

Statistical Trends and News of Denton

STaND

SECOND QUARTER FISCAL YEAR 19/20



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, www.cityofdenton.com/Business/EconomicDevelopment. Additionally, you can find the most current edition along with previous issues at www.DentonEDP.com/AboutUs/monthlyreports.



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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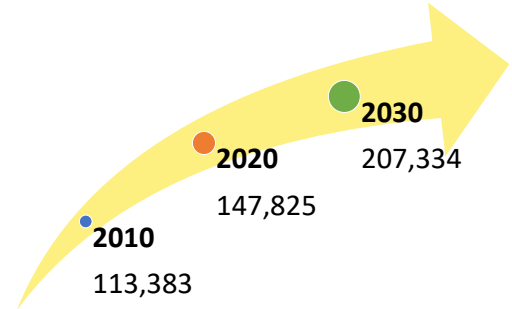
Demographics

Annual Population Change 2017 - 2018

Entity	2017 Census Estimate	2018 Census Estimate	Numerical Change 2017-2018	Percent Change 2017-2018
City of Denton	136,082	138,541	2,459	1.8%
Denton County	835,330	859,064	23,734	2.8%
State of Texas	28,322,717	28,701,845	379,128	1.3%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2019

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

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

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, Erica.Sullivan@cityofdenton.com

Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	29.1	11.1%	\$82,495	\$30,748
Denton County	35.8	10.1%	\$106,492	\$40,968
State of Texas	34.9	12.5%	\$71,868	\$30,641

Source: U.S. Census Bureau, 2018 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

Economic Characteristics

City

\$82,495 - Median Family Income
\$30,748 - Per Capita Income

County

\$106,492 - Median Family Income
\$40,968 - Per Capita Income

State

\$71,868 - Median Family Income
\$30,641 - Per Capita Income

Source: U.S. Census Bureau, 2018 American Community Survey (ACS), 1 Year Estimate
Prepared by: Erica.Sullivan@cityofdenton.com

Did You Know?

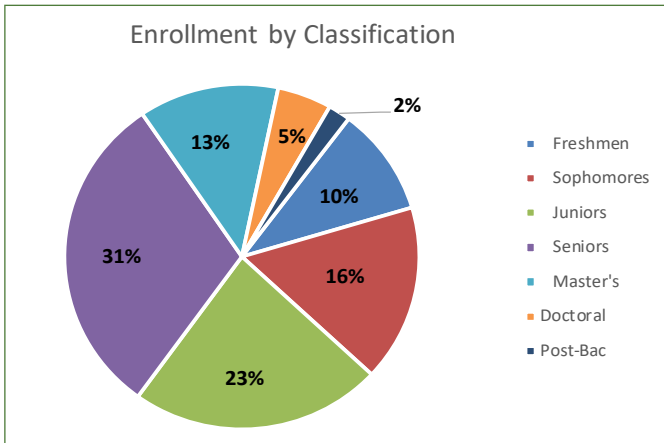
Denton Has the Newest Cultural District in Texas

The greater Downtown Denton area is filled with art, music, history, theaters, festivals, entertainment and more. So, it's no surprise that this area was named an official cultural district by the Texas Commission on the Arts (TCA) in September. The TCA Cultural District program celebrates existing concentrations of cultural assets, clustered in walkable areas, that a city wants to promote to residents and visitors. After months of work, the City of Denton named the greater downtown area as the Original Denton District. Learn more at www.OriginalDentonDistrict.com.

Source: City of Denton Press Release

Demographics

Spring 2020 University of North Texas Enrollment by Residence*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,789	3,608	6,397	17.4%
City of Denton	3,272	3,468	6,740	18.3%
Denton County	1,996	1,999	3,995	10.8%
Outside Denton County	8,733	11,005	19,738	53.5%
Total	16,790	20,080	36,870	100.0%

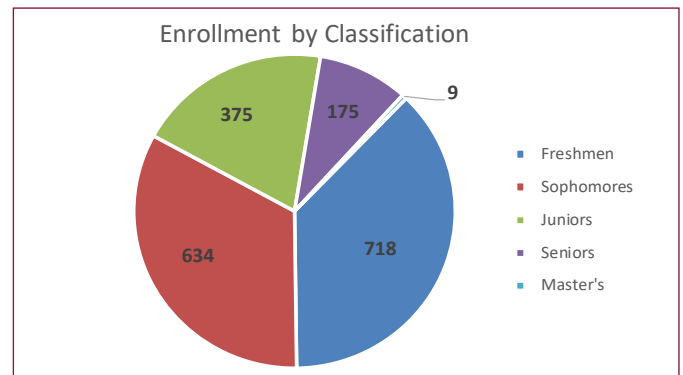
Source: University of North Texas, Erica.Sullivan@cityofdenton.com
*Figures are for the Denton campus only

Spring 2020 Texas Woman's University Enrollment by Residence*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	133	1,778	1,911	17.1%
City of Denton ¹	192	941	1,133	10.1%
Denton County ²	177	1,347	1,524	13.6%
Outside Denton County	613	6,013	6,626	59.2%
Total	1,115	10,079	11,194	100.0%

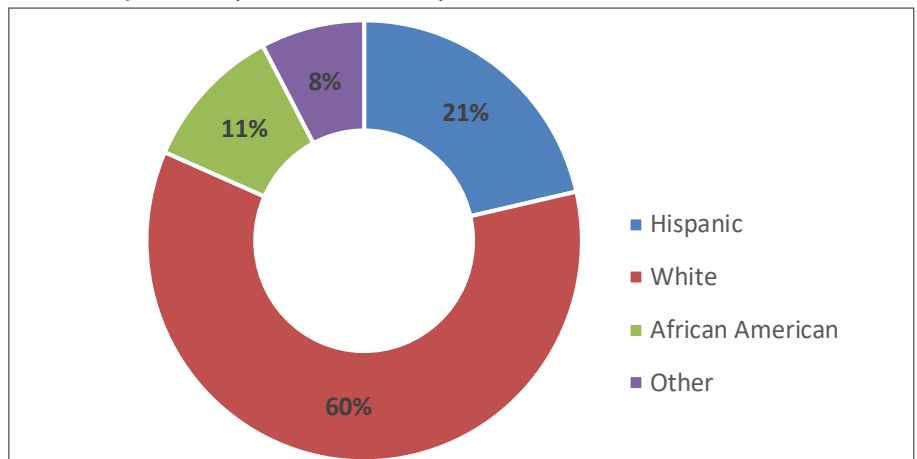
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com
*Figures are for the Denton campus only

¹ Outside Residence Hall
² 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 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.

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, 2018 American Community Survey, 1 Year Estimate, Erica.Sullivan@cityofdenton.com

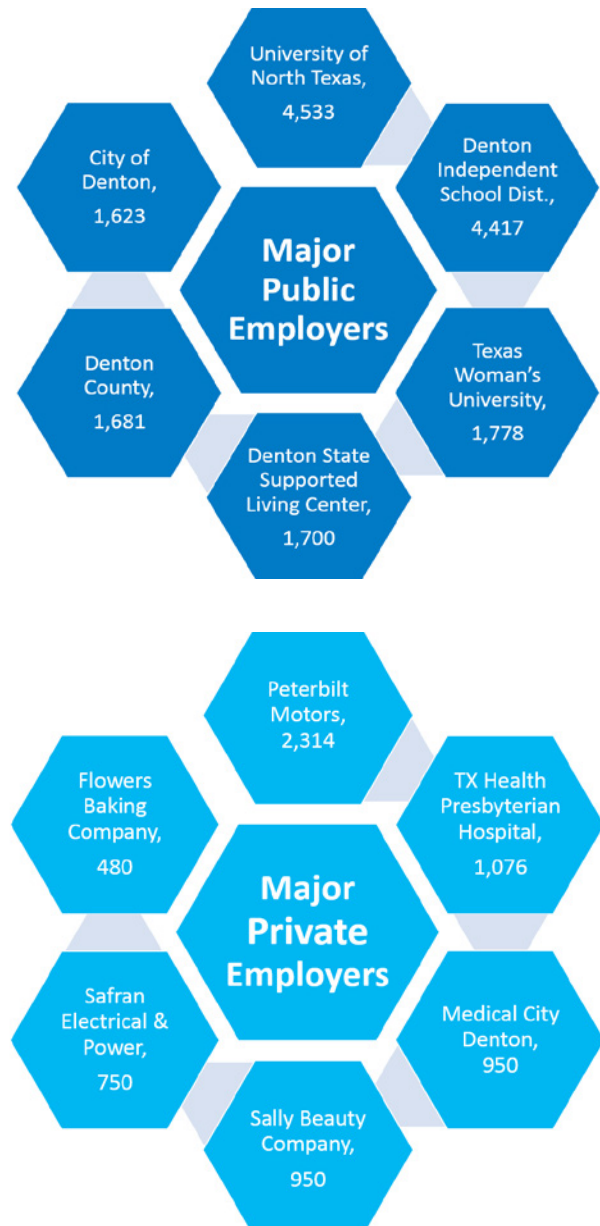
Labor Markets

Employment Change by Industry Sector 2019 - 2020

INDUSTRY	ANNUAL CHANGE	
	Number Change	Percent Change
Agriculture, Forestry, Fishing and Hunting	(8)	(1%)
Mining, Quarrying, and Oil and Gas Extraction	7	1%
Utilities	28	4%
Construction	1,094	5%
Manufacturing	810	4%
Wholesale Trade	446	3%
Retail Trade	793	2%
Transportation and Warehousing	1,015	7%
Information	117	3%
Finance and Insurance	134	1%
Real Estate and Rental and Leasing	267	4%
Professional, Scientific, and Technical Services	1,341	6%
Management of Companies and Enterprises	234	8%
Administrative and Support and Waste Management and Remediation Services	883	5%
Educational Services	350	7%
Health Care and Social Assistance	1,237	4%
Arts, Entertainment, and Recreation	309	6%
Accommodation and Food Services	1,598	5%
Other Services (except Public Administration)	428	3%
Public Administration	778	2%
Unclassified	19	9%
Total - All Industries	11,879	4%

Source: Emsi, 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				January*	February*	March*
	2015	2016	2017	2018	2020	2020	2020
City of Denton	3.3%	3.3%	3.2%	2.8%	3.0%	3.0%	4.0%
Denton County	3.5%	3.4%	3.4%	2.9%	3.0%	2.9%	3.9%
State of Texas	4.4%	4.6%	4.4%	3.5%	3.8%	3.6%	4.7%

Source: Texas Workforce Commission, Erica.Sullivan@cityofdenton.com

The rates are not seasonally adjusted. *Most current information available at time of publishing report.

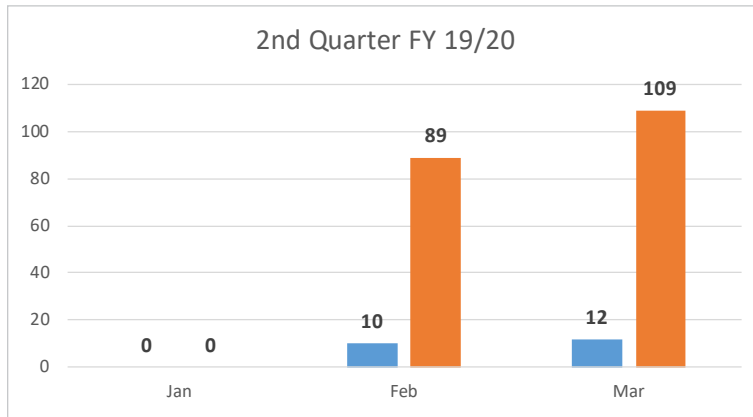
Residential Growth and Housing

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
2019	31,297	22,774	1,006	889	24	4	54,071	3.58%
YTD 2019	31,463	22,774	182	0	16	0	54,237	0.31%

Sources: Planning, Building Inspections Departments, Prepared by: Erica.Sullivan@cityofdenton.com
Single Family includes two family dwelling, Includes issued and finalized permits

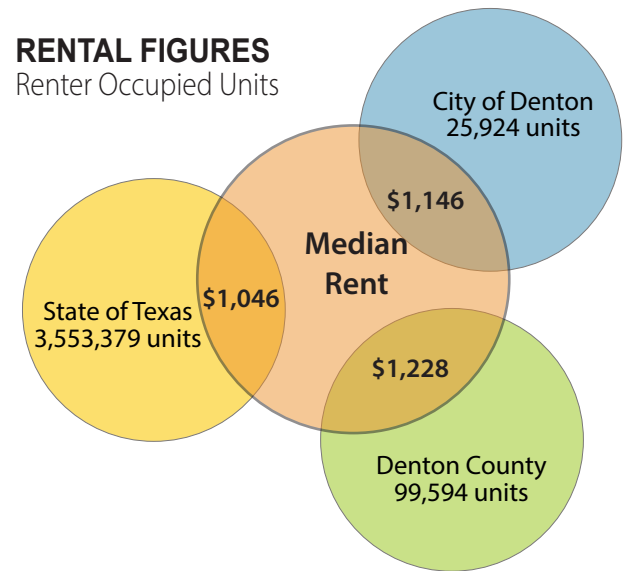
Foreclosures



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

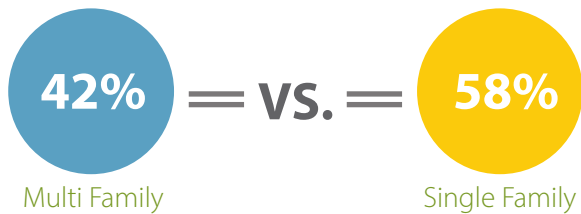
RENTAL FIGURES

Renter Occupied Units



Source: U.S. Census Bureau, 2017, 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	49,287	3,042	52,329
Denton County	293,610	15,700	309,310
State of Texas	9,623,874	1,309,501	10,933,375

Source: U.S. Census Bureau, 2018, American Community Survey (ACS), 1 Year Estimate
Prepared by: Erica.Sullivan@cityofdenton.com

Residential Permits

	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2020	2019	FY 19/20	FY 18/19	2020	2019	FY19/20	FY 18/19
One-Family Dwelling	42	51	352	400	15,259,101	17,245,823	115,743,680	126,541,992
Two-Family Dwelling	0	0	8	4	0	0	1,872,822	1,071,660
Multi-Family Dwelling *	0	2	2	5	0	1,904,557	97,043,404	5,978,066
Total New Residential	42	53	362	409	15,259,101	19,150,380	214,659,907	133,591,718
Additions/Alterations	46	55	370	375	792,904	641,214	8,899,582	6,010,528
Total Residential Permits	88	108	732	784	16,052,004	19,791,594	223,559,489	139,602,246
* Multi-Family Units	0	24	539	50				

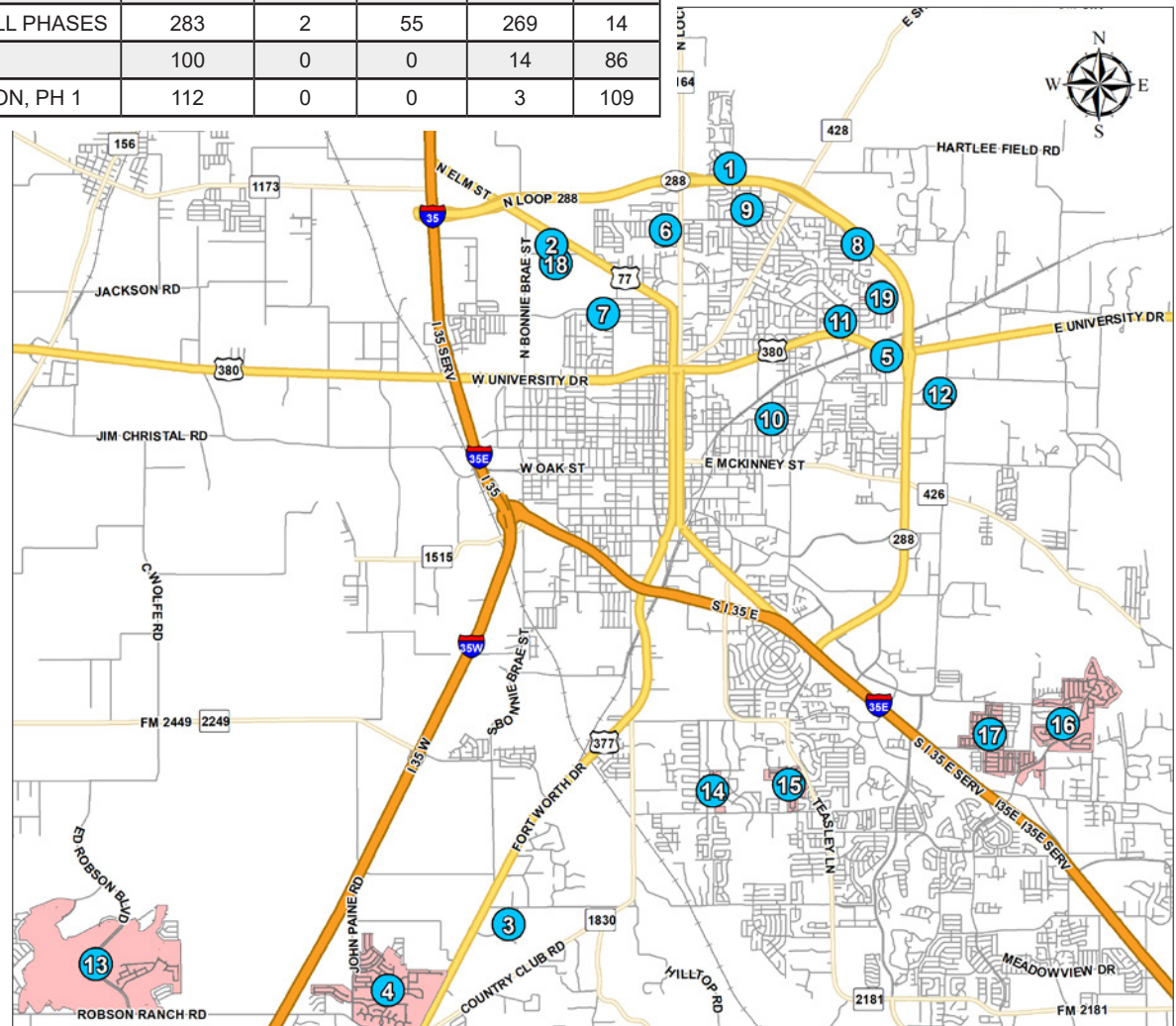
Source: Building Inspection, Emily.Loiselle@cityofdenton.com

Active Subdivisions

MAP REF	MOST ACTIVE SUB-DIVISIONS	Totals:	3,018	41	367	1,836	1,388
MAP REF	MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	MARCH STARTS	YTD STARTS	TOTAL STARTS	LOTS AVAIL	
1	BEAVER CREEK ALL PHASES	206	0	18	137	69	
2	BRENTWOOD PLACE	180	0	22	84	96	
3	COUNTRY CLUB VILLAGE PH 2-B	17	1	2	9	8	
4	COUNTRY LAKES ALL PHASES	341	16	69	270	71	
5	CREEKSIDE	137	3	23	23	114	
6	EVERS WAY	190	0	9	190	0	
7	FIRESIDE ADDITION, PHASE 1	107	4	43	43	64	
8	HARVEST HILL	150	1	48	141	9	
9	HERCULES WEST ADDITION, PHASE 2B	40	0	8	8	32	
10	MEADOW OAKS SUBDIVISION, PH 4	43	0	7	19	24	
11	OLD NORTH ALL PHASES	94	0	10	52	42	
12	PROMINENCE SQUARE PH IIA	45	0	0	30	15	
13	ROBSON RANCH ALL PHASES	861	10	63	366	495	
14	SHADOW BROOK PLACE	38	0	0	36	2	
15	TEASLEY TRAILS ALL PHASES	220	0	0	124	96	
16	THE PRESERVE AT PECAN CREEK ALL PHASES	165	1	17	103	62	
17	VILLIAGES OF CARMEL ALL PHASES	283	2	55	269	14	
18	VISTA DEL ARROYO	100	0	0	14	86	
19	WINDSOR OAKS ADDITION, PH 1	112	0	0	3	109	

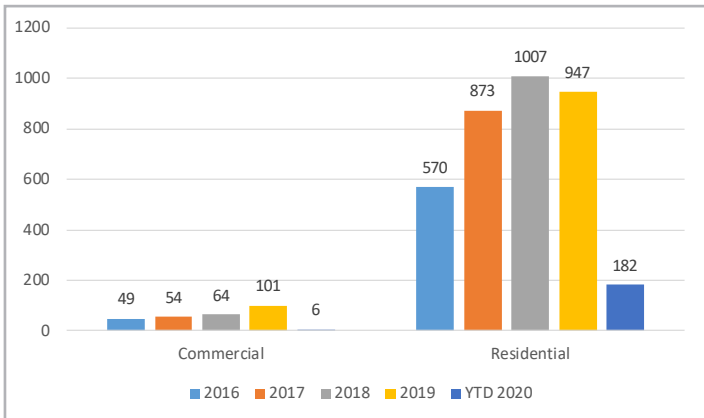
Active Subdivisions Year to Date FY 19/20

Data: Building Inspection Division, Reported: March 2020
Emily.Loisselle@cityofdenton.com



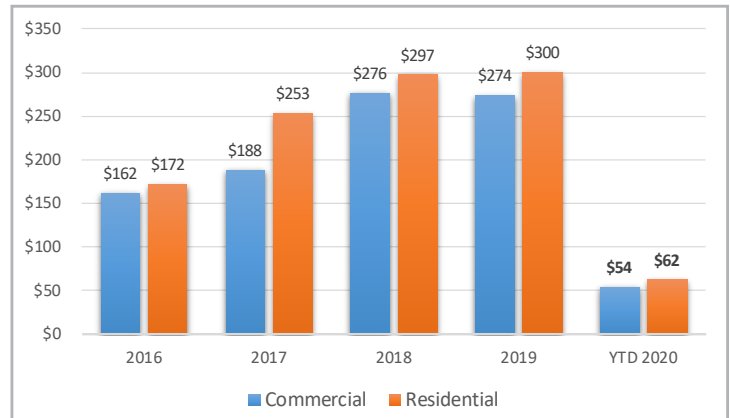
Commercial Growth

Building Permits — Year to Date FY 19/20



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

Valuation Trends — Year to Date FY 19/20



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

Major Commercial Permits for the 2nd Quarter of FY 19/20

Address	Project	Use	Square Feet	Value
920 S Western Blvd	Shell building	Storage/Warehouse	126,890	\$11,828,685
900 S Western Blvd	Shell building	Storage/Warehouse	398,904	\$37,185,831
6900 FM 2499	Clean and Green Car Wash	Business	4,478	\$353,597
122 Bellaire Bldg 1	Bellaire Assisted Living	Assisted Living	12,908	\$1,808,153
7726 Crawford Rd	Academy Foot and Ankle Specialist	Medical Office	5,000	\$674,950
3131 Colorado Blvd	Denton Fire Station 8	City Fire Station	8,481	\$770,462
120 S Carroll Blvd	American National Bank and Trust	Bank	11,666	\$2,049,716
1501 Emerson Ln	Woodrow Wilson	School	93,584	\$17,427,212

Source: Building Inspections Division, Emily.Loisselle@cityofdenton.com Permits over 1,000 SF

Commercial Permits

	Permits in Mar 2020	Permits in Mar 2019	YTD Permits FY 19/20	YTD Permits FY 18/19	Value in Mar 2020	Value in Mar 2019	Value YTD FY 19/20	Value YTD FY 18/19
Assembly	0	0	1	3	\$-	\$-	\$22,528,743	\$2,520,474
Business	1	5	4	15	\$353,597	\$4,447,049	\$4,216,583	\$33,208,406
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	0	0	0	0	\$-	\$-	\$-	\$-
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	0	0	0	\$-	\$-	\$-	\$-
Institutional	0	0	0	0	\$-	\$-	\$-	\$-
Mercantile	0	0	0	1	\$-	\$-	\$-	\$225,258
Residential Group Homes	1	0	1	0	\$1,808,153	\$-	\$1,808,153	\$-
Storage	2	2	5	5	\$49,014,517	\$232,360	\$112,005,156	\$23,353,491
Utility	0	0	0	1	\$-	\$-	\$-	\$75,751
Total New Commercial	4	7	11	25	\$51,176,266	\$4,679,409	\$140,558,635	\$59,383,380
City/County Buildings	0	0	2	0	\$-	\$-	\$4,228,040	\$-
Schools	0	0	3	0	\$-	\$-	\$135,000,878	\$-
Churches	0	0	0	1	\$-	\$-	\$-	\$1,714,847
Alterations	13	42	107	169	\$3,337,437	\$7,488,166	\$21,389,341	\$36,403,032
Total Commercial Permits	17	49	123	195	\$54,513,703	\$12,167,574	\$301,176,893	\$97,501,259

Total Comm & Res Permits	105	157	855	979	\$70,565,707	\$31,959,168	\$524,736,382	\$237,103,505
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Source: Building Inspections Division, Emily.Loisselle@cityofdenton.com

STaND Alones

Police Department Activity

	Jan-20	Feb-20	Mar-20	YTD Total
Calls For Service	7,957	7,866	6,703	22,526
Response Time	7:25	08:53	05:35	07:17 Avg.
Citations	1,908	1,832	962	4,702
Accidents	350	292	266	908
Violent Crime	44	46	59	384
Property Crime	366	286	253	905

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

Fire Department Activity

Month	Jan-20	Feb-20	Mar-20
Avg. Response Time	5:20	5:12	5:33
FIRE Calls	33	26	19
EMS Calls	961	925	890
HAZMAT	35	19	27
Service Calls	137	157	153
Good Intent Calls	178	177	174
False Alarms	78	67	67
Other Calls	19	10	18
Total Calls	1,441	1,381	1,348

Source: Fire Department, Tim.Ryan@cityofdenton.com
New data collection methods account for variances in some data represented.

Sales Tax Collections Fiscal Years 2016/17 — 2019/20

Month	2016-2017	2017-2018	2018-2019	2019-2020
October	2,618,544	2,893,671	3,040,700	\$3,083,547
November	3,061,708	3,081,233	3,061,744	\$3,041,809
December	3,862,745	3,725,507	3,800,014	\$ 4,365,987
January	2,547,121	2,741,380	2,587,925	\$3,049,704
February	2,575,448	2,681,763	2,543,861	\$2,706,293
March	3,218,490	3,795,301	3,373,300	
April	2,728,448	2,915,398	3,076,093	
May	2,860,256	3,082,192	3,030,647	
June	3,528,334	3,538,686	3,645,674	
July	2,929,546	3,309,987	3,388,624	
August	3,131,423	3,079,980	3,169,979	
September	3,779,077	3,424,929	3,612,266	
TOTAL	36,841,140	\$38,270,027	\$38,330,826	\$16,247,340

Prepared By: City of Denton Finance Department, 04/2020
Source: Texas Comptroller, City Finance Department

Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.590454
Denton County	\$0.225278
Denton Independent School District	\$1.470000
Total	\$2.285732

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%
Total	8.25%

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

*This project will be constructed in two phases. Construction within the City limits of Denton is 2nd Ph. Updated: 02/2017