

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	36,067	219,891	818,556
	Population Est 23Q1	36,040	219,314	815,913
	Population Est 22Q4	36,145	219,302	814,148
	Population Est 22Q3	35,309	218,531	812,040
	Population Est 22Q2	35,198	218,255	809,351
	Population Est 22Q1	35,161	218,047	807,833
	Population Est 21Q4	35,141	217,954	805,711
	Population Est 21Q3	35,216	217,826	802,810
	Population Est 21Q2	35,324	217,888	799,503
	Population Fcst	37,302	223,450	856,020
	2010 Census Population	30,874	191,720	683,041
	2000 Census Population	31,011	187,210	603,578
	1990 Census Population	27,884	167,993	534,960
	Current Year Daytime Population	52,000	444,316	981,585
	Average Seasonal Population	552	2,675	4,834
	Historical Annual Growth, 1990 – 2000	1.07%	1.09%	1.21%
	Historical Annual Growth, 2000 – 2010	-0.04%	0.24%	1.24%
	Estimated Annual Growth, 2010 – CY	1.10%	0.97%	1.28%
	Projected Annual Growth, CY to Y5	0.68%	0.32%	0.90%
	Group Qtrs Est	3,853	11,196	17,910
Transient Est Average Last 4 Qtrs	4,171	19,763	32,768	
<b>Households</b>	Current Year Estimated Households	14,792	91,877	296,399
	Households Est 23Q1	14,778	91,517	295,241
	Households Est 22Q4	14,839	91,535	294,717
	Households Est 22Q3	14,339	91,005	293,710
	Households Est 22Q2	14,296	90,857	292,774
	Households Est 22Q1	14,267	90,752	292,257
	Households Est 21Q4	14,259	90,715	291,561
	Households Est 21Q3	14,299	90,665	290,591
	Households Est 21Q2	14,356	90,710	289,513
	Households Fcst	15,561	94,345	310,219
	2010 Census Households	12,776	79,414	246,958
	2000 Census Households	13,000	75,906	220,299
	1990 Census Households	11,601	69,458	199,207
	Historical Annual Growth, 1990 – 2000	1.15%	0.89%	1.01%
	Historical Annual Growth, 2000 – 2010	-0.17%	0.45%	1.15%
	Estimated Annual Growth, 2010 – CY	1.03%	1.03%	1.29%
	Projected Annual Growth, CY to Y5	1.02%	0.53%	0.92%
Population per Household	2.18	2.27	2.70	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Income</b>	HH Income \$500,000 or more	4.4%	2.5%	1.5%
	HH Income \$250,000 to \$499,999	5.3%	3.0%	1.7%
	HH Income \$200,000 to \$249,999	12.3%	7.0%	4.1%
	HH Income \$175,000 to \$199,999	4.9%	4.4%	3.7%
	HH Income \$150,000 to \$174,999	6.3%	5.4%	4.7%
	HH Income \$100,000 to 149,999	16.0%	16.7%	16.1%
	HH Income \$75,000 to 99,999	10.3%	12.8%	13.3%
	HH Income \$50,000 to 74,999	13.9%	15.9%	18.8%
	HH Income \$35,000 to 49,999	8.3%	10.2%	12.3%
	HH Income \$25,000 to 34,999	6.0%	7.1%	8.3%
	HH Income \$15,000 to 24,999	4.8%	6.5%	7.0%
	HH Income \$0 to 14,999	7.5%	8.5%	8.6%
	Average Household Income	\$154,543	\$118,166	\$94,862
	Median Household Income	\$97,897	\$78,135	\$67,859
	Per Capita Income	\$64,404	\$50,721	\$34,838
	Average Disposable Income	\$103,776	\$85,823	\$74,602
	Median Disposable Income	\$85,720	\$69,302	\$59,819
	Discretionary HH Income Over \$150,000	17.8%	8.7%	4.0%
	Discretionary HH Income \$125,000 to \$149,999	7.5%	5.9%	4.0%
	Discretionary HH Income \$100,000 to \$124,999	8.2%	6.7%	5.6%
	Discretionary HH Income \$75,000 to \$99,999	10.9%	11.5%	10.2%
	Discretionary HH Income \$50,000 to \$74,999	15.1%	17.0%	17.7%
	Discretionary HH Income \$25,000 to \$49,999	20.1%	24.7%	29.7%
	Discretionary HH Income Under \$25,000	20.4%	25.4%	28.8%
	Average Discretionary HH Income	\$78,178	\$62,996	\$52,808
	Median Discretionary HH Income	\$65,822	\$49,885	\$41,757
	Householder White – Count	9,897	52,803	120,832
	Median HH Income	\$122,089	\$96,132	\$83,537
	Average HH Income	\$119,643	\$103,809	\$93,918
	Householder Black or African-American – Count	1,518	9,605	53,152
	Median HH Income	\$44,719	\$41,656	\$49,453
	Average HH Income	\$58,143	\$54,605	\$63,367
	Householder Hispanic – Count	2,199	20,978	93,941
	Median HH Income	\$66,906	\$66,864	\$63,516
Average HH Income	\$79,165	\$75,857	\$72,673	
Householder Asian or Pacific Islander – Count	438	2,619	7,762	
Median HH Income	\$155,030	\$82,741	\$76,065	
Average HH Income	\$138,294	\$87,797	\$85,103	
Householder Other or Pacific Islander – Count	740	5,872	20,711	
Median HH Income	\$72,617	\$78,413	\$71,916	
Average HH Income	\$89,106	\$88,154	\$82,995	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	17,065	108,231	401,383
	Female Population	19,003	111,660	417,173
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,204	14,881	54,743
	Count of Pop 0 to 7 years	2,916	19,559	76,145
	Count of Pop 5 - 13	3,292	21,941	98,577
	Count of Pop 14 - 18	1,849	10,224	47,065
	Count of Pop 19 - 22	2,926	12,073	48,115
	Count of Pop 22 - 25	2,902	10,291	36,359
	Count of Pop 25 - 29	2,921	17,522	58,150
	Count of Pop 30 - 34	2,870	19,988	62,738
	Count of Pop 35 - 39	2,400	16,921	59,195
	Count of Pop 40 - 44	2,098	14,345	54,106
	Count of Pop 45 - 59	5,255	34,694	138,693
	Count of Pop 60 - 74	4,975	31,826	114,312
	Count of Pop 75 - 84	1,757	10,835	35,106
	Count of Pop 85+	617	4,349	11,397
	% of Pop 0 to 4 years	6.1%	6.8%	6.7%
	% of Pop 0 to 7 years	8.1%	8.9%	9.3%
	% of Pop 5 - 13	9.1%	10.0%	12.0%
	% of Pop 14 - 18	5.1%	4.6%	5.7%
	% of Pop 19 - 22	8.1%	5.5%	5.9%
	% of Pop 22 - 25	8.0%	4.7%	4.4%
	% of Pop 25 - 29	8.1%	8.0%	7.1%
	% of Pop 30 - 34	8.0%	9.1%	7.7%
	% of Pop 35 - 39	6.7%	7.7%	7.2%
	% of Pop 40 - 44	5.8%	6.5%	6.6%
	% of Pop 45 - 59	14.6%	15.8%	16.9%
	% of Pop 60 - 74	13.8%	14.5%	14.0%
	% of Pop 75 - 84	4.9%	4.9%	4.3%
	% of Pop 85+	1.7%	2.0%	1.4%
Median Age	33.4	35.9	35.3	
Average Age	37.4	38.5	37.3	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.6%	7.0%	7.0%
	% of Pop 5 - 13	9.5%	10.2%	12.5%
	% of Pop 14 - 18	5.1%	4.8%	6.0%
	% of Pop 19 - 22	7.7%	5.5%	6.1%
	% of Pop 22 - 25	7.5%	4.6%	4.6%
	% of Pop 25 - 29	8.4%	8.2%	7.3%
	% of Pop 30 - 34	8.2%	9.3%	7.7%
	% of Pop 35 - 39	7.0%	8.0%	7.3%
	% of Pop 40 - 44	6.1%	6.8%	6.6%
	% of Pop 45 - 59	14.4%	15.9%	16.8%
	% of Pop 75 - 84	4.4%	4.2%	3.7%
	% of Pop 60 - 74	13.7%	14.0%	13.5%
	% of Pop 85+	1.3%	1.4%	1.0%
	Median Age	33.1	35.2	34.3
Average Age	36.8	37.6	36.3	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.7%	6.5%	6.4%
	% of Pop 5 - 13	8.8%	9.8%	11.6%
	% of Pop 14 - 18	5.1%	4.5%	5.5%
	% of Pop 19 - 22	8.5%	5.5%	5.7%
	% of Pop 22 - 25	8.6%	4.7%	4.3%
	% of Pop 25 - 29	7.8%	7.8%	6.9%
	% of Pop 30 - 34	7.7%	8.9%	7.6%
	% of Pop 35 - 39	6.4%	7.4%	7.2%
	% of Pop 40 - 44	5.6%	6.3%	6.6%
	% of Pop 45 - 59	14.7%	15.7%	17.1%
	% of Pop 60 - 74	13.8%	14.9%	14.4%
	% of Pop 75 - 84	5.3%	5.6%	4.8%
	% of Pop 85+	2.1%	2.6%	1.8%
	Median Age	33.6	36.6	36.3
Average Age	38.0	39.4	38.2	
Race	Count of White	24,129	134,335	383,062
	Count of Black or African-American	4,874	26,999	161,393
	Count of Asian or Pacific Islander	1,946	7,493	27,789
	Count of Other races	5,118	51,064	246,313
	White	66.9%	61.1%	46.8%
	Black or African American	13.5%	12.3%	19.7%
	Asian	5.4%	3.4%	3.4%
	Other Races	14.2%	23.2%	30.1%
Language Spoken	Speak English at Home	80.0%	73.0%	65.1%
	Speak Spanish at Home	12.9%	21.5%	30.0%
	Speak French or French Creole at Home	0.3%	0.4%	0.4%
	Speak German at Home	0.3%	0.2%	0.1%
	Speak Other Indo-European Languages at Home	1.9%	1.2%	0.9%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.3%	0.2%
	Speak Chinese at Home	1.0%	0.7%	0.3%
	Speak Korean at Home	0.2%	0.4%	0.2%
	Speak Vietnamese at Home	0.5%	0.5%	0.7%
	Speak Other Asian Languages at Home	0.9%	0.5%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.2%
	Speak Other Language at Home	1.6%	1.4%	1.2%
Hispanic	Hispanic Population	6,631	68,018	326,325
	Hispanic Population Percent	18.4%	30.9%	39.9%
	Mexican	84.0%	86.3%	87.3%
	Puerto Rican	3.2%	2.1%	1.7%
	Cuban	0.6%	1.3%	0.6%
	Dominican	0.0%	0.0%	0.2%
	Central American	2.4%	2.4%	3.2%
	South American	2.8%	2.2%	1.2%
	Other Hispanic	7.1%	5.8%	5.7%
	2000 Hispanic Population Percent	14%	25%	29%
	1990 Hispanic Population Percent	8%	15%	17%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	3.9%	3.8%	3.3%
	American	3.6%	3.5%	2.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.3%	0.3%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
	Asian (percent of total population)	5.4%	3.3%	3.3%
	Chinese	1.1%	0.6%	0.3%
	Japanese	0.3%	0.1%	0.1%
	Korean	0.2%	0.3%	0.2%
	South Central Asian (ie. Indian)	2.0%	0.9%	0.7%
	South East Asian (ie. Vietnamese)	1.3%	1.0%	1.3%
	Other Asian	0.5%	0.3%	0.7%
	European (percent of total population)	30.6%	24.2%	14.6%
	British	7.8%	6.5%	3.6%
	Dutch	0.4%	0.4%	0.3%
	French	1.1%	0.9%	0.6%
	German	6.9%	5.3%	3.2%
	Italian	1.6%	1.1%	0.7%
	Polish	0.9%	0.6%	0.3%
	Scandinavian	1.6%	1.1%	0.7%
	Scotch/Irish	7.1%	5.9%	3.7%
Other European (ie. Greek/Russian)	3.2%	2.4%	1.5%	
Middle Eastern	0.6%	0.5%	0.4%	
Other Ancestry	24.7%	24.0%	27.4%	
Unclassified Ancestry	16.5%	13.2%	11.1%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	22,894	150,481	533,697
	Elementary (0 to 8)	3.0%	6.6%	9.7%
	Some High School (9 to 11)	3.8%	7.2%	9.9%
	High School Graduate (12)	14.4%	19.9%	27.4%
	Some College (13 to 16)	17.1%	18.2%	19.7%
	Associates Degree Only	4.5%	5.9%	6.5%
	Bachelors Degree Only	33.7%	26.2%	17.3%
	Graduate Degree	23.4%	16.1%	9.4%
	% College (4+)	57.1%	42.3%	26.7%
<b>Household Type</b>	Total Households – count	14,792	91,877	296,399
	One Person HHs – count	5,596	34,565	82,942
	Family HHs – count	7,826	48,949	192,005
	Married Couple – count	6,089	36,155	128,522
	w/own children – count	2,540	14,826	55,776
	w/out own children – count	3,549	21,329	72,746
	Male Householder – count	443	3,365	16,714
	Female Householder – count	1,294	9,429	46,768
	Non-Family Households – count	1,370	8,363	21,452
	1 Person Household	37.8%	37.6%	28.0%
	2 Person Household	32.1%	30.4%	28.7%
	3 Person Household	11.9%	12.4%	15.5%
	4 Person Household	9.8%	10.1%	13.4%
	5 Person Household	5.3%	5.5%	8.0%
6 Person Household	2.0%	2.4%	3.8%	
7+ Person Household	1.0%	1.5%	2.6%	
% Households With Children	23.1%	23.4%	30.1%	

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	16,553	102,152	321,908
	Owner Occupied Percent	46.0%	43.5%	50.6%
	Renter Occupied Percent	43.4%	46.4%	41.5%
	Vacant Housing Percent	10.6%	10.1%	7.9%
	Total Housing Units (Census 2000)	14,206	82,703	237,332
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	17.1%	6.2%	2.5%
	Property Value \$750,000 to \$999,999	15.9%	8.2%	3.2%
	Property Value \$500,000 to \$749,999	25.6%	17.2%	9.3%
	Property Value \$400,000 to \$499,999	8.2%	10.3%	8.7%
	Property Value \$300,000, to \$399,999	9.9%	15.3%	17.5%
	Property Value \$200,000 to \$299,999	9.1%	16.1%	24.0%
	Property Value \$150,000 to \$199,999	3.7%	7.4%	10.9%
	Property Value \$100,000 to \$149,999	3.8%	8.3%	12.3%
	Property Value \$60,000 to \$99,999	1.8%	3.5%	5.3%
	Property Value \$40,000 to \$59,999	0.9%	1.2%	1.8%
	Property Value \$0 to \$39,999	0.8%	1.7%	3.0%
	Median Home Value	\$614,609	\$377,441	\$268,358
<b>Wealth per Household</b>	\$0 and under - percent	17.7%	18.5%	18.8%
	\$1 to \$4999 - percent	8.6%	9.4%	9.7%
	\$5k to \$9999 - percent	4.6%	4.9%	5.0%
	\$10k to \$24999 - percent	6.4%	6.6%	6.7%
	\$25k to \$49999 - percent	6.6%	6.8%	6.9%
	\$50k to \$99999 - percent	9.7%	9.9%	10.1%
	\$100k to \$249999 - percent	17.4%	17.2%	17.3%
	\$250k to \$499999 - percent	13.2%	12.5%	12.2%
	\$500k+ - percent	15.7%	14.3%	13.2%
	Median HH Wealth	\$81,166	\$69,578	\$64,472
	Avg HH Wealth	\$248,774	\$231,736	\$220,599
<b>Economic Viability</b>	Economic Viability Local	258	275	280
	Economic Viability Indexed	95	102	104
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	18,356	109,242	397,118
	Managerial/Executive	20.4%	18.6%	13.7%
	Professional Specialty	31.6%	25.8%	18.8%
	Healthcare Support	2.0%	2.3%	3.1%
	Sales	12.3%	10.7%	9.6%
	Office & Administrative Support	8.7%	10.5%	11.6%
	Protective Service	1.9%	1.3%	1.6%
	Food Preparation	4.5%	5.3%	5.6%
	Building Maintenance & Cleaning	2.3%	3.3%	4.5%
	Personal Care	2.6%	2.2%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	4.9%	8.7%	11.5%
	Production & Transportation	8.7%	11.2%	17.5%
	Percent White Collar Workers	75.1%	68.0%	56.7%
	Percent Blue Collar Workers	24.9%	32.0%	43.3%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 32.7066 Longitude: -97.3881

Trinity Commons Fort Worth, TX		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	6.7%	9.2%	11.6%
	Manufacturing	9.6%	10.2%	10.9%
	Transportation	5.7%	6.0%	8.4%
	Information	0.6%	1.1%	1.0%
	Wholesale/Retail	12.2%	13.2%	14.4%
	Finance, Insurance, Real Estate	10.0%	9.2%	6.6%
	Professional Services	9.0%	8.2%	5.5%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	2.8%	4.3%	5.2%
	Educational Services	27.1%	22.3%	19.6%
	Entertainment Services	8.7%	8.9%	9.1%
	Other Professional Services	4.6%	4.8%	5.0%
	Public Administration	3.0%	2.5%	2.6%
<b>Vehicles per HH</b>	No Vehicles	4.5%	7.7%	6.2%
	1 Vehicle	40.0%	41.8%	35.7%
	2 Vehicles	41.2%	36.7%	37.8%
	3 or more vehicles	14.3%	13.8%	20.2%
	Average Number of Vehicles	1.70	1.62	1.81
<b>Change</b>	Births (last 12 months)	459	2,910	10,933
	Deaths (last 12 months)	250	1,587	5,227
	Migration (last 12 months)	663	360	3,654
<b>Work place</b>	Workplace Establishments	1,467	10,018	21,026
	Workplace Employees (FTE)	22,779	230,404	416,369