

STAND REPORT

Statistical Trends and News of Denton

September 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 e-mail 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.dentonedp.com/news_case_studies/stand_reports.asp.

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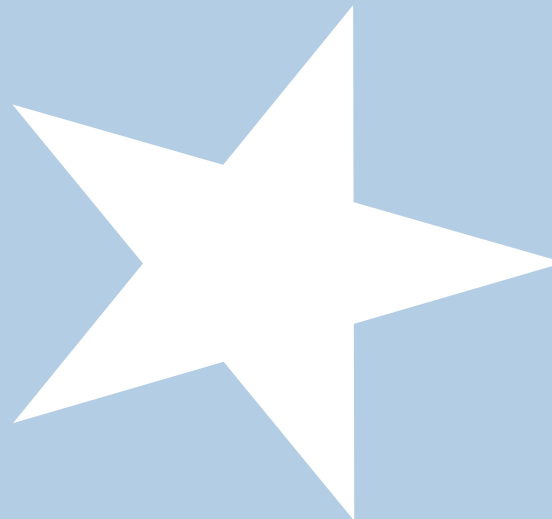
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Demographics

Annual Population Change 2011 - 2012

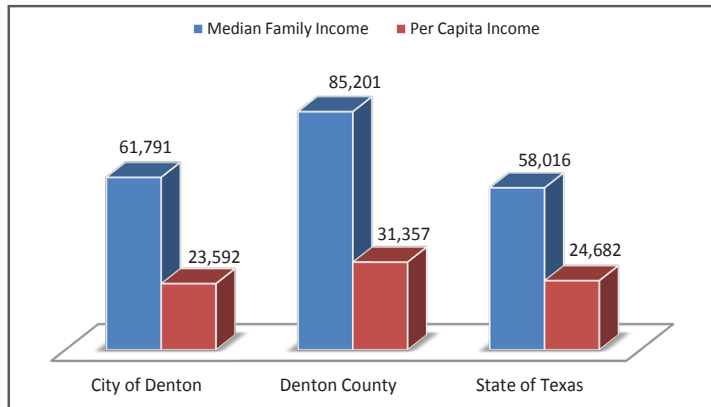
| Entity | 2011 Census Estimate | 2012 Census Estimate | Numerical Change 2011-2012 | Percent Change 2011-2012 |
|----------------|----------------------|----------------------|----------------------------|--------------------------|
| City of Denton | 118,003 | 121,123 | 3,120 | 2.6% |
| Denton County | 685,601 | 707,304 | 21,703 | 3.2% |
| State of Texas | 25,631,778 | 26,059,203 | 427,425 | 1.7% |
| United States | 311,587,816 | 313,914,040 | 2,326,224 | 0.7% |

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 |

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 2012 population estimates, the **City of Denton was ranked 13** among the fastest growing cities in the nation, with populations of 100,000 or greater.

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

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

Poverty Rate Change Due To Off-Campus College Student Population

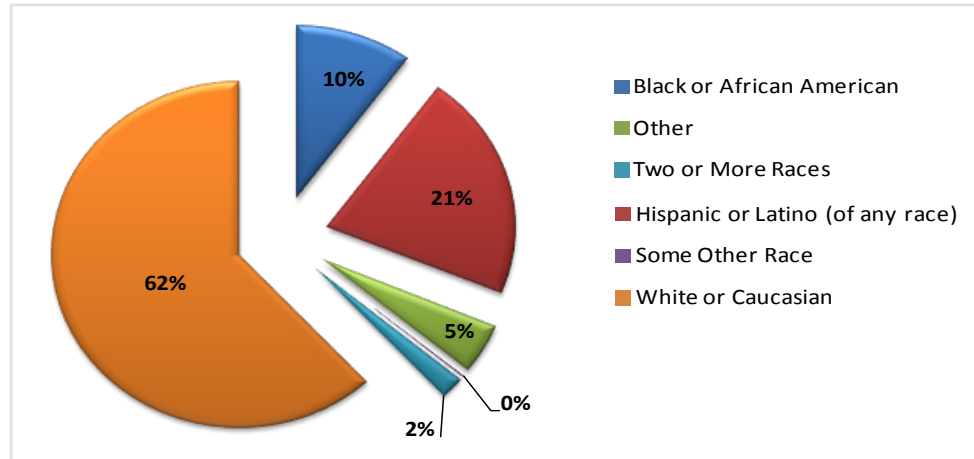
| Entity | Total | Poverty Rate All People | Poverty Rate Excluding Students not Living with Relatives | Percent Change |
|----------------|-------------|-------------------------|---|----------------|
| City of Denton | 103,741 | 20.6% | 13.9% | -6.7% |
| Denton County | 655,269 | 8.7% | 7.2% | -1.4% |
| 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

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.

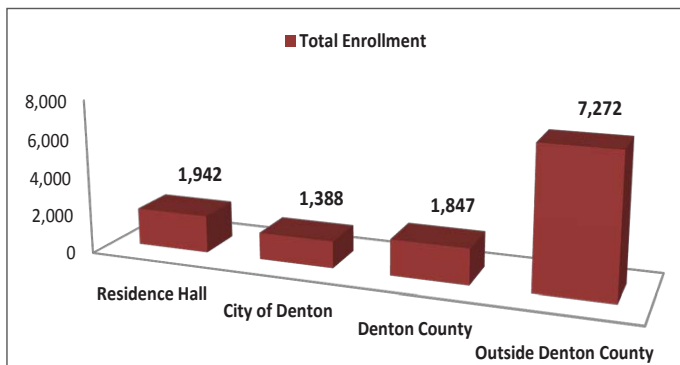
Denton Population by Race and Ethnicity



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*

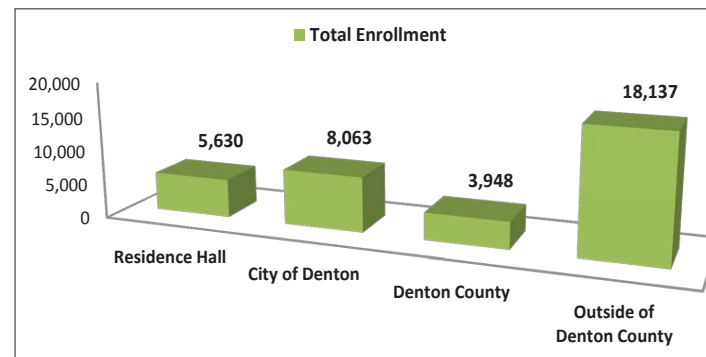
| Student Residence | Male | Female | Total Enrollment | Percent |
|-----------------------|--------------|---------------|------------------|---------------|
| Residence Hall | 136 | 1,806 | 1,942 | 15.6% |
| City of Denton | 256 | 1,138 | 1,388 | 11.1% |
| Denton County | 214 | 1,633 | 1,847 | 14.8% |
| 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

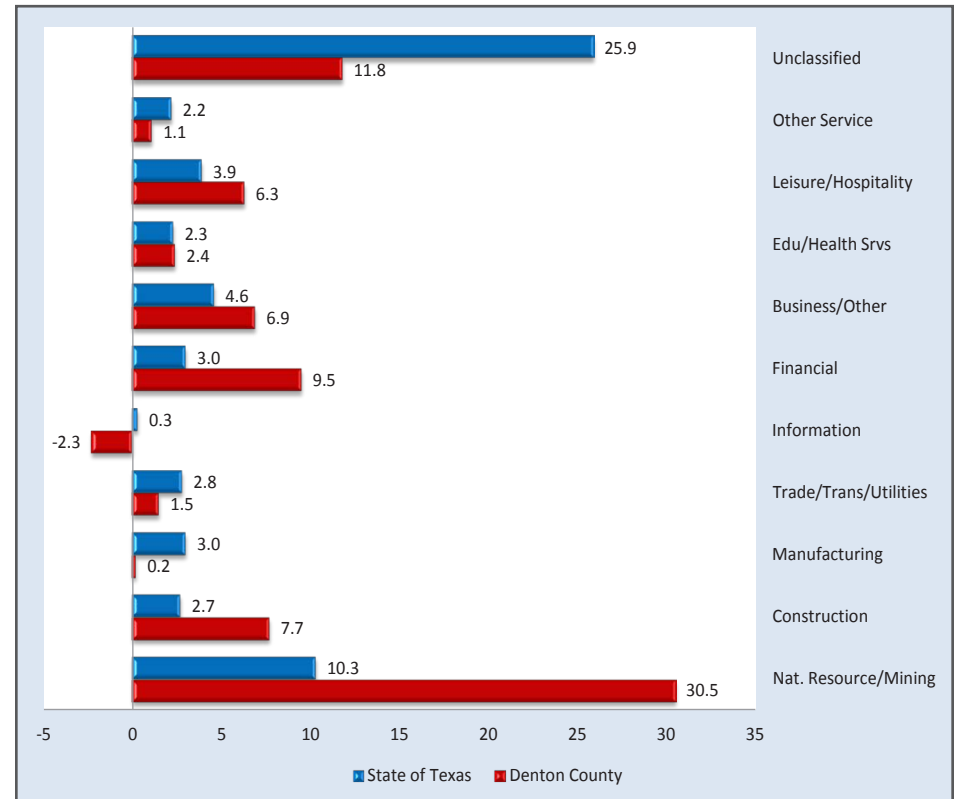
- University of North Texas - 8,887
- Denton Independent School District - 3,300
- Texas Woman's University - 1,787
- Denton County - 1,554
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

Top Five Private Employers in Denton

- Peterbilt Motors - 2,100
- Presbyterian Hospital of Denton - 1,074
- Denton Regional Medical Center - 911
- Labinal - 720
- Jostens, Flowers Baking Company, and Anderson Merchandisers - 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 | | | | August* |
|----------------|----------------|------|------|------|---------|
| | 2009 | 2010 | 2011 | 2012 | 2013 |
| City of Denton | 6.2% | 6.6% | 6.6% | 5.5% | 5.0% |
| Denton County | 7.2% | 7.5% | 7.3% | 6.0% | 5.4% |
| State of Texas | 7.6% | 8.2% | 8.1% | 6.8% | 6.3% |

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

The rates are not seasonally adjusted

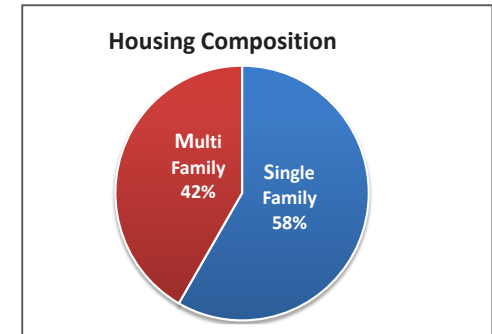
*Most current information available at time of publishing report.

Residential Growth and Housing

| Residential Permits | Permits in Sept | | Permits YTD | | Value in Sept | | Value YTD | |
|----------------------------------|-----------------|-----------|-------------|------------|-------------------|------------------|--------------------|--------------------|
| | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 | 2013 | 2012 |
| One-Family Dwelling | 45 | 20 | 403 | 229 | 11,743,367 | 4,813,022 | 110,301,573 | 56,985,740 |
| Two-Family Dwelling | - | - | - | - | 0 | 0 | 0 | 0 |
| Multi-Family Dwelling * | - | - | 3 | 3 | 0 | 0 | 23,719,722 | 59,086,981 |
| Total New Residential | 45 | 20 | 406 | 232 | 11,743,367 | 4,813,022 | 134,021,295 | 116,072,721 |
| Additions/Alterations | 32 | 22 | 278 | 222 | 649,925 | 513,343 | 4,794,841 | 3,762,450 |
| Total Residential Permits | 77 | 42 | 684 | 454 | 12,393,292 | 5,326,365 | 138,816,136 | 119,835,171 |
| * Multi-Family Units | - | - | 234 | 309 | | | | |

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

Housing Units



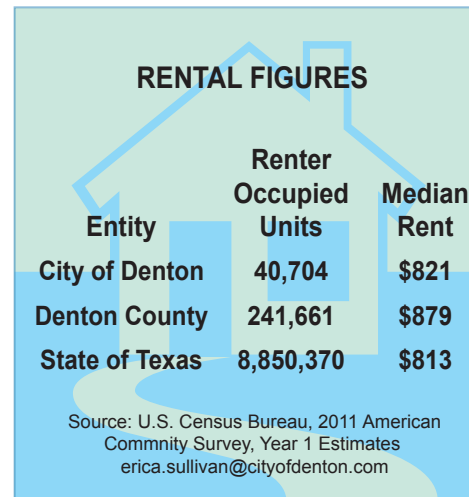
Sources: Planning, Building Inspections Departments
Prepared by: erica.sullivan@cityofdenton.com

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 | 26,444 | 19,116 | 403 | 234 | 25 | 0 | 45,560 | 1.36% |

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

Single Family includes two family dwelling
Includes issued and finalized permits

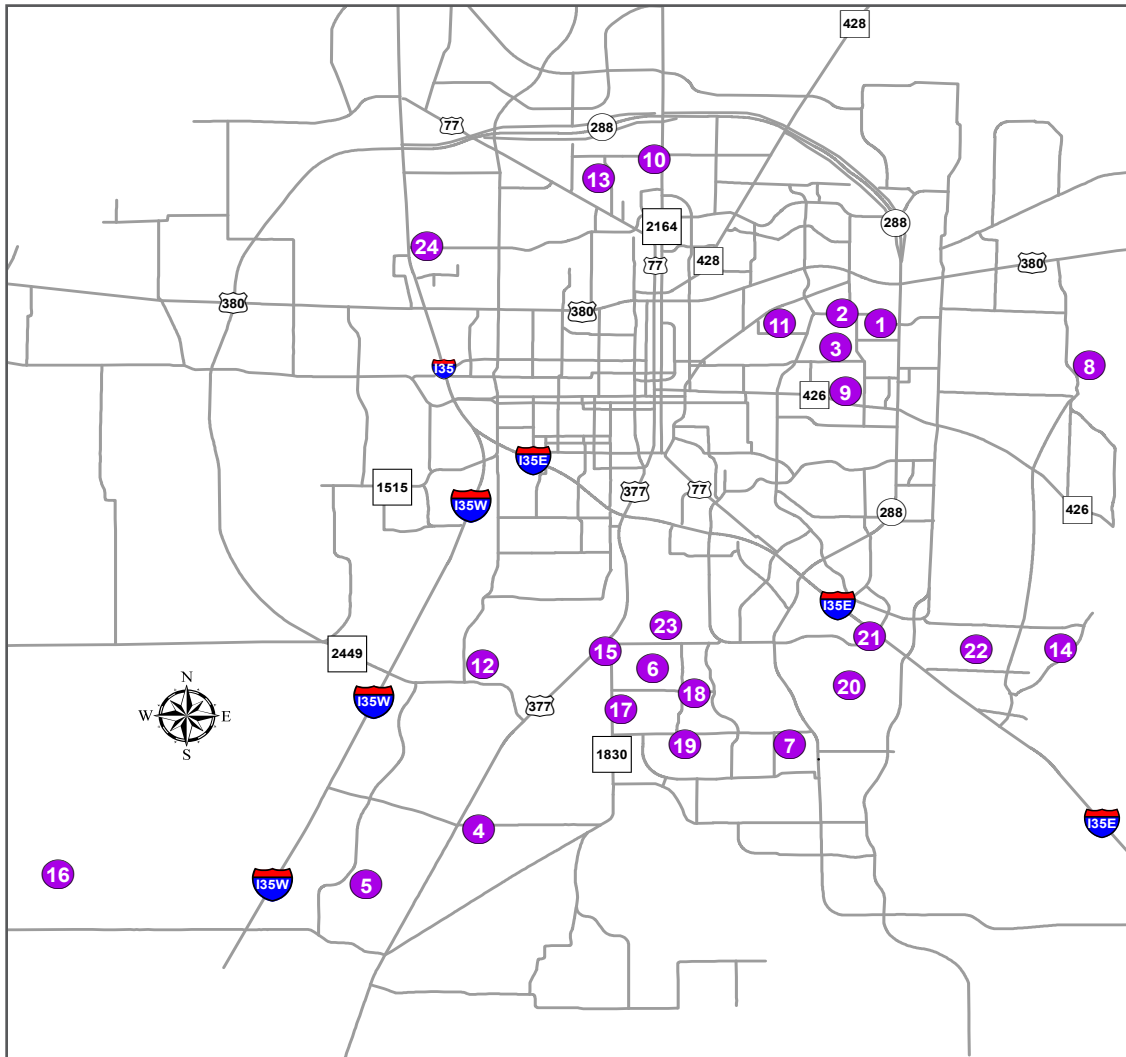
Foreclosures

| Entity | September 2013 |
|----------------|----------------|
| City of Denton | 30 |
| Denton County | 266 |

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

Residential Growth

Active Subdivisions — September 2013



| | | Totals: | 3,208 | 42 | 348 | 2,424 | 784 |
|---------|--|--------------|--------------|------------|--------------|-------------|-----|
| Map Ref | Most Active Sub-divisions | Platted Lots | Month Starts | YTD Starts | Total Starts | Lots Avail. | |
| 1 | Audra Heights Addition | 36 | - | - | 7 | 29 | |
| 2 | Audra Oaks Phase 1 | 20 | - | 1 | 13 | 7 | |
| 3 | Bellaire Crossing Addition | 27 | - | 4 | 23 | 4 | |
| 4 | Country Club Village - All Phase | 74 | - | 1 | 43 | 31 | |
| 5 | Country Lakes North, Phase 2 | 237 | 2 | 14 | 177 | 60 | |
| 6 | El Paseo Addition, Phase 1 | 32 | - | - | 28 | 4 | |
| 7 | Forest Meadow, Phase 1 | 116 | - | - | 104 | 12 | |
| 8 | Lakeview Ranch, Phase 1 | 155 | - | 3 | 142 | 13 | |
| 9 | Maple Leaf Homes Addition | 94 | 14 | 40 | 55 | 39 | |
| 10 | McKamy Evers Estates, Phase 1 | 84 | - | 4 | 82 | 2 | |
| 11 | Meadow Oaks, Third Section | 53 | - | 4 | 45 | 8 | |
| 12 | Meadows at Hickory Creek - All Phases | 235 | 3 | 34 | 219 | 16 | |
| 13 | Northpointe Addition, Phase 4 | 97 | - | 16 | 82 | 15 | |
| 14 | Preserve at Pecan Creek - All Sections | 368 | 2 | 83 | 282 | 26 | |
| 15 | Regency Oaks | 12 | - | - | 8 | 4 | |
| 16 | Robson Ranch - All Phases | 908 | 7 | 56 | 604 | 220 | |
| 17 | Ryan Road Estates | 8 | - | - | 4 | 4 | |
| 18 | Shadow Brook Place - All Phases | 48 | - | 1 | 30 | 18 | |
| 19 | Thistle Hill Estates, Phase 2 | 122 | 1 | 2 | 90 | 32 | |
| 20 | Tuscan Hills | 144 | 2 | 14 | 48 | 66 | |
| 21 | Unicorn Lake Phase 2 | 54 | 5 | 26 | 26 | 28 | |
| 22 | Villages of Carmel Phase 1 | 278 | 2 | 37 | 243 | 35 | |
| 23 | Villas of Forest Glen | 6 | - | - | 4 | 2 | |
| 24 | Windsor Farms, Phase 1 | 144 | 4 | 8 | 65 | 49 | |

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

Commercial Growth

Commercial Permits

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

| | Permits in Sept 2013 | Permits in Sept 2012 | Permits through Sept 2013 | Permits through Sept 2012 | Value in Sept 2013 | Value in Sept 2012 | Value YTD through Sept 2013 | Value YTD through Sept 2012 |
|-------------------------------------|----------------------|----------------------|---------------------------|---------------------------|--------------------|--------------------|-----------------------------|-----------------------------|
| Hotel | - | - | - | 1 | 0 | 0 | 0 | 8,966,293 |
| Hospital | - | - | - | - | 0 | 0 | 0 | 0 |
| Industrial | - | 1 | 10 | 12 | 0 | 4,571,382 | 13,251,720 | 28,858,311 |
| Restaurant | - | 1 | 2 | 4 | 0 | 475,255 | 770,069 | 1,663,564 |
| Office, Bank, Professional | 1 | - | 4 | 9 | 195,922 | 0 | 1,723,082 | 10,334,791 |
| Vehicle Sales Lot | - | - | - | - | 0 | 0 | 0 | 0 |
| Stores and Mercantile | - | 1 | 8 | 1 | 0 | 5,964,959 | 10,844,888 | 5,964,959 |
| Total New Commercial | 1 | 3 | 24 | 27 | 195,922 | 11,011,595 | 26,589,759 | 55,787,918 |
| City/County Buildings | - | - | 4 | - | 0 | 0 | 29,914,911 | 0 |
| Schools | - | - | - | - | 0 | 0 | 0 | 0 |
| Churches | - | - | 2 | 1 | 0 | 0 | 1,920,040 | 568,950 |
| Alterations | 41 | 19 | 221 | 491 | 1,639,013 | 2,910,150 | 27,527,363 | 37,319,550 |
| Total Commercial Permits | 42 | 22 | 251 | 519 | 1,834,935 | 13,921,745 | 85,952,073 | 93,676,418 |
| Total Comm & Res Permits | 119 | 64 | 935 | 973 | 14,228,227 | 19,248,110 | 224,768,209 | 213,511,589 |

Major Commercial Permits

| Address | Project | Use | Square Feet | Value |
|-------------------|------------------------|----------------------------|-------------|-----------|
| 4105 Teasley lane | Clean & Green Car Wash | Office, Bank, Professional | 1,690 | \$195,922 |

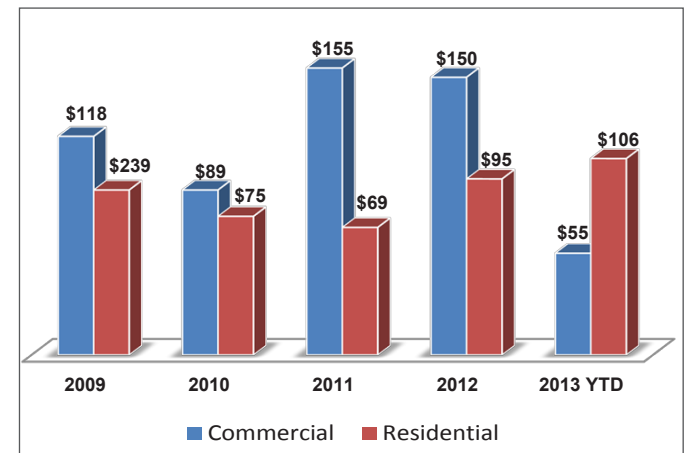
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

| Permit Type | 2009 | 2010 | 2011 | 2012 | YTD 2013 |
|--------------|------------|------------|------------|------------|------------|
| Commercial | 44 | 33 | 36 | 34 | 27 |
| Residential | 357 | 342 | 263 | 299 | 403 |
| Total | 401 | 375 | 299 | 333 | 430 |

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 2014 | 2017 | New Construction 6 lane divided roadway |
| US 380 (TxDOT Project) | Elm to Bonnie Brae | October 2013* | Fall 2016 | Add 2 lane on the inside median, update drainage & reconstruct pavement |
| Mayhill | US 380 to Colorado Blvd | August 2014 | Spring 2017 | Expand 2 lanes to 4, later to be 6 lanes divided |
| Bonnie Brae | I-35E to S. of Vintage Blvd. | August 2014 | Spring 2017 | 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 | 2,064,445 |
| June | 1,961,372 | 2,178,121 | 2,354,982 | 2,373,051 |
| July | 1,574,609 | 1,428,480 | 2,082,188 | 2,102,603 |
| August | 1,837,292 | 1,941,641 | 2,060,653 | 2,270,699 |
| September | 2,067,159 | 2,403,178 | 2,480,233 | |
| TOTAL | \$21,015,173 | \$22,871,281 | \$25,886,938 | \$23,814,316 |

Prior year actuals no longer exclude ED incentives

Prepared By: City of Denton Finance Department, 10/13

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 |

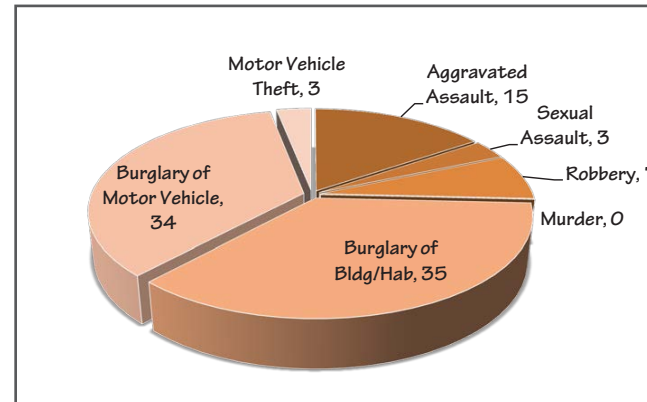
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

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 — September



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

September Police Activity

| Type | Count |
|-----------------------|-------|
| Calls for Service: | 6,091 |
| Response Time: | 6:10 |
| Traffic Citations: | 1,443 |
| Injury Accidents: | 64 |
| Non-Injury Accidents: | 210 |

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

September Fire Activity

| Type | Count |
|-----------------------|-------|
| EMS | 605 |
| Fire | 44 |
| Rescue | 8 |
| Automatic Alarms | 45 |
| HazMat | 17 |
| Misc. | 129 |
| Average Response time | 5:19 |

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