

Statistical Trends and News of Denton

STaND

FOURTH QUARTER FISCAL YEAR 20/21



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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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

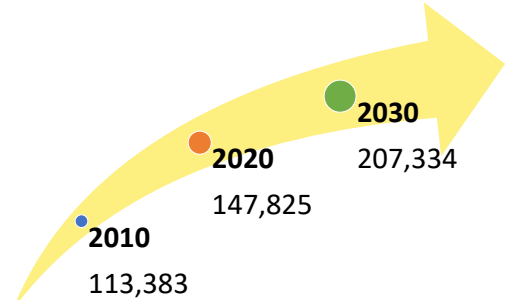
Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 1-Year Estimate. Prepared by: Erica.Sullivan@cityofdenton.com

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

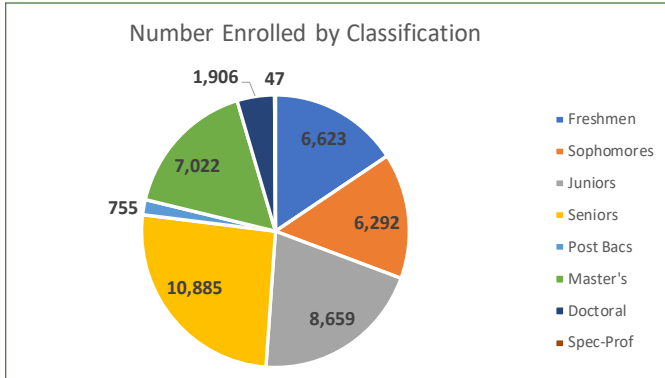
Did You Know?



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

Demographics

Fall 2021 University of North Texas Enrollment by Residence*



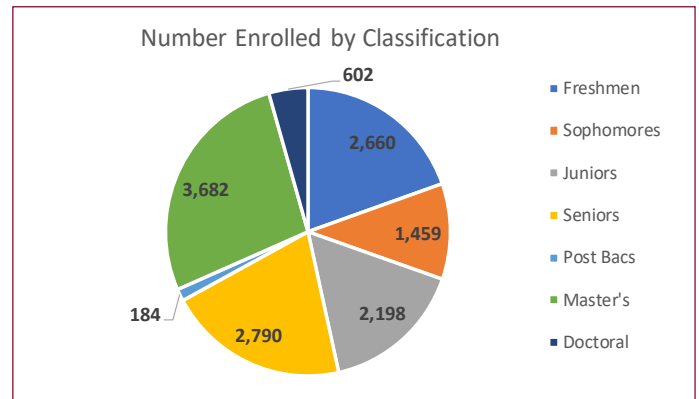
Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,710	3,585	6,295	14.92%
City of Denton	3,782	3,671	7,453	17.67%
Denton County	2,404	2,428	4,832	11.45%
Outside Denton County	10,244	13,364	23,608	55.96%
Total	19,140	23,048	42,188	100%

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

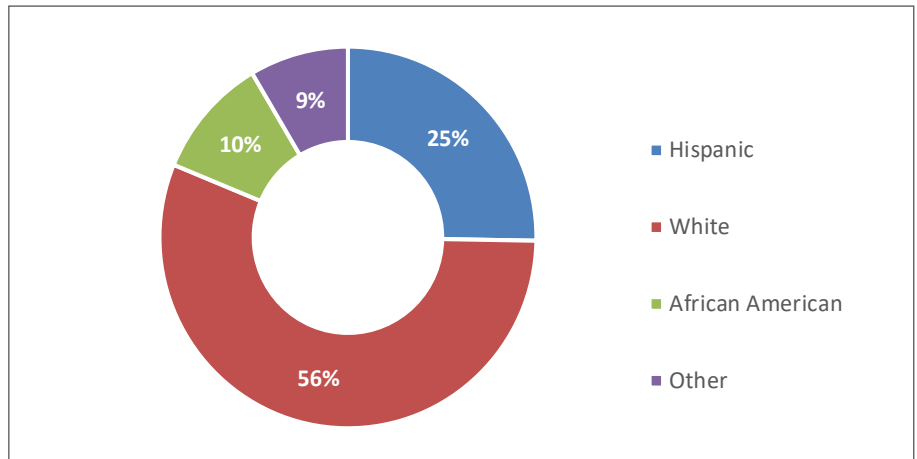


*Figures are for the Denton campus only

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

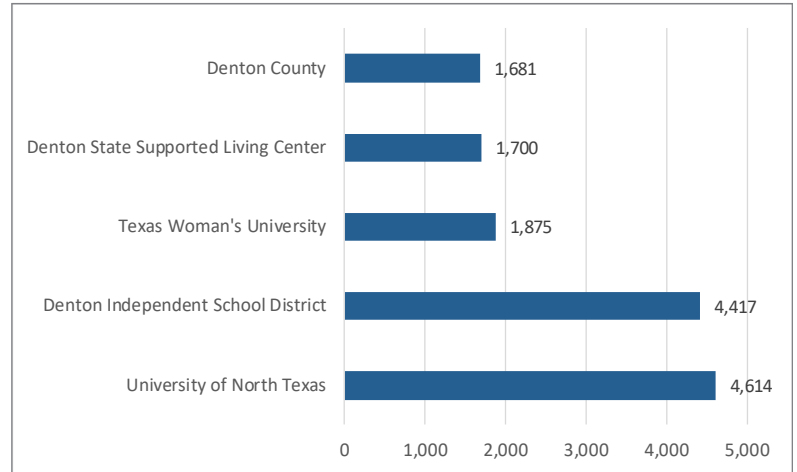
Employment Change by Industry Sector 2019 - 2020

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%

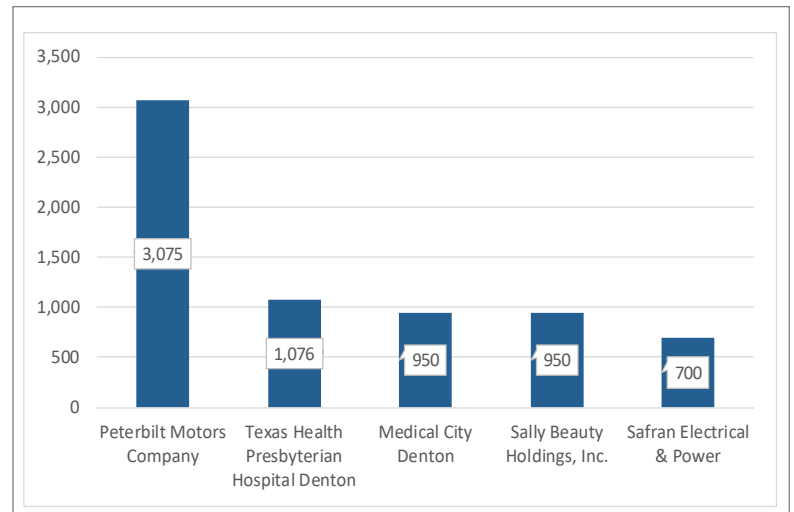
Source: Emsi, Prepared by: Erica.Sullivan@cityofdenton.com

Top Employers in Denton

Top Five Public Employers



Top Five Private Employers



Source: Economic Development, Prepared by: Daniel.Rosenfield@cityofdenton.com, updated: 11/30/2020

Unemployment Rates

Entity	Annual Average				July*	Aug.*	Sep.*
	2017	2018	2019	2020	2021	2021	2021
City of Denton	3.2%	3.1%	2.9%	6.9%	4.8%	4.1%	4.5%
Denton County	3.4%	3.1%	2.9%	6.5%	4.6%	4.1%	3.9%
State of Texas	4.4%	3.9%	3.5%	7.6%	6.0%	5.3%	4.9%

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.

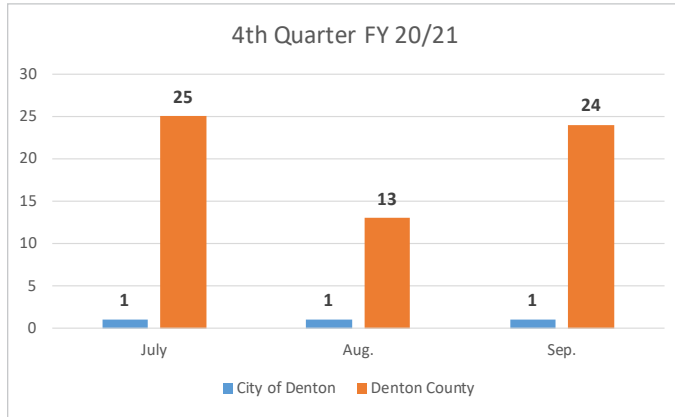
Residential Growth and Housing

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	33,147	24,637	892	4	11	0	57,784	1.57%

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

Foreclosures



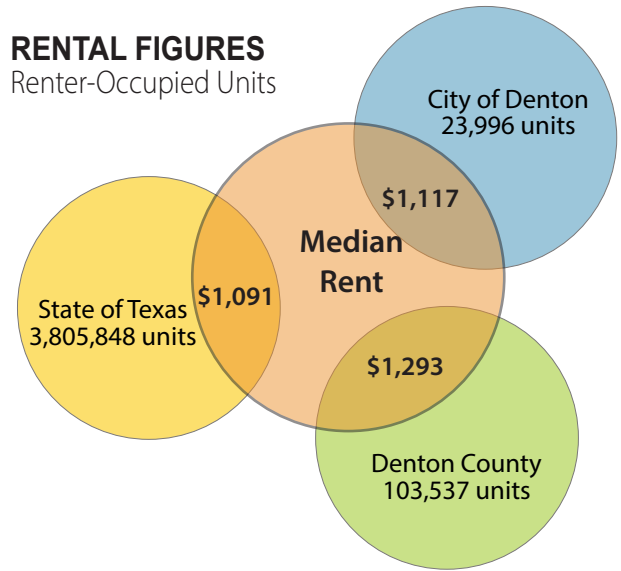
Note: decrease in foreclosures is due to COVID-19 and a federal moratorium on HUD loan foreclosures

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

Prepared by: Daniel.Rosenfield@cityofdenton.com

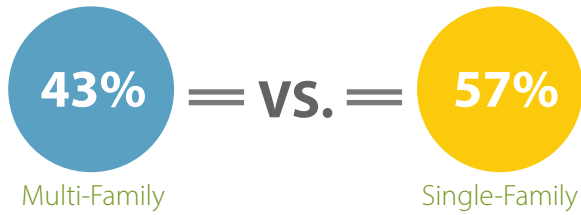
RENTAL FIGURES

Renter-Occupied Units



Source: U.S. Census Bureau, 2019, American Community Survey, 1-Year Estimate
Includes occupied units 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 Sep.		Permits YTD		Value in Sep		Value YTD	
	2021	2020	FY 20/21	FY 19/20	2021	2020	FY20/21	FY 19/20
One-Family Dwelling	72	47	1139	685	\$20,934,013	\$15,600,709	\$374,200,414	\$244,059,893
Two-Family Dwelling	2	0	45	8	\$446,976	\$-	\$10,646,533	\$1,872,822
Multi-Family Dwelling *	0	1	5	9	\$-	\$43,962,108	\$130,447,412	\$271,179,391
Total New Residential	74	48	1189	702	\$21,380,989	\$59,562,817	\$515,294,359	\$517,112,106
Additions/Alterations	80	96	1011	957	\$1,066,644	\$1,457,704	\$17,173,182	\$14,405,387
Total Residential Permits	154	144	2,200	1,659	\$22,447,632	\$61,020,521	\$532,467,541	\$531,517,493
* Multi-Family Units	0	333	968	1884				

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

Active Subdivisions

Year to Date Fiscal Year 20/21

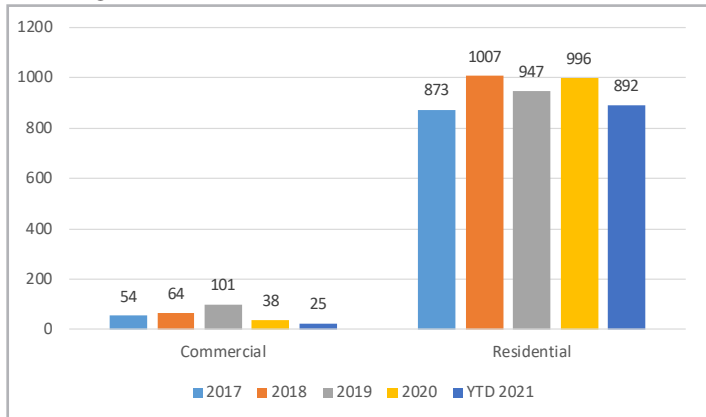
Data: Development Services Department, Repd: September 2021, Prepared by: Emily.Loisselle@cityofdenton.com

MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	JUNE 21 STARTS	YTD STARTS	PRIOR STARTS	TOTAL STARTS	LOTS AVAILABLE
AUDRA HEIGHTS, PHASE 2	89	0	30	0	30	59
BEALL WAY ADDITION	191	25	148	0	148	43
BEAVER CREEK ALL PHASES	242	0	11	176	187	55
BRENTWOOD PLACE	180	7	78	99	177	3
COUNTRY CLUB VILLAGE PHASE 2-B	17	1	7	9	16	1
COUNTRY LAKES ALL PHASES	329	1	99	218	317	12
CREEKSIDE	137	3	66	36	102	35
CROW ESPLANADE	8	0	7	0	7	1
FIRESIDE ADDITION, PHASE 1	107	0	34	75	109	-2
HERCULES WEST ADDITION, PHASE 2B	40	0	0	8	8	32
HERCULES WEST ADDITION, PHASE 2C	18	0	18	0	18	0
KINGS RIDGE ESTATES PHASE I	132	0	0	0	0	132
MEADOW OAKS SUBDIVISION, PHASE 4	43	0	5	29	34	9
OLD NORTH PARK PHASE III	54	0	26	27	53	1
PARKVUE ALL PHASES	138	5	44	0	44	94
PROMINENCE SQUARE PHASE IIA	45	0	13	33	46	-1
ROBSON RANCH ALL PHASES	1172	22	258	399	657	515
SHERMAN CROSSING ADDITION PHASE 2A	102	0	10	91	101	1
SHERMAN CROSSING ADDITION PHASE 2B	101	0	100	0	100	1
SHERMAN CROSSING ALL PHASES	203	0	110	91	201	2
STARK FARMS PHASE 1	141	4	113	4	117	24
TEASLEY TRAILS ALL PHASES	140	0	0	46	46	94
THE PRESERVE PECAN CREEK ALL PHASES	165	0	14	114	128	37
THE RESIDENCES AT RAYZOR RANCH PHASE 1	186	2	144	0	144	42
VILLAGES OF CARMEL, PHASE 4B	105	0	3	106	109	-4
VISTA DEL ARROYO	100	0	24	24	48	52
WINDSOR OAKS ADDITION, PHASE 1	112	0	0	3	3	109
Miscellaneous Lots		2	35			
Rebuilds	-	0	1	-	-	-
Subtotals	4,094	72	1288	1,497	2,749	1,345

Commercial Growth

Building Permits — Year to Date FY 20/21

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 20/21

Including 2017-2020 Totals



*Values given in Millions

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

Major Commercial Permits for 4th Quarter 2021

Permits over 1,000 SF

Address	Project	Use	Square Feet	Value
6651 N I-35	I-35 Cold Storage Facility	Cold Storage Facility	374,550	\$36,225,874
3100 Town Center Trl	Embassy Solar Canopies	Solar Canopies	37,587	\$1,833,870
1200 S Loop 288	Tractor Supply Yard Expansion	Garden Center and Storage	4,752	\$307,270
3535 S I-35E	Medical City of Denton Expansion	Expansion of Medical City Hospital	1,500	\$592,215
4600 Teasley Ln	Office building	Shell Building	3,661	\$503,241
2951 Picadilly Ln	Allora Apartments	16 Apartment Buildings	39,551	\$47,003,147
222 S Elm St	Addition of 2nd floor	Office	1,335	\$506,161

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

Commercial Permits

	Permits in Sep. 2021	Permits in Sep. 2020	YTD Permits FY 20/21	YTD Permits FY 19/20	Value in Sep. 2021	Value in Sep. 2020	Value YTD FY 20/21	Value YTD FY 19/20
Assembly	0	0	3	2	0	0	1070798	23894991
Business	0	2	10	9	0	549030	8260710	14986442
Education	0	0	0	0	0	0	0	0
Factory	0	0	1	0	0	0	3748196	0
High Hazard	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0
Institutional	1	0	2	0	592215	0	73564377	0
Mercantile	1	1	3	2	307270	351904	1619558	1440921
Residential Group Homes	0	0	0	1	0	0	0	1808153
Assisted Living Facilities	0	1	1	1	0	7729942	7729942	7729942
Storage	1	1	7	8	36225874	1120532	86167681	116463777
Utility	1	0	5	1	1833870	0	3023237	42780
Total New Commercial	4	5	32	24	38959228	9751409	185184499	166367006
City/County Buildings	0	0	4	5	0	0	30438306	4824912
Schools	0	0	0	6	0	0	0	196540014
Churches	0	0	0	0	0	0	0	0
Alterations	21	21	200	183	2334528	4870002	46796849	47420760
Total Commercial Permits	25	26	236	218	41293756	14621411	262419655	415152692
Total Comm & Res Permits	179	170	2436	1877	63741388	75641931	794887196	946670185

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

STaND Alones

Police Department Activity

	July 21	Aug. 21	Sep. 21	YTD Total
Total Calls For Service	9,053	8,943	9,050	72,107
Response Time (Minutes)	5:58	5:54	5:35	6:21 Avg.
Citations	888	766	850	7,295
Accidents	275	360	330	2,603
Violent Crime	49	33	38	336
Property Crime	302	323	298	2,375

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.

Sales Tax Collections Fiscal Years 2017/18 — 2020/21

Month	2017-2018	2018-2019	2019-2020	2020-2021
October	2,893,671	3,040,700	3,083,547	3,339,311
November	3,081,233	3,061,744	3,041,809	3,177,516
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

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%

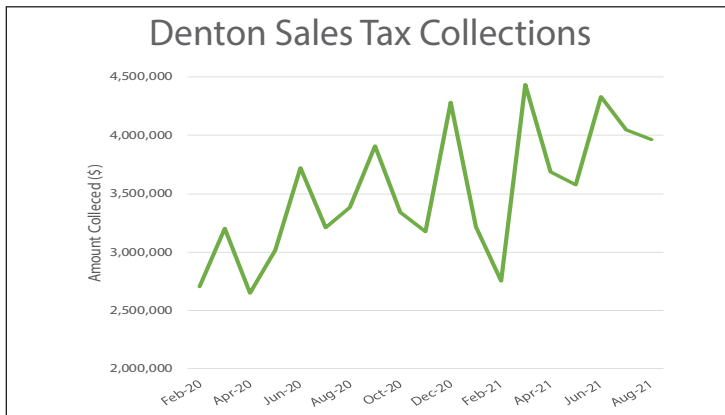
Source: Denton Central Appraisal District, Prepared by: Erica.Sullivan@cityofdenton.com

Real and Personal Property Tax Rates

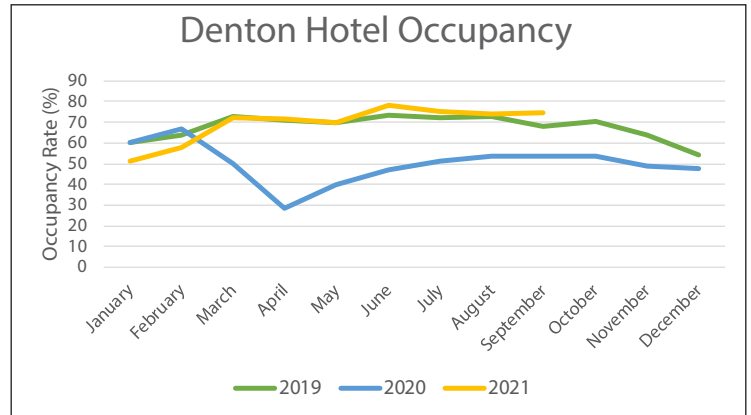
Tax Per \$100 Valuation	
City of Denton	\$0.590454
Denton County	\$0.224958
Denton Independent School District	\$1.483200
Total	\$2.298612

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

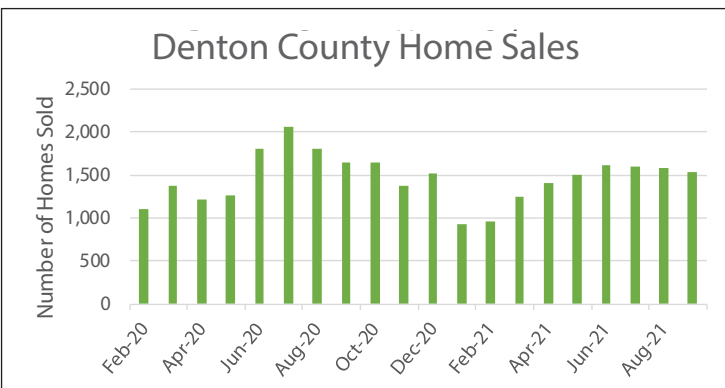
Economic Recovery Data



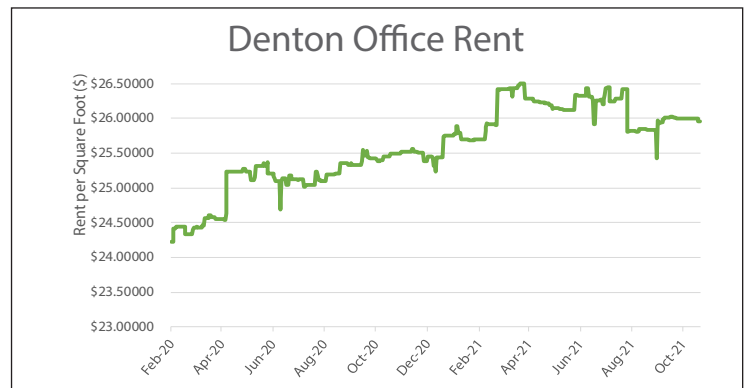
Source: Finance Department, Prepared by: Daniel.Rosenfield@cityofdenton.com



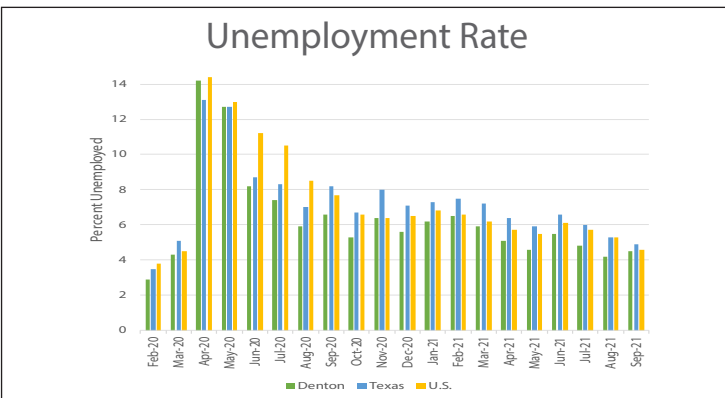
Source: Smith Travel Research, Prepared by: Daniel.Rosenfield@cityofdenton.com



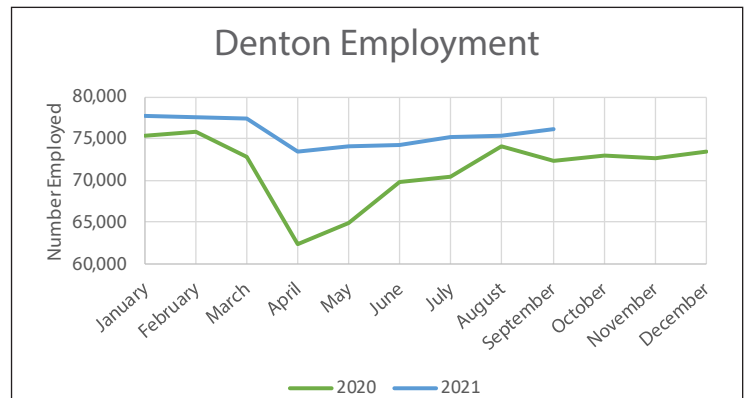
Source: RE Center Texas A&M University, Prepared by: Daniel.Rosenfield@cityofdenton.com



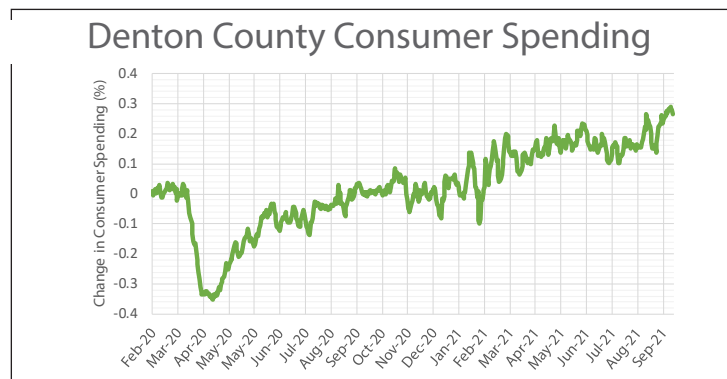
Source: CoStar, Prepared by: Daniel.Rosenfield@cityofdenton.com



Source: Texas Workforce Commission, Prepared by: Daniel.Rosenfield@cityofdenton.com



Source: Texas Workforce Commission, Prepared by: Daniel.Rosenfield@cityofdenton.com



Source: Harvard University Opportunity Insights, Prepared by: Daniel.Rosenfield@cityofdenton.com