4%
HH Income $25,000 to $34,999	318	11.8%	3,339	12.1%	7,876	9.6%
HH Income $15,000 to $24,999	282	10.4%	2,885	10.5%	7,346	9.0%
HH Income Under $15,000	372	13.8%	4,058	14.8%	11,023	13.5%
HH Income $35,000 or More	1,732	64.0%	17,215	62.6%	55,490	67.9%
HH Income $75,000 or More	822	30.4%	7,747	28.2%	29,163	35.7%
Housing (2023)						
Total Housing Units	2,895		30,103		88,908	
Housing Units Occupied	2,704	93.4%	27,496	91.3%	81,735	91.9%
Housing Units Owner-Occupied	1,608	59.5%	15,491	56.3%	47,640	58.3%
Housing Units, Renter-Occupied	1,096	40.5%	12,005	43.7%	34,095	41.7%
Housing Units, Vacant	191	7.0%	2,607	9.5%	7,173	8.8%
Marital Status (2023)						
Never Married	3,075	39.8%	28,086	41.2%	78,468	40.4%
Currently Married	2,878	37.3%	23,448	34.4%	73,614	37.9%
Separated	629	8.1%	5,068	7.4%	11,876	6.1%
Widowed	405	5.2%	4,121	6.0%	10,555	5.4%
Divorced	734	9.5%	7,454	10.9%	19,490	10.0%
Household Type (2023)						
Population Family	8,409	84.9%	77,378	87.0%	212,693	85.2%
Population Non-Family	839	8.5%	9,610	10.8%	32,976	13.2%
Population Group Quarters	662	6.7%	1,938	2.2%	4,098	1.6%
Family Households	2,078	76.8%	19,956	72.6%	56,951	69.7%
Non-Family Households	626	23.2%	7,540	27.4%	24,784	30.3%
Married Couple with Children	818	28.4%	6,692	28.5%	19,558	26.6%
Average Family Household Size	4.0		3.9		3.7	
Household Size (2023)						
1 Person Households	513	19.0%	6,518	23.7%	20,319	24.9%
2 Person Households	585	21.6%	6,517	23.7%	21,810	26.7%
3 Person Households	447	16.5%	4,565	16.6%	13,377	16.4%
4 Person Households	401	14.8%	3,946	14.4%	11,288	13.8%
5 Person Households	325	12.0%	2,930	10.7%	7,686	9.4%
6 or More Person Households	433	16.0%	3,020	11.0%	7,254	8.9%
Household Vehicles (2023)						
Households with 0 Vehicles Available	234	8.7%	2,233	8.1%	6,327	7.7%
Households with 1 Vehicles Available	969	35.8%	9,438	34.3%	26,193	32.0%
Households with 2 or More Vehicles Available	1,501	55.5%	15,825	57.6%	49,215	60.2%
Total Vehicles Available	5,271		50,760		152,465	
Average Vehicles Per Household	1.9		1.8		1.9	

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3300 Mansfield Hwy Forest Hill, TX 76119	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	7,557		66,754		189,942	
Estimated Civilian Employed	4,358	57.7%	39,531	59.2%	118,430	62.4%
Estimated Civilian Unemployed	244	3.2%	2,566	3.8%	7,415	3.9%
Estimated in Armed Forces	-	-	5	-	133	-
Estimated Not in Labor Force	2,955	39.1%	24,652	36.9%	63,964	33.7%
Unemployment Rate	3.2%		3.8%		3.9%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	4,358		39,531		118,430	
Management, Business, Financial Operations	315	7.2%	2,739	6.9%	12,142	10.3%
Professional, Related	366	8.4%	4,053	10.3%	18,979	16.0%
Service	881	20.2%	7,767	19.6%	22,499	19.0%
Sales, Office	668	15.3%	7,406	18.7%	22,532	19.0%
Farming, Fishing, Forestry	1	-	76	0.2%	138	0.1%
Construct, Extraction, Maintenance	1,054	24.2%	7,636	19.3%	19,446	16.4%
Production, Transport Material Moving	1,071	24.6%	9,855	24.9%	22,695	19.2%
White Collar Workers	1,350	31.0%	14,198	35.9%	53,653	45.3%
Blue Collar Workers	3,008	69.0%	25,334	64.1%	64,777	54.7%
Consumer Expenditure (2023)						
Total Household Expenditure	$128.66 M		$1.37 B		$4.83 B	
Total Non-Retail Expenditure	$67.81 M	52.7%	$721.6 M	52.7%	$2.55 B	52.8%
Total Retail Expenditure	$60.85 M	47.3%	$648.2 M	47.3%	$2.28 B	47.2%
Apparel	$4.56 M	3.5%	$48.13 M	3.5%	$170.79 M	3.5%
Contributions	$4.01 M	3.1%	$42.11 M	3.1%	$153.83 M	3.2%
Education	$3.72 M	2.9%	$38.17 M	2.8%	$143.43 M	3.0%
Entertainment	$7.14 M	5.6%	$75.59 M	5.5%	$270.51 M	5.6%
Food and Beverages	$19.24 M	15.0%	$205.23 M	15.0%	$716.12 M	14.8%
Furnishings and Equipment	$4.42 M	3.4%	$46.88 M	3.4%	$167.7 M	3.5%
Gifts	$3 M	2.3%	$31.26 M	2.3%	$115.6 M	2.4%
Health Care	$10.92 M	8.5%	$117.32 M	8.6%	$406.77 M	8.4%
Household Operations	$5 M	3.9%	$52.86 M	3.9%	$188.07 M	3.9%
Miscellaneous Expenses	$2.4 M	1.9%	$25.56 M	1.9%	$90.57 M	1.9%
Personal Care	$1.72 M	1.3%	$18.31 M	1.3%	$64.57 M	1.3%
Personal Insurance	$865.83 K	0.7%	$9.05 M	0.7%	$33.17 M	0.7%
Reading	$274.67 K	0.2%	$2.93 M	0.2%	$10.39 M	0.2%
Shelter	$27.26 M	21.2%	$291.19 M	21.3%	$1.02 B	21.2%
Tobacco	$847.87 K	0.7%	$9.28 M	0.7%	$30.51 M	0.6%
Transportation	$23.43 M	18.2%	$250 M	18.3%	$878.8 M	18.2%
Utilities	$9.86 M	7.7%	$105.93 M	7.7%	$361.72 M	7.5%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	6,227		54,921		155,564	
Elementary (Grade Level 0 to 8)	1,487	23.9%	9,955	18.1%	23,426	15.1%
Some High School (Grade Level 9 to 11)	879	14.1%	8,622	15.7%	20,068	12.9%
High School Graduate	1,820	29.2%	17,979	32.7%	45,816	29.5%
Some College	1,126	18.1%	9,715	17.7%	28,161	18.1%
Associate Degree Only	226	3.6%	2,602	4.7%	9,303	6.0%
Bachelor Degree Only	488	7.8%	4,202	7.7%	18,222	11.7%
Graduate Degree	201	3.2%	1,846	3.4%	10,569	6.8%

Expanded Profile

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Calculated using Weighted Block Centroid from Block Groups

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RETAIL PROPERTY SPECIALISTS

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3300 Mansfield Hwy Forest Hill, TX 76119	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	1,935	75.5%	18,759	80.3%	56,843	79.5%
1 Attached Unit	89	3.5%	1,164	5.0%	3,638	5.1%
2 to 4 Units	152	5.9%	1,565	6.7%	4,674	6.5%
5 to 9 Units	142	5.6%	1,287	5.5%	3,640	5.1%
10 to 19 Units	139	5.4%	1,467	6.3%	3,997	5.6%
20 to 49 Units	77	3.0%	776	3.3%	2,414	3.4%
50 or More Units	128	5.0%	1,391	6.0%	4,450	6.2%
Mobile Home or Trailer	42	1.6%	1,067	4.6%	2,041	2.9%
Other Structure	-	-	20	-	39	-
Homes Built By Year (2023)						
Homes Built 2010 or later	226	8.8%	3,232	13.8%	9,658	13.5%
Homes Built 2000 to 2009	194	7.6%	2,285	9.8%	7,116	9.9%
Homes Built 1990 to 1999	118	4.6%	1,633	7.0%	5,480	7.7%
Homes Built 1980 to 1989	357	13.9%	2,982	12.8%	10,063	14.1%
Homes Built 1970 to 1979	457	17.8%	3,978	17.0%	11,555	16.2%
Homes Built 1960 to 1969	446	17.4%	4,750	20.3%	10,510	14.7%
Homes Built 1950 to 1959	631	24.6%	5,849	25.1%	14,274	20.0%
Homes Built Before 1949	275	10.7%	2,789	11.9%	13,078	18.3%
Home Values (2023)						
Home Values $1,000,000 or More	28	1.7%	223	1.4%	847	1.8%
Home Values $500,000 to $999,999	97	6.0%	947	6.1%	3,400	7.1%
Home Values $400,000 to $499,999	98	6.1%	829	5.4%	3,226	6.8%
Home Values $300,000 to $399,999	222	13.8%	1,956	12.6%	6,914	14.5%
Home Values $200,000 to $299,999	373	23.2%	3,487	22.5%	12,422	26.1%
Home Values $150,000 to $199,999	252	15.6%	2,149	13.9%	6,798	14.3%
Home Values $100,000 to $149,999	204	12.7%	2,004	12.9%	5,278	11.1%
Home Values $70,000 to $99,999	166	10.3%	1,144	7.4%	3,029	6.4%
Home Values $50,000 to $69,999	70	4.4%	948	6.1%	2,105	4.4%
Home Values $25,000 to $49,999	54	3.4%	732	4.7%	1,601	3.4%
Home Values Under $25,000	44	2.7%	1,072	6.9%	2,020	4.2%
Owner-Occupied Median Home Value	$212,495		$192,561		$221,581	
Renter-Occupied Median Rent	$965		$965		$1,013	
Transportation To Work (2023)						
Drive to Work Alone	3,250	74.6%	29,419	74.4%	85,206	71.9%
Drive to Work in Carpool	517	11.9%	4,963	12.6%	14,100	11.9%
Travel to Work by Public Transportation	55	1.3%	259	0.7%	629	0.5%
Drive to Work on Motorcycle	1	-	5	-	42	-
Walk or Bicycle to Work	54	1.2%	397	1.0%	1,676	1.4%
Other Means	103	2.4%	619	1.6%	1,688	1.4%
Work at Home	379	8.7%	3,869	9.8%	15,090	12.7%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	628	14.4%	6,408	16.2%	22,849	19.3%
Travel to Work in 15 to 29 Minutes	1,586	36.4%	15,043	38.1%	43,402	36.6%
Travel to Work in 30 to 59 Minutes	1,444	33.1%	11,726	29.7%	30,106	25.4%
Travel to Work in 60 Minutes or More	322	7.4%	2,484	6.3%	6,984	5.9%
Average Minutes Travel to Work	25.4		23.7		22.3	