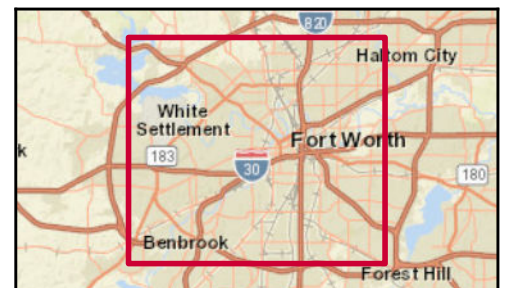
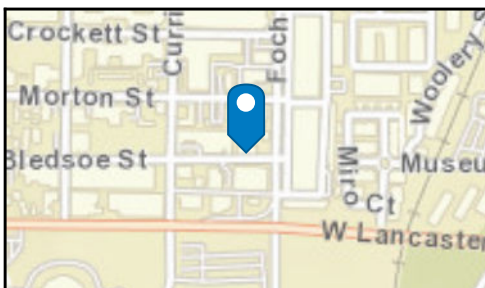
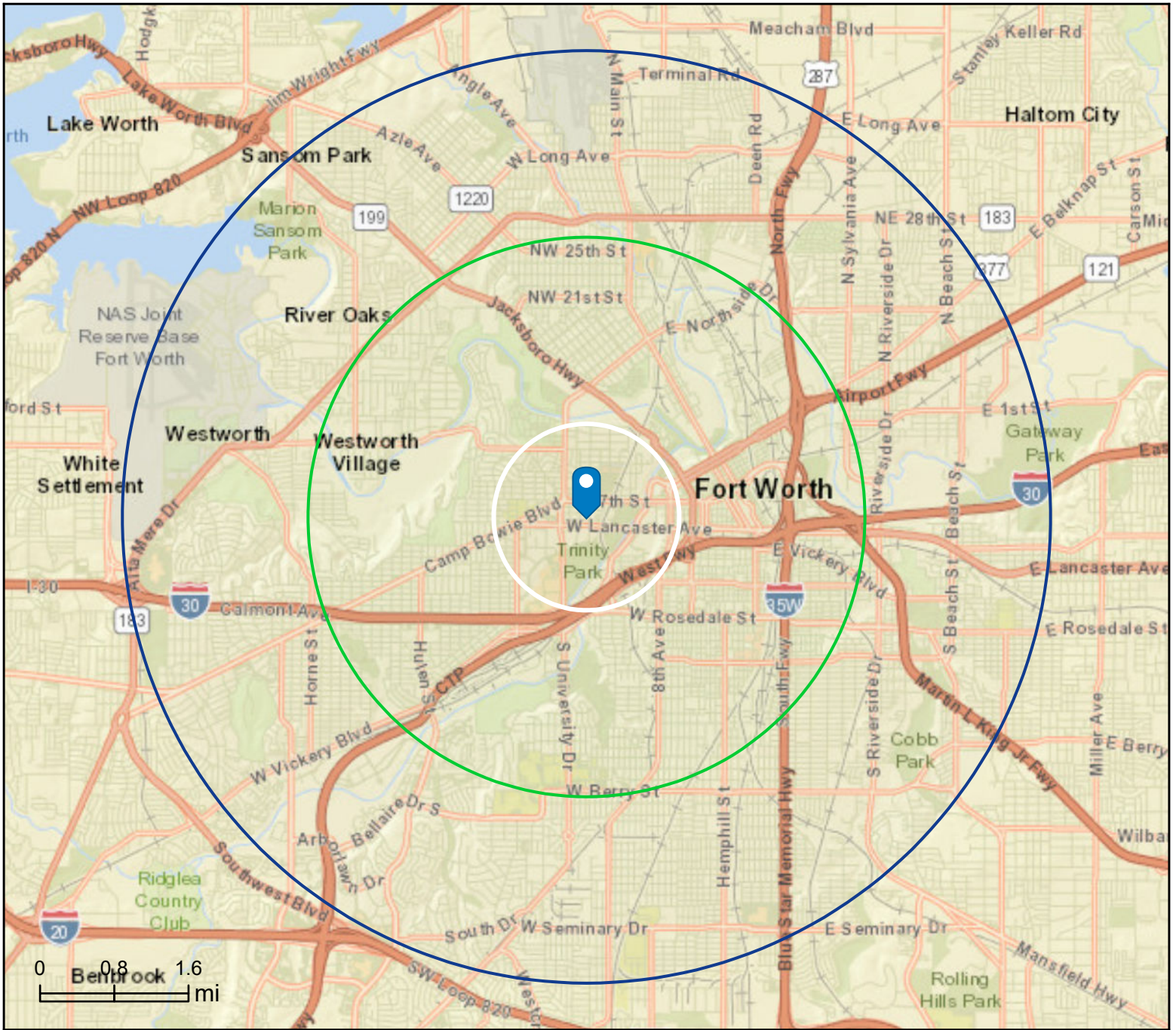


Demographic Market Profile - Study Area

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC
Latitude: 32.74844
Longitude: -97.35709



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,712	83,481	243,422
2010 Total Population	5,277	79,712	245,541
2020 Total Population	11,214	98,543	282,933
2020 Group Quarters	176	7,447	12,103
2025 Total Population	13,140	110,485	303,323
2020-2025 Annual Rate	3.22%	2.31%	1.40%
2020 Total Daytime Population	22,868	161,531	335,641
Workers	17,186	107,469	171,764
Residents	5,682	54,062	163,877
Household Summary			
2000 Households	2,227	30,273	82,913
2000 Average Household Size	1.98	2.51	2.79
2010 Households	2,887	31,015	84,827
2010 Average Household Size	1.78	2.37	2.77
2020 Households	5,862	39,020	98,318
2020 Average Household Size	1.88	2.33	2.75
2025 Households	6,867	44,425	106,199
2025 Average Household Size	1.89	2.32	2.74
2020-2025 Annual Rate	3.22%	2.63%	1.55%
2010 Families	1,018	16,329	52,734
2010 Average Family Size	2.82	3.25	3.56
2020 Families	2,033	19,416	58,819
2020 Average Family Size	3.03	3.29	3.61
2025 Families	2,326	21,510	62,404
2025 Average Family Size	3.06	3.31	3.62
2020-2025 Annual Rate	2.73%	2.07%	1.19%
Housing Unit Summary			
2000 Housing Units	2,637	33,452	90,551
Owner Occupied Housing Units	24.8%	45.4%	51.6%
Renter Occupied Housing Units	59.6%	45.1%	40.0%
Vacant Housing Units	15.5%	9.5%	8.4%
2010 Housing Units	3,506	35,702	95,678
Owner Occupied Housing Units	25.4%	42.9%	48.1%
Renter Occupied Housing Units	56.9%	44.0%	40.5%
Vacant Housing Units	17.7%	13.1%	11.3%
2020 Housing Units	7,026	44,184	108,555
Owner Occupied Housing Units	17.9%	35.8%	43.1%
Renter Occupied Housing Units	65.5%	52.5%	47.5%
Vacant Housing Units	16.6%	11.7%	9.4%
2025 Housing Units	8,072	49,670	116,560
Owner Occupied Housing Units	16.4%	33.0%	41.4%
Renter Occupied Housing Units	68.7%	56.5%	49.7%
Vacant Housing Units	14.9%	10.6%	8.9%
Median Household Income			
2020	\$74,296	\$55,771	\$48,845
2025	\$79,176	\$58,583	\$51,682
Median Home Value			
2020	\$381,873	\$254,514	\$144,113
2025	\$414,192	\$286,605	\$181,245
Per Capita Income			
2020	\$50,709	\$34,003	\$26,777
2025	\$55,008	\$36,664	\$28,757
Median Age			
2010	35.5	32.7	31.1
2020	34.7	34.5	32.7
2025	35.6	35.3	33.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	5,862	39,018	98,316
<\$15,000	13.2%	14.5%	14.2%
\$15,000 - \$24,999	10.1%	9.1%	11.5%
\$25,000 - \$34,999	4.9%	9.5%	11.2%
\$35,000 - \$49,999	7.0%	12.0%	13.9%
\$50,000 - \$74,999	15.1%	16.0%	17.1%
\$75,000 - \$99,999	13.1%	10.8%	10.1%
\$100,000 - \$149,999	18.9%	13.7%	10.8%
\$150,000 - \$199,999	8.0%	6.1%	4.4%
\$200,000+	9.7%	8.3%	6.8%
Average Household Income	\$96,571	\$86,046	\$76,488
2025 Households by Income			
Household Income Base	6,867	44,423	106,197
<\$15,000	11.4%	13.4%	13.1%
\$15,000 - \$24,999	9.1%	8.6%	10.7%
\$25,000 - \$34,999	4.6%	9.1%	10.8%
\$35,000 - \$49,999	6.8%	11.7%	13.6%
\$50,000 - \$74,999	15.3%	16.6%	17.8%
\$75,000 - \$99,999	13.6%	11.3%	10.8%
\$100,000 - \$149,999	20.8%	14.6%	11.7%
\$150,000 - \$199,999	9.0%	6.4%	4.7%
\$200,000+	9.5%	8.3%	6.8%
Average Household Income	\$104,137	\$91,412	\$81,582
2020 Owner Occupied Housing Units by Value			
Total	1,258	15,799	46,772
<\$50,000	0.2%	8.3%	11.2%
\$50,000 - \$99,999	1.2%	17.7%	29.4%
\$100,000 - \$149,999	1.4%	6.8%	10.7%
\$150,000 - \$199,999	3.3%	7.9%	8.3%
\$200,000 - \$249,999	7.0%	8.4%	5.8%
\$250,000 - \$299,999	20.7%	10.2%	7.1%
\$300,000 - \$399,999	20.0%	13.7%	9.0%
\$400,000 - \$499,999	15.5%	8.3%	5.6%
\$500,000 - \$749,999	19.3%	10.0%	6.9%
\$750,000 - \$999,999	11.0%	4.9%	3.4%
\$1,000,000 - \$1,499,999	0.1%	1.5%	1.3%
\$1,500,000 - \$1,999,999	0.0%	1.4%	0.7%
\$2,000,000 +	0.4%	1.1%	0.7%
Average Home Value	\$448,190	\$340,720	\$258,488
2025 Owner Occupied Housing Units by Value			
Total	1,319	16,362	48,249
<\$50,000	0.0%	7.1%	9.8%
\$50,000 - \$99,999	0.5%	14.8%	25.3%
\$100,000 - \$149,999	0.7%	5.7%	9.9%
\$150,000 - \$199,999	2.0%	6.8%	7.9%
\$200,000 - \$249,999	5.5%	7.6%	5.8%
\$250,000 - \$299,999	19.2%	11.0%	7.9%
\$300,000 - \$399,999	19.7%	15.3%	10.4%
\$400,000 - \$499,999	17.4%	10.0%	7.3%
\$500,000 - \$749,999	23.4%	12.4%	8.9%
\$750,000 - \$999,999	11.2%	5.6%	4.0%
\$1,000,000 - \$1,499,999	0.1%	1.5%	1.4%
\$1,500,000 - \$1,999,999	0.0%	1.3%	0.7%
\$2,000,000 +	0.5%	1.0%	0.7%
Average Home Value	\$472,271	\$368,284	\$287,015

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	5,278	79,711	245,542
0 - 4	5.8%	6.8%	8.5%
5 - 9	4.4%	6.1%	7.8%
10 - 14	3.8%	5.5%	6.9%
15 - 24	13.0%	18.2%	16.9%
25 - 34	22.3%	16.5%	15.5%
35 - 44	12.3%	12.7%	12.8%
45 - 54	12.6%	13.3%	12.5%
55 - 64	11.7%	10.6%	9.3%
65 - 74	6.6%	5.4%	5.1%
75 - 84	4.2%	3.1%	3.2%
85 +	3.2%	1.7%	1.5%
18 +	83.8%	78.1%	72.8%
2020 Population by Age			
Total	11,211	98,543	282,933
0 - 4	5.8%	6.2%	7.7%
5 - 9	5.3%	6.0%	7.4%
10 - 14	5.0%	5.8%	7.1%
15 - 24	12.1%	16.4%	15.5%
25 - 34	22.4%	16.4%	15.8%
35 - 44	13.1%	12.9%	12.6%
45 - 54	10.3%	11.5%	11.1%
55 - 64	10.3%	11.3%	10.5%
65 - 74	8.3%	7.9%	7.2%
75 - 84	4.5%	3.8%	3.5%
85 +	2.9%	1.8%	1.6%
18 +	81.2%	78.9%	74.0%
2025 Population by Age			
Total	13,141	110,482	303,323
0 - 4	5.8%	6.2%	7.7%
5 - 9	5.2%	5.9%	7.3%
10 - 14	4.8%	5.7%	7.1%
15 - 24	12.2%	16.1%	15.5%
25 - 34	21.1%	15.7%	14.7%
35 - 44	13.9%	13.3%	13.3%
45 - 54	10.1%	11.1%	10.8%
55 - 64	9.0%	10.6%	9.9%
65 - 74	8.6%	8.5%	7.9%
75 - 84	5.8%	4.8%	4.3%
85 +	3.4%	2.0%	1.7%
18 +	81.3%	79.0%	74.1%
2010 Population by Sex			
Males	2,651	40,297	122,829
Females	2,626	39,415	122,712
2020 Population by Sex			
Males	5,660	49,754	141,374
Females	5,554	48,790	141,560
2025 Population by Sex			
Males	6,614	55,583	151,293
Females	6,526	54,903	152,030

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	5,277	79,712	245,542
White Alone	77.7%	72.7%	64.8%
Black Alone	8.2%	9.8%	10.7%
American Indian Alone	0.6%	0.8%	0.8%
Asian Alone	3.0%	1.7%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	8.6%	12.5%	19.1%
Two or More Races	1.8%	2.4%	2.8%
Hispanic Origin	27.6%	40.0%	52.0%
Diversity Index	63.3	72.0	78.4
2020 Population by Race/Ethnicity			
Total	11,214	98,542	282,933
White Alone	72.8%	67.9%	61.2%
Black Alone	7.2%	11.9%	12.1%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	3.0%	2.2%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	14.6%	14.5%	20.7%
Two or More Races	1.8%	2.7%	3.1%
Hispanic Origin	40.1%	43.9%	54.9%
Diversity Index	72.1	75.9	80.3
2025 Population by Race/Ethnicity			
Total	13,142	110,486	303,325
White Alone	71.2%	65.4%	59.7%
Black Alone	7.6%	13.2%	12.9%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	3.4%	2.5%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.3%	15.2%	21.1%
Two or More Races	1.9%	2.9%	3.2%
Hispanic Origin	42.6%	46.0%	56.6%
Diversity Index	73.7	77.6	81.0
2010 Population by Relationship and Household Type			
Total	5,277	79,712	245,541
In Households	97.2%	92.1%	95.8%
In Family Households	55.8%	68.8%	79.1%
Householder	19.2%	20.3%	21.6%
Spouse	13.0%	13.8%	14.4%
Child	19.2%	27.7%	34.4%
Other relative	3.0%	4.8%	6.1%
Nonrelative	1.4%	2.2%	2.7%
In Nonfamily Households	41.5%	23.3%	16.7%
In Group Quarters	2.8%	7.9%	4.2%
Institutionalized Population	2.8%	3.3%	1.9%
Noninstitutionalized Population	0.0%	4.6%	2.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	8,057	64,743	176,509
Less than 9th Grade	4.9%	10.4%	15.4%
9th - 12th Grade, No Diploma	3.5%	9.5%	13.0%
High School Graduate	16.9%	18.1%	20.5%
GED/Alternative Credential	0.6%	4.2%	4.8%
Some College, No Degree	10.8%	14.6%	14.7%
Associate Degree	6.2%	4.5%	4.4%
Bachelor's Degree	31.6%	22.5%	16.3%
Graduate/Professional Degree	25.6%	16.2%	11.0%
2020 Population 15+ by Marital Status			
Total	9,408	80,871	220,244
Never Married	43.7%	44.8%	42.4%
Married	34.2%	37.9%	41.4%
Widowed	6.2%	5.3%	5.4%
Divorced	15.9%	12.0%	10.9%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,984	47,930	129,478
Population 16+ Employed	93.2%	91.1%	90.5%
Population 16+ Unemployment rate	6.8%	8.9%	9.5%
Population 16-24 Employed	8.8%	14.3%	14.8%
Population 16-24 Unemployment rate	10.6%	13.2%	14.5%
Population 25-54 Employed	72.3%	65.0%	66.1%
Population 25-54 Unemployment rate	6.6%	8.4%	8.6%
Population 55-64 Employed	11.9%	14.5%	13.9%
Population 55-64 Unemployment rate	5.4%	7.4%	8.9%
Population 65+ Employed	7.0%	6.2%	5.2%
Population 65+ Unemployment rate	5.6%	6.5%	8.0%
2020 Employed Population 16+ by Industry			
Total	5,577	43,681	117,166
Agriculture/Mining	1.6%	1.7%	1.4%
Construction	8.8%	9.4%	13.8%
Manufacturing	12.6%	11.2%	12.8%
Wholesale Trade	1.8%	2.5%	2.6%
Retail Trade	10.2%	8.0%	9.1%
Transportation/Utilities	5.3%	4.8%	5.2%
Information	1.1%	1.4%	1.0%
Finance/Insurance/Real Estate	7.3%	7.5%	6.4%
Services	45.3%	50.6%	45.5%
Public Administration	5.9%	2.8%	2.2%
2020 Employed Population 16+ by Occupation			
Total	5,578	43,679	117,165
White Collar	69.7%	61.0%	51.3%
Management/Business/Financial	23.0%	17.0%	12.3%
Professional	27.9%	23.1%	17.7%
Sales	9.6%	9.7%	9.5%
Administrative Support	9.1%	11.2%	11.8%
Services	13.1%	17.4%	18.5%
Blue Collar	17.3%	21.6%	30.2%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	6.0%	6.6%	10.8%
Installation/Maintenance/Repair	2.4%	2.7%	3.1%
Production	4.6%	6.3%	8.4%
Transportation/Material Moving	4.2%	5.8%	7.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

September 02, 2020

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,887	31,015	84,827
Households with 1 Person	55.6%	37.9%	30.3%
Households with 2+ People	44.4%	62.1%	69.7%
Family Households	35.3%	52.6%	62.2%
Husband-wife Families	23.9%	35.8%	41.4%
With Related Children	8.1%	17.0%	22.8%
Other Family (No Spouse Present)	11.4%	16.8%	20.8%
Other Family with Male Householder	2.8%	5.1%	6.3%
With Related Children	1.6%	2.6%	3.6%
Other Family with Female Householder	8.6%	11.8%	14.5%
With Related Children	5.8%	7.7%	9.5%
Nonfamily Households	9.1%	9.5%	7.6%
All Households with Children	15.8%	27.8%	36.3%
Multigenerational Households	1.5%	4.7%	6.8%
Unmarried Partner Households	5.4%	6.1%	6.6%
Male-female	4.9%	5.3%	5.8%
Same-sex	0.5%	0.8%	0.7%
2010 Households by Size			
Total	2,887	31,015	84,826
1 Person Household	55.6%	37.9%	30.3%
2 Person Household	27.5%	29.0%	26.7%
3 Person Household	7.5%	12.4%	13.8%
4 Person Household	5.1%	9.5%	12.2%
5 Person Household	2.5%	5.7%	8.3%
6 Person Household	1.0%	2.8%	4.5%
7 + Person Household	0.8%	2.7%	4.3%
2010 Households by Tenure and Mortgage Status			
Total	2,887	31,015	84,827
Owner Occupied	30.9%	49.3%	54.3%
Owned with a Mortgage/Loan	20.7%	29.8%	30.9%
Owned Free and Clear	10.1%	19.5%	23.4%
Renter Occupied	69.1%	50.7%	45.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	88	101	157
Percent of Income for Mortgage	21.5%	19.1%	12.3%
Wealth Index	73	81	74
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,506	35,702	95,678
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	5,277	79,712	245,541
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

Demographic Market Profile

2800 Bledsoe St, Fort Worth, Texas, 76107
Rings: 1, 3, 5 mile radii

Prepared by Business Geographer, LLC

Latitude: 32.74844
Longitude: -97.35709

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
2.	Barrios Urbanos (7D)	Metro Renters (3B)	Metro Renters (3B)
3.	Emerald City (8B)	Emerald City (8B)	Emerald City (8B)
2020 Consumer Spending			
Apparel & Services: Total \$	\$14,480,781	\$84,207,082	\$189,271,137
Average Spent	\$2,470.28	\$2,158.05	\$1,925.09
Spending Potential Index	115	101	90
Education: Total \$	\$11,063,424	\$66,055,747	\$143,439,332
Average Spent	\$1,887.31	\$1,692.87	\$1,458.93
Spending Potential Index	106	95	82
Entertainment/Recreation: Total \$	\$19,773,013	\$118,881,266	\$267,199,375
Average Spent	\$3,373.08	\$3,046.68	\$2,717.71
Spending Potential Index	104	94	84
Food at Home: Total \$	\$34,388,764	\$203,186,763	\$458,894,828
Average Spent	\$5,866.39	\$5,207.25	\$4,667.45
Spending Potential Index	110	98	87
Food Away from Home: Total \$	\$25,379,766	\$147,224,361	\$331,467,790
Average Spent	\$4,329.54	\$3,773.05	\$3,371.38
Spending Potential Index	115	100	89
Health Care: Total \$	\$34,220,622	\$209,274,896	\$479,735,610
Average Spent	\$5,837.70	\$5,363.27	\$4,879.43
Spending Potential Index	102	93	85
HH Furnishings & Equipment: Total \$	\$13,802,723	\$82,745,596	\$188,962,987
Average Spent	\$2,354.61	\$2,120.59	\$1,921.96
Spending Potential Index	108	97	88
Personal Care Products & Services: Total \$	\$6,026,844	\$35,362,701	\$79,585,079
Average Spent	\$1,028.12	\$906.27	\$809.47
Spending Potential Index	112	99	88
Shelter: Total \$	\$128,884,800	\$748,628,955	\$1,657,629,075
Average Spent	\$21,986.49	\$19,185.78	\$16,859.87
Spending Potential Index	113	99	87
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,654,612	\$84,271,059	\$192,757,178
Average Spent	\$2,329.34	\$2,159.69	\$1,960.55
Spending Potential Index	99	92	84
Travel: Total \$	\$14,262,118	\$85,891,764	\$191,045,184
Average Spent	\$2,432.98	\$2,201.22	\$1,943.14
Spending Potential Index	101	91	81
Vehicle Maintenance & Repairs: Total \$	\$7,434,712	\$44,561,326	\$100,322,392
Average Spent	\$1,268.29	\$1,142.01	\$1,020.39
Spending Potential Index	109	99	88

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.