

# STaND

**March  
2018**



Welcome to the Statistical Trends and News of Denton (STaND) Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Denton departments. Under each chart or graph, you will find the source of the information along with a City of Denton contact e-mail address should you have any questions regarding the data.

Although the STaND Report is produced monthly, some of the data will be updated quarterly or annually. For example, population estimates are typically updated annually, and new annexations would only be changed when an annexation occurred. The most current edition is available online, [www.cityofdenton.com/Business/Economic Development](http://www.cityofdenton.com/Business/Economic_Development). Additionally, you can find the most current edition along with all previous issue at [www.DentonEDP.com/monthlyannual-reports](http://www.DentonEDP.com/monthlyannual-reports).



This report is compiled by the Economic Development Department. General questions about this report can be directed to Christina Davis, (940) 349-7730, [Christina.Davis@cityofdenton.com](mailto:Christina.Davis@cityofdenton.com)

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# Demographics

## Poverty Rate Change Due To Off-Campus College Student Population

Entity	Total	Poverty Rate All People	Poverty Rate Excluding Students not Living with Relatives	Percent Change
City of Denton	103,741	20.6%	13.9%	-6.7%
Denton County	655,269	8.7%	7.2%	-1.4%
State of Texas	24,639,906	17.8%	17.2%	-0.6%
United States	301,412,284	15.2%	14.5%	-0.7%

Sources: U.S. Census Bureau's Social, Economic & Housing Statistics Division; Poverty Statistics "Examining the Effect of Off-Campus College Students on Poverty"; U.S. Census Bureau, 2009-2011 ACS, 3-year Estimate., Erica.Sullivan@cityofdenton.com

## Annual Population Change 2015 - 2016

Entity	2015 Census Estimate	2016 Census Estimate	Numerical Change 2015-2016	Percent Change 2015-2016
City of Denton	131,044	133,808	2,764	2.1%
Denton County	780,612	806,180	25,568	3.3%
State of Texas	27,469,114	27,862,596	393,482	1.4%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2017

## Decennial Population Change 2000 - 2010

Entity	2000 Census	2010 Census	Numerical Change 2000-2010	Percent Change 2000-2010
City of Denton	80,537	113,383	32,846	40.8%
Denton County	432,976	662,614	229,638	53.0%
State of Texas	20,851,820	25,145,561	4,293,741	20.6%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com

## Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	28.1	9.5%	\$76,090	\$25,915
Denton County	35.1	9.4%	\$101,474	\$38,490
State of Texas	34.5	12.0%	\$67,025	\$28,714

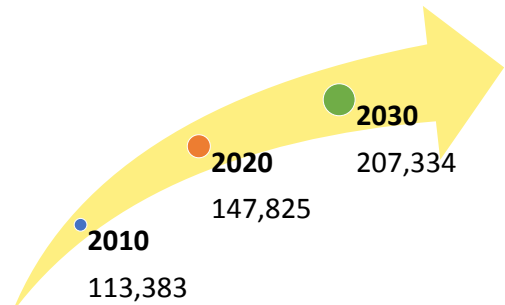
Source: U.S. Census Bureau, 2016 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

	City	County	State
Per Capita Income	\$25,915	\$38,490	\$28,714
Median Family Income	\$75,090	\$101,474	\$67,025

Source: U.S. Census Bureau, 2016 American Community Survey, 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

## Population Forecast 2010 - 2030



Source: University of North Texas' Center for Economic Development and Research, (1) 2010 U.S. Census Bureau data utilized for base year, Erica.Sullivan@cityofdenton.com

## Population Forecast 2017 - 2020

Year	Population	Percent Change
2017	124,601	1.5%
2018	127,093	2.0%
2019	129,635	2.0%
2020	132,228	2.0%

Source: City of Denton, Erica.Sullivan@cityofdenton.com

## Did You Know?

### Denton Earns Gold-level Ranking in Prominent Scenic City Certification.

First recognized as a Bronze-level City in 2014, the City increased its ranking two levels due to improvements in codes, ordinances, and standards related to aesthetics and community appearance. Scenic Texas cited the following elements as key in earning this upgraded recognition: Denton's Main Street Program, strong unity of design standards, innovative waste management efforts, and emphasis on public parks, trails, and green spaces.

Source: City of Denton Press Release

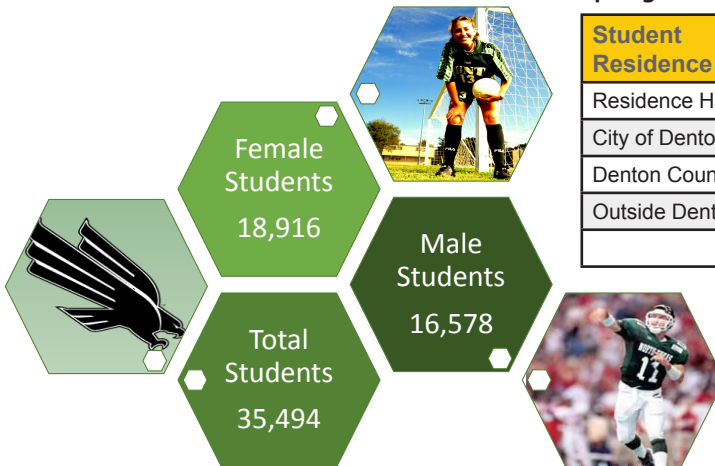
# Demographics

## Spring 2017 University of North Texas Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,717	3,200	5,917	16.7%
City of Denton	3,672	3,504	7,176	20.2%
Denton County	1,914	2,063	3,977	11.2%
Outside Denton County	8,275	10,149	18,424	51.9%
<b>Total</b>	<b>16,578</b>	<b>18,916</b>	<b>35,494</b>	<b>100.0%</b>

Source: University of North Texas, Erica.Sullivan@cityofdenton.com

\*Figures are for the Denton campus only



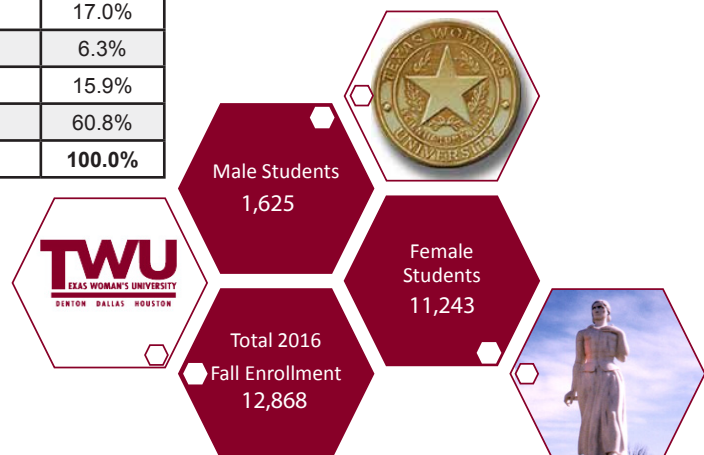
## Spring 2017 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	128	1,894	2,022	17.0%
City of Denton <sup>1</sup>	155	594	749	6.3%
Denton County <sup>2</sup>	377	1,520	1,897	15.9%
Outside Denton County	831	6,396	7,227	60.8%
<b>Total</b>	<b>1,625</b>	<b>11,243</b>	<b>12,868</b>	<b>100.0%</b>

Source: Texas Women's University, Erica.Sullivan@cityofdenton.com

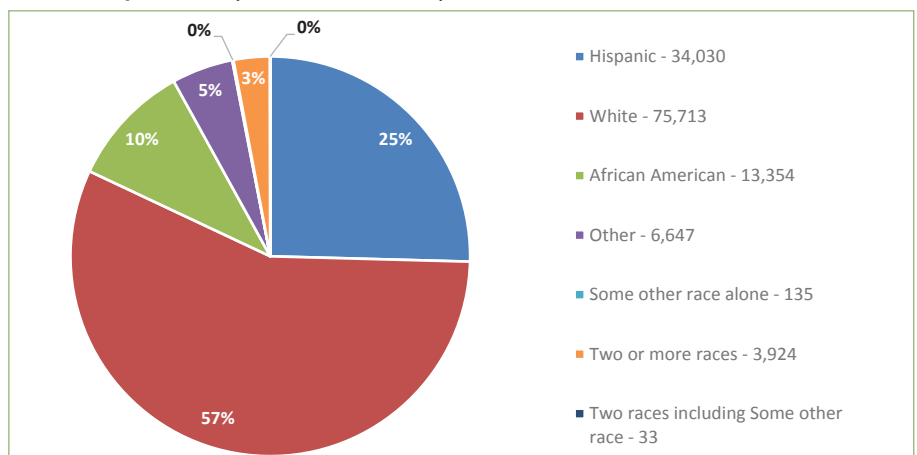
<sup>1</sup> Outside Residence Hall \*Figures are for the Denton campus only

<sup>2</sup> Outside City of Denton



The City of Denton encompasses a landmass of 94.9 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2016 estimates and City of Denton square mile figures, the City has a population of 133,808 with a population density of 1,410 persons per square mile.

## Denton Population by Race and Ethnicity



Other includes: American Indian and Alaskan native; Asian Native Hawaiian; and other Pacific Islander

Source: U.S. Census Bureau, 2016 American Community Survey, 1 Year Estimate,

Erica.Sullivan@cityofdenton.com

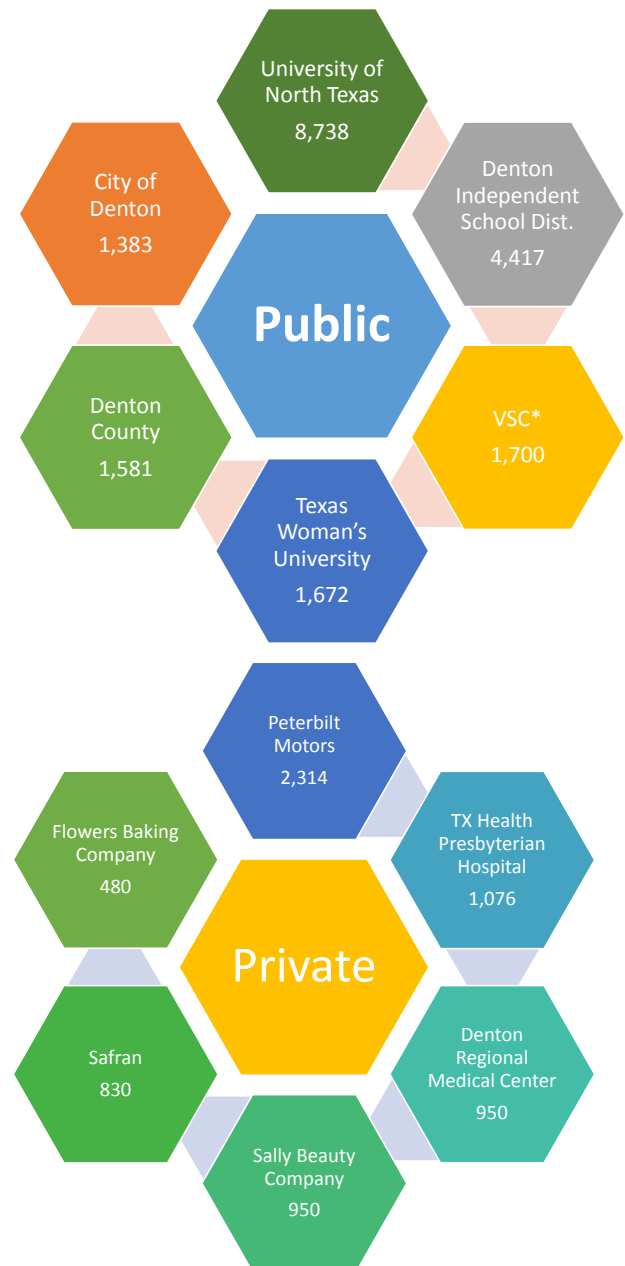
# Labor Markets

## Employment Change by Industry Sector 2015 - 2016

INDUSTRY	ANNUAL % CHANGE	
	CITY OF DENTON	TEXAS
Agriculture, Forestry, Fishing and Hunting	3.5%	3.9%
Mining, Quarrying, and Oil and Gas Extraction	-19.5%	-19.9%
Utilities	3.7%	1.7%
Construction	5.7%	2.0%
Manufacturing	7.9%	-3.6%
Wholesale Trade	1.1%	2.0%
Retail Trade	7.1%	2.9%
Transportation and Warehousing	14.6%	2.0%
Information	5.9%	0.0%
Finance and Insurance	7.9%	2.6%
Real Estate and Rental and Leasing	8.8%	1.3%
Professional, Scientific, and Technical Services	4.9%	2.6%
Management of Companies and Enterprises	21.0%	4.6%
Administrative and Support and Waste Management and Remediation Services	7.5%	1.7%
Educational Services	0.5%	2.8%
Health Care and Social Assistance	1.5%	3.7%
Arts, Entertainment, and Recreation	-3.2%	4.5%
Accommodation and Food Services	5.0%	4.3%
Other Services (except Public Administration)	3.4%	0.9%
Public Administration	-1.4%	1.2%
Unclassified	2.9%	11.4%
<b>Total - All Industries</b>	<b>4.4%</b>	<b>1.6%</b>

Source: JobsEQ®, Erica.Sullivan@cityofdenton.com

## Top Employers in Denton



VSC for DSSSLV is the Volunteer Service Council for Denton State School Supported Living Center.  
Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com

## Unemployment Rates

Entity	Annual Average				March*
	2014	2015	2016	2017	2018
City of Denton	4.1%	3.3%	3.3%	3.2%	3.2%
Denton County	4.6%	3.5%	3.4%	3.4%	3.4%
State of Texas	5.2%	4.4%	4.6%	4.4%	4.1%

Source: Texas Workforce Commission, Erica.Sullivan@cityofdenton.com

The rates are not seasonally adjusted. \*Most current information available at time of publishing report.

# Residential Growth and Housing

## Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2017	29,324	21,132	873	550	29	1	50,456	2.84%
YTD 2018	29,645	21,137	326	6	5	1	50,782	0.65

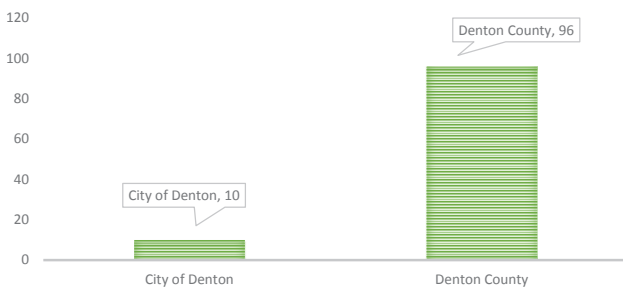
Sources: Planning, Building Inspections Departments, Prepared by: Erica.Sullivan@cityofdenton.com

Single Family includes two family dwelling, Includes issued and finalized permits

According to Denton's Building Inspection Division, the average value for a One-Family dwelling is \$283,510

## Foreclosures

### MARCH 2018

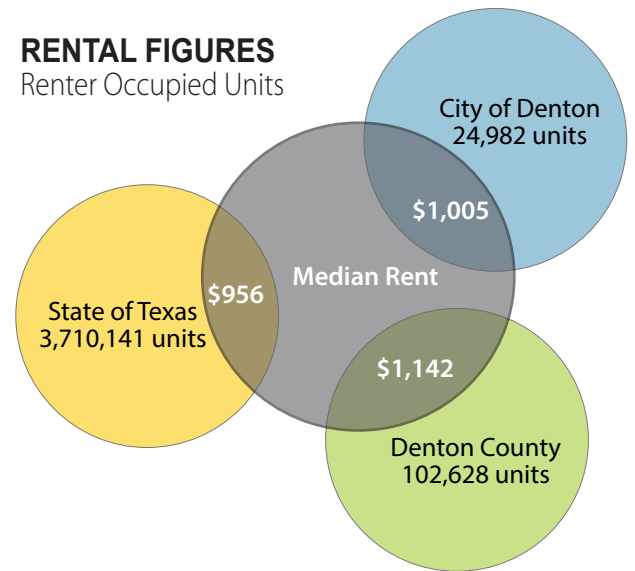


\*Includes commercial properties, Source: Foreclosure Listing Service Inc.

Prepared by: Erica.Sullivan@cityofdenton.com

## RENTAL FIGURES

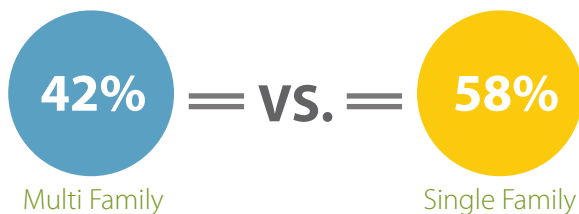
### Renter Occupied Units



Source: U.S. Census Bureau, 2016 American Community Survey, Year 1 Estimates

Erica.Sullivan@cityofdenton.com

## Housing Unit Composition



Single Family includes two family dwelling

Sources: Planning, Building Inspections Departments, Prepared by:

Erica.Sullivan@cityofdenton.com

## Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	45,320	5,026	50,346
Denton County	281,964	15,972	297,936
State of Texas	9,535,612	1,218,656	10,754,268

Source: U.S. Census Bureau, 2016 American Community Survey (ACS), 1 Year Estimate

Prepared by: Erica.Sullivan@cityofdenton.com

## Residential Permits

	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2018	2017	2018	2017	2018	2017	2018	2017
One-Family Dwelling	71	79	519	283	23,008,705	24,360,988	155,003,637	87,363,168
Two-Family Dwelling	1	2	5	9	480,652	584,395	1,992,886	2,340,639
Multi-Family Dwelling *	1	0	3	2	250,721	0	1,685,012	1,556,471
<b>Total New Residential</b>	<b>73</b>	<b>81</b>	<b>527</b>	<b>294</b>	<b>23,740,078</b>	<b>24,945,383</b>	<b>158,681,535</b>	<b>91,260,278</b>
Additions/Alterations	48	48	357	207	954,468	1,134,103	6,720,100	3,425,526
<b>Total Residential Permits</b>	<b>121</b>	<b>129</b>	<b>884</b>	<b>501</b>	<b>24,694,546</b>	<b>26,079,487</b>	<b>165,401,635</b>	<b>94,685,803</b>
* Multi-Family Units	6	0	23	14				

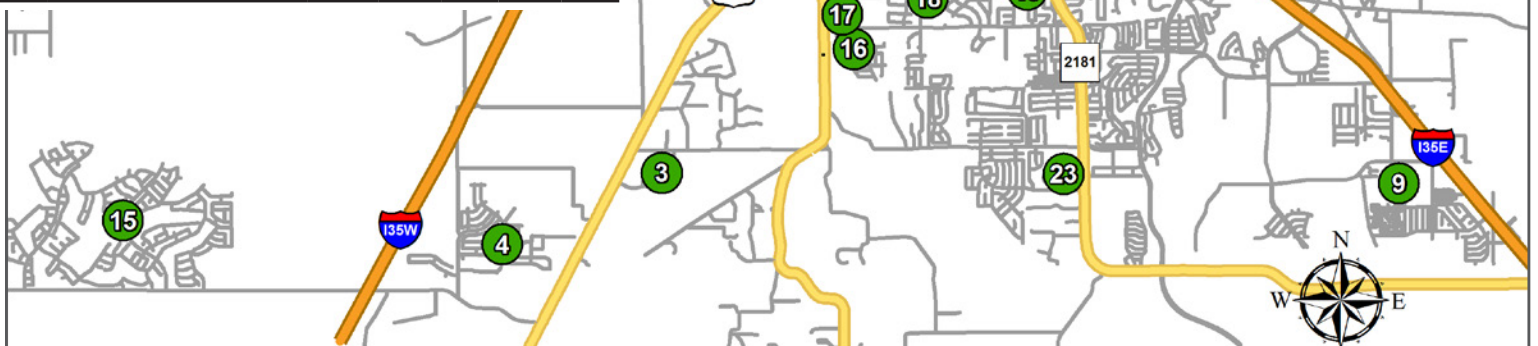
Source: Building Inspection, Emily.Loiselle@cityofdenton.com



# Active Subdivisions

## Active Subdivisions — March 2018

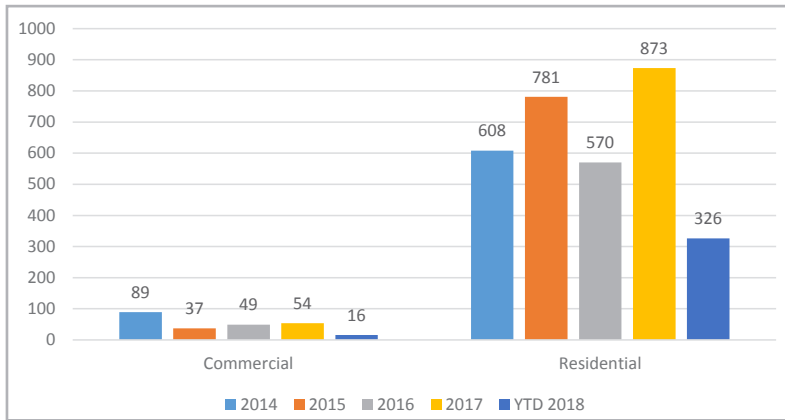
	Totals:	4,004	70	412	2,921	1,111
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.
1	Beaver Creek All Phases	190	-	48	80	110
2	Bellaire Crossing Addition	27	-	-	23	4
3	Country Club Village, All Phases	80	-	-	60	20
4	Country Lakes North/West, All Phases	457	11	37	347	110
5	El Paseo Addition, Phase 1	32	-	-	28	4
6	Glenwood Village	118	-	-	117	1
7	Lakeview Ranch	155	-	1	151	4
8	Meadows at Hickory Creek	150	-	-	148	2
9	Meadow Oaks	44	2	2	2	42
10	Northpointe Addition	77	-	1	53	24
11	Old North Park/Addition	40	1	7	11	29
12	Parks Addition	10	-	1	3	7
13	Preserve at Pecan Creek, All Phases	406	5	17	272	124
13	Prominence Square Ph IIA	94	-	9	9	85
15	Robson Ranch, All Phases	1,002	22	76	796	206
16	Ryan Meadows Phase 1	120	2	5	115	5
17	Ryan Road Estates	8	-	-	6	2
18	Shadow Brook Place, All Phases	48	-	-	40	8
19	Teasley Trails, All Phases	258	6	64	204	54
20	Villages of Carmel, All Phases	302	8	37	258	44
21	Villas of Forest Glen	6	-	-	4	2
22	Vista del Arroyo	100	-	-	14	86
23	Windhaven	66	-	-	65	1
24	Windsor Oaks Addition Ph1	214	12	78	87	127



Data: Building Inspection Division, Emily.Loisselle@cityofdenton.com

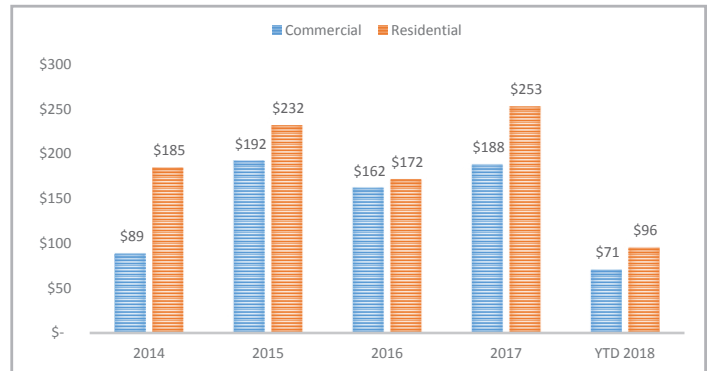
# Commercial Growth

## Building Permits — March 2018



Includes Multi-Family as Commercial and Duplexes as Residential  
Source: Building Inspections Department, Prepared by: Erica.Sullivan@cityofdenton.com

## Valuation Trends — March 2018



\*Values given in Millions  
Source: Planning & Finance Department  
Prepared by: Erica.Sullivan@cityofdenton.com

## Major Commercial Permits for March 2018

Address	Project	Use	Square Feet	Value
3220 Teasley Ln	Shell Building	Office	14,635	\$1,796,007
1722 Cooper Creek Rd bldg 11	Truck Maintenance Facility	Industrial	6,400	\$549,632
2421 Fort Worth Dr	Office Building	Office	3,911	\$479,958
2433 Fort Worth Dr	Shell Building	Professional	3,911	\$494,663
2600 Panhandle St	Andy B's	Restaurant	41,803	\$6,604,874
5000 Energy Pl 300	Warehouse / Office	Industrial	6,250	\$638,663
2515 W University Dr	Retail Shell Building	Store & Merchandise	8,840	\$1,467,882
2505 W University Dr	Retail Shell Building	Industrial	8,812	\$1,454,421
3255 Jim Christal Rd	USCS Distribution Center	Industrial	262,555	\$25,233,892

Source: Building Inspections Division, Emily.Loislle@cityofdenton.com

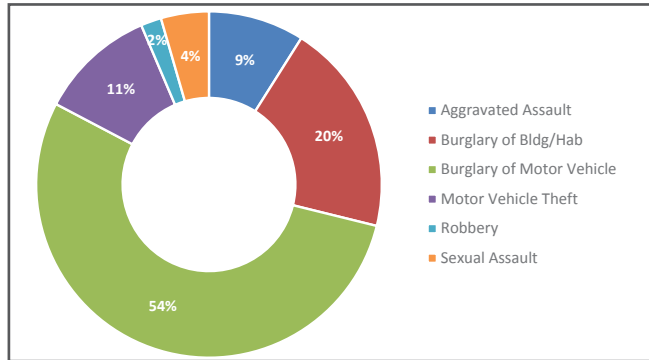
## Commercial Permits

	Permits in Mar 2018	Permits in Mar 2017	Permits through Mar 2018	Permits through Mar 2017	Value in Mar 2018	Value in Mar 2017	Value YTD through Mar 2018	Value YTD through Mar 2017
Hotel	0	0	1	0	0	0	10,548,167	0
Hospital	0	0	0	0	0	0	1,008,145	0
Industrial	3	1	7	4	26,422,187	5,051,320	54,423,614	14,197,447
Restaurant	1	0	3	1	6,604,874	0	8,013,021	408,641
Office, Bank, Professional	3	0	10	10	2,770,628	0	5,702,076	6,170,354
Vehicle Sales Lot	0	0	0	0	0	0	0	0
Stores and Mercantile	2	1	6	2	2,922,303	1,744,422	7,444,215	10,295,555
<b>Total New Commercial</b>	<b>9</b>	<b>2</b>	<b>27</b>	<b>17</b>	<b>38,719,992</b>	<b>6,795,742</b>	<b>87,139,239</b>	<b>31,071,998</b>
City/County Buildings	0	1	2	3	0	988,734	114,065	5,952,548
Schools	0	0	2	0	0	0	1,274,885	0
Churches	0	0	1	0	0	0	2,071,939	0
Alterations	29	18	154	111	2,700,548	1,183,850	19,235,859	14,391,588
<b>Total Commercial Permits</b>	<b>38</b>	<b>21</b>	<b>186</b>	<b>131</b>	<b>41,420,540</b>	<b>8,968,326</b>	<b>109,835,988</b>	<b>51,416,134</b>
<b>Total Comm &amp; Res Permits</b>	<b>159</b>	<b>150</b>	<b>1,070</b>	<b>632</b>	<b>66,115,087</b>	<b>35,047,813</b>	<b>275,237,623</b>	<b>146,101,937</b>

Source: Building Inspections Division, Emily.Loislle@cityofdenton.com

# STaND Alones

## Crime Rates — March 2018



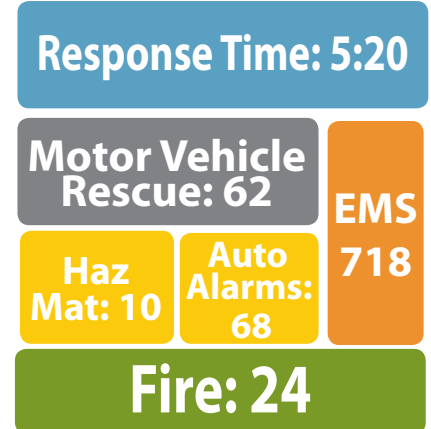
Source: Police Department, Tiffany.Weig@cityofdenton.com

## March Police Activity



Source: Police Department  
Tiffany.Weig@cityofdenton.com

## March Fire Activity



Source: Fire Department  
r.Ryan@cityofdenton.com

## Sales Tax Collections Fiscal Years 2014/15 — 2017/18

Month	2014-2015	2015-2016	2016-2017	2017-2018
October	2,510,270	2,418,298	2,618,544	2,893,671
November	2,318,276	2,459,393	3,061,708	3,081,233
December	3,158,355	3,507,620	3,862,745	3,725,507
January	2,261,319	2,012,242	2,547,121	2,741,380
February	1,985,264	2,262,689	2,575,448	2,681,763
March	2,827,995	2,983,606	3,218,490	
April	2,283,890	2,437,536	2,728,448	
May	2,230,218	2,540,010	2,860,256	
June	2,843,453	3,318,478	3,528,334	
July	2,458,493	2,460,412	2,929,546	
August	2,796,561	2,997,482	3,131,423	
September	2,927,872	3,226,533	3,779,077	
<b>TOTAL</b>	<b>30,601,966</b>	<b>32,624,299</b>	<b>36,841,140</b>	<b>15,123,554</b>

Prepared By: City of Denton Finance Department, 03/18  
Source: Texas Comptroller, City Finance Department

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.683340
Denton County	\$0.248409
Denton Independent School District	\$1.540000
<b>Total</b>	<b>\$2.471749</b>

Source: Denton Central Appraisal District, Erica.Sullivan@cityofdenton.com

## Sales Tax Rates

Sales/Use Tax Rates	
State of Texas	6.25%
Local (DCTA & City)	2.00%
<i>Denton County Transportation Authority (DCTA)</i>	.5%
<i>City of Denton</i>	1.5%
<b>Total</b>	<b>8.25%</b>

Source: Denton Central Appraisal District, Erica.Sullivan@cityofdenton.com

## Major Transportation Projects

Location	Limits	Proposed Date of Construction	Estimated Date of Completion	Description
FM 2499, Section 5 (TxDOT Project)	FM 2181 to State School Rd	July 2014*	2017 (ECD May 2017)	New Construction 6 lane divided roadway
US 380 (TxDOT Project)	Elm to Bonnie Brae	December 2014	Spring 2017 (ECD April 2017)	Add 2 lane on the inside median, update drainage & reconstruct pavement
Mayhill	US 380 to Colorado Blvd	July 2017	December 2019	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to S. of Vintage Blvd.	Early 2015	Fall 2017	Expand 2 lanes to 4 lanes divided
US 380 (TxDOT Project)	I35E to West of FM 156	March 2013	Spring 2016 (ECD March 2017)	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae PH 1	Roselawn to N. of Vintage	July 2017	July 2019	Expand 2 lanes to 4 lanes divided
Bonnie Brae PH 2	I35E to Roselawn	Fall 2017	Fall 2019	Expand 2 lanes to 4 lanes divided
Bonnie Brae PH 3	S. of Vintage to N. of Vintage & Vintage Blvd from US 377 to I35W	Fall 2018	Fall 2020	Expand 2 lanes to 4 lanes divided

Source: Utility, CIP Engineering, Prepared by Noreen.Housewright@cityofdenton.com \*This project will be constructed in two phases. Construction within the City limits of Denton is 2nd Ph. Updated: 02/2017