

# STaND

**August  
2017**



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%20Development). 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	28.7	11.9%	\$68,189	\$24,037
Denton County	34.8	9.1%	\$90,593	\$35,721
State of Texas	34.4	11.7%	\$65,316	\$28,210

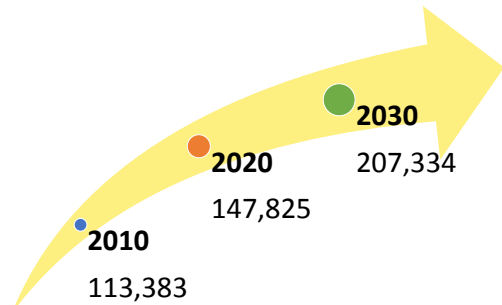
Source: U.S. Census Bureau, 2015 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

	City	County	State
Per Capita Income	\$24,037	\$35,721	\$28,210
Median Family Income	\$68,189	\$90,593	\$65,316

Source: U.S. Census Bureau, 2015 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, Lindsey.Baker@cityofdenton.com

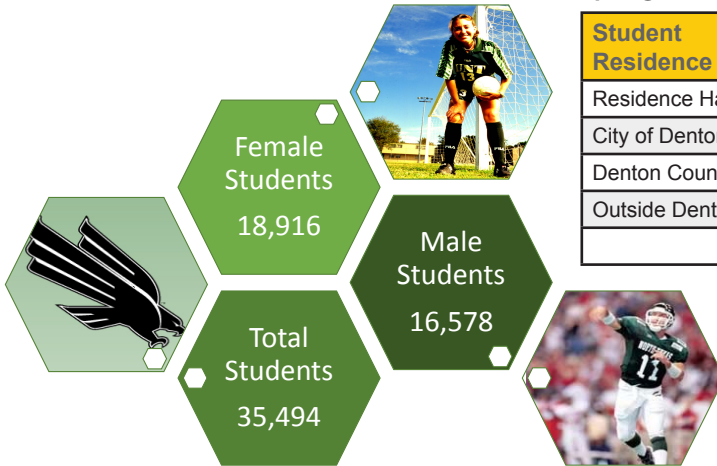
# Demographics

## 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



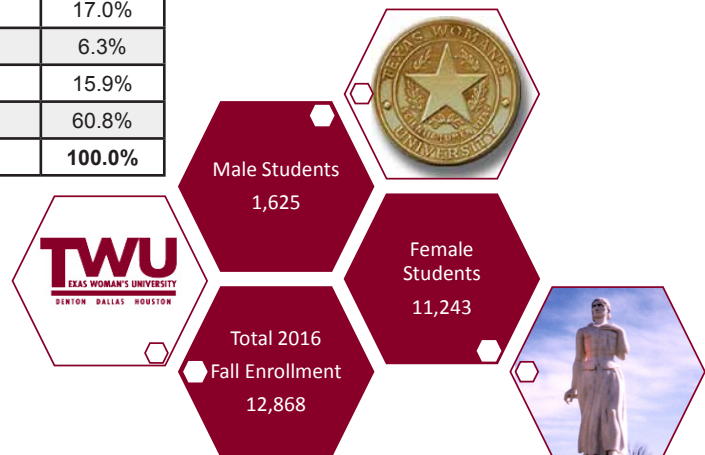
## Spring 2017 Texas Woman's University Enrollment by Residence\*

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

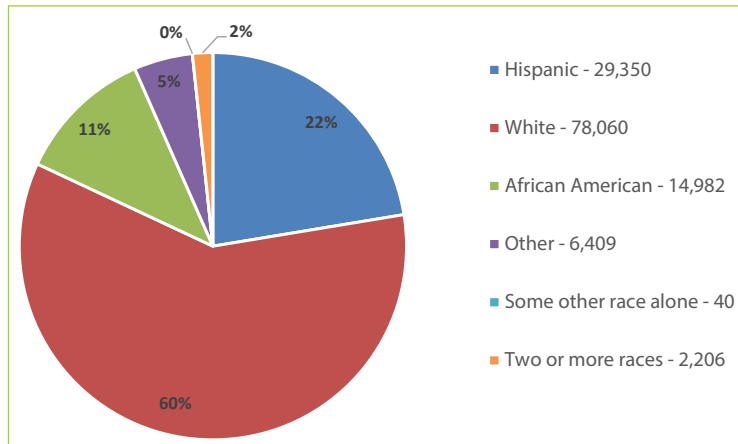
<sup>1</sup> Outside Residence Hall \*Figures are for the Denton campus only

<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 2015 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, 2015 American Community Survey, 1 Year Estimate,

Erica.Sullivan@cityofdenton.com

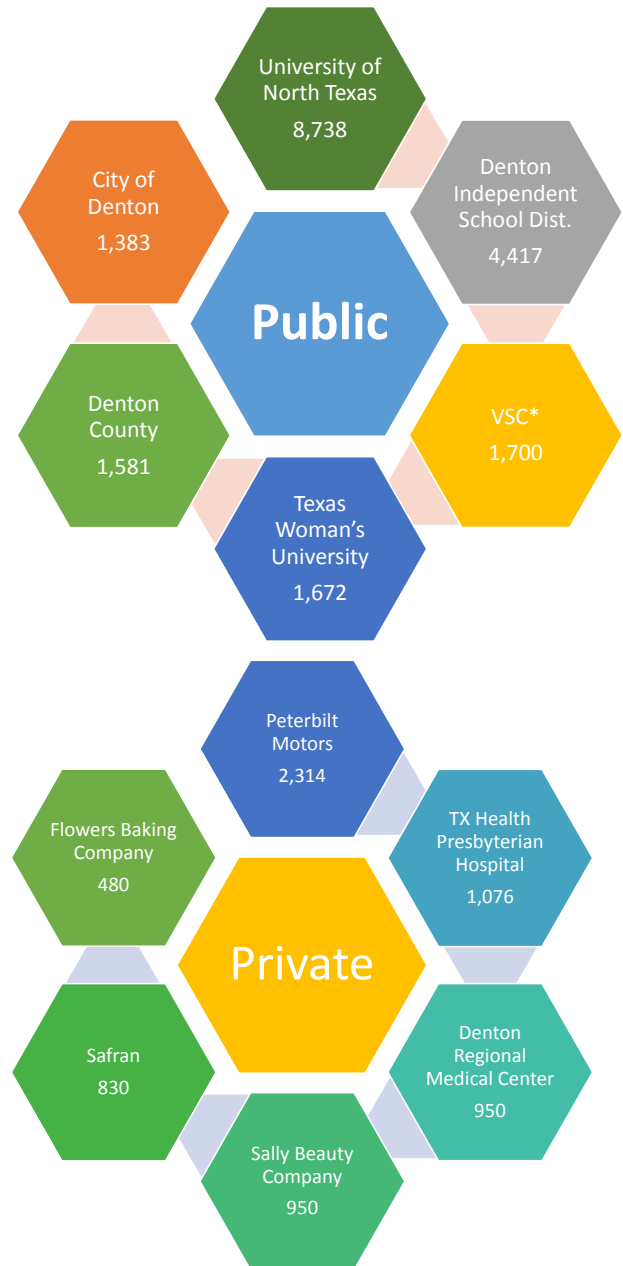
# Labor Markets

## 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				August*
	2012	2013	2014	2015	2017
City of Denton	5.5%	5.0%	4.1%	3.3%	3.4%
Denton County	6.0%	5.5%	4.6%	3.5%	3.5%
State of Texas	6.8%	6.3%	5.2%	4.4%	4.5%

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

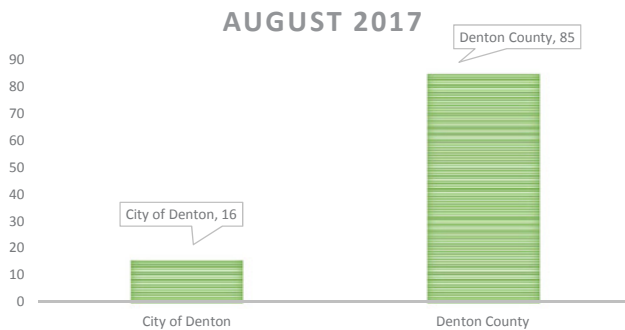
## Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2016	28,480	20,583	570	607	32	0	49,063	2.38%
YTD 2017	29,093	21,131	631	548	18	0	50,224	2.37%

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 valuation for a housing permit is \$311,829

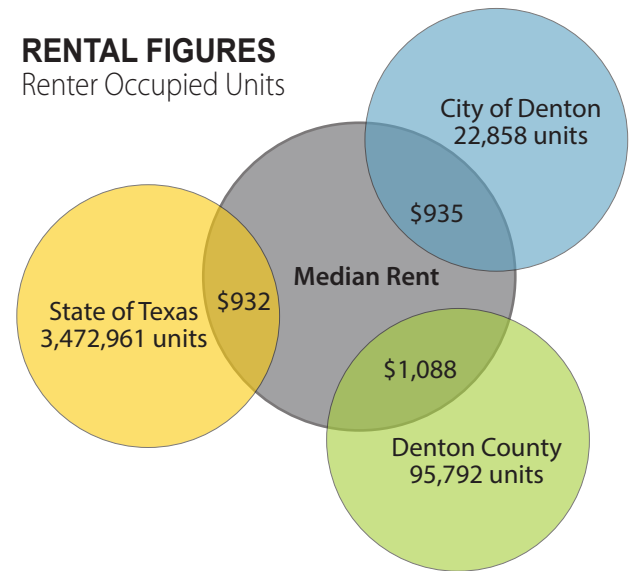
## Foreclosures



\*Includes commercial properties, Source: Foreclosure Listing Service Inc.  
Prepared by: Erica.Sullivan@cityofdenton.com

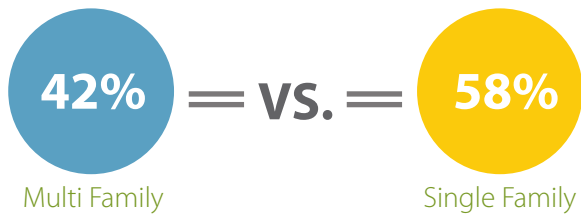
## RENTAL FIGURES

Renter Occupied Units



Source: U.S. Census Bureau, 2015 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	45,529	2,753	48,282
Denton County	274,338	13,981	288,319
State of Texas	9,421,412	1,166,824	10,588,236

Source: U.S. Census Bureau, 2015 American Community Survey (ACS), 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

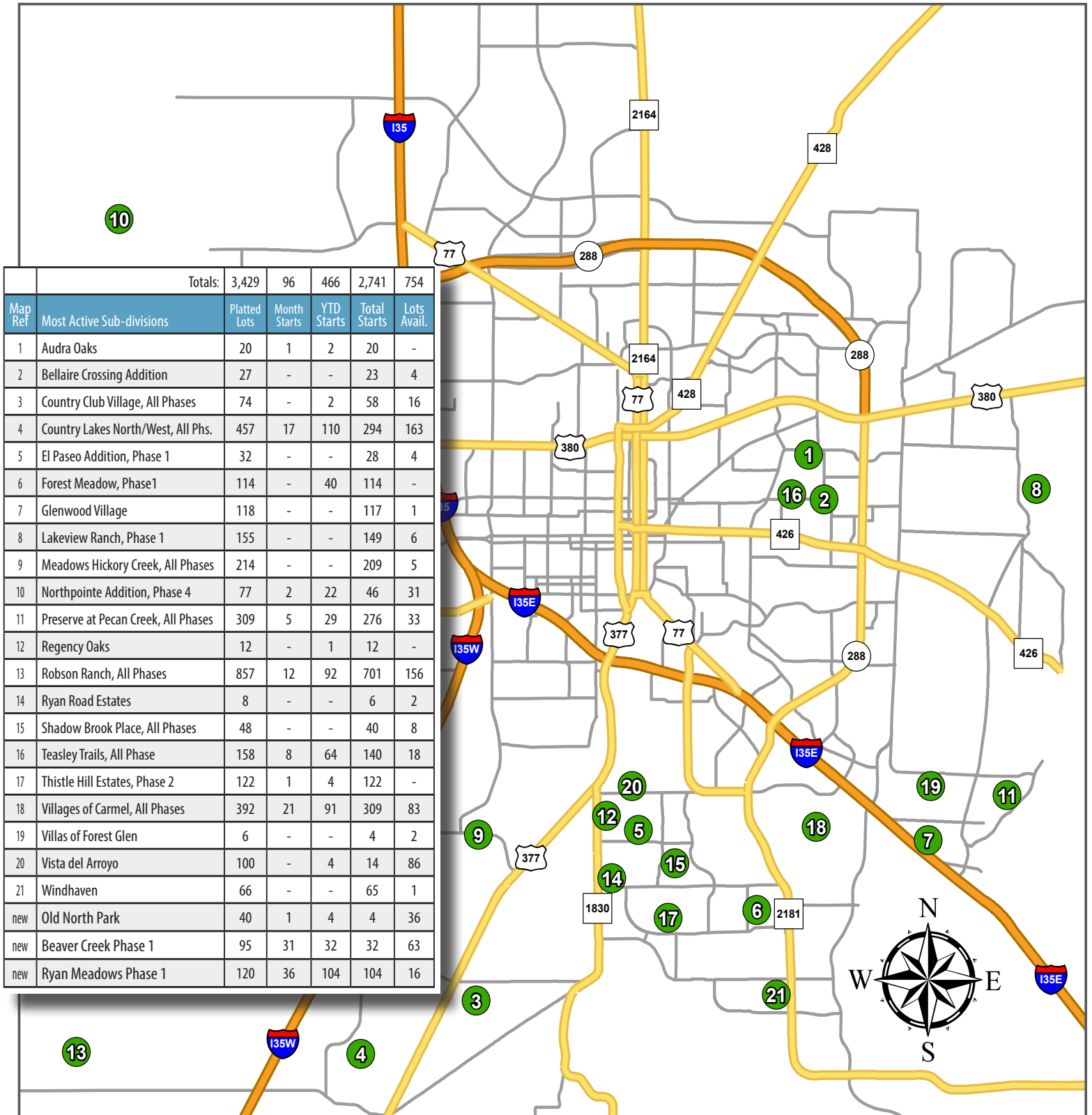
Residential Permits	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2017	2016	2017	2016	2017	2016	2017	2016
One-Family Dwelling	136	88	628	430	38,084,599	26,833,716	187,118,429	128,382,328
Two-Family Dwelling	0	1	3	16	0	401,242	806,261	5,647,373
Multi-Family Dwelling *	3	0	3	6	68,515,861	0	68,515,861	76,108,666
<b>Total New Residential</b>	<b>139</b>	<b>89</b>	<b>634</b>	<b>452</b>	<b>106,600,460</b>	<b>27,234,958</b>	<b>256,440,551</b>	<b>210,138,367</b>
Additions/Alterations	63	33	416	298	797,896	476,378	7,149,123	5,131,341
<b>Total Residential Permits</b>	<b>202</b>	<b>122</b>	<b>1,050</b>	<b>750</b>	<b>107,398,356</b>	<b>27,711,336</b>	<b>263,589,674</b>	<b>215,269,709</b>
* Multi-Family Units	548	0	548	597				

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

# Active Subdivisions

## Active Subdivisions — August 2017

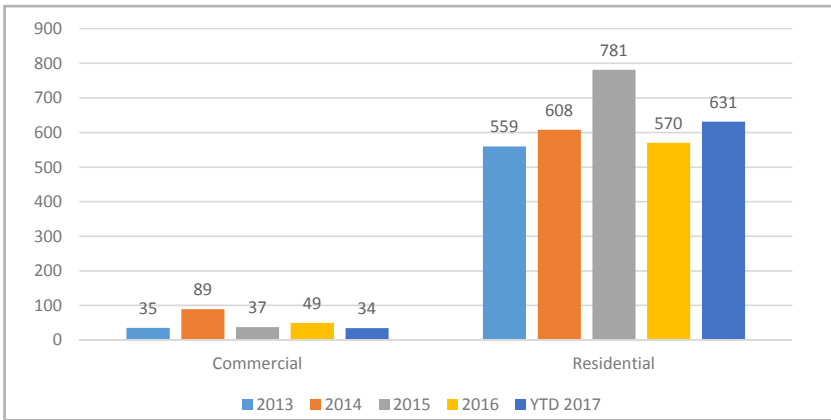
Data: Building Inspection Division, Emily.Loiselle@cityofdenton.com



		Totals:	3,429	96	466	2,741	754
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Oaks	20	1	2	20	-	
2	Bellaire Crossing Addition	27	-	-	23	4	
3	Country Club Village, All Phases	74	-	2	58	16	
4	Country Lakes North/West, All Phs.	457	17	110	294	163	
5	El Paseo Addition, Phase 1	32	-	-	28	4	
6	Forest Meadow, Phase1	114	-	40	114	-	
7	Glenwood Village	118	-	-	117	1	
8	Lakeview Ranch, Phase 1	155	-	-	149	6	
9	Meadows Hickory Creek, All Phases	214	-	-	209	5	
10	Northpointe Addition, Phase 4	77	2	22	46	31	
11	Preserve at Pecan Creek, All Phases	309	5	29	276	33	
12	Regency Oaks	12	-	1	12	-	
13	Robson Ranch, All Phases	857	12	92	701	156	
14	Ryan Road Estates	8	-	-	6	2	
15	Shadow Brook Place, All Phases	48	-	-	40	8	
16	Teasley Trails, All Phase	158	8	64	140	18	
17	Thistle Hill Estates, Phase 2	122	1	4	122	-	
18	Villages of Carmel, All Phases	392	21	91	309	83	
19	Villas of Forest Glen	6	-	-	4	2	
20	Vista del Arroyo	100	-	4	14	86	
21	Windhaven	66	-	-	65	1	
new	Old North Park	40	1	4	4	36	
new	Beaver Creek Phase 1	95	31	32	32	63	
new	Ryan Meadows Phase 1	120	36	104	104	16	

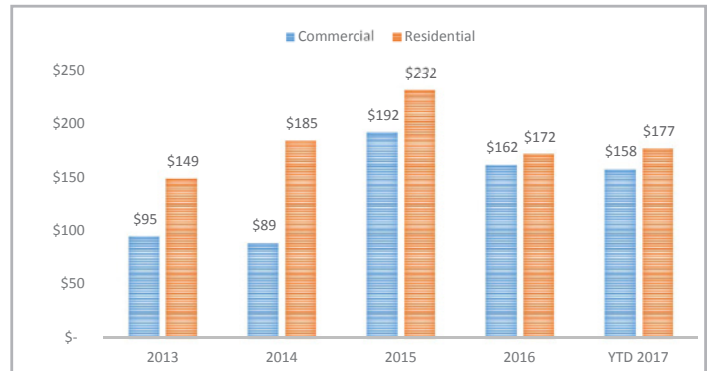
# Commercial Growth

## Building Permits - August 2017



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

## Valuation Trends - August 2017



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

## Major Commercial Permits for August 2017

Address	Project	Use	Square Feet	Value
990 N Masch Branch Rd	Natalie Building (Shell)	Industrial	37,500	\$3,220,500
3220 Teasley Ln	Teasley Retain Center (Shell)	Retail	14,635	\$176,007
2727 Geesling Rd	Southwire Expansion of an Existing Building	Industrial	500,542	\$3,634,199
3300 Airport Rd	Addition to Existing Manufacturing Building	Industrial	171,638	\$1,566,221

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

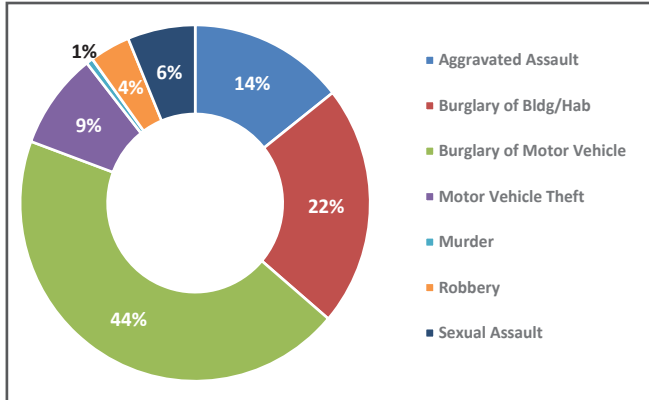
## Commercial Permits

	Permits in Aug 2017	Permits in Aug 2016	Permits through Aug 2017	Permits through Aug 2016	Value in Aug 2017	Value in Aug 2016	Value YTD through Aug 2017	Value YTD through Aug 2016
Hotel	0	0	0	1	0	0	0	0
Hospital	0	0	1	1	0	0	12,715,849	2,822,987
Industrial	3	2	6	5	5,200,420	1,280,533	14,791,081	33,843,299
Restaurant	1	0	1	2	42,929	0	42,929	1,356,521
Office, Bank, Professional	0	0	15	16	0	0	21,612,853	2,153,890
Vehicle Sales Lot	0	0	0	0	0	0	0	0
Stores and Mercantile	1	0	8	3	1,796,007	0	28,985,526	3,746,499
<b>Total New Commercial</b>	<b>5</b>	<b>2</b>	<b>31</b>	<b>28</b>	<b>7,039,357</b>	<b>1,280,533</b>	<b>78,148,238</b>	<b>43,923,196</b>
City/County Buildings	0	1	5	7	0	145,982	6,650,139	338,038
Schools	0	0	1	0	0	0	20,009,060	629,775
Churches	0	0	0	0	0	0	0	1,842,772
Alterations	19	30	160	208	2,314,952	6,301,223	21,935,720	46,058,011
<b>Total Commercial Permits</b>	<b>24</b>	<b>33</b>	<b>197</b>	<b>243</b>	<b>9,354,309</b>	<b>7,727,738</b>	<b>126,743,156</b>	<b>92,791,793</b>
<b>Total Comm &amp; Res Permits</b>	<b>226</b>	<b>155</b>	<b>1,247</b>	<b>993</b>	<b>116,752,665</b>	<b>35,439,074</b>	<b>390,332,831</b>	<b>277,776,828</b>

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

# STaND Alones

## Crime Rates — August 2017



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

## August Police Activity



Source: Police Department  
Tiffany.Weig@cityofdenton.com

## August Fire Activity



Source: Fire Department  
r.Ryan@cityofdenton.com

## Sales Tax Collections Fiscal Years 2013/14 — 2016/17

Month	2013-2014	2014-2015	2015-2016	2016-2017
October	2,009,384	2,510,270	2,418,298	2,516,793
November	1,904,062	2,318,276	2,459,393	2,379,959
December	2,785,405	3,158,355	3,507,620	3,375,644
January	1,993,522	2,261,319	2,012,242	2,547,121
February	2,073,086	1,985,264	2,262,689	2,575,448
March	2,611,256	2,827,995	2,983,606	3,218,490
April	2,193,800	2,283,890	2,437,536	2,728,448
May	2,122,119	2,230,218	2,540,010	2,860,256
June	2,631,957	2,843,453	3,318,478	3,528,334
July	2,095,412	2,458,493	2,460,412	2,929,546
August	2,498,464	2,796,561	2,997,482	
September	2,821,789	2,927,872	3,226,533	
<b>TOTAL</b>	<b>\$27,764,113</b>	<b>30,601,966</b>	<b>32,624,299</b>	<b>29,930,640</b>

Prepared By: City of Denton Finance Department, 09/17 Source: Texas Comptroller, City Finance Department, Mike.Halsema@cityofdenton.com

## 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%
Denton County Transportation Authority (DCTA)	.5%
City of Denton	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