# Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 32.6588/-97.4021

**Q&A**
RETAIL PROPERTY SPECIALISTS

| Hulen Bend Village<br>6080 S Hulen St, Fort Worth TX 76132 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|---|---|
| **Population** | | | | | | |
| Estimated Population (2023) | 15,879 | | 110,198 | | 254,537 | |
| Projected Population (2028) | 15,990 | | 112,629 | | 265,001 | |
| Census Population (2020) | 15,647 | | 108,998 | | 249,576 | |
| Census Population (2010) | 14,827 | | 99,065 | | 222,797 | |
| Projected Annual Growth (2023 to 2028) | 111 | 0.1% | 2,431 | 0.4% | 10,464 | 0.8% |
| Historical Annual Growth (2020 to 2023) | 232 | 0.5% | 1,199 | 0.4% | 4,961 | 0.7% |
| Historical Annual Growth (2010 to 2020) | 820 | 1.8% | 9,934 | 3.3% | 26,779 | 4.0% |
| Estimated Population Density (2023) | 5,057 | psm | 3,898 | psm | 3,242 | psm |
| Trade Area Size | 3.1 | sq mi | 28.3 | sq mi | 78.5 | sq mi |
| **Households** | | | | | | |
| Estimated Households (2023) | 7,528 | | 45,786 | | 96,752 | |
| Projected Households (2028) | 7,850 | | 48,390 | | 103,873 | |
| Census Households (2020) | 7,329 | | 44,661 | | 93,688 | |
| Census Households (2010) | 6,878 | | 40,856 | | 84,613 | |
| Estimated Households with Children (2023) | 1,947 | 25.9% | 14,253 | 31.1% | 33,176 | 34.3% |
| Estimated Average Household Size (2023) | 2.07 | | 2.39 | | 2.58 | |
| **Average Household Income** | | | | | | |
| Estimated Average Household Income (2023) | $84,900 | | $113,507 | | $108,818 | |
| Projected Average Household Income (2028) | $80,602 | | $109,835 | | $103,190 | |
| Estimated Average Family Income (2023) | $100,209 | | $137,827 | | $130,270 | |
| **Median Household Income** | | | | | | |
| Estimated Median Household Income (2023) | $60,597 | | $85,158 | | $82,187 | |
| Projected Median Household Income (2028) | $54,928 | | $81,577 | | $77,892 | |
| Estimated Median Family Income (2023) | $80,389 | | $110,320 | | $103,919 | |
| **Per Capita Income** | | | | | | |
| Estimated Per Capita Income (2023) | $40,404 | | $47,218 | | $41,477 | |
| Projected Per Capita Income (2028) | $39,720 | | $47,245 | | $40,557 | |
| Estimated Per Capita Income 5 Year Growth | -$684 | -1.7% | $27 | - | -$920 | -2.2% |
| Estimated Average Household Net Worth (2023) | $350,352 | | $543,465 | | $518,442 | |
| **Daytime Demos (2023)** | | | | | | |
| Total Businesses | 457 | | 4,254 | | 9,683 | |
| Total Employees | 2,911 | | 32,368 | | 74,517 | |
| Company Headquarter Businesses | 10 | 2.3% | 95 | 2.2% | 227 | 2.3% |
| Company Headquarter Employees | 90 | 3.1% | 2,028 | 6.3% | 9,460 | 12.7% |
| Employee Population per Business | 6.4 | | 7.6 | | 7.7 | |
| Residential Population per Business | 34.8 | | 25.9 | | 26.3 | |

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|---|---|---|---|---|---|---|
| **Race & Ethnicity** | | | | | | |
| White (2023) | 8,386 | 52.8% | 56,036 | 50.9% | 120,358 | 47.3% |
| Black or African American (2023) | 3,903 | 24.6% | 25,209 | 22.9% | 52,738 | 20.7% |
| American Indian or Alaska Native (2023) | 91 | 0.6% | 725 | 0.7% | 1,886 | 0.7% |
| Asian (2023) | 580 | 3.6% | 4,680 | 4.2% | 14,038 | 5.5% |
| Hawaiian or Pacific Islander (2023) | 17 | 0.1% | 91 | - | 196 | - |
| Other Race (2023) | 1,099 | 6.9% | 9,403 | 8.5% | 30,536 | 12.0% |
| Two or More Races (2023) | 1,802 | 11.3% | 14,054 | 12.8% | 34,785 | 13.7% |
| Not Hispanic or Latino Population (2023) | 12,259 | 77.2% | 80,921 | 73.4% | 170,568 | 67.0% |
| Hispanic or Latino Population (2023) | 3,620 | 22.8% | 29,276 | 26.6% | 83,969 | 33.0% |
| Not Hispanic or Latino Population (2028) | 12,352 | 77.2% | 82,750 | 73.5% | 177,747 | 67.1% |
| Hispanic or Latino Population (2028) | 3,638 | 22.8% | 29,879 | 26.5% | 87,254 | 32.9% |
| Not Hispanic or Latino Population (2020) | 12,283 | 78.5% | 80,431 | 73.8% | 166,140 | 66.6% |
| Hispanic or Latino Population (2020) | 3,364 | 21.5% | 28,567 | 26.2% | 83,436 | 33.4% |
| Not Hispanic or Latino Population (2010) | 12,404 | 83.7% | 77,212 | 77.9% | 155,595 | 69.8% |
| Hispanic or Latino Population (2010) | 2,423 | 16.3% | 21,853 | 22.1% | 67,202 | 30.2% |
| Projected Hispanic Annual Growth (2023 to 2028) | 18 | - | 603 | 0.4% | 3,285 | 0.8% |
| Historic Hispanic Annual Growth (2010 to 2023) | 1,197 | 3.8% | 7,424 | 2.6% | 16,767 | 1.9% |
| **Age Distribution (2023)** | | | | | | |
| Age Under 5 | 912 | 5.7% | 6,494 | 5.9% | 15,705 | 6.2% |
| Age 5 to 9 Years | 805 | 5.1% | 6,785 | 6.2% | 16,768 | 6.6% |
| Age 10 to 14 Years | 868 | 5.5% | 7,249 | 6.6% | 17,877 | 7.0% |
| Age 15 to 19 Years | 891 | 5.6% | 7,290 | 6.6% | 20,010 | 7.9% |
| Age 20 to 24 Years | 1,325 | 8.3% | 7,851 | 7.1% | 20,639 | 8.1% |
| Age 25 to 29 Years | 1,423 | 9.0% | 8,225 | 7.5% | 18,801 | 7.4% |
| Age 30 to 34 Years | 1,083 | 6.8% | 7,220 | 6.6% | 17,438 | 6.9% |
| Age 35 to 39 Years | 967 | 6.1% | 6,879 | 6.2% | 16,309 | 6.4% |
| Age 40 to 44 Years | 850 | 5.4% | 6,417 | 5.8% | 15,071 | 5.9% |
| Age 45 to 49 Years | 907 | 5.7% | 6,496 | 5.9% | 14,621 | 5.7% |
| Age 50 to 54 Years | 963 | 6.1% | 6,951 | 6.3% | 15,128 | 5.9% |
| Age 55 to 59 Years | 916 | 5.8% | 7,185 | 6.5% | 15,490 | 6.1% |
| Age 60 to 64 Years | 854 | 5.4% | 6,966 | 6.3% | 14,532 | 5.7% |
| Age 65 to 74 Years | 1,587 | 10.0% | 10,241 | 9.3% | 21,075 | 8.3% |
| Age 75 to 84 Years | 1,093 | 6.9% | 5,613 | 5.1% | 10,839 | 4.3% |
| Age 85 Years or Over | 438 | 2.8% | 2,336 | 2.1% | 4,234 | 1.7% |
| Median Age | 38.9 | | 38.0 | | 35.5 | |
| **Gender Age Distribution (2023)** | | | | | | |
| Female Population | 8,596 | 54.1% | 57,823 | 52.5% | 131,748 | 51.8% |
| Age 0 to 19 Years | 1,715 | 19.9% | 13,717 | 23.7% | 34,869 | 26.5% |
| Age 20 to 64 Years | 4,949 | 57.6% | 33,649 | 58.2% | 76,435 | 58.0% |
| Age 65 Years or Over | 1,932 | 22.5% | 10,458 | 18.1% | 20,444 | 15.5% |
| Female Median Age | 41.1 | | 39.4 | | 36.6 | |
| Male Population | 7,283 | 45.9% | 52,375 | 47.5% | 122,789 | 48.2% |
| Age 0 to 19 Years | 1,761 | 24.2% | 14,101 | 26.9% | 35,491 | 28.9% |
| Age 20 to 64 Years | 4,337 | 59.6% | 30,541 | 58.3% | 71,593 | 58.3% |
| Age 65 Years or Over | 1,185 | 16.3% | 7,732 | 14.8% | 15,705 | 12.8% |
| Male Median Age | 36.8 | | 36.6 | | 34.4 | |

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|---|---|---|---|---|---|---|
| **Household Income Distribution (2023)** | | | | | | |
| HH Income $200,000 or More | 459 | 6.1% | 5,646 | 12.3% | 11,075 | 11.4% |
| HH Income $150,000 to $199,999 | 381 | 5.1% | 3,291 | 7.2% | 6,963 | 7.2% |
| HH Income $100,000 to $149,999 | 1,101 | 14.6% | 7,856 | 17.2% | 16,461 | 17.0% |
| HH Income $75,000 to $99,999 | 823 | 10.9% | 4,924 | 10.8% | 10,792 | 11.2% |
| HH Income $50,000 to $74,999 | 1,616 | 21.5% | 8,165 | 17.8% | 18,018 | 18.6% |
| HH Income $35,000 to $49,999 | 1,151 | 15.3% | 5,248 | 11.5% | 11,009 | 11.4% |
| HH Income $25,000 to $34,999 | 767 | 10.2% | 3,627 | 7.9% | 7,039 | 7.3% |
| HH Income $15,000 to $24,999 | 700 | 9.3% | 3,080 | 6.7% | 6,430 | 6.6% |
| HH Income Under $15,000 | 532 | 7.1% | 3,949 | 8.6% | 8,965 | 9.3% |
| HH Income $35,000 or More | 5,529 | 73.4% | 35,130 | 76.7% | 74,318 | 76.8% |
| HH Income $75,000 or More | 2,763 | 36.7% | 21,717 | 47.4% | 45,291 | 46.8% |
| **Housing (2023)** | | | | | | |
| Total Housing Units | 7,892 | | 48,080 | | 102,501 | |
| Housing Units Occupied | 7,528 | 95.4% | 45,786 | 95.2% | 96,752 | 94.4% |
| Housing Units Owner-Occupied | 3,158 | 41.9% | 26,161 | 57.1% | 56,286 | 58.2% |
| Housing Units, Renter-Occupied | 4,371 | 58.1% | 19,625 | 42.9% | 40,466 | 41.8% |
| Housing Units, Vacant | 363 | 4.8% | 2,294 | 5.0% | 5,748 | 5.9% |
| **Marital Status (2023)** | | | | | | |
| Never Married | 5,145 | 38.7% | 31,002 | 34.6% | 75,265 | 36.9% |
| Currently Married | 3,908 | 29.4% | 39,113 | 43.6% | 88,603 | 43.4% |
| Separated | 691 | 5.2% | 3,263 | 3.6% | 7,867 | 3.9% |
| Widowed | 1,100 | 8.3% | 5,595 | 6.2% | 11,244 | 5.5% |
| Divorced | 2,451 | 18.4% | 10,696 | 11.9% | 21,208 | 10.4% |
| **Household Type (2023)** | | | | | | |
| Population Family | 11,491 | 72.4% | 89,046 | 80.8% | 207,005 | 81.3% |
| Population Non-Family | 4,082 | 25.7% | 20,322 | 18.4% | 42,287 | 16.6% |
| Population Group Quarters | 306 | 1.9% | 831 | 0.8% | 5,245 | 2.1% |
| Family Households | 3,953 | 52.5% | 28,701 | 62.7% | 62,749 | 64.9% |
| Non-Family Households | 3,575 | 47.5% | 17,085 | 37.3% | 34,003 | 35.1% |
| Married Couple with Children | 1,037 | 26.5% | 8,934 | 22.8% | 21,053 | 23.8% |
| Average Family Household Size | 2.9 | | 3.1 | | 3.3 | |
| **Household Size (2023)** | | | | | | |
| 1 Person Households | 3,147 | 41.8% | 14,625 | 31.9% | 28,194 | 29.1% |
| 2 Person Households | 2,403 | 31.9% | 15,325 | 33.5% | 30,262 | 31.3% |
| 3 Person Households | 975 | 12.9% | 6,840 | 14.9% | 15,303 | 15.8% |
| 4 Person Households | 612 | 8.1% | 5,252 | 11.5% | 12,247 | 12.7% |
| 5 Person Households | 267 | 3.5% | 2,377 | 5.2% | 6,354 | 6.6% |
| 6 or More Person Households | 125 | 1.7% | 1,368 | 3.0% | 4,392 | 4.5% |
| **Household Vehicles (2023)** | | | | | | |
| Households with 0 Vehicles Available | 753 | 10.0% | 2,788 | 6.1% | 5,004 | 5.2% |
| Households with 1 Vehicles Available | 3,279 | 43.6% | 17,101 | 37.4% | 34,248 | 35.4% |
| Households with 2 or More Vehicles Available | 3,496 | 46.4% | 25,897 | 56.6% | 57,501 | 59.4% |
| Total Vehicles Available | 11,551 | | 80,203 | | 175,949 | |
| Average Vehicles Per Household | 1.5 | | 1.8 | | 1.8 | |

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| **Labor Force (2023)** | | | | | | |
| Estimated Labor Population Age 16 Years or Over | 13,119 | | 88,135 | | 200,382 | |
| Estimated Civilian Employed | 9,313 | 71.0% | 59,350 | 67.3% | 133,834 | 66.8% |
| Estimated Civilian Unemployed | 156 | 1.2% | 2,151 | 2.4% | 6,217 | 3.1% |
| Estimated in Armed Forces | 27 | 0.2% | 50 | - | 162 | - |
| Estimated Not in Labor Force | 3,623 | 27.6% | 26,585 | 30.2% | 60,169 | 30.0% |
| Unemployment Rate | 1.2% | | 2.4% | | 3.1% | |
| **Occupation (2023)** | | | | | | |
| Occupation: Population Age 16 Years or Over | 9,313 | | 59,350 | | 133,834 | |
| Management, Business, Financial Operations | 1,362 | 14.6% | 10,282 | 17.3% | 21,248 | 15.9% |
| Professional, Related | 2,233 | 24.0% | 14,678 | 24.7% | 31,096 | 23.2% |
| Service | 1,546 | 16.6% | 8,526 | 14.4% | 21,831 | 16.3% |
| Sales, Office | 2,063 | 22.1% | 12,881 | 21.7% | 27,904 | 20.8% |
| Farming, Fishing, Forestry | 2 | - | 14 | - | 109 | - |
| Construct, Extraction, Maintenance | 936 | 10.0% | 5,158 | 8.7% | 13,462 | 10.1% |
| Production, Transport Material Moving | 1,172 | 12.6% | 7,811 | 13.2% | 18,184 | 13.6% |
| White Collar Workers | 5,657 | 60.7% | 37,841 | 63.8% | 80,248 | 60.0% |
| Blue Collar Workers | 3,657 | 39.3% | 21,509 | 36.2% | 53,586 | 40.0% |
| **Consumer Expenditure (2023)** | | | | | | |
| Total Household Expenditure | $471.6 M | | $3.52 B | | $7.19 B | |
| Total Non-Retail Expenditure | $249.66 M | 52.9% | $1.87 B | 53.1% | $3.81 B | 53.0% |
| Total Retail Expenditure | $221.94 M | 47.1% | $1.65 B | 46.9% | $3.38 B | 47.0% |
| Apparel | $16.49 M | 3.5% | $125.21 M | 3.6% | $256 M | 3.6% |
| Contributions | $15.18 M | 3.2% | $120.23 M | 3.4% | $242.46 M | 3.4% |
| Education | $13.61 M | 2.9% | $114.41 M | 3.3% | $230.76 M | 3.2% |
| Entertainment | $26.28 M | 5.6% | $201.24 M | 5.7% | $410.21 M | 5.7% |
| Food and Beverages | $69.67 M | 14.8% | $512.31 M | 14.6% | $1.05 B | 14.6% |
| Furnishings and Equipment | $16.37 M | 3.5% | $124.6 M | 3.5% | $254.08 M | 3.5% |
| Gifts | $11.58 M | 2.5% | $92.35 M | 2.6% | $185.93 M | 2.6% |
| Health Care | $40.16 M | 8.5% | $291 M | 8.3% | $595.06 M | 8.3% |
| Household Operations | $18.38 M | 3.9% | $140 M | 4.0% | $284.89 M | 4.0% |
| Miscellaneous Expenses | $8.96 M | 1.9% | $66.86 M | 1.9% | $136.24 M | 1.9% |
| Personal Care | $6.33 M | 1.3% | $47.11 M | 1.3% | $96.24 M | 1.3% |
| Personal Insurance | $3.2 M | 0.7% | $25.6 M | 0.7% | $51.86 M | 0.7% |
| Reading | $1.03 M | 0.2% | $7.74 M | 0.2% | $15.72 M | 0.2% |
| Shelter | $100.46 M | 21.3% | $742.11 M | 21.1% | $1.52 B | 21.1% |
| Tobacco | $3 M | 0.6% | $19.82 M | 0.6% | $41.15 M | 0.6% |
| Transportation | $85.6 M | 18.2% | $634.36 M | 18.0% | $1.3 B | 18.1% |
| Utilities | $35.3 M | 7.5% | $251.07 M | 7.1% | $516.42 M | 7.2% |
| **Educational Attainment (2023)** | | | | | | |
| Adult Population Age 25 Years or Over | 11,078 | | 74,528 | | 163,538 | |
| Elementary (Grade Level 0 to 8) | 369 | 3.3% | 3,241 | 4.3% | 12,036 | 7.4% |
| Some High School (Grade Level 9 to 11) | 401 | 3.6% | 3,597 | 4.8% | 11,021 | 6.7% |
| High School Graduate | 2,944 | 26.6% | 17,037 | 22.9% | 38,807 | 23.7% |
| Some College | 2,446 | 22.1% | 14,868 | 20.0% | 30,953 | 18.9% |
| Associate Degree Only | 848 | 7.7% | 5,231 | 7.0% | 11,052 | 6.8% |
| Bachelor Degree Only | 2,680 | 24.2% | 18,066 | 24.2% | 36,306 | 22.2% |
| Graduate Degree | 1,390 | 12.5% | 12,487 | 16.8% | 23,362 | 14.3% |

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| **Units In Structure (2023)** | | | | | | |
| 1 Detached Unit | 3,893 | 56.6% | 29,815 | 73.0% | 65,332 | 77.2% |
| 1 Attached Unit | 499 | 7.3% | 2,097 | 5.1% | 4,278 | 5.1% |
| 2 to 4 Units | 495 | 7.2% | 2,535 | 6.2% | 5,334 | 6.3% |
| 5 to 9 Units | 697 | 10.1% | 2,891 | 7.1% | 5,418 | 6.4% |
| 10 to 19 Units | 780 | 11.3% | 3,238 | 7.9% | 5,905 | 7.0% |
| 20 to 49 Units | 356 | 5.2% | 1,602 | 3.9% | 3,318 | 3.9% |
| 50 or More Units | 723 | 10.5% | 3,001 | 7.3% | 5,861 | 6.9% |
| Mobile Home or Trailer | 85 | 1.2% | 599 | 1.5% | 1,286 | 1.5% |
| Other Structure | - | - | 7 | - | 20 | - |
| **Homes Built By Year (2023)** | | | | | | |
| Homes Built 2010 or later | 774 | 11.3% | 4,966 | 12.2% | 12,930 | 15.3% |
| Homes Built 2000 to 2009 | 975 | 14.2% | 6,138 | 15.0% | 14,621 | 17.3% |
| Homes Built 1990 to 1999 | 1,012 | 14.7% | 5,994 | 14.7% | 9,935 | 11.7% |
| Homes Built 1980 to 1989 | 1,708 | 24.8% | 10,991 | 26.9% | 17,192 | 20.3% |
| Homes Built 1970 to 1979 | 1,242 | 18.1% | 7,555 | 18.5% | 13,586 | 16.1% |
| Homes Built 1960 to 1969 | 1,180 | 17.2% | 4,906 | 12.0% | 10,147 | 12.0% |
| Homes Built 1950 to 1959 | 530 | 7.7% | 4,181 | 10.2% | 11,480 | 13.6% |
| Homes Built Before 1949 | 107 | 1.6% | 1,055 | 2.6% | 6,861 | 8.1% |
| **Home Values (2023)** | | | | | | |
| Home Values $1,000,000 or More | 27 | 0.9% | 949 | 3.6% | 1,728 | 3.1% |
| Home Values $500,000 to $999,999 | 142 | 4.5% | 2,713 | 10.4% | 6,223 | 11.1% |
| Home Values $400,000 to $499,999 | 188 | 5.9% | 1,886 | 7.2% | 4,544 | 8.1% |
| Home Values $300,000 to $399,999 | 507 | 16.1% | 4,266 | 16.3% | 9,208 | 16.4% |
| Home Values $200,000 to $299,999 | 1,380 | 43.7% | 8,815 | 33.7% | 17,303 | 30.7% |
| Home Values $150,000 to $199,999 | 530 | 16.8% | 3,787 | 14.5% | 8,457 | 15.0% |
| Home Values $100,000 to $149,999 | 228 | 7.2% | 2,228 | 8.5% | 4,568 | 8.1% |
| Home Values $70,000 to $99,999 | 48 | 1.5% | 624 | 2.4% | 1,879 | 3.3% |
| Home Values $50,000 to $69,999 | 22 | 0.7% | 259 | 1.0% | 776 | 1.4% |
| Home Values $25,000 to $49,999 | 23 | 0.7% | 184 | 0.7% | 588 | 1.0% |
| Home Values Under $25,000 | 63 | 2.0% | 450 | 1.7% | 1,012 | 1.8% |
| Owner-Occupied Median Home Value | $244,164 | | $289,680 | | $283,148 | |
| Renter-Occupied Median Rent | $1,053 | | $1,097 | | $1,104 | |
| **Transportation To Work (2023)** | | | | | | |
| Drive to Work Alone | 6,469 | 69.5% | 42,384 | 71.4% | 96,143 | 71.8% |
| Drive to Work in Carpool | 702 | 7.5% | 5,065 | 8.5% | 13,096 | 9.8% |
| Travel to Work by Public Transportation | 40 | 0.4% | 258 | 0.4% | 494 | 0.4% |
| Drive to Work on Motorcycle | - | - | 24 | - | 51 | - |
| Walk or Bicycle to Work | 108 | 1.2% | 536 | 0.9% | 1,745 | 1.3% |
| Other Means | 74 | 0.8% | 493 | 0.8% | 1,362 | 1.0% |
| Work at Home | 1,920 | 20.6% | 10,591 | 17.8% | 20,944 | 15.6% |
| **Travel Time (2023)** | | | | | | |
| Travel to Work in 14 Minutes or Less | 1,444 | 15.5% | 10,323 | 17.4% | 26,783 | 20.0% |
| Travel to Work in 15 to 29 Minutes | 3,482 | 37.4% | 21,971 | 37.0% | 48,411 | 36.2% |
| Travel to Work in 30 to 59 Minutes | 2,041 | 21.9% | 13,284 | 22.4% | 30,036 | 22.4% |
| Travel to Work in 60 Minutes or More | 427 | 4.6% | 3,181 | 5.4% | 7,660 | 5.7% |
| Average Minutes Travel to Work | 21.4 | | 21.9 | | 21.5 | |