

STaND

**FIRST
QUARTER
FISCAL YEAR 21/22**



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 quarterly, some of the data will be updated 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, <https://www.cityofdenton.com/276/Economic-Development>. Additionally, you can find the most current edition along with previous issues at www.DentonEDP.com/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

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ADA/EOE/ADEA
www.cityofdenton.com
TDD (800)735-2989

Demographics

Annual Population Change 2019 - 2020

Entity	2019 Census Estimate	2020 Census Estimate	Numerical Change 2019-2020	Percent Change 2019-2020
City of Denton	141,541	147,515	5,974	4.2%
Denton County	887,207	919,324	32,117	3.6%
State of Texas	28,995,881	29,360,759	364,878	1.3%

Source: U.S. Census Bureau, Prepared by: Erica.Sullivan@cityofdenton.com, updated June 2021

Population Change 2010 - 2020

Entity	2010 Census	20120 Census Estimates	Numerical Change 2010-2020	Percent Change 2010-2020
City of Denton	113,383	147,515	34,132	30.1%
Denton County	662,614	919,324	256,710	38.7%
State of Texas	25,145,561	29,360,759	4,215,198	16.8%

Source: U.S. Census Bureau, Prepared by: Erica.Sullivan@cityofdenton.com, updated June 2021

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, Prepared by: Erica.Sullivan@cityofdenton.com, updated May 2020

Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	29.5	11.4%	\$81,792	\$29,538
Denton County	36.0	10.6%	\$112,068	\$43,172
State of Texas	35.1	12.9%	\$76,727	\$32,267

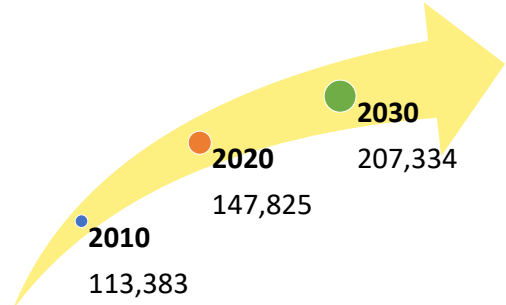
Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 1-Year Estimate. Prepared by: Erica.Sullivan@cityofdenton.com

Economic Characteristics

City	\$81,792 - Median Family Income \$29,538 - Per Capita Income
County	\$112,068 - Median Family Income \$43,172 - Per Capita Income
State	\$76,727 - Median Family Income \$32,267 - Per Capita Income

Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 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, Prepared by: Erica.Sullivan@cityofdenton.com

Population Forecast 2021 - 2025

Year	Population	Percent Change
2021	134,872	2.0%
2022	137,569	2.0%
2023	140,321	2.0%
2024	143,127	2.0%
2025	145,990	2.0%

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

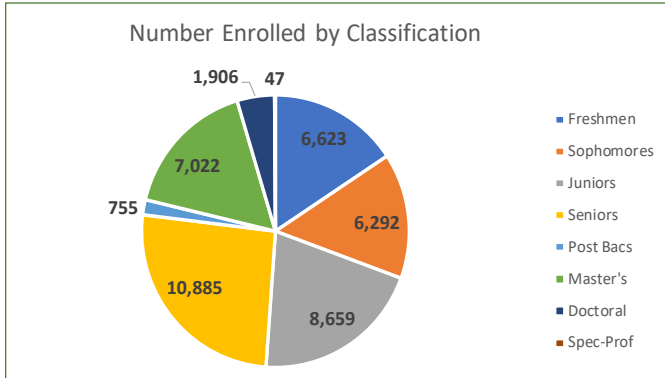
Did You Know?



Source: Denton Economic Development Partnership FY 2020-2021 3rd Quarter Report

Demographics

Fall 2021 University of North Texas Enrollment by Residence*



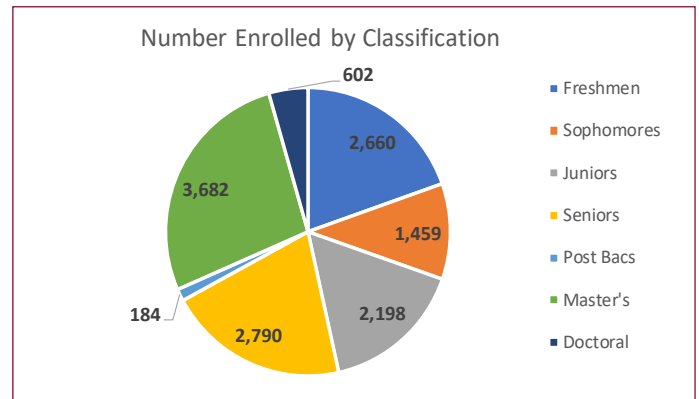
Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,710	3,585	6,295	14.92%
City of Denton	3,782	3,671	7,453	17.67%
Denton County	2,404	2,428	4,832	11.45%
Outside Denton County	10,244	13,364	23,608	55.96%
Total	19,140	23,048	42,188	100%

Source: University of North Texas, Prepared by: Daniel.Rosenfield@cityofdenton.com
*Figures are for the Denton campus only

Fall 2021 Texas Woman's University Enrollment by Residence*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	98	1,662	1,760	13%
City of Denton ¹	266	1,163	1,429	10.5%
Denton County ²	446	1,917	2,363	17.4%
Outside Denton County	737	7,286	8,023	59.1%
Total	1,547	12,028	13,575	100.0%

Source: Texas Woman's University, Prepared by: Daniel.Rosenfield@cityofdenton.com
¹ Outside Residence Hall
² Outside City of Denton

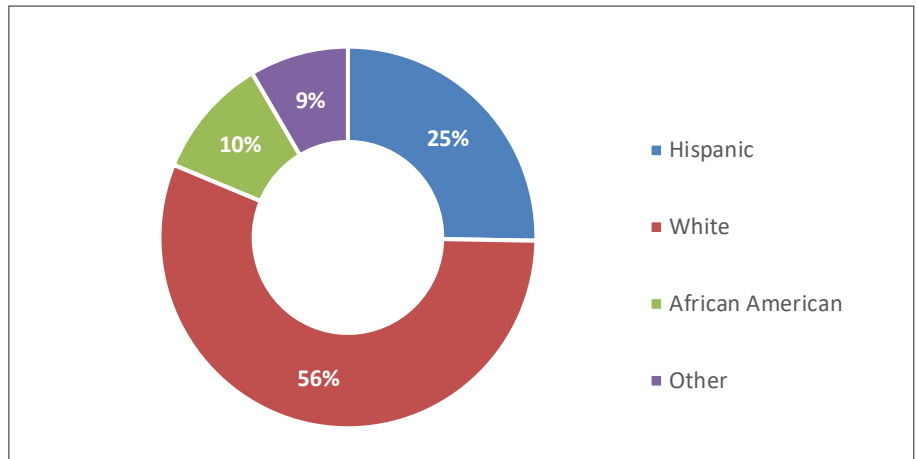


*Figures are for the Denton campus only

The City of Denton encompasses a landmass of 98.8 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2018 estimates and City of Denton square mile figures, the City has a population of 138,808 with a population density of 1,405 persons per square mile.

Source: Development Services Department,
Prepared by: Ron.Menguita@cityofdenton.com

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, 2019 American Community Survey, 1-Year Estimate,
Prepared by: Erica.Sullivan@cityofdenton.com

Labor Markets

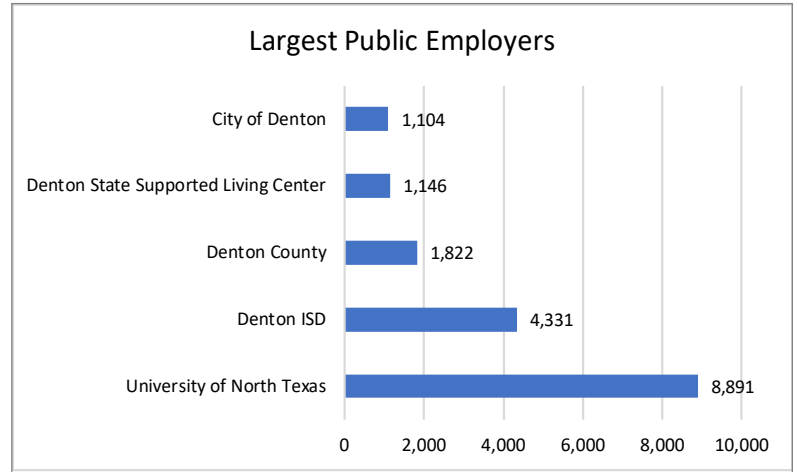
Employment Change by Industry Sector 2019 - 2020

INDUSTRY	ANNUAL CHANGE	
	Number Change	Percent Change
Agriculture, Forestry, Fishing and Hunting	(7)	(1%)
Mining, Quarrying, and Oil and Gas Extraction	(13)	(2%)
Utilities	18	3%
Construction	969	5%
Manufacturing	743	4%
Wholesale Trade	505	4%
Retail Trade	571	2%
Transportation and Warehousing	988	6%
Information	141	4%
Finance and Insurance	523	5%
Real Estate and Rental and Leasing	280	4%
Professional, Scientific, and Technical Services	970	5%
Management of Companies and Enterprises	166	6%
Administrative and Support and Waste Management and Remediation Services	970	5%
Educational Services	210	4%
Health Care and Social Assistance	1,150	4%
Arts, Entertainment, and Recreation	245	4%
Accommodation and Food Services	1,361	4%
Other Services (except Public Administration)	291	2%
Government	2,017	4%
Unclassified Industry	19	7%
Total - All Industries	12,118	4%

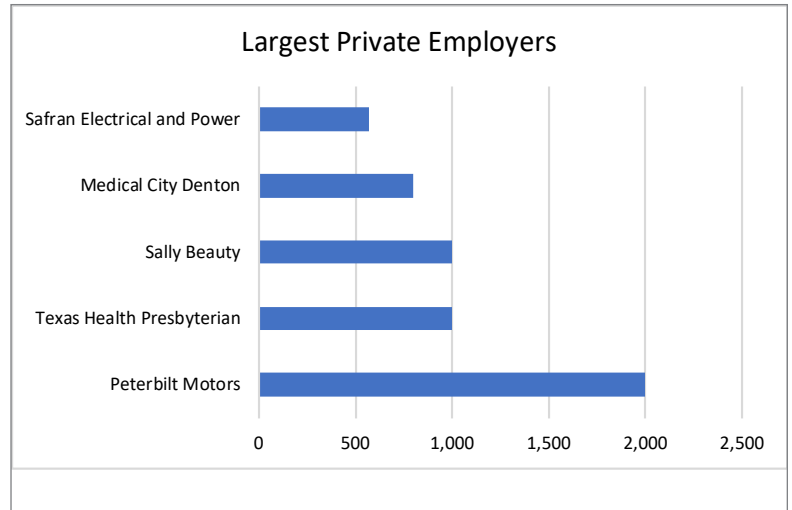
Source: Emsi, Prepared by: Erica.Sullivan@cityofdenton.com

Top Employers in Denton

Top Five Public Employers



Top Five Private Employers



Source: Economic Development, Prepared by: Daniel.Rosenfield@cityofdenton.com, updated: 12/30/2021

Unemployment Rates

Entity	Annual Average				October*	November*	December*
	2017	2018	2019	2020	2021	2021	2021
City of Denton	3.2%	3.1%	2.9%	6.9%	3.9%	3.6%	3.3%
Denton County	3.4%	3.1%	2.9%	6.5%	3.7%	3.5%	3.2%
State of Texas	4.4%	3.9%	3.5%	7.6%	4.8%	4.5%	4.3%

Source: Texas Workforce Commission, Prepared by: Daniel.Rosenfield@cityofdenton.com
The rates are not seasonally adjusted. *Most current information available at time of publishing report.

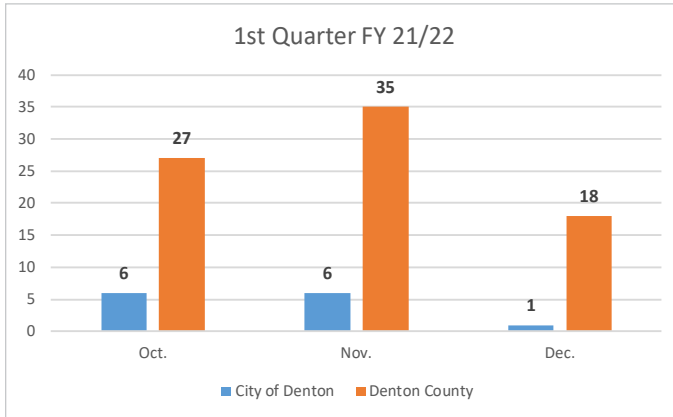
Residential Growth and Housing

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
2020	32,266	24,633	996	1,859	27	0	56,899	5.23%
YTD 2021	33,566	24,636	1,312	454	12	1	58,202	2.31%

Sources: Development Services Department, Prepared by: Daniel.Rosenfield@cityofdenton.com
Single-Family includes Two-Family dwelling, Includes issued and finalized permits

Foreclosures



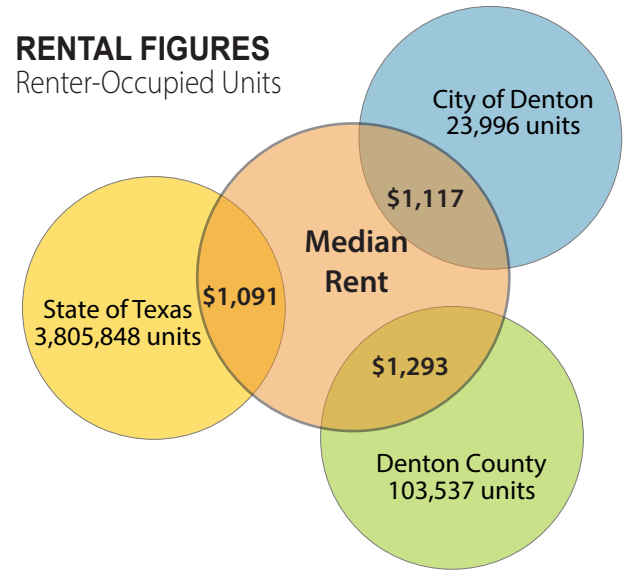
Note: decrease in foreclosures is due to COVID-19 and a federal moratorium on HUD loan foreclosures

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

Prepared by: Daniel.Rosenfield@cityofdenton.com

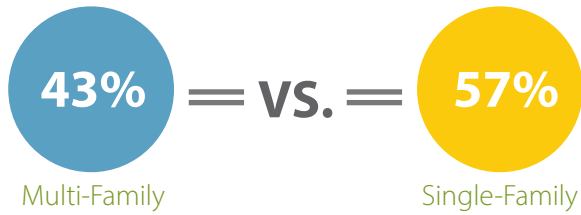
RENTAL FIGURES

Renter-Occupied Units



Source: U.S. Census Bureau, 2019, American Community Survey, 1-Year Estimate
Includes occupied unites paying rent, Prepared by: Erica.Sullivan@cityofdenton.com

Housing Unit Composition



Single-Family includes two-family dwelling
Sources: Development Services Department,
Prepared by: Erica.Sullivan@cityofdenton.com

Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	46,151	5,477	51,628
Denton County	305,164	24,343	329,507
State of Texas	9,985,126	1,298,766	11,283,892

Source: U.S. Census Bureau, 2019, American Community Survey (ACS), 1-Year Estimate
Prepared by: Erica.Sullivan@cityofdenton.com

Residential Permits

	Permits in Dec.		Permits YTD		Value in Dec.		Value YTD	
	2021	2020	FY 20/21	FY 19/20	2021	2020	FY20/21	FY 19/20
One-Family Dwelling	151	166	295	371	\$54,925,282	\$48,550,568	\$103,470,085	\$110,394,264
Two-Family Dwelling	0	18	7	19	\$-	\$4,234,605	\$1,634,598	\$4,478,826
Multi-Family Dwelling *	0	0	0	2		\$-	\$-	\$75,944,860
Total New Residential	151	184	302	392	\$54,925,282	\$52,785,173	\$105,104,683	\$190,817,950
Additions/Alterations	91	105	268	288	\$2,102,971	\$1,875,347	\$5,849,676	\$5,357,281
Total Residential Permits	242	289	570	680	\$57,028,253	\$54,660,521	\$110,954,359	\$196,175,232
* Multi-Family Units	0	0	0	514				

Source: Development Services Department, Prepared by: Emily.Loisselle@cityofdenton.com

Active Subdivisions

Year to Date Fiscal Year 21/22

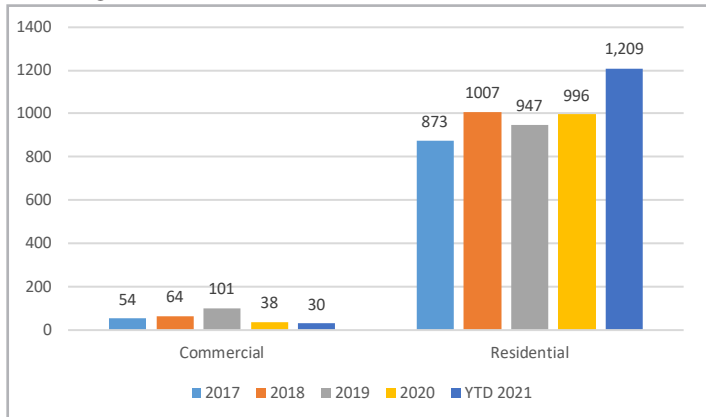
Data: Development Services Department, Repd: September 2021, Prepared by: Emily.Loiselle@cityofdenton.com

MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	JUNE 21 STARTS	YTD STARTS	PRIOR STARTS	TOTAL STARTS	LOTS AVAILABLE
AUDRA HEIGHTS, PHASE 2	89	0	14	30	44	45
BEALL WAY ADDITION	191	7	24	148	172	19
BEAVER CREEK ALL PHASE	96	0	0	41	41	55
BRENTWOOD PLACE	180	0	0	177	177	3
COUNTRY CLUB TERRACE ALL PHASE	183	84	84	0	84	99
COUNTRY LAKES NORTH PHASE 5A	67	2	13	53	66	1
CREEKSIDE	137	3	14	102	116	21
HERCULES WEST ADDITION, PHASE 2B	40	0	0	8	8	32
KINGS RIDGE ESTATES PHASE I	132	30	32	0	32	100
MEADOW OAKS SUBDIVISION, PHASE 4	43	0	0	34	34	9
PARKVUE ALL PHASE	138	3	11	44	55	83
ROBSON RANCH ALL PHASES	1130	15	47	604	651	479
SHERMAN CROSSING ADDITION PHASE 2A	104	1	3	0	3	101
STARK FARMS PHASE 1	141	2	7	117	124	17
TEASLEY TRAILSALL PHASES	140	0	0	46	46	94
THE PRESERVE AT PECAN CREEK, SECTION N, PHASE 3B	36	0	0	1	1	35
THE RESIDENCES AT RAYZOR RANCH PHASE 1	186	0	41	144	185	1
VISTA DEL ARROYO	100	0	0	48	48	52
VISTA VERDE	105	3	9	0	9	96
WINDSOR OAKS ADDITION, PHASE 1	112	0	0	3	3	109
Miscellaneous Lots	-	1	10	-	-	-
Rebuilds	-	0	0	-	-	-
SUBTOTALS:	3,350	151	309	1,600	1,899	1,451

Commercial Growth

Building Permits — Year to Date FY 21/22

Including 2017-2020 Totals

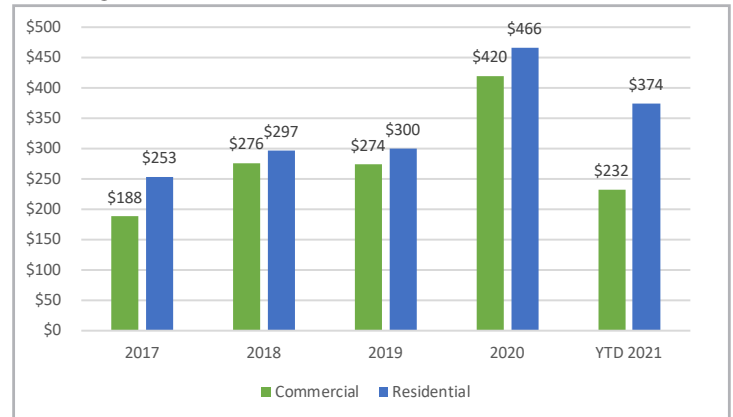


Includes Multi-Family as Commercial and Duplexes as Residential

Source: Development Services Department, Prepared by: Daniel.Rosenfield@cityofdenton.com

Valuation Trends — Year to Date FY 21/22

Including 2017-2020 Totals



*Values given in Millions

Source: Development Services Department, Prepared by: Daniel.Rosenfield@cityofdenton.com

Major Commercial Permits for 1st Quarter 2021/22

Permits over 1,000 SF

Address	Project	Use	Square Feet	Value
3833 AIRPORT RD	FASTENAL EXPANSION/ ADDITION	WAREHOUSE	129,840	\$15,327,089
8161 JIM CHRISTAL RD	DENTON ENERGY CENTER	DATA CENTER SOUTH	2,076	\$124,311
1807 W UNIVERSITY DR	TROPICAL SMOOTHIE CAFÉ	RESTAURANT	1,679	\$244,647
1527 S MAYHILL RD	CITY OF DENTON PUBLIC DISPOSAL FACILITY	PUBLIC DISPOSAL FACILITY	3,751	\$270,185
1101 W UNIVERSITY DR	AUTO ZONE	RETAIL SALES	19,449	\$1,362,713
7230 CRAWFORD R	WISE HEALTH SYSTEM	SHELL BLDG	5,000	\$687,300
3020 E SHERMAN DR	YELLOW DOOR NORTHGATE STORAGE	SELF-STORAGE	76,761	\$7,268,499

Source: Development Services Department, Prepared by: Emily.Loislle@cityofdenton.com

Commercial Permits

	Permits in Dec. 2021	Permits in Dec. 2020	YTD Permits FY 20/21	YTD Permits FY 19/20	Value in Dec. 2021	Value in Dec. 2020	Value YTD FY 20/21	Value YTD FY 19/20
Assembly	0	0	1	0	\$-	\$-	\$244,647	\$-
Business	0	1	1	2	\$-	\$537,606	\$687,300	\$2,039,100
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	1	0	1	1	\$15,327,089	\$-	\$15,327,089	\$986,361
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	0	0	0	\$-	\$-	\$-	\$-
Institutional	0	0	0	1	\$-	\$-	\$-	\$72,972,162
Mercantile	0	0	1	1	\$-	\$-	\$1,362,713	\$440,781
Residential Group Homes	0	0	0	0	\$-	\$-	\$-	\$-
Assisted Living Facilities	0	0	0	0	\$-	\$-	\$-	\$-
Storage	0	0	1	1	\$-	\$-	\$7,268,499	\$24,127,932
Utility	0	1	0	2	\$-	\$34,646	\$-	\$688,103
Total New Commercial	1	2	5	8	\$15,327,089	\$572,252	\$24,890,247	\$101,254,438
City/County Buildings	1	0	2	1	\$124,311	\$-	\$394,495	\$1,052,602
Schools	0	0	0	0	\$-	\$-	\$-	\$-
Churches	0	0	0	0	\$-	\$-	\$-	\$-
Alterations	26	21	79	62	\$8,743,052	\$5,357,917	\$21,289,632	\$11,512,233
Total Commercial Permits	28	23	86	71	\$24,194,451	\$5,930,170	\$46,574,375	\$113,819,273
Total Comm & Res Permits	270	312	656	751	\$81,222,704	\$60,590,691	\$157,528,734	\$309,994,504

Source: Development Services Department, Prepared by: Emily.Loislle@cityofdenton.com

STaND Alones

Police Department Activity

	Oct. 21	Nov. 21	Dec. 21	YTD Total
Total Calls For Service	9,307	8,390	8,725	98,529
Response Time (Minutes)	5:33	6:09	5:58	6:14 avg.
Citations	626	611	739	9,271
Accidents	350	312	278	3,556
Violent Crime	53	43	35	467
Property Crime	305	321	345	3,278

Source: Police Department, Prepared by: Chris.Womack@cityofdenton.com
New data collection methods account for variances in some data represented.

Fire Department Activity

	Month	July 21	Aug. 21	Sep. 21
Avg. Response Time		5:08	5:14	5:12
Fire Calls		119	38	34
EMS Calls		1,047	1,234	1,103
HAZMAT		31	32	31
Service Calls		212	262	212
Good Intent Calls		241	267	209
False Alarms		101	105	100
Other Calls		5	13	6
Total Calls		1,756	1,951	1,695

Source: Fire Department, Prepared by: Tim.Ryan@cityofdenton.com
New data collection methods account for variances in some data represented. Current data not available at time of publishing.

Sales Tax Collections Fiscal Years 2017/18 — 2021/22

Month	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
October	2,893,671	3,040,700	3,083,547	3,339,311	3,851,579
November	3,081,233	3,061,744	3,041,809	3,177,516	3,850,665
December	3,725,507	3,800,014	4,365,987	3,219,446	
January	2,741,380	2,587,925	3,049,704	2,754,688	
February	2,681,763	2,543,861	2,706,293	2,754,688	
March	3,795,301	3,373,300	3,200,354	4,436,607	
April	2,915,398	3,076,093	2,652,262	3,689,506	
May	3,082,192	3,030,647	3,014,238	3,574,834	
June	3,538,686	3,645,674	3,723,464	4,333,510	
July	3,309,987	3,388,624	3,206,440	4,049,492	
August	3,079,980	3,169,979	3,385,056	3,961,073	
September	3,424,929	3,612,266	3,908,678	4,585,174	
TOTAL	\$38,270,027	\$38,330,826	\$39,337,832	\$45,404,856	\$7,702,244

Source: Texas Comptroller, City Finance Department

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, Prepared by: Erica.Sullivan@cityofdenton.com

Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.590454
Denton County	\$0.224958
Denton Independent School District	\$1.483200
Total	\$2.298612

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