

STAND REPORT

Statistical Trends and News of Denton

May 2013

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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. Those departments contributing to this report are: Building Inspections, CIP Engineering, Economic Development, Finance, Fire, GIS, Planning, Police, and Utility Administration. Under each chart or graph you will find the source of the information along with a City of Denton contact email address should you have any questions regarding the data.

Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually, and new annexations would only be changed when an annexation occurred.

You can find this report internally under News on the City's intra-net or externally on the Economic Development website http://www.dentondep.com/news_case_studies/stand_reports.asp.

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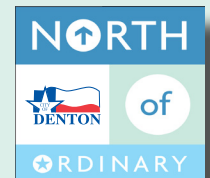
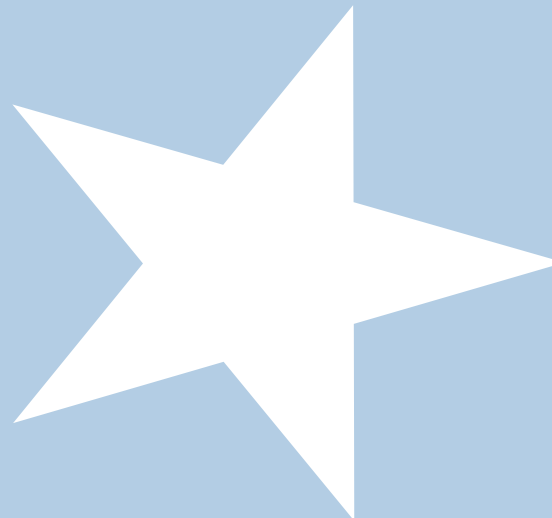
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City of Denton, www.cityofdenton.com
TDD (800)735-2989
ADA/EOE/ADEA

Demographics

Annual Population Change 2010 - 2011

Entity	2010 Census	2011 Census Estimate	Numerical Change 2010-2011	Percent Change 2010-2011
City of Denton	113,383	117,187	3,804	3.4%
Denton County	662,614	686,406	23,792	3.6%
State of Texas	25,145,561	25,674,681	529,120	2.1%
United States	308,745,538	311,591,917	2,846,379	0.9%

Source: U.S. Census Bureau, erica.sullivan@cityofdenton.com

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%
United States	281,421,906	308,745,538	27,323,632	9.7%

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	26.9	8.1%	\$61,791	\$23,592
Denton County	33.1	7.4%	\$85,201	\$31,357
State of Texas	33.7	10.6%	\$58,016	\$24,682

Population Forecast 2010 - 2014

Year	Population	Percent Change
2010 ⁽¹⁾	113,383	Base Year
2011	114,517	1.0%
2012	115,662	1.0%
2013	117,397	1.5%
2014	119,158	1.5%

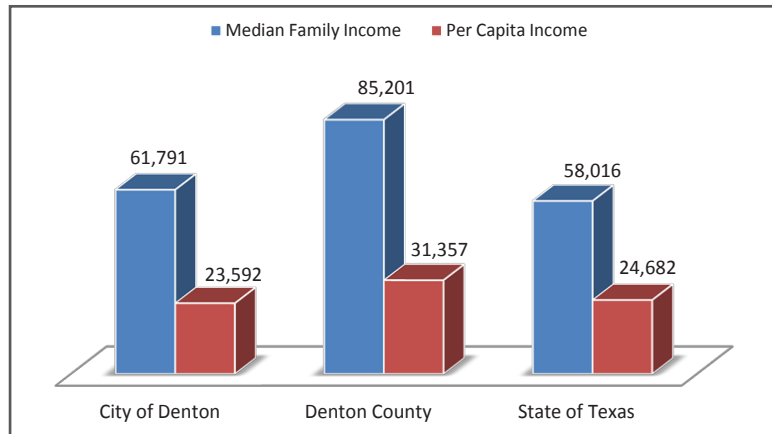
Source: ⁽¹⁾ 2010 U.S. Census Bureau data utilized for base year, updated March 11, 2011, erica.sullivan@cityofdenton.com

Population Forecast 2015 - 2030

Year	Population
2010 ⁽¹⁾	113,383
2015	122,302
2020	147,825
2030	207,334

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

Economic Characteristics



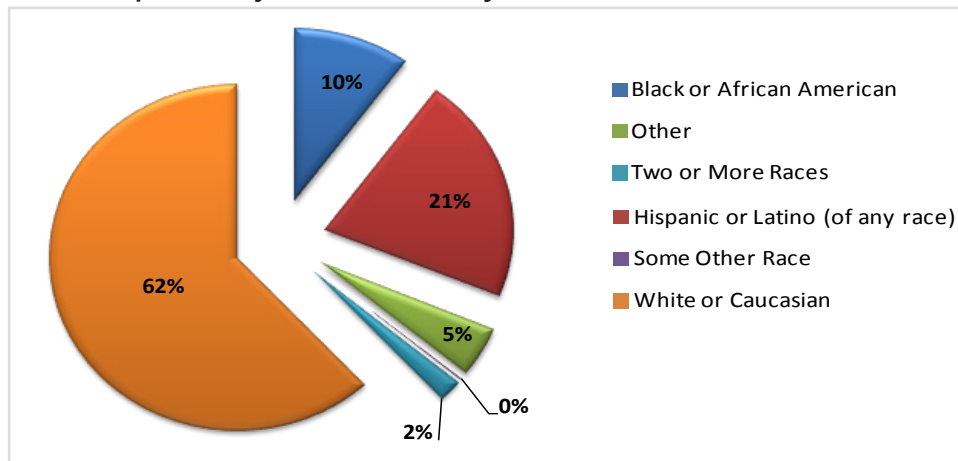
Source: U.S. Census Bureau, 2010 American Community Survey, 1 Year Estimate
Prepared by: erica.sullivan@cityofdenton.com

According to the U.S. Census Bureau 2011 estimates, which were released in July 2012, Denton is ranked 7th among the fastest growing cities in the nation for populations over 100,000 persons.

Demographics

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 2011 and City of Denton square mile figures, the City of Denton has a population of 117,187 with a population density of 1,235 persons per square mile.

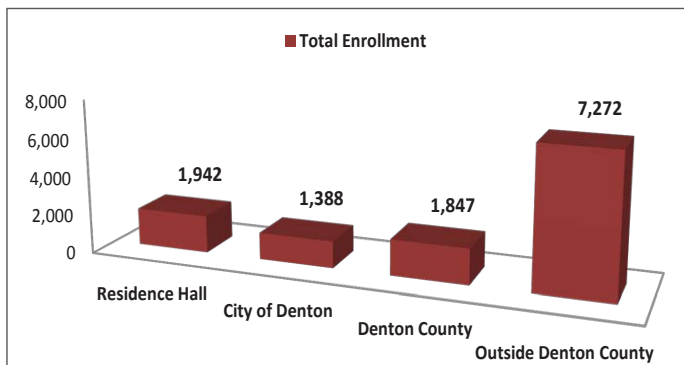
Denton Population by Race and Ethnicity



Other includes: American Indian and Alaskan native; Asian Native Hawaiian; and other Pacific Islander
Source: U.S. Census Bureau 2010, erica.sullivan@cityofdenton.com

Fall 2012 TEXAS WOMAN'S UNIVERSITY Enrollment by Residence*

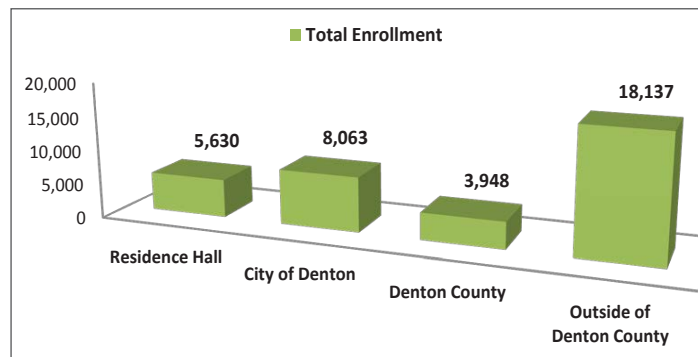
Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	136	1,806	1,942	15.6%
City of Denton	256	1,138	1,388	11.1%
Denton County	214	1,633	1,847	14.8%
Outside Denton County	721	6,551	7,272	58.4%
Total	1,327	11,122	12,449	100.0%



*Figures are for the Denton campus only
Source: Texas Women's University, erica.sullivan@cityofdenton.com

Fall 2012 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,599	3,031	5,630	15.7%
City of Denton	4,212	3,851	8,063	22.5%
Denton County	1,936	2,012	3,948	11.0%
Outside Denton County	8,021	10,116	18,137	50.7%
Total	16,768	19,010	35,778	100.0%



Source: University of North Texas, erica.sullivan@cityofdenton.com

Labor Markets

Employment Change by Industry Sector

Industry Sector	Denton County Change 2011-2012	Texas Change 2011-2012
Natural Resources and Mining	30.5	10.3
Construction	7.7	2.7
Manufacturing	0.2	3.0
Trade, Transportation and Utilities	1.5	2.8
Information	-2.3	0.3
Financial Activities	9.5	3.0
Professional and Business Services	6.9	4.6
Education and Health Services	2.4	2.3
Leisure and Hospitality	6.3	3.9
Other Services	1.1	2.2
Unclassified	11.8	25.9
Total	4.4%	3.4%

Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

Top Five Public Employers in Denton

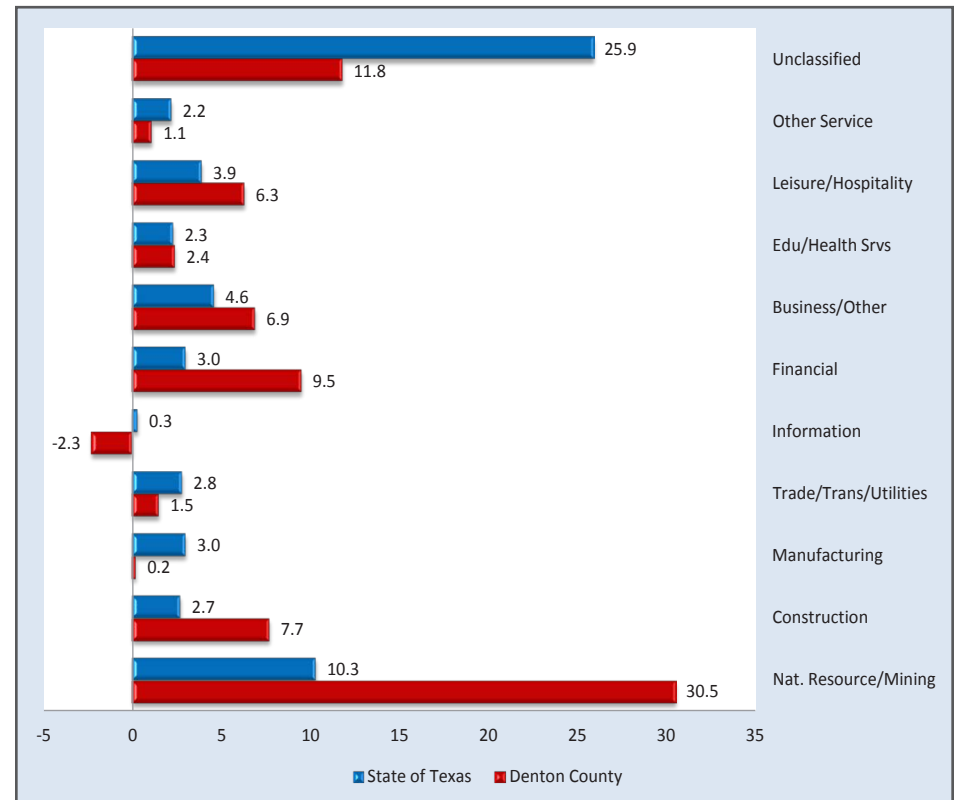
- University of North Texas - 8,887
- Denton Independent School District - 3,300
- Texas Woman's University - 1,787
- Denton County - 1,554
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

Top Five Private Employers in Denton

- Peterbilt Motors - 2,100
- Presbyterian Hospital of Denton - 1,074
- Denton Regional Medical Center - 911
- Sally Beauty Company International Headquarters - 450
- Jostens - 450

Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com

2011-2012 Employment Change by Industry Sector



Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

Unemployment Rates

Entity	Annual Average				April 2013
	2009	2010	2011	2012	
City of Denton	6.2%	6.6%	6.6%	5.5%	4.9%
Denton County	7.2%	7.5%	7.3%	6.0%	5.3%
State of Texas	7.6%	8.2%	8.1%	6.8%	6.1%

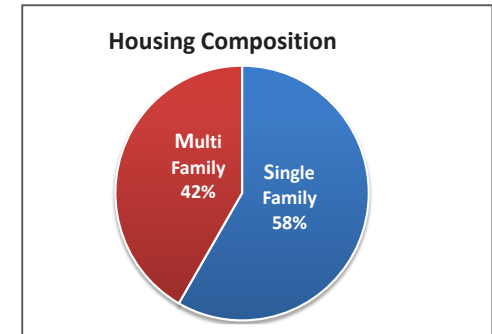
Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com
The rates are not seasonally adjusted

Residential Growth and Housing

Residential Permits	Permits in May		Permits YTD		Value in May		Value YTD	
	2013	2012	2013	2012	2013	2012	2013	2012
One-Family Dwelling	38	35	213	131	12,708,534	8,081,664	61,218,658	32,161,015
Two-Family Dwelling	-	-	-	-	0	0	0	0
Multi-Family Dwelling *	1	1	2	1	1,059,754	19,765,867	3,087,759	19,765,867
Total New Residential	39	36	215	132	13,768,288	27,847,531	64,306,417	51,926,882
Additions/Alterations	29	35	160	129	405,972	1,053,231	2,935,405	2,411,405
Total Residential Permits	68	71	375	261	14,174,260	28,900,762	67,241,822	54,338,287
* Multi-Family Units	15	123	27	123				

Source: Building Inspection, kurt.hansen@cityofdenton.com

Housing Units



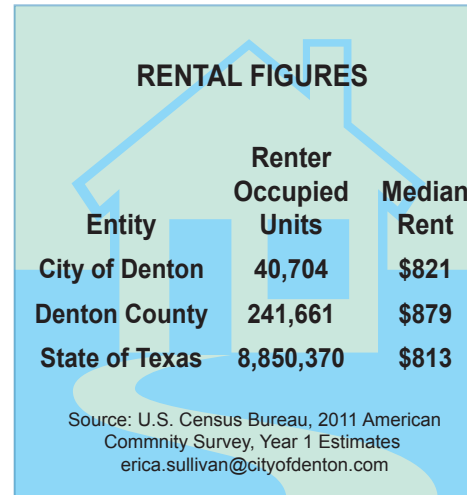
Sources: Planning, Building Inspections Departments
Prepared by: erica.sullivan@cityofdenton.com

Single Family includes two family dwelling

Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	40,704	4,213	44,917
Denton County	241,661	22,407	264,068
State of Texas	8,850,370	1,248,872	10,099,242

Source: U.S. Census Bureau, 2011 American Community Survey (ACS), 1 Year Estimate
Prepared by: erica.sullivan@cityofdenton.com



According to the Denton Building Permit Department, the average valuation for housing permits is \$285,750

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
2012	26,066	18,882	300	323	25	17	44,948	1.31%
YTD 2013	26,267	18,924	213	42	12	0	45,191	0.54%

Sources: Planning, Building Inspections Departments, Prepared by: erica.sullivan@cityofdenton.com

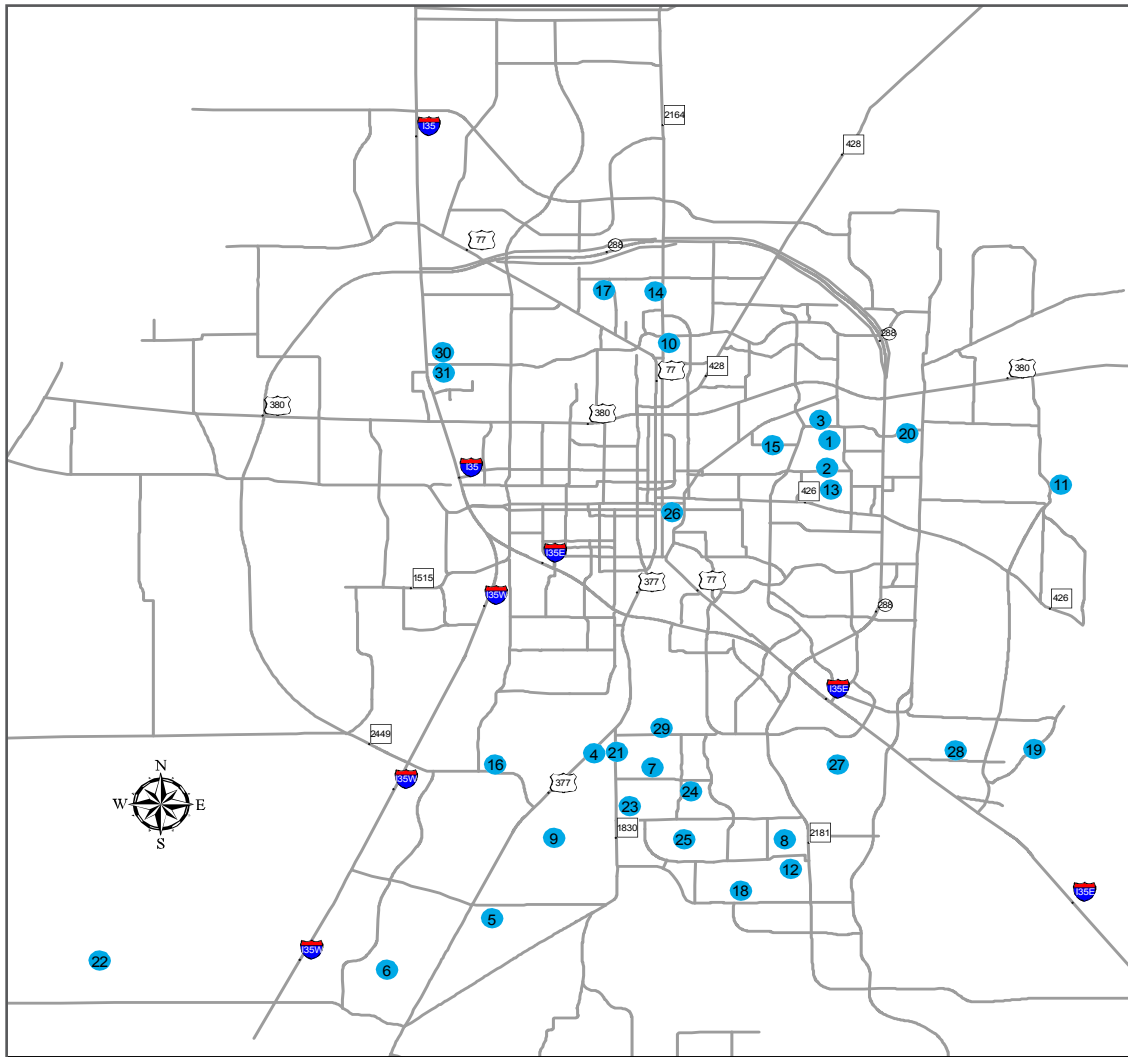
Single Family includes two family dwelling
Includes issued and finalized permits

Foreclosures

Entity	May 2013
City of Denton	43
Denton County	367

*Includes commercial properties, Source: Foreclosure Listing Service Inc.
Prepared by: erica.sullivan@cityofdenton.com

Residential Growth



Map: Economic Development, christina.davis@cityofdenton.com Data: Building Inspection Department, kurt.hansen@cityofdenton.com

Active Subdivisions — May 2013

		Totals:	3,292	36	175	2,331	961
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
-	Audra Heights Addition	36	-	-	7	29	
1	Audra Oaks Phase 1	20	1	1	13	7	
2	Bellaire Crossing Addition	27	-	2	21	6	
3	Bellaire North Addition	128	-	-	128	0	
4	Central Village Estates	69	-	2	67	0	
5	Country Club Village - ALL PHASES	75	-	1	43	31	
6	Country Lakes North, Phase 2	237	3	8	171	66	
7	El Paseo Addition, Phase 1	32	-	-	28	4	
8	Forest Meadow, Phase 1	116	-	-	104	12	
9	Hills of Argyle, Phase 3	77	-	-	66	11	
10	Jamart Addition	12	-	8	12	0	
11	Lakeview Ranch, Phase 1	155	1	3	142	14	
12	Lexington Park, Phase 3	99	-	-	46	0	
13	Maple Leaf Homes Addition	94	3	5	20	74	
14	McKamy Evers Estates, Phase 1	86	-	4	82	2	
15	Meadow Oaks, Third Section	53	-	-	41	12	
16	Meadows at Hickory Creek-ALL PHASES	195	-	19	204	31	
17	Northpointe Addition, Phase 4	97	1	8	74	23	
18	Oaks of Montecito, Phase 5, Section B	43	-	-	19	24	
19	Preserve at Pecan Creek - ALL PHASES	160	9	49	248	120	
20	Prominence Square Phase 1	94	-	-	92	2	
21	Regency Oaks	12	-	-	8	4	
22	Robson Ranch - ALL PHASES	1,073	10	33	661	247	
23	Ryan Road Estates	8	-	-	4	4	
24	Shadow Brook Place - ALL PHASES	48	-	1	30	18	
25	Thistle Hill Estates - Phase 2	122	-	-	88	34	
26	Townhomes at Pecan Creek	14	-	-	14	0	
27	Tuscan Hills	114	4	10	44	70	
28	Villages of Carmel - Phase 1	278	2	7	213	65	
29	The Villas of Forest Glen	6	-	-	4	2	
30	Westglen	58	-	-	62	-4	
31	Windsor Farms, Phase 1	114	-	4	61	53	

Commercial Growth

Commercial Permits

Source: Building Inspections Department, kurt.hansen@cityofdenton.com

	Permits in May 2013	Permits in May 2012	Permits through May 2013	Permits through May 2012	Value in May 2013	Value in May 2012	Value YTD through May 2013	Value YTD through May 2012
Hotel	-	-	-	1	0	0	0	8,966,293
Hospital	-	-	-	-	0	0	0	0
Industrial	1	2	7	3	2,368,635	421,159	9,029,950	633,079
Restaurant	-	2	2	2	0	867,653	770,069	867,653
Office, Bank, Professional	1	2	3	5	725,041	2,316,285	1,527,160	7,872,009
Vehicle Sales Lot	-	-	-	-	0	0	0	0
Stores and Mercantile	1	-	5	-	585,494	0	7,107,002	0
Total New Commercial	3	6	17	11	3,679,170	3,605,097	18,434,181	18,369,034
City/County Buildings	-	-	3	-	0	0	27,810,086	0
Schools	-	-	-	-	0	0	0	0
Churches	-	-	1	-	0	0	1,691,594	0
Alterations	15	46	119	192	2,937,182	955,133	14,491,555	26,002,288
Total Commercial Permits	18	52	140	203	6,616,352	4,570,230	62,427,416	44,371,322
Total Comm & Res Permits	86	123	515	464	20,790,612	33,470,992	129,669,238	98,709,609

Major Commercial Permits

Address	Project	Use	Square Feet	Value
1212 Greelee Street	Greelee Apartments	Multi-Family Dwelling	11,292	\$1,059,754
4045 Teasley Lane	O'Reilly Auto Parts	Stores and Mercantile	6,816	\$585,494
4405 N Elm Street	Inland Truck Parts	Industrial	30,336	\$2,368,635
3341 Unicorn Lake Blvd	Dr. Cai Medical Office	Office, Bank, Professional	7,818	\$725,041

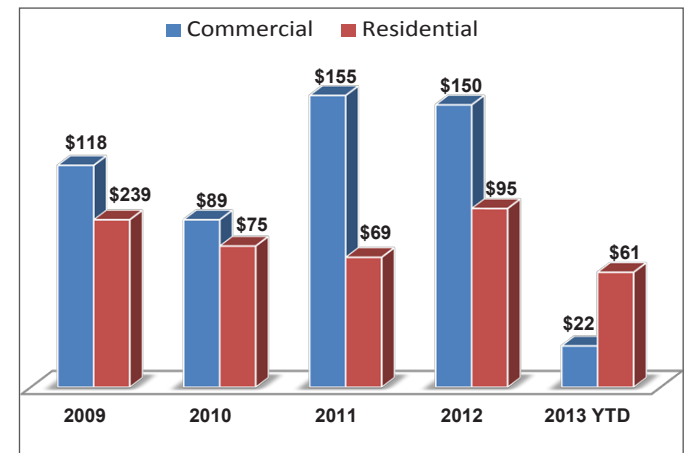
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

Permit Type	2009	2010	2011	2012	YTD 2013
Commercial	44	33	36	34	19
Residential	357	342	263	299	213
Total	401	375	299	333	232

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

Valuation Trends



*Values given in Millions

Source: Planning & Finance Department
Prepared by: erica.sullivan@cityofdenton.com

STAND ALONES

Major Transportation Projects

Location	Limits	Proposed Date of Construction	Estimated Date of Completion	Description
FM 2499, Section 5	FM 2181 to State School Rd	July 2013	2016	New Construction 6 lane divided roadway
US 380	Elm to Bonnie Brae	October 2013*	Fall 2016	Add 2 lane on the inside median, update drainage & reconstruct pavement
US 380	I-35E to West of FM 156	May 2013*	Spring 2016	Expand 2 lanes to 6 lanes divided
Mayhill	US 380 to Colorado Blvd	August 2013	Spring 2016	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to S. of Vintage Blvd.	August 2013	Spring 2016	Expand 2 lanes to 4 lanes divided
US 380 (TxDOT Project)	I35E to West of FM 156	March 2013*	Spring 2016	Expand 2 lanes to 4, later to be 6 lanes divided

Source: Utility, CIP Engineering, Prepared by noreen.housewright@cityofdenton.com

*City of Denton Utility relocation will be under construction prior to TxDOT construction.

Sales Tax Collections Fiscal Years 2009/10 — 2012/13

Month	2009-2010	2010-2011	2011-2012	2012-2013
October	1,394,346	1,724,569	1,977,647	2,075,829
November	1,564,702	1,677,081	1,868,669	1,843,439
December	2,229,610	2,531,346	2,666,634	2,624,217
January	1,628,600	1,657,288	1,917,675	2,057,056
February	1,424,746	1,675,491	1,839,133	1,956,814
March	2,144,438	2,265,083	2,663,452	2,400,409
April	1,635,574	1,712,714	1,927,371	2,045,776
May	1,552,725	1,676,289	2,048,301	
June	1,961,372	2,178,121	2,354,982	
July	1,574,609	1,428,480	2,082,188	
August	1,837,292	1,941,641	2,060,653	
September	2,067,159	2,403,178	2,480,233	
TOTAL	\$21,015,173	\$22,871,281	\$25,886,938	\$15,003,540

Prior year actuals no longer exclude ED incentives

Prepared By: City of Denton Finance Department, 06/14/13

Source: Texas Comptroller, City Finance Department, mike.halsema@cityofdenton.com

Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.689750
Denton County	\$0.282867
Denton Independent School District	\$1.530000
Total	\$2.502617

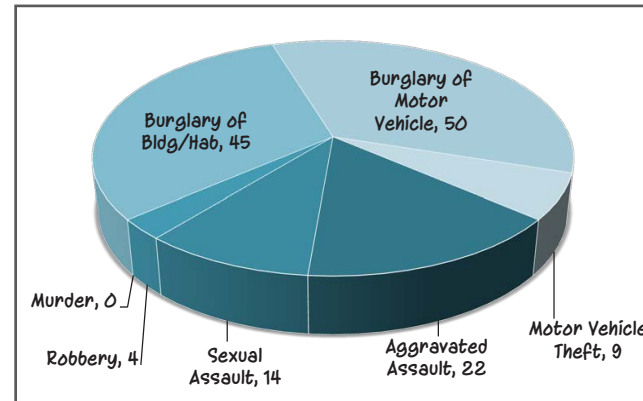
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

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%
Total	8.25%

Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

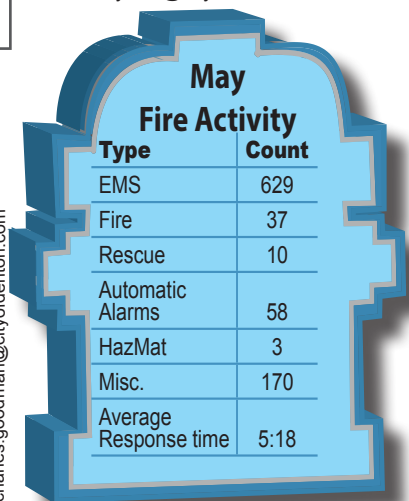
Crime Rates — May



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Fire Department, charles.goodman@cityofdenton.com