

# STaND

## September 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%

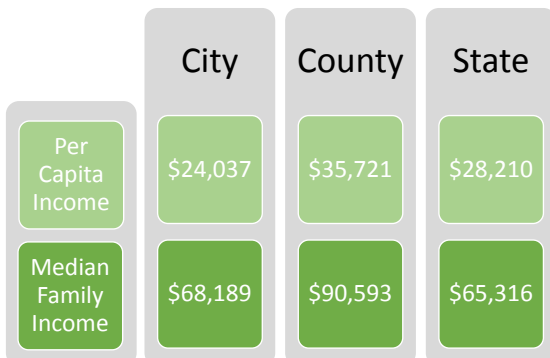
Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com

## 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

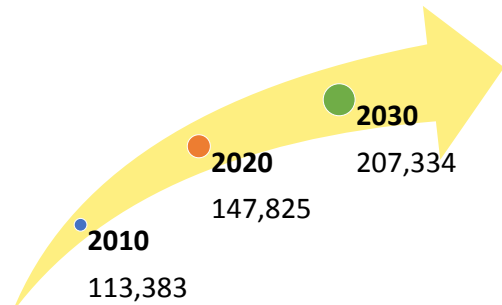
Source: U.S. Census Bureau, 2015 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics



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

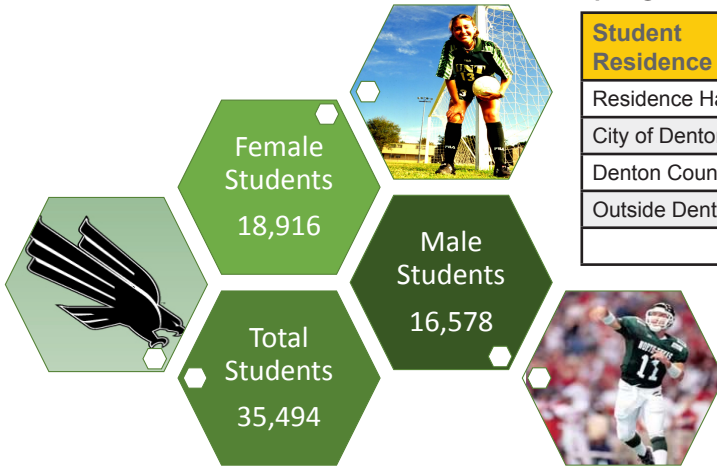
# Demographics

## 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



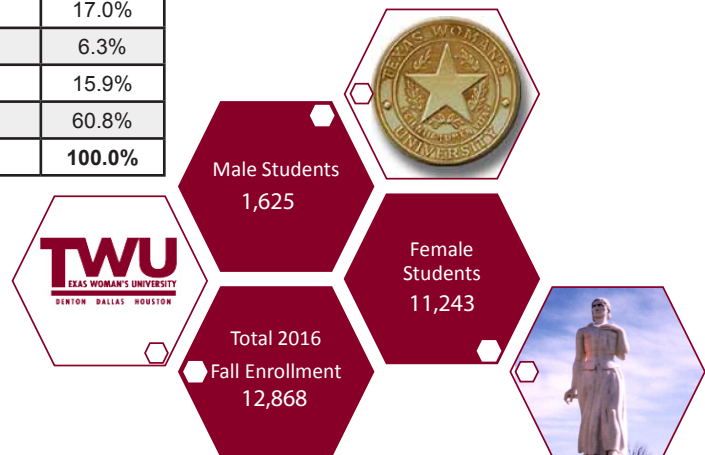
## Spring 2017 Texas Woman's University Enrollment by Residence\*

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

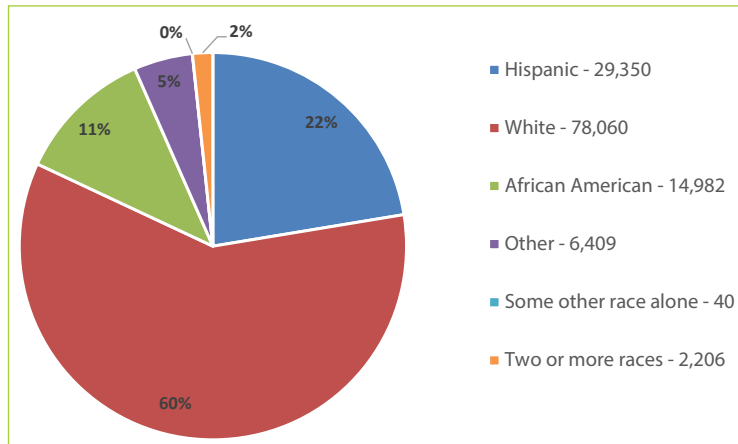
<sup>1</sup> Outside Residence Hall \*Figures are for the Denton campus only

<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 2016 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

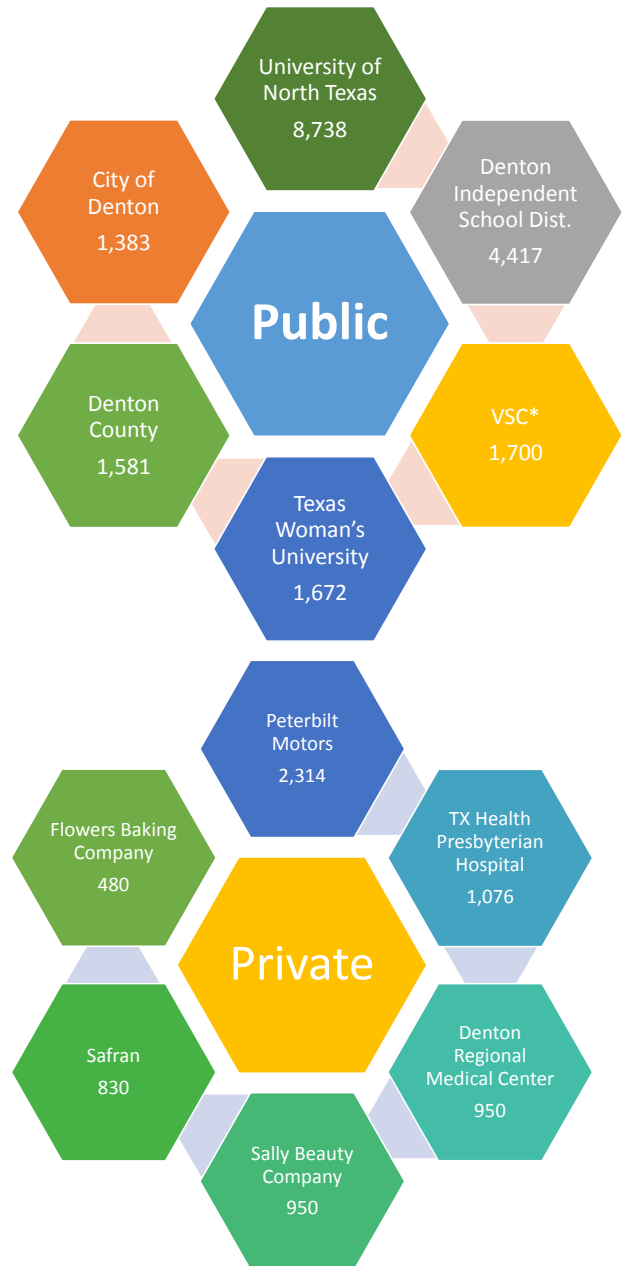
# Labor Markets

## 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				September*
	2012	2013	2014	2015	2017
City of Denton	5.5%	5.0%	4.1%	3.3%	2.9%
Denton County	6.0%	5.5%	4.6%	3.5%	3.1%
State of Texas	6.8%	6.3%	5.2%	4.4%	4.0%

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

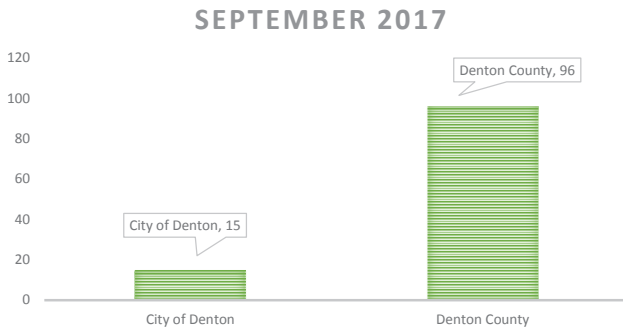
## Housing Activity in the City of Denton

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	29,137	21,131	675	548	18	0	50,268	2.46

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

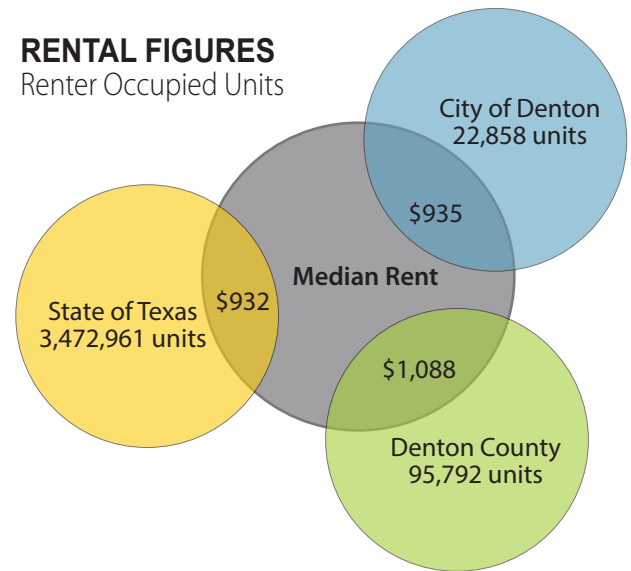
## Foreclosures



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

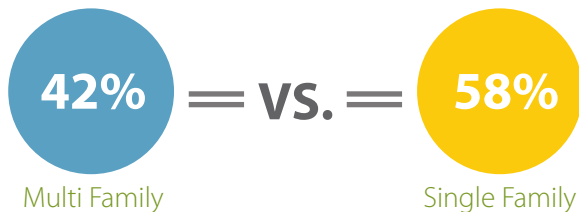
## RENTAL FIGURES

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

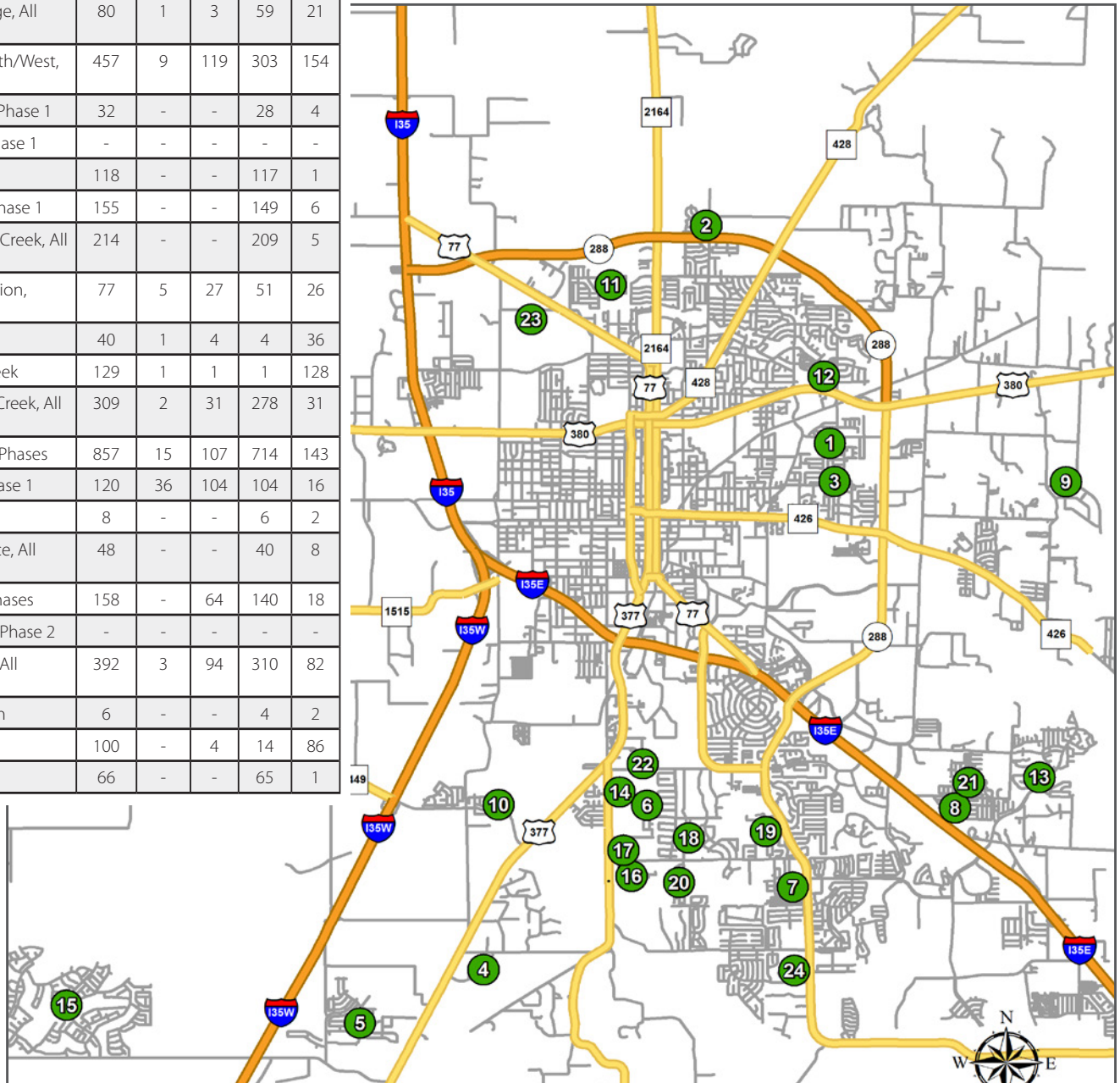
Residential Permits	Permits in Sep		Permits YTD		Value in Sep		Value YTD	
	2017	2016	2017	2016	2017	2016	2017	2016
One-Family Dwelling	44	54	672	484	14,452,872	17,154,549	201,571,301	145,536,878
Two-Family Dwelling	0	0	3	16	0	0	806,261	5,647,373
Multi-Family Dwelling *	0	0	3	6	0	0	68,515,861	76,108,666
<b>Total New Residential</b>	<b>44</b>	<b>54</b>	<b>678</b>	<b>506</b>	<b>14,452,872</b>	<b>17,154,549</b>	<b>270,893,423</b>	<b>227,292,917</b>
Additions/Alterations	55	49	471	347	1,541,549	1,212,566	8,690,672	6,343,907
<b>Total Residential Permits</b>	<b>99</b>	<b>103</b>	<b>1,149</b>	<b>853</b>	<b>15,994,422</b>	<b>18,367,115</b>	<b>279,584,096</b>	<b>233,636,824</b>
* Multi-Family Units	0	0	548	597				

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

# Active Subdivisions

## Active Subdivisions — September 2017

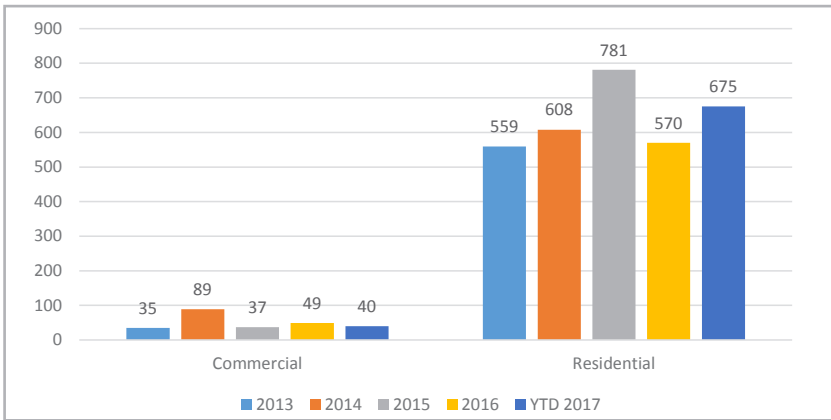
		Totals:	3,489	43	597	2,658	831
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Oaks	-	-	-	-		
2	Beaver Creek Phase 1	95	-	32	32	63	
3	Bellaire Crossing Addition	27	-	-	23	4	
4	Country Club Village, All Phases	80	1	3	59	21	
5	Country Lakes North/West, All Phases	457	9	119	303	154	
6	El Paseo Addition, Phase 1	32	-	-	28	4	
7	Forest Meadow, Phase 1	-	-	-	-		
8	Glenwood Village	118	-	-	117	1	
9	Lakeview Ranch, Phase 1	155	-	-	149	6	
10	Meadows Hickory Creek, All Phases	214	-	-	209	5	
11	Northpointe Addition, Phase 4	77	5	27	51	26	
12	Old North Park	40	1	4	4	36	
13	Pecan at Pecan Creek	129	1	1	1	128	
14	Preserve at Pecan Creek, All Phases	309	2	31	278	31	
15	Robson Ranch, All Phases	857	15	107	714	143	
16	Ryan Meadows Phase 1	120	36	104	104	16	
17	Ryan Road Estates	8	-	-	6	2	
18	Shadow Brook Place, All Phases	48	-	-	40	8	
19	Teasley Trails, All Phases	158	-	64	140	18	
20	Thistle Hill Estates, Phase 2	-	-	-	-		
21	Villages of Carmel, All Phases	392	3	94	310	82	
22	Villas of Forest Glen	6	-	-	4	2	
23	Vista del Arroyo	100	-	4	14	86	
24	Windhaven	66	-	-	65	1	



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

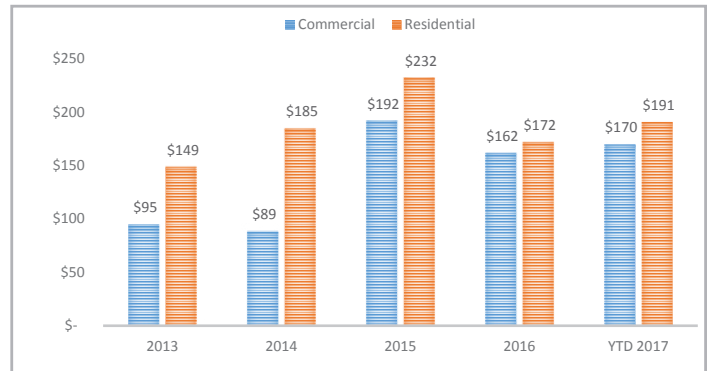
# Commercial Growth

## Building Permits - September 2017



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

## Valuation Trends - September 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
2505 Scripture	Three Story Office Shell	Office	20,995	\$2,598,341
2000 Emery	New Medical Office-Dr. Talbot	Office	4,136	\$507,570
3220 Town Center Trl	Alamo Drafthouse Cinema	Entertainment	44,052	\$8,197,637
2216 Emery	Denton Area Teacher's Credit Union	Bank	4,376	\$537,023
1409 E. McKinney	Shell Building	Office	3,465	\$425,225
1317 E. McKinney	Shell Building B	Office	2,396	\$294,037

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

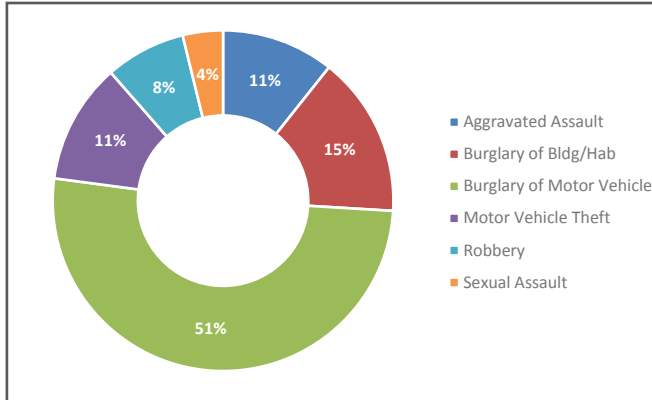
## Commercial Permits

	Permits in Sep 2017	Permits in Sep 2016	Permits through Sep 2017	Permits through Sep 2016	Value in Sep 2017	Value in Sep 2016	Value YTD through Sep 2017	Value YTD through Sep 2016
Hotel	0	0	0	1	0	0	0	50,337,626
Hospital	0	0	1	1	0	0	12,715,849	1,672,417
Industrial	0	1	6	6	0	1,609,836	14,791,081	6,352,127
Restaurant	1	0	2	2	8,197,637	0	8,240,566	1,051,788
Office, Bank, Professional	5	1	20	17	4,362,196	511,431	25,975,049	8,886,008
Vehicle Sales Lot	0	0	0	0	0	0	0	0
Stores and Mercantile	0	0	8	3	0	0	28,985,526	2,205,735
<b>Total New Commercial</b>	<b>6</b>	<b>2</b>	<b>37</b>	<b>30</b>	<b>12,559,832</b>	<b>2,121,267</b>	<b>90,708,071</b>	<b>70,505,700</b>
City/County Buildings	0	0	5	7	0	0	6,650,139	1,078,514
Schools	0	0	1	0	0	0	20,009,060	0
Churches	0	0	0	0	0	0	0	0
Alterations	15	38	175	246	2,537,412	682,368	24,473,132	32,906,486
<b>Total Commercial Permits</b>	<b>21</b>	<b>40</b>	<b>218</b>	<b>283</b>	<b>15,097,245</b>	<b>2,803,636</b>	<b>141,840,401</b>	<b>104,490,700</b>
<b>Total Comm &amp; Res Permits</b>	<b>120</b>	<b>143</b>	<b>1,367</b>	<b>1,136</b>	<b>31,091,666</b>	<b>21,170,751</b>	<b>421,424,497</b>	<b>338,127,524</b>

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

# STaND Alones

## Crime Rates — September 2017



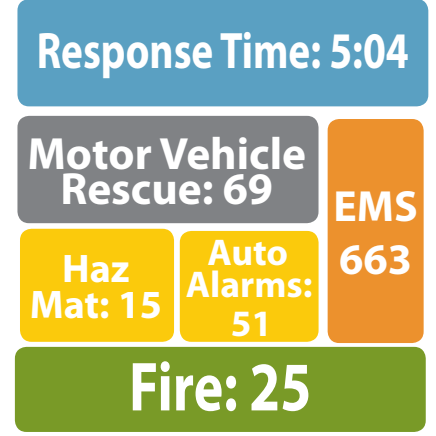
Source: Police Department, Tiffany.Weig@cityofdenton.com

## 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 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	3,131,423
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>33,062,063</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%
<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
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