

# Demographic Summary Report

## The Bledsoe 2836 Bledsoe St, Fort Worth, TX 76107

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,774	109,823	306,319
2024 Estimate	11,898	102,199	287,708
2020 Census	10,414	88,902	264,451
Growth 2024 - 2029	7.36%	7.46%	6.47%
Growth 2020 - 2024	14.25%	14.96%	8.79%
<b>2024 Population by Hispanic Origin</b>	1,898	37,384	143,904
<b>2024 Population</b>	11,898	102,199	287,708
White	8,367 70.32%	57,873 56.63%	127,834 44.43%
Black	968 8.14%	10,500 10.27%	33,678 11.71%
Am. Indian & Alaskan	37 0.31%	552 0.54%	2,173 0.76%
Asian	631 5.30%	2,706 2.65%	7,365 2.56%
Hawaiian & Pacific Island	11 0.09%	64 0.06%	232 0.08%
Other	1,883 15.83%	30,504 29.85%	116,426 40.47%
U.S. Armed Forces	41	160	739
<b>Households</b>			
2029 Projection	8,127	47,185	112,847
2024 Estimate	7,566	43,731	105,539
2020 Census	6,643	37,187	95,320
Growth 2024 - 2029	7.41%	7.90%	6.92%
Growth 2020 - 2024	13.89%	17.60%	10.72%
Owner Occupied	1,628 21.52%	17,758 40.61%	49,767 47.16%
Renter Occupied	5,938 78.48%	25,973 59.39%	55,772 52.84%
<b>2024 Households by HH Income</b>	7,566	43,733	105,539
Income: <\$25,000	1,323 17.49%	8,248 18.86%	21,830 20.68%
Income: \$25,000 - \$50,000	1,297 17.14%	9,038 20.67%	24,780 23.48%
Income: \$50,000 - \$75,000	1,168 15.44%	7,008 16.02%	19,373 18.36%
Income: \$75,000 - \$100,000	890 11.76%	5,721 13.08%	13,002 12.32%
Income: \$100,000 - \$125,000	880 11.63%	3,928 8.98%	8,025 7.60%
Income: \$125,000 - \$150,000	224 2.96%	2,178 4.98%	4,635 4.39%
Income: \$150,000 - \$200,000	496 6.56%	2,813 6.43%	5,058 4.79%
Income: \$200,000+	1,288 17.02%	4,799 10.97%	8,836 8.37%
<b>2024 Avg Household Income</b>	\$109,425	\$93,646	\$82,631
<b>2024 Med Household Income</b>	\$74,876	\$66,365	\$57,513



# Demographic Detail Report

## The Bledsoe

2836 Bledsoe St, Fort Worth, TX 76107

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	12,774	109,823	306,319
2024 Estimate	11,898	102,199	287,708
2020 Census	10,414	88,902	264,451
Growth 2024 - 2029	7.36%	7.46%	6.47%
Growth 2020 - 2024	14.25%	14.96%	8.79%

2024 Population by Age	11,898		102,199		287,708	
Age 0 - 4	768	6.45%	6,390	6.25%	19,043	6.62%
Age 5 - 9	398	3.35%	5,118	5.01%	17,697	6.15%
Age 10 - 14	279	2.34%	5,013	4.91%	18,627	6.47%
Age 15 - 19	249	2.09%	5,004	4.90%	18,920	6.58%
Age 20 - 24	914	7.68%	7,362	7.20%	22,811	7.93%
Age 25 - 29	1,789	15.04%	10,484	10.26%	25,897	9.00%
Age 30 - 34	1,666	14.00%	10,484	10.26%	24,858	8.64%
Age 35 - 39	1,086	9.13%	8,758	8.57%	21,745	7.56%
Age 40 - 44	694	5.83%	7,142	6.99%	19,085	6.63%
Age 45 - 49	528	4.44%	5,837	5.71%	16,367	5.69%
Age 50 - 54	517	4.35%	5,516	5.40%	15,662	5.44%
Age 55 - 59	555	4.66%	5,516	5.40%	15,190	5.28%
Age 60 - 64	538	4.52%	5,420	5.30%	14,528	5.05%
Age 65 - 69	486	4.08%	4,712	4.61%	12,520	4.35%
Age 70 - 74	394	3.31%	3,583	3.51%	9,445	3.28%
Age 75 - 79	321	2.70%	2,571	2.52%	6,801	2.36%
Age 80 - 84	274	2.30%	1,653	1.62%	4,336	1.51%
Age 85+	441	3.71%	1,638	1.60%	4,177	1.45%
Age 65+	1,916	16.10%	14,157	13.85%	37,279	12.96%
<b>Median Age</b>	<b>34.70</b>		<b>35.70</b>		<b>34.20</b>	
<b>Average Age</b>	<b>39.20</b>		<b>37.80</b>		<b>36.30</b>	



# Demographic Detail Report

<b>The Bledsoe</b>					
2836 Bledsoe St, Fort Worth, TX 76107					
Radius	1 Mile		3 Mile		5 Mile
<b>2024 Population By Race</b>	<b>11,898</b>		<b>102,199</b>		<b>287,708</b>
White	8,367	70.32%	57,873	56.63%	127,834 44.43%
Black	968	8.14%	10,500	10.27%	33,678 11.71%
Am. Indian & Alaskan	37	0.31%	552	0.54%	2,173 0.76%
Asian	631	5.30%	2,706	2.65%	7,365 2.56%
Hawaiian & Pacific Island	11	0.09%	64	0.06%	232 0.08%
Other	1,883	15.83%	30,504	29.85%	116,426 40.47%
<b>Population by Hispanic Origin</b>	<b>11,898</b>		<b>102,199</b>		<b>287,708</b>
Non-Hispanic Origin	9,999	84.04%	64,815	63.42%	143,804 49.98%
Hispanic Origin	1,898	15.95%	37,384	36.58%	143,905 50.02%
<b>2024 Median Age, Male</b>	<b>34.50</b>		<b>36.00</b>		<b>34.10</b>
<b>2024 Average Age, Male</b>	<b>38.20</b>		<b>37.60</b>		<b>35.80</b>
<b>2024 Median Age, Female</b>	<b>34.80</b>		<b>35.40</b>		<b>34.30</b>
<b>2024 Average Age, Female</b>	<b>40.30</b>		<b>38.10</b>		<b>36.80</b>
<b>2024 Population by Occupation Classification</b>	<b>10,404</b>		<b>84,674</b>		<b>228,543</b>
Civilian Employed	7,070	67.95%	51,473	60.79%	138,304 60.52%
Civilian Unemployed	152	1.46%	1,668	1.97%	5,424 2.37%
Civilian Non-Labor Force	3,140	30.18%	31,377	37.06%	84,101 36.80%
Armed Forces	42	0.40%	156	0.18%	714 0.31%
<b>Households by Marital Status</b>					
Married	1,609		14,115		39,519
Married No Children	1,312		9,238		22,842
Married w/Children	297		4,877		16,677
<b>2024 Population by Education</b>	<b>9,936</b>		<b>78,524</b>		<b>204,289</b>
Some High School, No Diploma	518	5.21%	14,059	17.90%	49,839 24.40%
High School Grad (Incl Equivalency)	832	8.37%	14,134	18.00%	44,936 22.00%
Some College, No Degree	1,678	16.89%	14,536	18.51%	38,785 18.99%
Associate Degree	646	6.50%	5,212	6.64%	13,678 6.70%
Bachelor Degree	3,509	35.32%	18,339	23.35%	35,725 17.49%
Advanced Degree	2,753	27.71%	12,244	15.59%	21,326 10.44%



# Demographic Detail Report

## The Bledsoe 2836 Bledsoe St, Fort Worth, TX 76107

Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Population by Occupation</b>	<b>13,353</b>		<b>93,530</b>		<b>247,008</b>	
Real Estate & Finance	597	4.47%	4,029	4.31%	9,000	3.64%
Professional & Management	5,059	37.89%	31,063	33.21%	62,341	25.24%
Public Administration	509	3.81%	1,499	1.60%	3,028	1.23%
Education & Health	1,455	10.90%	11,135	11.91%	26,165	10.59%
Services	966	7.23%	7,399	7.91%	23,866	9.66%
Information	52	0.39%	518	0.55%	1,323	0.54%
Sales	1,098	8.22%	9,023	9.65%	26,693	10.81%
Transportation	98	0.73%	607	0.65%	1,226	0.50%
Retail	694	5.20%	4,287	4.58%	14,508	5.87%
Wholesale	233	1.74%	1,378	1.47%	4,161	1.68%
Manufacturing	852	6.38%	6,395	6.84%	16,929	6.85%
Production	770	5.77%	5,938	6.35%	22,340	9.04%
Construction	226	1.69%	4,957	5.30%	18,143	7.35%
Utilities	199	1.49%	2,078	2.22%	7,673	3.11%
Agriculture & Mining	157	1.18%	798	0.85%	1,794	0.73%
Farming, Fishing, Forestry	0	0.00%	34	0.04%	234	0.09%
Other Services	388	2.91%	2,392	2.56%	7,584	3.07%
<b>2024 Worker Travel Time to Job</b>	<b>5,874</b>		<b>46,092</b>		<b>128,807</b>	
<30 Minutes	4,392	74.77%	33,278	72.20%	89,044	69.13%
30-60 Minutes	1,377	23.44%	10,675	23.16%	31,896	24.76%
60+ Minutes	105	1.79%	2,139	4.64%	7,867	6.11%
<b>2020 Households by HH Size</b>	<b>6,643</b>		<b>37,186</b>		<b>95,319</b>	
1-Person Households	3,893	58.60%	14,783	39.75%	30,005	31.48%
2-Person Households	1,997	30.06%	11,397	30.65%	26,738	28.05%
3-Person Households	354	5.33%	4,194	11.28%	13,268	13.92%
4-Person Households	212	3.19%	3,386	9.11%	11,608	12.18%
5-Person Households	106	1.60%	1,891	5.09%	7,365	7.73%
6-Person Households	40	0.60%	895	2.41%	3,623	3.80%
7 or more Person Households	41	0.62%	640	1.72%	2,712	2.85%
<b>2024 Average Household Size</b>	<b>1.60</b>		<b>2.20</b>		<b>2.50</b>	
<b>Households</b>						
2029 Projection	8,127		47,185		112,847	
2024 Estimate	7,566		43,731		105,539	
2020 Census	6,643		37,187		95,320	
Growth 2024 - 2029	7.41%		7.90%		6.92%	
Growth 2020 - 2024	13.89%		17.60%		10.72%	



# Demographic Detail Report

<b>The Bledsoe</b>						
2836 Bledsoe St, Fort Worth, TX 76107						
Radius	1 Mile		3 Mile		5 Mile	
<b>2024 Households by HH Income</b>	<b>7,566</b>		<b>43,733</b>		<b>105,539</b>	
<\$25,000	1,323	17.49%	8,248	18.86%	21,830	20.68%
\$25,000 - \$50,000	1,297	17.14%	9,038	20.67%	24,780	23.48%
\$50,000 - \$75,000	1,168	15.44%	7,008	16.02%	19,373	18.36%
\$75,000 - \$100,000	890	11.76%	5,721	13.08%	13,002	12.32%
\$100,000 - \$125,000	880	11.63%	3,928	8.98%	8,025	7.60%
\$125,000 - \$150,000	224	2.96%	2,178	4.98%	4,635	4.39%
\$150,000 - \$200,000	496	6.56%	2,813	6.43%	5,058	4.79%
\$200,000+	1,288	17.02%	4,799	10.97%	8,836	8.37%
<b>2024 Avg Household Income</b>	<b>\$109,425</b>		<b>\$93,646</b>		<b>\$82,631</b>	
<b>2024 Med Household Income</b>	<b>\$74,876</b>		<b>\$66,365</b>		<b>\$57,513</b>	
<b>2024 Occupied Housing</b>	<b>7,566</b>		<b>43,731</b>		<b>105,539</b>	
Owner Occupied	1,628	21.52%	17,758	40.61%	49,767	47.16%
Renter Occupied	5,938	78.48%	25,973	59.39%	55,772	52.84%
<b>2020 Housing Units</b>	<b>8,529</b>		<b>47,875</b>		<b>115,264</b>	
1 Unit	1,573	18.44%	24,034	50.20%	73,223	63.53%
2 - 4 Units	523	6.13%	4,062	8.48%	8,449	7.33%
5 - 19 Units	784	9.19%	4,590	9.59%	11,167	9.69%
20+ Units	5,649	66.23%	15,189	31.73%	22,425	19.46%
<b>2024 Housing Value</b>	<b>1,628</b>		<b>17,758</b>		<b>49,768</b>	
<\$100,000	87	5.34%	2,636	14.84%	10,782	21.66%
\$100,000 - \$200,000	13	0.80%	2,494	14.04%	12,096	24.30%
\$200,000 - \$300,000	124	7.62%	2,417	13.61%	7,025	14.12%
\$300,000 - \$400,000	271	16.65%	2,667	15.02%	5,500	11.05%
\$400,000 - \$500,000	363	22.30%	2,443	13.76%	4,272	8.58%
\$500,000 - \$1,000,000	656	40.29%	3,900	21.96%	7,585	15.24%
\$1,000,000+	114	7.00%	1,201	6.76%	2,508	5.04%
<b>2024 Median Home Value</b>	<b>\$487,878</b>		<b>\$349,943</b>		<b>\$228,555</b>	
<b>2024 Housing Units by Yr Built</b>	<b>8,530</b>		<b>48,813</b>		<b>116,650</b>	
Built 2010+	3,885	45.55%	13,762	28.19%	22,904	19.63%
Built 2000 - 2010	1,276	14.96%	4,543	9.31%	9,954	8.53%
Built 1990 - 1999	695	8.15%	3,419	7.00%	7,733	6.63%
Built 1980 - 1989	592	6.94%	2,843	5.82%	6,950	5.96%
Built 1970 - 1979	515	6.04%	2,731	5.59%	9,190	7.88%
Built 1960 - 1969	263	3.08%	2,449	5.02%	9,797	8.40%
Built 1950 - 1959	250	2.93%	4,366	8.94%	18,653	15.99%
Built <1949	1,054	12.36%	14,700	30.11%	31,469	26.98%
<b>2024 Median Year Built</b>	<b>2007</b>		<b>1980</b>		<b>1967</b>	



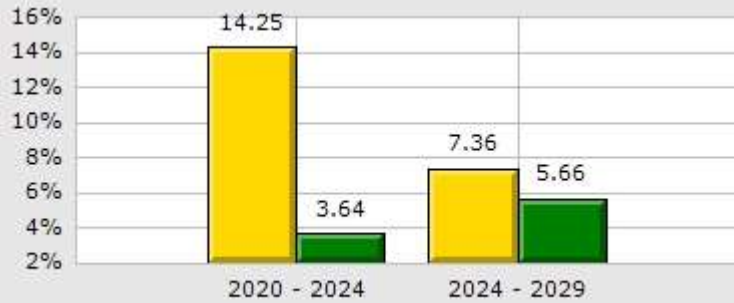
**The Bledsoe**

2836 Bledsoe St, Fort Worth, TX 76107

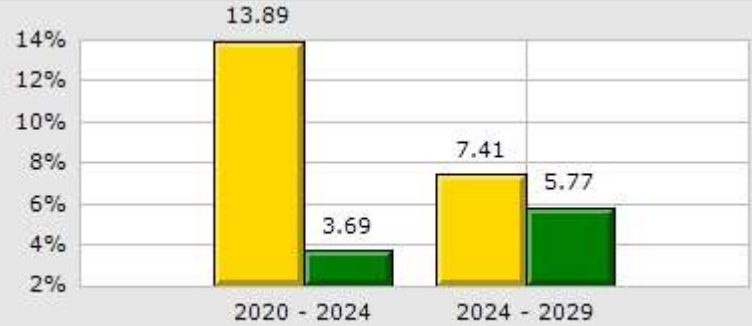
Type: **Class B Office**  
 County: **Tarrant**

**1 Mile**  
**County**

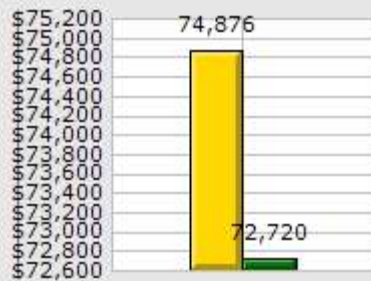
**Population Growth**



**Household Growth**



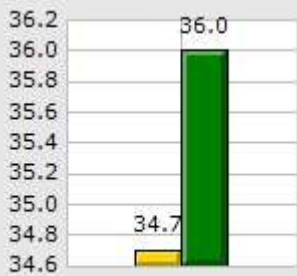
**2024 Med Household Inc**



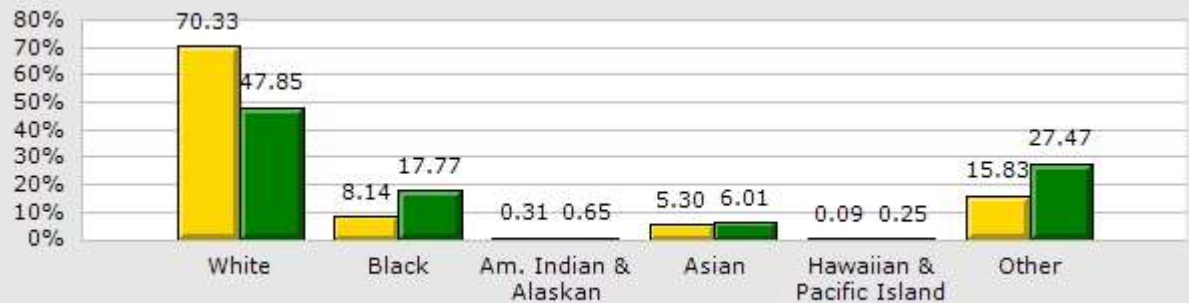
**2024 Households by Household Income**



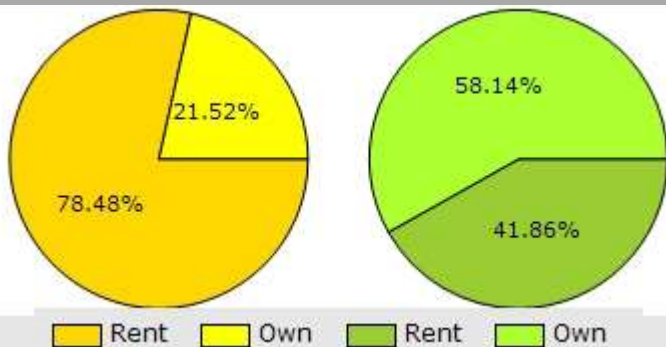
**2024 Median Age**



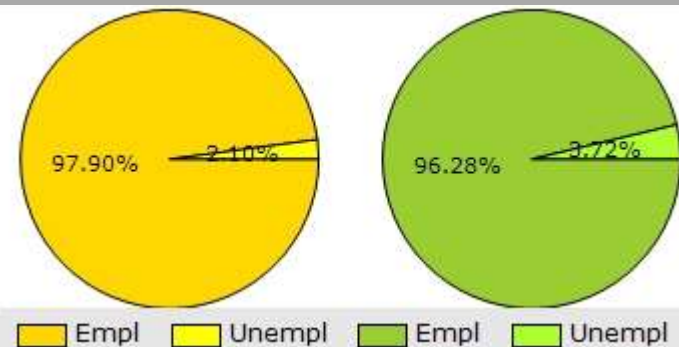
**2024 Population by Race**



**2024 Renter vs. Owner**



**2024 Employed vs. Unemployed**



Demographic Market Comparison Report

1 mile radius

**The Bledsoe**

2836 Bledsoe St, Fort Worth, TX 76107

Type: **Class B Office**  
 County: **Tarrant**

	1 Mile		County	
<b>Population Growth</b>				
Growth 2020 - 2024	14.25%		3.64%	
Growth 2024 - 2029	7.36%		5.66%	
Empl	7,070	97.90%	1,134,600	96.28%
Unempl	152	2.10%	43,839	3.72%
<b>2024 Population by Race</b>				
	<b>11,897</b>		<b>2,187,374</b>	
White	8,367	70.33%	1,046,568	47.85%
Black	968	8.14%	388,729	17.77%
Am. Indian & Alaskan	37	0.31%	14,206	0.65%
Asian	631	5.30%	131,438	6.01%
Hawaiian & Pacific Island	11	0.09%	5,540	0.25%
Other	1,883	15.83%	600,893	27.47%
<b>Household Growth</b>				
Growth 2020 - 2024	13.89%		3.69%	
Growth 2024 - 2029	7.41%		5.77%	
Renter Occupied	5,938	78.48%	330,195	41.86%
Owner Occupied	1,628	21.52%	458,629	58.14%
<b>2024 Households by Household Income</b>				
	<b>7,566</b>		<b>788,824</b>	
Income <\$25K	1,323	17.49%	106,785	13.54%
Income \$25K - \$50K	1,297	17.14%	161,711	20.50%
Income \$50K - \$75K	1,168	15.44%	137,775	17.47%
Income \$75K - \$100K	890	11.76%	109,266	13.85%
Income \$100K - \$125K	880	11.63%	80,126	10.16%
Income \$125K - \$150K	224	2.96%	56,213	7.13%
Income \$150K - \$200K	496	6.56%	61,495	7.80%
Income \$200K+	1,288	17.02%	75,453	9.57%
2024 Med Household Inc	\$74,876		\$72,720	
2024 Median Age	34.70		36.00	

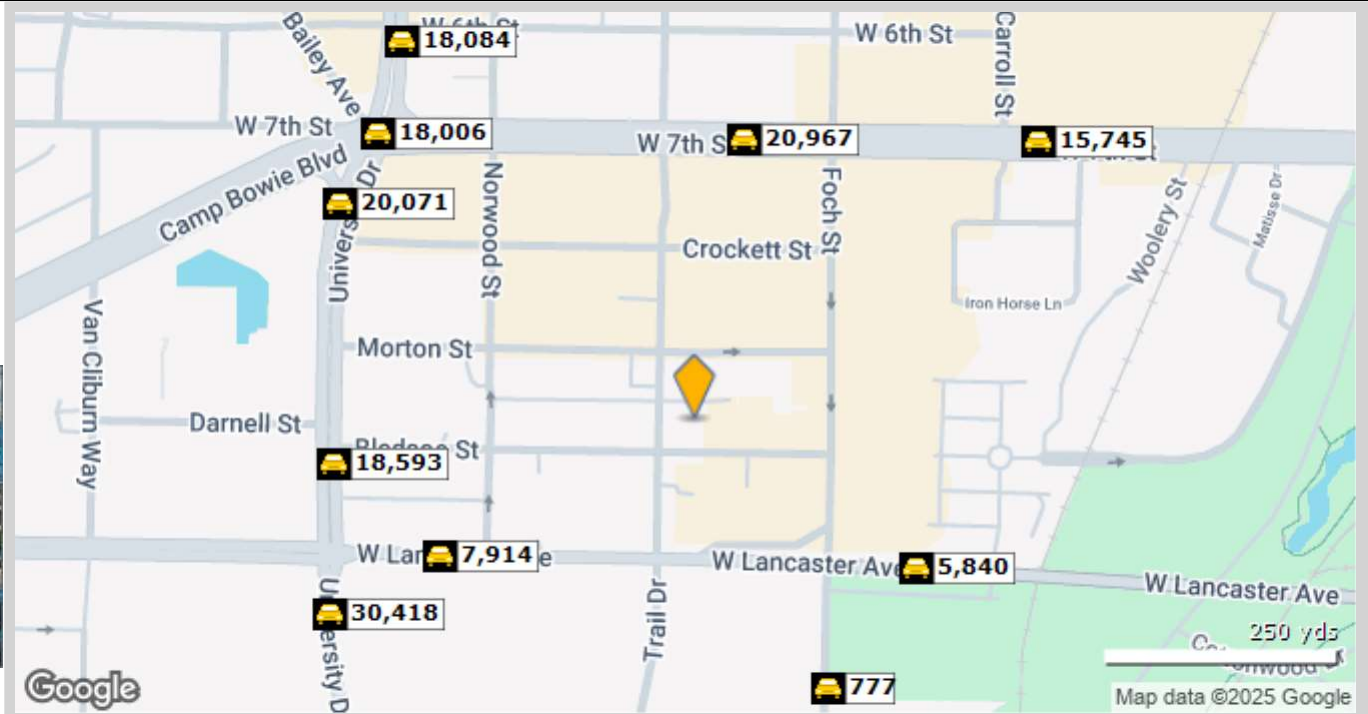


# Traffic Count Report

## The Bledsoe

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Building Type: **Class B Office**  
 Class: **B**  
 RBA: **12,000 SF**  
 Typical Floor: **6,000 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	W Lancaster Ave	Picasso Dr	0.04 E	2022	5,840	MPSI	.17
2	W Lancaster Ave	Norwood St	0.03 E	2022	7,914	MPSI	.18
3	W 7th St	Currie St	0.05 W	2022	20,967	MPSI	.18
4	Foch St	W Lancaster Ave	0.08 N	2018	777	MPSI	.19
5	University Dr	Bledsoe St	0.01 N	2022	18,593	MPSI	.22
6	University Dr	W Lancaster Ave	0.04 N	2018	30,418	MPSI	.25
7	University Dr	Crockett St	0.02 S	2022	20,071	MPSI	.26
8	Camp Bowie Blvd	Bailey Ave	0.00 NE	2022	18,006	MPSI	.27
9	W 7th St	Switchyard St	0.02 W	2022	15,745	MPSI	.28
10	University Dr	W 6th St	0.01 N	2022	18,084	MPSI	.30





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 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>1,849</b>	<b>20,733</b>	<b>11</b>
Retail & Wholesale Trade	174	2,498	14
Hospitality & Food Service	162	2,502	15
Real Estate, Renting, Leasing	123	682	6
Finance & Insurance	213	3,063	14
Information	24	715	30
Scientific & Technology Services	279	2,923	10
Management of Companies	8	24	3
Health Care & Social Assistance	451	2,076	5
Educational Services	14	220	16
Public Administration & Sales	9	278	31
Arts, Entertainment, Recreation	56	1,260	23
Utilities & Waste Management	49	1,946	40
Construction	63	705	11
Manufacturing	46	737	16
Agriculture, Mining, Fishing	1	2	2
Other Services	177	1,102	6