Granbury Station 7020-7048 Granbury Rd, Fort Worth, TX 76133	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Population						
Estimated Population (2023)	13,073		96,886		213,149	
Projected Population (2028)	13,413		100,992		222,884	
Census Population (2020)	12,838		95,643		209,000	
Census Population (2010)	11,425		85,604		184,515	
Projected Annual Growth (2023 to 2028)	340	0.5%	4,106	0.8%	9,735	0.9%
Historical Annual Growth (2020 to 2023)	235	0.6%	1,243	0.4%	4,149	0.7%
Historical Annual Growth (2010 to 2020)	1,413	4.1%	10,038	3.9%	24,485	4.4%
Estimated Population Density (2023)	4,163	psm	3,427	psm	2,715	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	5,580		38,835		82,367	
Projected Households (2028)	5,916		41,628		88,675	
Census Households (2020)	5,405		37,827		79,772	
Census Households (2010)	4,926		34,461		71,430	
Estimated Households with Children (2023)	1,671	29.9%	13,027	33.5%	28,536	34.6%
Estimated Average Household Size (2023)	2.27		2.48		2.56	
Average Household Income						
Estimated Average Household Income (2023)	$93,951		$112,714		$112,304	
Projected Average Household Income (2028)	$89,056		$107,245		$106,388	
Estimated Average Family Income (2023)	$115,621		$134,069		$133,101	
Median Household Income						
Estimated Median Household Income (2023)	$67,076		$85,003		$84,939	
Projected Median Household Income (2028)	$61,500		$81,304		$80,638	
Estimated Median Family Income (2023)	$93,056		$106,960		$105,778	
Per Capita Income						
Estimated Per Capita Income (2023)	$40,318		$45,241		$43,471	
Projected Per Capita Income (2028)	$39,491		$44,264		$42,396	
Estimated Per Capita Income 5 Year Growth	-$828	-2.1%	-$977	-2.2%	-$1,074	-2.5%
Estimated Average Household Net Worth (2023)	$450,161		$522,619		$534,117	
Daytime Demos (2023)						
Total Businesses	389		3,586		7,481	
Total Employees	2,955		26,992		57,983	
Company Headquarter Businesses	5	1.2%	68	1.9%	170	2.3%
Company Headquarter Employees	34	1.2%	1,000	3.7%	7,337	12.7%
Employee Population per Business	7.6		7.5		7.8	
Residential Population per Business	33.6		27.0		28.5	

Granbury Station 7020-7048 Granbury Rd, Fort Worth, TX 76133	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	6,364	48.7%	45,237	46.7%	102,190	47.9%
Black or African American (2023)	3,910	29.9%	27,115	28.0%	48,458	22.7%
American Indian or Alaska Native (2023)	70	0.5%	629	0.6%	1,522	0.7%
Asian (2023)	623	4.8%	4,943	5.1%	10,489	4.9%
Hawaiian or Pacific Islander (2023)	19	0.1%	76	-	174	-
Other Race (2023)	750	5.7%	7,136	7.4%	22,099	10.4%
Two or More Races (2023)	1,337	10.2%	11,750	12.1%	28,216	13.2%
Not Hispanic or Latino Population (2023)	10,472	80.1%	73,577	75.9%	149,313	70.1%
Hispanic or Latino Population (2023)	2,601	19.9%	23,309	24.1%	63,836	29.9%
Not Hispanic or Latino Population (2028)	10,731	80.0%	76,624	75.9%	156,091	70.0%
Hispanic or Latino Population (2028)	2,682	20.0%	24,368	24.1%	66,793	30.0%
Not Hispanic or Latino Population (2020)	10,423	81.2%	73,240	76.6%	146,316	70.0%
Hispanic or Latino Population (2020)	2,415	18.8%	22,403	23.4%	62,684	30.0%
Not Hispanic or Latino Population (2010)	9,687	84.8%	69,186	80.8%	136,790	74.1%
Hispanic or Latino Population (2010)	1,738	15.2%	16,418	19.2%	47,725	25.9%
Projected Hispanic Annual Growth (2023 to 2028)	81	0.6%	1,058	0.9%	2,957	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	863	3.8%	6,891	3.2%	16,111	2.6%
Age Distribution (2023)						
Age Under 5	813	6.2%	5,827	6.0%	13,279	6.2%
Age 5 to 9 Years	790	6.0%	6,304	6.5%	14,318	6.7%
Age 10 to 14 Years	854	6.5%	6,822	7.0%	15,273	7.2%
Age 15 to 19 Years	783	6.0%	6,782	7.0%	15,691	7.4%
Age 20 to 24 Years	880	6.7%	6,543	6.8%	15,410	7.2%
Age 25 to 29 Years	1,034	7.9%	6,867	7.1%	15,576	7.3%
Age 30 to 34 Years	849	6.5%	6,536	6.7%	14,751	6.9%
Age 35 to 39 Years	815	6.2%	6,444	6.7%	13,914	6.5%
Age 40 to 44 Years	725	5.5%	5,904	6.1%	12,816	6.0%
Age 45 to 49 Years	742	5.7%	5,879	6.1%	12,378	5.8%
Age 50 to 54 Years	788	6.0%	6,079	6.3%	12,779	6.0%
Age 55 to 59 Years	757	5.8%	6,174	6.4%	13,208	6.2%
Age 60 to 64 Years	727	5.6%	5,908	6.1%	12,519	5.9%
Age 65 to 74 Years	1,222	9.3%	8,489	8.8%	18,223	8.5%
Age 75 to 84 Years	848	6.5%	4,492	4.6%	9,403	4.4%
Age 85 Years or Over	447	3.4%	1,837	1.9%	3,611	1.7%
Median Age	38.3		37.3		36.2	
Gender Age Distribution (2023)						
Female Population	7,206	55.1%	51,013	52.7%	110,813	52.0%
Age 0 to 19 Years	1,636	22.7%	12,743	25.0%	28,842	26.0%
Age 20 to 64 Years	3,959	54.9%	29,798	58.4%	64,242	58.0%
Age 65 Years or Over	1,611	22.4%	8,472	16.6%	17,729	16.0%
Female Median Age	40.7		38.5		37.4	
Male Population	5,867	44.9%	45,873	47.3%	102,336	48.0%
Age 0 to 19 Years	1,604	27.3%	12,992	28.3%	29,720	29.0%
Age 20 to 64 Years	3,357	57.2%	26,535	57.8%	59,109	57.8%
Age 65 Years or Over	906	15.4%	6,347	13.8%	13,507	13.2%
Male Median Age	36.1		36.1		35.0	

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Granbury Station 7020-7048 Granbury Rd, Fort Worth, TX 76133	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	518	9.3%	4,398	11.3%	9,801	11.9%
HH Income $150,000 to $199,999	382	6.8%	3,013	7.8%	6,206	7.5%
HH Income $100,000 to $149,999	870	15.6%	7,546	19.4%	14,310	17.4%
HH Income $75,000 to $99,999	553	9.9%	4,362	11.2%	9,328	11.3%
HH Income $50,000 to $74,999	1,042	18.7%	6,783	17.5%	15,579	18.9%
HH Income $35,000 to $49,999	631	11.3%	4,306	11.1%	9,155	11.1%
HH Income $25,000 to $34,999	395	7.1%	2,813	7.2%	5,882	7.1%
HH Income $15,000 to $24,999	587	10.5%	2,460	6.3%	5,133	6.2%
HH Income Under $15,000	603	10.8%	3,154	8.1%	6,973	8.5%
HH Income $35,000 or More	3,996	71.6%	30,408	78.3%	64,379	78.2%
HH Income $75,000 or More	2,323	41.6%	19,319	49.7%	39,645	48.1%
Housing (2023)						
Total Housing Units	5,830		40,656		86,890	
Housing Units Occupied	5,580	95.7%	38,835	95.5%	82,367	94.8%
Housing Units Owner-Occupied	2,701	48.4%	22,873	58.9%	49,003	59.5%
Housing Units, Renter-Occupied	2,879	51.6%	15,962	41.1%	33,364	40.5%
Housing Units, Vacant	250	4.5%	1,821	4.7%	4,523	5.5%
Marital Status (2023)						
Never Married	3,612	34.0%	26,690	34.2%	58,849	34.6%
Currently Married	3,733	35.2%	34,590	44.4%	76,967	45.2%
Separated	343	3.2%	2,922	3.7%	6,238	3.7%
Widowed	1,143	10.8%	4,713	6.0%	9,817	5.8%
Divorced	1,785	16.8%	9,018	11.6%	18,407	10.8%
Household Type (2023)						
Population Family	9,907	75.8%	80,023	82.6%	176,986	83.0%
Population Non-Family	2,752	21.1%	16,103	16.6%	33,574	15.8%
Population Group Quarters	414	3.2%	760	0.8%	2,589	1.2%
Family Households	3,183	57.0%	25,335	65.2%	54,626	66.3%
Non-Family Households	2,397	43.0%	13,500	34.8%	27,741	33.7%
Married Couple with Children	989	26.5%	8,260	23.9%	18,126	23.6%
Average Family Household Size	3.1		3.2		3.2	
Household Size (2023)						
1 Person Households	2,128	38.1%	11,634	30.0%	23,387	28.4%
2 Person Households	1,676	30.0%	12,680	32.7%	26,315	31.9%
3 Person Households	811	14.5%	6,161	15.9%	13,290	16.1%
4 Person Households	596	10.7%	4,858	12.5%	10,629	12.9%
5 Person Households	231	4.1%	2,213	5.7%	5,319	6.5%
6 or More Person Households	137	2.5%	1,289	3.3%	3,427	4.2%
Household Vehicles (2023)						
Households with 0 Vehicles Available	627	11.2%	2,352	6.1%	3,977	4.8%
Households with 1 Vehicles Available	2,241	40.2%	13,811	35.6%	29,000	35.2%
Households with 2 or More Vehicles Available	2,713	48.6%	22,672	58.4%	49,390	60.0%
Total Vehicles Available	8,750		69,261		150,516	
Average Vehicles Per Household	1.6		1.8		1.8	

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Q&A
RETAIL PROPERTY SPECIALISTS

Granbury Station 7020-7048 Granbury Rd, Fort Worth, TX 76133	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	10,454		76,416		167,043	
Estimated Civilian Employed	7,058	67.5%	51,950	68.0%	112,795	67.5%
Estimated Civilian Unemployed	159	1.5%	1,997	2.6%	5,112	3.1%
Estimated in Armed Forces	21	0.2%	46	-	142	-
Estimated Not in Labor Force	3,216	30.8%	22,424	29.3%	48,994	29.3%
Unemployment Rate	1.5%		2.6%		3.1%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	7,058		51,950		112,795	
Management, Business, Financial Operations	1,475	20.9%	8,840	17.0%	18,415	16.3%
Professional, Related	1,645	23.3%	12,639	24.3%	26,201	23.2%
Service	1,291	18.3%	8,212	15.8%	17,981	15.9%
Sales, Office	1,403	19.9%	10,824	20.8%	23,941	21.2%
Farming, Fishing, Forestry	1	-	11	-	80	-
Construct, Extraction, Maintenance	499	7.1%	4,445	8.6%	10,913	9.7%
Production, Transport Material Moving	744	10.5%	6,979	13.4%	15,263	13.5%
White Collar Workers	4,523	64.1%	32,303	62.2%	68,558	60.8%
Blue Collar Workers	2,535	35.9%	19,647	37.8%	44,238	39.2%
Consumer Expenditure (2023)						
Total Household Expenditure	$369.94 M		$2.97 B		$6.26 B	
Total Non-Retail Expenditure	$196.28 M	53.1%	$1.57 B	53.0%	$3.32 B	53.0%
Total Retail Expenditure	$173.66 M	46.9%	$1.39 B	47.0%	$2.94 B	47.0%
Apparel	$13.09 M	3.5%	$105.6 M	3.6%	$223.26 M	3.6%
Contributions	$12.2 M	3.3%	$100.14 M	3.4%	$212.16 M	3.4%
Education	$11.51 M	3.1%	$95.12 M	3.2%	$201.89 M	3.2%
Entertainment	$20.88 M	5.6%	$169.59 M	5.7%	$358.28 M	5.7%
Food and Beverages	$54.37 M	14.7%	$433.36 M	14.6%	$914.79 M	14.6%
Furnishings and Equipment	$12.96 M	3.5%	$105.11 M	3.5%	$221.89 M	3.5%
Gifts	$9.35 M	2.5%	$76.65 M	2.6%	$162.7 M	2.6%
Health Care	$30.94 M	8.4%	$245.9 M	8.3%	$518.43 M	8.3%
Household Operations	$14.56 M	3.9%	$117.63 M	4.0%	$248.68 M	4.0%
Miscellaneous Expenses	$7.03 M	1.9%	$56.31 M	1.9%	$118.85 M	1.9%
Personal Care	$4.96 M	1.3%	$39.79 M	1.3%	$83.9 M	1.3%
Personal Insurance	$2.59 M	0.7%	$21.49 M	0.7%	$45.43 M	0.7%
Reading	$808.88 K	0.2%	$6.5 M	0.2%	$13.72 M	0.2%
Shelter	$78.68 M	21.3%	$625.34 M	21.1%	$1.32 B	21.1%
Tobacco	$2.23 M	0.6%	$16.85 M	0.6%	$35.53 M	0.6%
Transportation	$66.7 M	18.0%	$537.44 M	18.1%	$1.13 B	18.1%
Utilities	$27.06 M	7.3%	$212.62 M	7.2%	$448.77 M	7.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	8,954		64,609		139,177	
Elementary (Grade Level 0 to 8)	209	2.3%	2,760	4.3%	8,214	5.9%
Some High School (Grade Level 9 to 11)	440	4.9%	2,915	4.5%	8,333	6.0%
High School Graduate	2,345	26.2%	15,770	24.4%	33,679	24.2%
Some College	1,797	20.1%	12,809	19.8%	26,975	19.4%
Associate Degree Only	658	7.4%	4,844	7.5%	9,876	7.1%
Bachelor Degree Only	2,042	22.8%	15,361	23.8%	31,472	22.6%
Graduate Degree	1,461	16.3%	10,150	15.7%	20,627	14.8%

Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 32.6453/-97.4103

Granbury Station 7020-7048 Granbury Rd, Fort Worth, TX 76133	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	3,119	63.3%	26,072	75.7%	56,253	78.8%
1 Attached Unit	281	5.7%	1,638	4.8%	3,479	4.9%
2 to 4 Units	337	6.8%	1,981	5.7%	4,446	6.2%
5 to 9 Units	448	9.1%	2,330	6.8%	4,633	6.5%
10 to 19 Units	472	9.6%	2,653	7.7%	5,028	7.0%
20 to 49 Units	287	5.8%	1,348	3.9%	2,686	3.8%
50 or More Units	566	11.5%	2,303	6.7%	4,750	6.6%
Mobile Home or Trailer	69	1.4%	506	1.5%	1,073	1.5%
Other Structure	-	-	5	-	19	-
Homes Built By Year (2023)						
Homes Built 2010 or later	720	14.6%	4,798	13.9%	11,165	15.6%
Homes Built 2000 to 2009	1,710	34.7%	7,085	20.6%	13,203	18.5%
Homes Built 1990 to 1999	753	15.3%	5,543	16.1%	9,169	12.8%
Homes Built 1980 to 1989	975	19.8%	9,173	26.6%	16,299	22.8%
Homes Built 1970 to 1979	737	15.0%	6,233	18.1%	12,354	17.3%
Homes Built 1960 to 1969	522	10.6%	3,549	10.3%	8,416	11.8%
Homes Built 1950 to 1959	96	1.9%	1,969	5.7%	8,563	12.0%
Homes Built Before 1949	68	1.4%	485	1.4%	3,199	4.5%
Home Values (2023)						
Home Values $1,000,000 or More	36	1.3%	549	2.4%	1,461	3.0%
Home Values $500,000 to $999,999	92	3.4%	1,725	7.5%	5,277	10.8%
Home Values $400,000 to $499,999	93	3.5%	1,502	6.6%	3,941	8.0%
Home Values $300,000 to $399,999	513	19.0%	3,936	17.2%	8,048	16.4%
Home Values $200,000 to $299,999	1,233	45.6%	8,704	38.1%	15,549	31.7%
Home Values $150,000 to $199,999	438	16.2%	3,627	15.9%	7,551	15.4%
Home Values $100,000 to $149,999	209	7.7%	1,720	7.5%	3,943	8.0%
Home Values $70,000 to $99,999	26	1.0%	462	2.0%	1,445	2.9%
Home Values $50,000 to $69,999	13	0.5%	138	0.6%	551	1.1%
Home Values $25,000 to $49,999	13	0.5%	132	0.6%	416	0.8%
Home Values Under $25,000	34	1.3%	379	1.7%	821	1.7%
Owner-Occupied Median Home Value	$243,956		$268,118		$283,944	
Renter-Occupied Median Rent	$1,058		$1,110		$1,107	
Transportation To Work (2023)						
Drive to Work Alone	4,816	68.2%	36,538	70.3%	81,473	72.2%
Drive to Work in Carpool	588	8.3%	4,457	8.6%	10,496	9.3%
Travel to Work by Public Transportation	41	0.6%	225	0.4%	386	0.3%
Drive to Work on Motorcycle	-	-	23	-	46	-
Walk or Bicycle to Work	90	1.3%	494	1.0%	1,156	1.0%
Other Means	55	0.8%	485	0.9%	1,089	1.0%
Work at Home	1,468	20.8%	9,728	18.7%	18,149	16.1%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,051	14.9%	7,742	14.9%	21,020	18.6%
Travel to Work in 15 to 29 Minutes	2,325	32.9%	19,544	37.6%	41,004	36.4%
Travel to Work in 30 to 59 Minutes	1,887	26.7%	12,083	23.3%	26,104	23.1%
Travel to Work in 60 Minutes or More	327	4.6%	2,854	5.5%	6,519	5.8%
Average Minutes Travel to Work	22.6		22.6		22.0	