



Executive Summary

3124 Collinworth St, Fort Worth, Texas, 76107
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.72661
Longitude: -97.36252

	1 mile	2 miles	3 miles
Population			
2000 Population	7,063	45,409	94,935
2010 Population	6,228	43,173	91,521
2021 Population	6,722	53,457	111,262
2026 Population	6,971	57,366	119,987
2000-2010 Annual Rate	-1.25%	-0.50%	-0.37%
2010-2021 Annual Rate	0.68%	1.92%	1.75%
2021-2026 Annual Rate	0.73%	1.42%	1.52%
2021 Male Population	48.5%	49.0%	49.9%
2021 Female Population	51.5%	51.0%	50.1%
2021 Median Age	42.4	33.2	34.1

In the identified area, the current year population is 111,262. In 2010, the Census count in the area was 91,521. The rate of change since 2010 was 1.75% annually. The five-year projection for the population in the area is 119,987 representing a change of 1.52% annually from 2021 to 2026. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 42.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	87.2%	74.3%	64.6%
2021 Black Alone	2.3%	6.9%	13.3%
2021 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2021 Asian Alone	2.2%	3.6%	3.0%
2021 Pacific Islander Alone	0.0%	0.1%	0.1%
2021 Other Race	5.5%	11.7%	15.6%
2021 Two or More Races	2.3%	2.8%	2.9%
2021 Hispanic Origin (Any Race)	17.5%	32.2%	39.5%

Persons of Hispanic origin represent 39.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 77.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	187	98	95
2000 Households	3,184	18,003	35,386
2010 Households	2,786	17,909	35,723
2021 Total Households	3,021	22,558	44,074
2026 Total Households	3,132	24,407	48,035
2000-2010 Annual Rate	-1.33%	-0.05%	0.09%
2010-2021 Annual Rate	0.72%	2.07%	1.88%
2021-2026 Annual Rate	0.72%	1.59%	1.74%
2021 Average Household Size	2.19	2.15	2.36

The household count in this area has changed from 35,723 in 2010 to 44,074 in the current year, a change of 1.88% annually. The five-year projection of households is 48,035, a change of 1.74% annually from the current year total. Average household size is currently 2.36, compared to 2.40 in the year 2010. The number of families in the current year is 22,130 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2021 Percent of Income for Mortgage	16.7%	20.6%	21.1%
Median Household Income			
2021 Median Household Income	\$104,686	\$72,372	\$61,368
2026 Median Household Income	\$109,748	\$78,103	\$67,043
2021-2026 Annual Rate	0.95%	1.54%	1.78%
Average Household Income			
2021 Average Household Income	\$144,890	\$103,457	\$96,054
2026 Average Household Income	\$154,691	\$111,869	\$104,168
2021-2026 Annual Rate	1.32%	1.58%	1.64%
Per Capita Income			
2021 Per Capita Income	\$63,546	\$44,215	\$38,664
2026 Per Capita Income	\$67,712	\$48,254	\$42,441
2021-2026 Annual Rate	1.28%	1.76%	1.88%

Households by Income

Current median household income is \$61,368 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$67,043 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$96,054 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$104,168 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$38,664 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$42,441 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	116	93	92
2000 Total Housing Units	3,397	19,603	39,117
2000 Owner Occupied Housing Units	1,966	9,001	18,871
2000 Renter Occupied Housing Units	1,218	9,002	16,515
2000 Vacant Housing Units	213	1,600	3,731
2010 Total Housing Units	3,104	20,428	40,946
2010 Owner Occupied Housing Units	1,937	8,917	18,618
2010 Renter Occupied Housing Units	849	8,992	17,105
2010 Vacant Housing Units	318	2,519	5,223
2021 Total Housing Units	3,283	25,303	49,328
2021 Owner Occupied Housing Units	2,054	9,481	19,712
2021 Renter Occupied Housing Units	967	13,077	24,362
2021 Vacant Housing Units	262	2,745	5,254
2026 Total Housing Units	3,399	27,213	53,388
2026 Owner Occupied Housing Units	2,174	10,057	20,841
2026 Renter Occupied Housing Units	958	14,350	27,194
2026 Vacant Housing Units	267	2,806	5,353

Currently, 40.0% of the 49,328 housing units in the area are owner occupied; 49.4%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,946 housing units in the area - 45.5% owner occupied, 41.8% renter occupied, and 12.8% vacant. The annual rate of change in housing units since 2010 is 8.63%. Median home value in the area is \$308,701, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.11% annually to \$359,801.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.