

# STaND

## September 2018



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_Development). 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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TDD (800)735-2989

# Demographics

## Annual Population Change 2016 - 2017

Entity	2016 Census Estimate	2017 Census Estimate	Numerical Change 2016-2017	Percent Change 2016-2017
City of Denton	133,808	136,268	2,460	1.8%
Denton County	806,180	836,210	30,030	3.7%
State of Texas	27,862,596	28,304,596	442,000	1.6%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2018

## 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	28.1	9.5%	\$76,090	\$25,915
Denton County	35.1	9.4%	\$101,474	\$38,490
State of Texas	34.5	12.0%	\$67,025	\$28,714

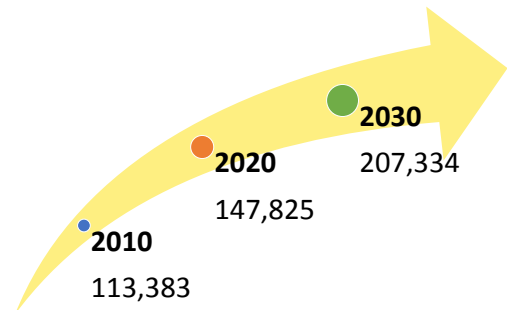
Source: U.S. Census Bureau, 2016 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

	City	County	State
Per Capita Income	\$25,915	\$38,490	\$28,714
Median Family Income	\$75,090	\$101,474	\$67,025

Source: U.S. Census Bureau, 2016 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?

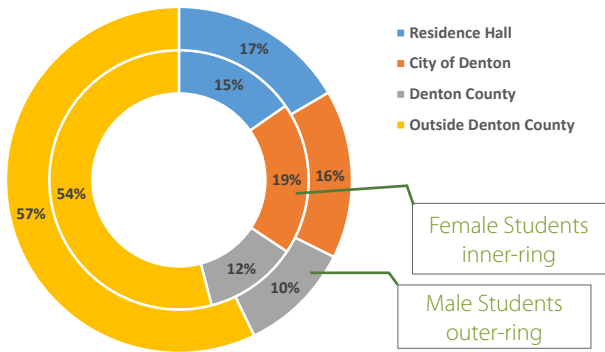
### Denton Earns Gold-level Ranking in Prominent Scenic City Certification.

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

# Demographics

## Fall 2018 University of North Texas Enrollment by Residence\*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,710	3,395	6,105	16.02%
City of Denton	3,353	3,224	6,577	17.25%
Denton County	2,050	2,147	4,197	11.01%
Outside Denton County	9,545	11,695	21,240	55.72%
<b>Total</b>	<b>17,658</b>	<b>20,461</b>	<b>38,119</b>	<b>100.00%</b>

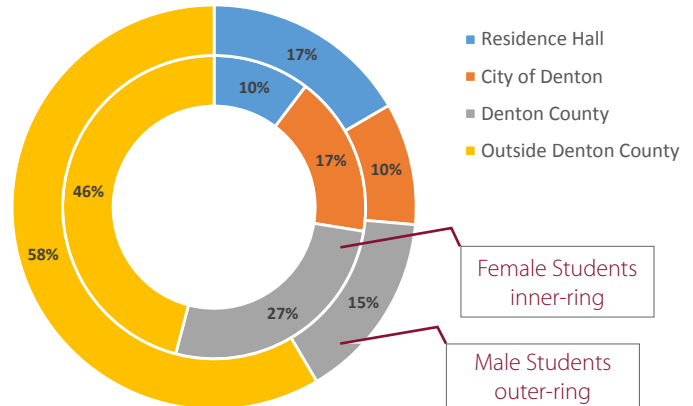
Source: University of North Texas, Erica.Sullivan@cityofdenton.com  
\*Figures are for the Denton campus only

## Spring 2018 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	163	1,904	2,067	15.9%
City of Denton <sup>1</sup>	272	1,119	1,391	10.7%
Denton County <sup>2</sup>	419	1,735	2,154	16.5%
Outside Denton County	725	6,701	7,426	57.0%
<b>Total</b>	<b>1,579</b>	<b>11,459</b>	<b>13,038</b>	<b>100.0%</b>

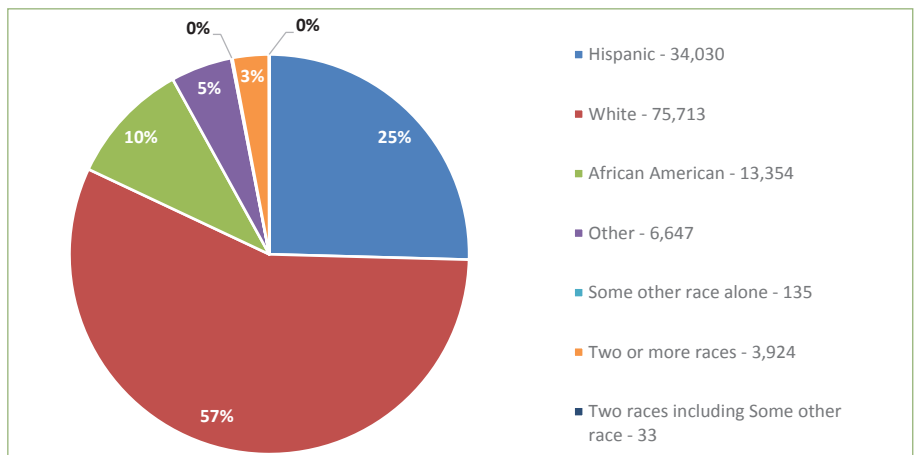
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com  
\*Figures are for the Denton campus only

<sup>1</sup> Outside Residence Hall  
<sup>2</sup> Outside City of Denton



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 2017 estimates and City of Denton square mile figures, the City has a population of 136,268 with a population density of 1,379 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, 2016 American Community Survey, 1 Year Estimate, Erica.Sullivan@cityofdenton.com

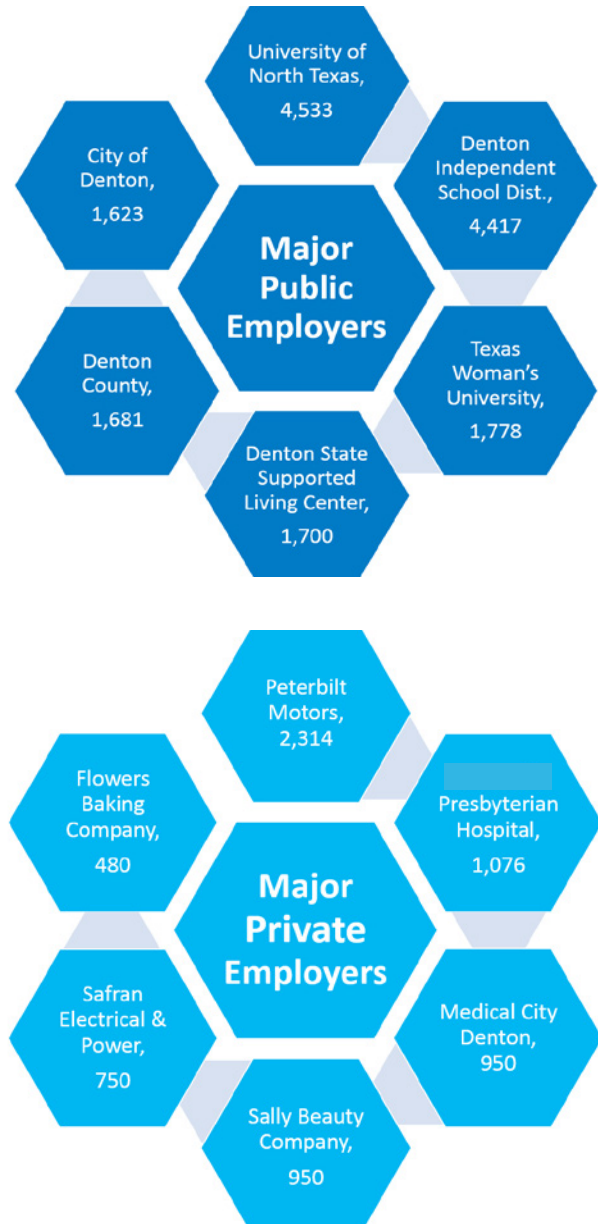
# Labor Markets

## 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



Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com, updated 05/25/18

## Unemployment Rates

Entity	Annual Average				September*
	2014	2015	2016	2017	2018
City of Denton	4.1%	3.3%	3.3%	3.2%	3.1%
Denton County	4.6%	3.5%	3.4%	3.4%	3.1%
State of Texas	5.2%	4.4%	4.6%	4.4%	3.7%

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

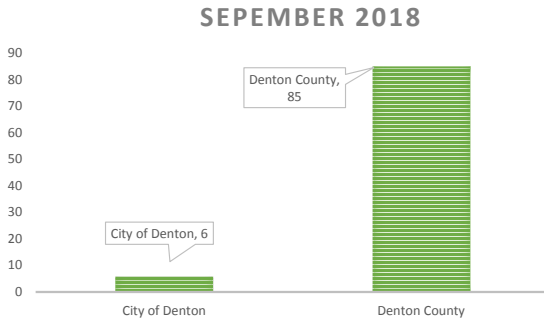
## Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2017	29,324	21,132	873	550	29	1	50,456	2.84%
YTD 2018	30,125	21,889	814	758	13	1	52,014	3.09%

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 value for a One-Family dwelling is \$283,510

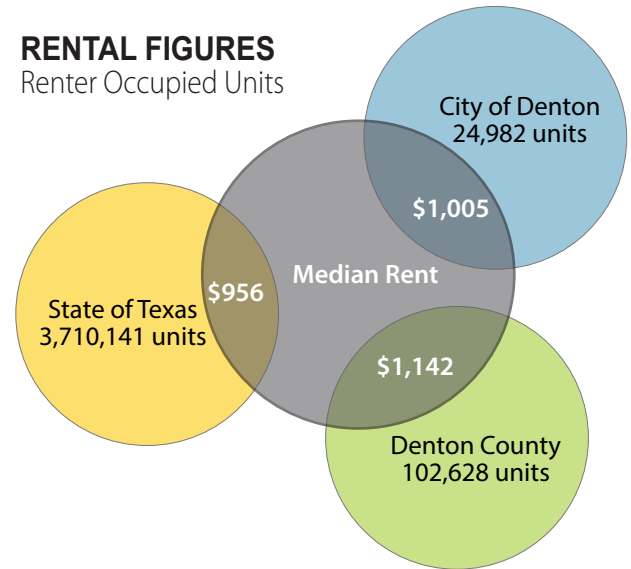
## Foreclosures



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

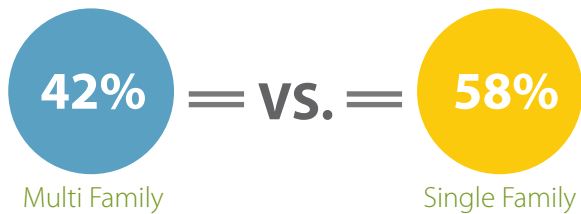
## RENTAL FIGURES

Renter Occupied Units



Source: U.S. Census Bureau, 2016 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	45,320	5,026	50,346
Denton County	281,964	15,972	297,936
State of Texas	9,535,612	1,218,656	10,754,268

Source: U.S. Census Bureau, 2016 American Community Survey (ACS), 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

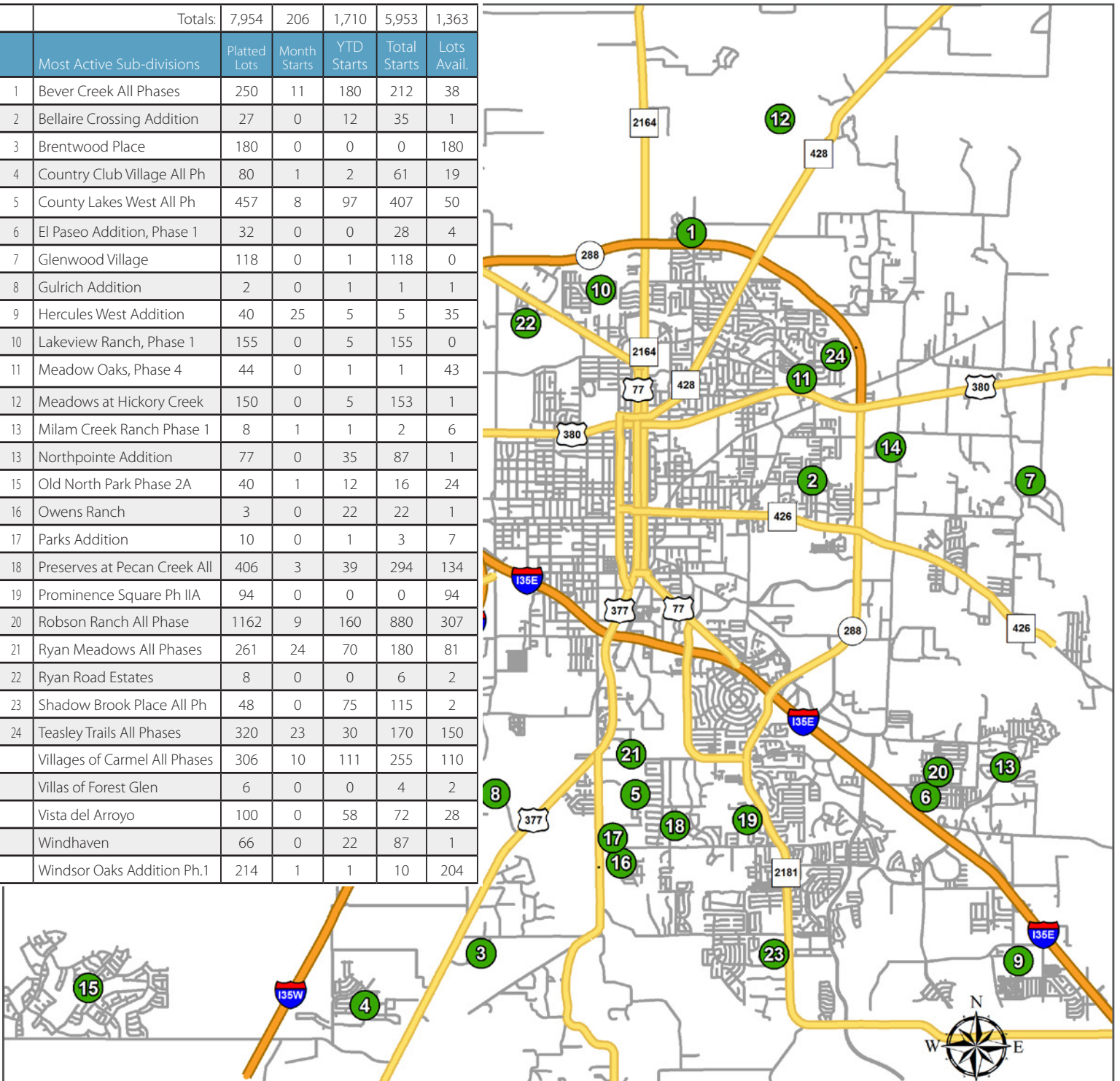
Residential Permits	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2018	2017	2018	2017	2018	2017	2018	2017
One-Family Dwelling	97	44	977	736	28,148,547	14,452,872	287,236,056	220,778,183
Two-Family Dwelling	25	0	35	9	5,660,982	0	8,781,503	2,340,639
Multi-Family Dwelling *	1	0	8	5	36,532,886	0	107,650,770	70,072,332
<b>Total New Residential</b>	<b>123</b>	<b>44</b>	<b>1020</b>	<b>750</b>	<b>70,342,415</b>	<b>14,452,872</b>	<b>403,668,329</b>	<b>293,191,153</b>
Additions/Alterations	53	55	730	558	1,351,335	1,541,549	12,974,814	9,949,828
<b>Total Residential Permits</b>	<b>176</b>	<b>99</b>	<b>1,750</b>	<b>1,308</b>	<b>71,693,750</b>	<b>15,994,422</b>	<b>416,643,143</b>	<b>303,140,981</b>
* Multi-Family Units	189	0	775	562				

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

# Active Subdivisions

## Active Subdivisions — September 2018

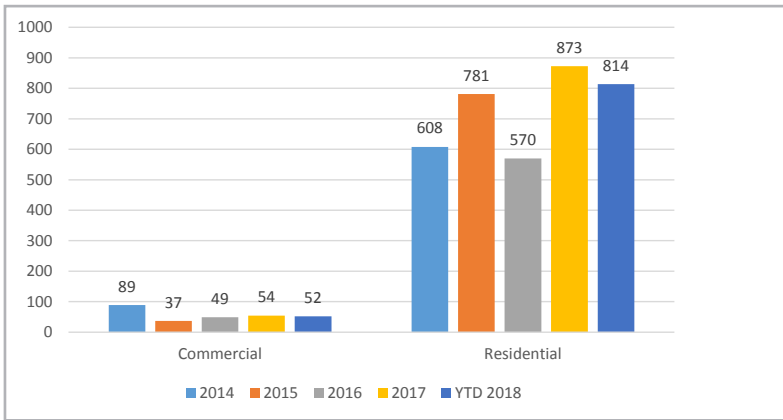
	Totals:	7,954	206	1,710	5,953	1,363
Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1 Bever Creek All Phases	250	11	180	212	38	
2 Bellaire Crossing Addition	27	0	12	35	1	
3 Brentwood Place	180	0	0	0	180	
4 Country Club Village All Ph	80	1	2	61	19	
5 County Lakes West All Ph	457	8	97	407	50	
6 El Paseo Addition, Phase 1	32	0	0	28	4	
7 Glenwood Village	118	0	1	118	0	
8 Gulrich Addition	2	0	1	1	1	
9 Hercules West Addition	40	25	5	5	35	
10 Lakeview Ranch, Phase 1	155	0	5	155	0	
11 Meadow Oaks, Phase 4	44	0	1	1	43	
12 Meadows at Hickory Creek	150	0	5	153	1	
13 Milam Creek Ranch Phase 1	8	1	1	2	6	
13 Northpointe Addition	77	0	35	87	1	
15 Old North Park Phase 2A	40	1	12	16	24	
16 Owens Ranch	3	0	22	22	1	
17 Parks Addition	10	0	1	3	7	
18 Preserves at Pecan Creek All	406	3	39	294	134	
19 Prominence Square Ph IIA	94	0	0	0	94	
20 Robson Ranch All Phase	1162	9	160	880	307	
21 Ryan Meadows All Phases	261	24	70	180	81	
22 Ryan Road Estates	8	0	0	6	2	
23 Shadow Brook Place All Ph	48	0	75	115	2	
24 Teasley Trails All Phases	320	23	30	170	150	
Villages of Carmel All Phases	306	10	111	255	110	
Villas of Forest Glen	6	0	0	4	2	
Vista del Arroyo	100	0	58	72	28	
Windhaven	66	0	22	87	1	
Windsor Oaks Addition Ph.1	214	1	1	10	204	



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

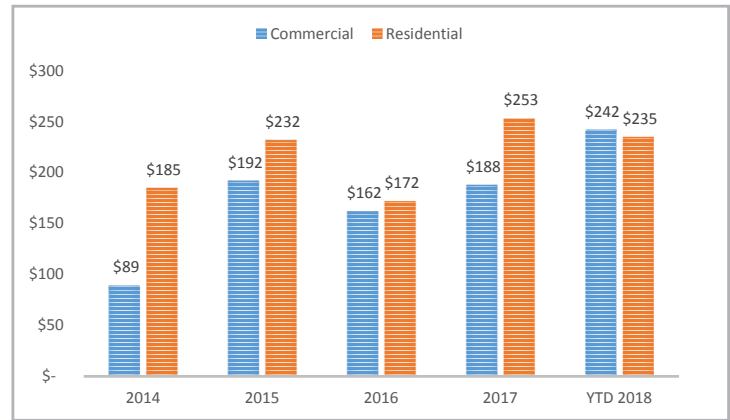
# Commercial Growth

## Building Permits — September 2018



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

## Valuation Trends — September 2018



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

## Major Commercial Permits for July 2018

Address	Project	Use	Square Feet	Value
7222 Crawford Rd	Wise Medical Office	Medical Office	5,000	\$632,400.00
2214 Emery St Building 5	Office	Office	5,259	\$665,158.32
155 Precision Dr	Retreat of Denton Clubhouse	Office	11,200	\$1,365,728.00

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

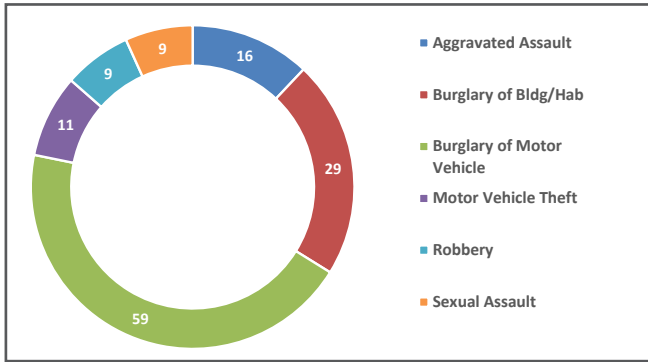
## Commercial Permits

	Permits in Sep 2018	Permits in Sep 2017	Permits through Sep 2018	Permits through Sep 2017	Value in Sep 2018	Value in Sep 2017	Value YTD through Sep 2018	Value YTD through Sep 2017
Hotel	0	0	2	0	0	0	19,187,145	0
Hospital	0	0	2	1	0	0	11,170,447	12,715,849
Industrial	0	0	10	9	0	0	62,214,997	23,937,208
Restaurant	0	1	4	3	0	8,197,637	8,363,999	8,649,207
Office, Bank, Professional	3	5	29	26	2,663,286	4,362,196	37,476,999	30,210,370
Vehicle Sales Lot	0	0	0	0	0	0	0	0
Stores and Mercantile	0	0	11	8	0	0	13,968,876	28,985,526
<b>Total New Commercial</b>	<b>3</b>	<b>6</b>	<b>58</b>	<b>47</b>	<b>2,663,286</b>	<b>12,559,832</b>	<b>152,382,463</b>	<b>104,498,161</b>
City/County Buildings	0	0	4	5	0	0	1,390,966	6,650,139
Schools	0	0	2	1	0	0	1,274,885	20,009,060
Churches	0	0	1	0	0	0	2,071,939	0
Alterations	17	15	287	231	2,122,609	2,537,412	38,691,278	36,878,940
<b>Total Commercial Permits</b>	<b>20</b>	<b>21</b>	<b>352</b>	<b>284</b>	<b>4,785,896</b>	<b>15,097,245</b>	<b>195,811,532</b>	<b>168,036,299</b>
<b>Total Comm &amp; Res Permits</b>	<b>196</b>	<b>120</b>	<b>2,102</b>	<b>1,592</b>	<b>76,479,645</b>	<b>31,091,666</b>	<b>612,454,674</b>	<b>471,177,280</b>

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

# STaND Alones

## Crime Rates — September 2018



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

## September Police Activity



Source: Police Department  
Tiffany.Weig@cityofdenton.com

## September Fire Activity



Source: Fire Department  
r.Ryan@cityofdenton.com

## Sales Tax Collections Fiscal Years 2014/15 — 2017/18

Month	2014-2015	2015-2016	2016-2017	2017-2018
October	2,510,270	2,418,298	2,618,544	2,893,671
November	2,318,276	2,459,393	3,061,708	3,081,233
December	3,158,355	3,507,620	3,862,745	3,725,507
January	2,261,319	2,012,242	2,547,121	2,741,380
February	1,985,264	2,262,689	2,575,448	2,681,763
March	2,827,995	2,983,606	3,218,490	3,795,301
April	2,283,890	2,437,536	2,728,448	2,915,398
May	2,230,218	2,540,010	2,860,256	3,082,192
June	2,843,453	3,318,478	3,528,334	3,538,686
July	2,458,493	2,460,412	2,929,546	3,309,987
August	2,796,561	2,997,482	3,131,423	3,079,980
September	2,927,872	3,226,533	3,779,077	
<b>TOTAL</b>	<b>30,601,966</b>	<b>32,624,299</b>	<b>36,841,140</b>	<b>\$34,845,098</b>

Prepared By: City of Denton Finance Department, 10/18  
Source: Texas Comptroller, City Finance Department

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.620477
Denton County	\$0.225574
Denton Independent School District	\$1.540000
<b>Total</b>	<b>\$2.386051</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%
<i>Denton County Transportation Authority (DCTA)</i>	.5%
<i>City of Denton</i>	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
Mayhill	US 380 to Colorado Blvd	July 2017	December 2019	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