

# STAND REPORT

Statistical Trends and News of Denton

March

## DEMOGRAPHICS

Population Projections  
Population Change  
Age & Economic Characteristics  
UNT Enrollment by Residence  
TWU Enrollment by Residence

## Labor Markets

Employment Change by Industry Sector  
Top Five Public Employers  
Top Five Private Employers  
Unemployment Rates

## Residential Growth and Housing

Residential Permits  
Home Occupancy & Vacancy Rates  
Housing Activity  
Foreclosures  
Rental Figures

## Residential Growth

Active Subdivisions

## Commercial Growth

Commercial Permits  
Major Commercial Permits Issued  
Building Permits  
Building Values

## Stand Alones

Major Transportation Projects  
Crime Rates  
Fire Incidents  
Police Incidents  
Tax Rates  
Sales Tax Collected

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. Those departments contributing to this report are: Building Inspections, CIP Engineering, Economic Development, Finance, Fire, GIS, Planning, Police, and Utility Administration. Under each chart or graph you will find the source of the information along with a City of Denton contact email address should you have any questions regarding the data.

Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually, and new annexations would only be changed when an annexation occurred.

You can find this report internally under News on the City's intra-net or externally on the Economic Development website [www.dentonedp.com/business\\_location/demographics\\_data.asp](http://www.dentonedp.com/business_location/demographics_data.asp).

### Editor:

Christina Davis  
940.349.7730  
[christina.davis@cityofdenton.com](mailto:christina.davis@cityofdenton.com)

### Data:

Erica Sullivan  
940.349.7731  
[erica.sullivan@cityofdenton.com](mailto:erica.sullivan@cityofdenton.com)

This report is available on-line:

Internal:  
intra-net home page/Economic  
Development/home page

External:  
[www.DentonEDP.com/business  
location/News Reports/Reports](http://www.DentonEDP.com/business_location/News_Reports/Reports)



City of Denton, [www.cityofdenton.com](http://www.cityofdenton.com)  
TDD (800)735-2989  
ADA/EOE/ADEA

# Demographics

## City of Denton Population Forecast

Year	Population	Percent Change
2010 <sup>(1)</sup>	113,383	Base Year
2011	114,517	1.0%
2012	115,662	1.0%
2013	117,397	1.5%
2014	119,158	1.5%

Source: <sup>(1)</sup> 2010 U.S. Census Bureau data utilized for base year, updated March 11, 2011, erica.sullivan@cityofdenton.com

## Population Change 2000 - 2010

Entity	2000 Census	2010 Estimate	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 2010, erica.sullivan@cityofdenton.com

According to the U.S. Census Bureau 2009 estimates, which were released in July 2010, Denton is ranked 13 among the **top twenty-five fastest growing cities** in the nation for populations over 100,000 persons.

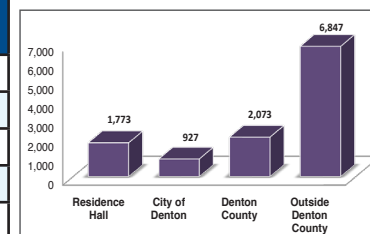
The City of Denton encompasses a landmass of 94.9 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2010 estimates and City of Denton square mile figures, the City of Denton has a population of 113,383 with a population density of 1,195 persons per square mile.

## Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	28.9	8.3%	\$64,417	\$22,891
Denton County	32.4	5.9%	\$84,842	\$30,960
State of Texas	33.0	10.0%	\$56,650	\$24,318

## \*Fall 2010 TEXAS WOMAN'S UNIVERSITY Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	98	1,675	1,773	15.3%
City of Denton	169	758	927	8.0%
Denton County	226	1,847	2,073	17.8%
Outside Denton County	697	6,150	6,847	58.9%
<b>Total</b>	<b>1,190</b>	<b>10,430</b>	<b>11,620</b>	<b>100.0%</b>

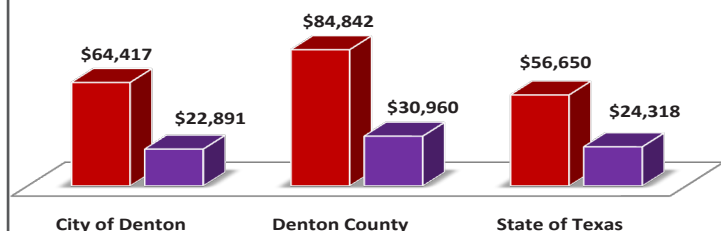


Source: Texas Women's University, erica.sullivan@cityofdenton.com

\*Figures are for the Denton campus only

## Economic Characteristics

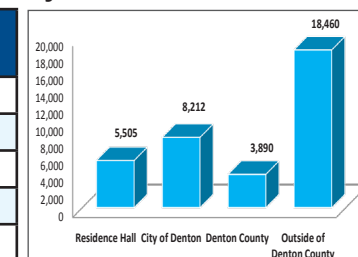
■ Median Family Income ■ Per Capita Income



Source: U.S. Census Bureau, 2005-2009 American Community Survey, 5 Year Estimate  
Prepared by: erica.sullivan@cityofdenton.com

## Fall 2010 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,536	2,969	5,505	15.3%
City of Denton	4,220	3,992	8,212	22.8%
Denton County	1,844	2,046	3,890	10.8%
Outside Denton County	7,893	10,567	18,460	51.2%
<b>Total</b>	<b>16,493</b>	<b>19,574</b>	<b>36,067</b>	<b>100.0%</b>



Source: University of North Texas, erica.sullivan@cityofdenton.com

# Labor Markets

## Employment Change by Industry Sector

Industry Sector	Denton County Change 2009-2010	Texas Change 2009-2010
Natural Resources and Mining	2.8%	4.9%
Construction	1.9%	-3.2%
Manufacturing	2.3%	-1.2%
Trade, Transport and Utilities	6.7%	0.4%
Information	-16.8%	-4.2%
Financial Activities Group	1.8%	-0.5%
Professional, Business and Other Services	13.9%	3.7%
Education and Health Services	4.8%	3.4%
Leisure and Hospitality Group	0.5%	0.3%
Other Services	-5.6%	1.1%
Public Administration	3.7%	2.2%
Nonclassified	181.6%	100.6%
<b>Total</b>	<b>4.5%</b>	<b>1.2%</b>

Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

### Top Five Public Employers in Denton

- University of North Texas - 7,762
- Denton Independent School District - 3,217
- Texas Woman's University - 1,586
- Denton County - 1,523
- Volunteer Service Council for Denton State School Supported Living Center - 1,500

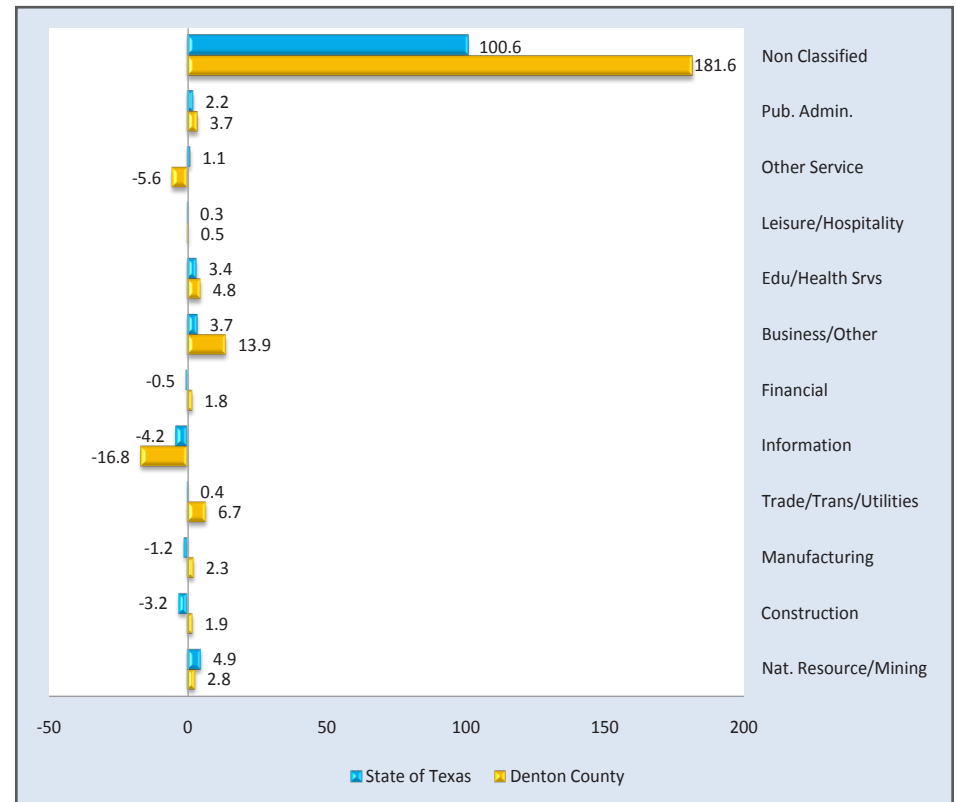


### Top Five Private Employers in Denton

- Peterbilt Motors - 1,500
- Denton Regional Medical Center - 800
- Presbyterian Hospital of Denton - 750
- Sally Beauty Company International Headquarters - 750
- Thermadyne/Victor/Tweco - 750

Source: Denton Chamber of Commerce Economic Development, co@dentonedp.com

## 2009-2010 Employment Change by Industry Sector



Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com

## Unemployment Rates

Entity	2007	2008	2009	2010	March 2011
City of Denton	3.8%	4.1%	6.2%	6.6%	6.4%
Denton County	3.9%	4.5%	7.2%	7.5%	7.4%
State of Texas	4.4%	4.9%	7.6%	8.2%	8.1%

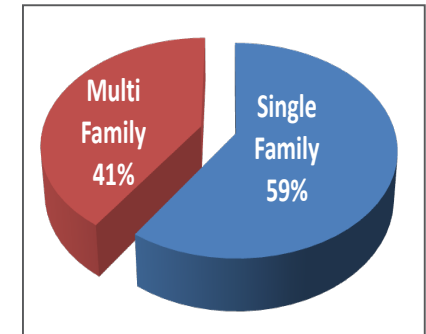
Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com  
The rates are not seasonally adjusted

# Residential Growth and Housing

Residential Permits	Permits in Mar		Permits YTD		Value in Mar		Value YTD	
	2011	2010	2011	2010	2011	2010	2011	2010
One-Family Dwelling	23	46	60	119	6,297,749	12,487,524	15,000,7623	29,302,253
Two-Family Dwelling	-	-	1	1	0	160,038	245,172	160,038
Multi-Family Dwelling *	2	2	2	3	28,772,318	1,917,570	28,772,318	2,317,545
<b>Total New Residential</b>	<b>25</b>	<b>48</b>	<b>63</b>	<b>123</b>	<b>35,070,067</b>	<b>14,565,132</b>	<b>44,018,252</b>	<b>31,779,836</b>
Additions/Alterations	37	46	76	83	491,436	514,256	1,091,366	1,106,218
<b>Total Residential Permits</b>	<b>62</b>	<b>94</b>	<b>139</b>	<b>206</b>	<b>35,561,503</b>	<b>15,079,388</b>	<b>45,109,618</b>	<b>32,886,054</b>
* Multi-Family Units	227	33	227	39				

Source: Building Inspection, kurt.hansen@cityofdenton.com

## Housing Units



Sources: Planning, Building Inspections Departments  
Prepared by: erica.sullivan@cityofdenton.com

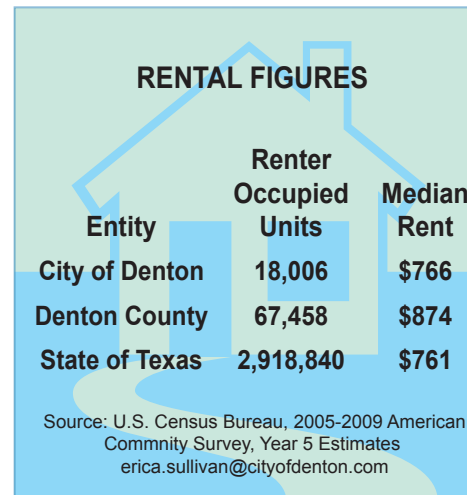
Single Family includes two family dwelling

## Housing Occupancy

Entity	Occupied Housing Units	Vacant Housing Units	Total Housing Units
City of Denton	42,635	3,576	46,211
Denton County	240,289	15,850	256,139
State of Texas	8,992,933	1,054,503	9,977,436

Source: U.S. Census Bureau, 2010

Prepared by: erica.sullivan@cityofdenton.com



According to the Denton Building Permit Department, the average valuation for housing permits is \$241,894

## 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
<b>2010</b>	25,546	17,883	342	464	37	21	43,429	1.75%
<b>YTD 2010</b>	25,595	18,110	61	227	12	0	43,705	0.64%

Sources: Planning, Building Inspections Departments, Prepared by: erica.sullivan@cityofdenton.com

Single Family includes two family dwelling

Includes issued and finalized permits

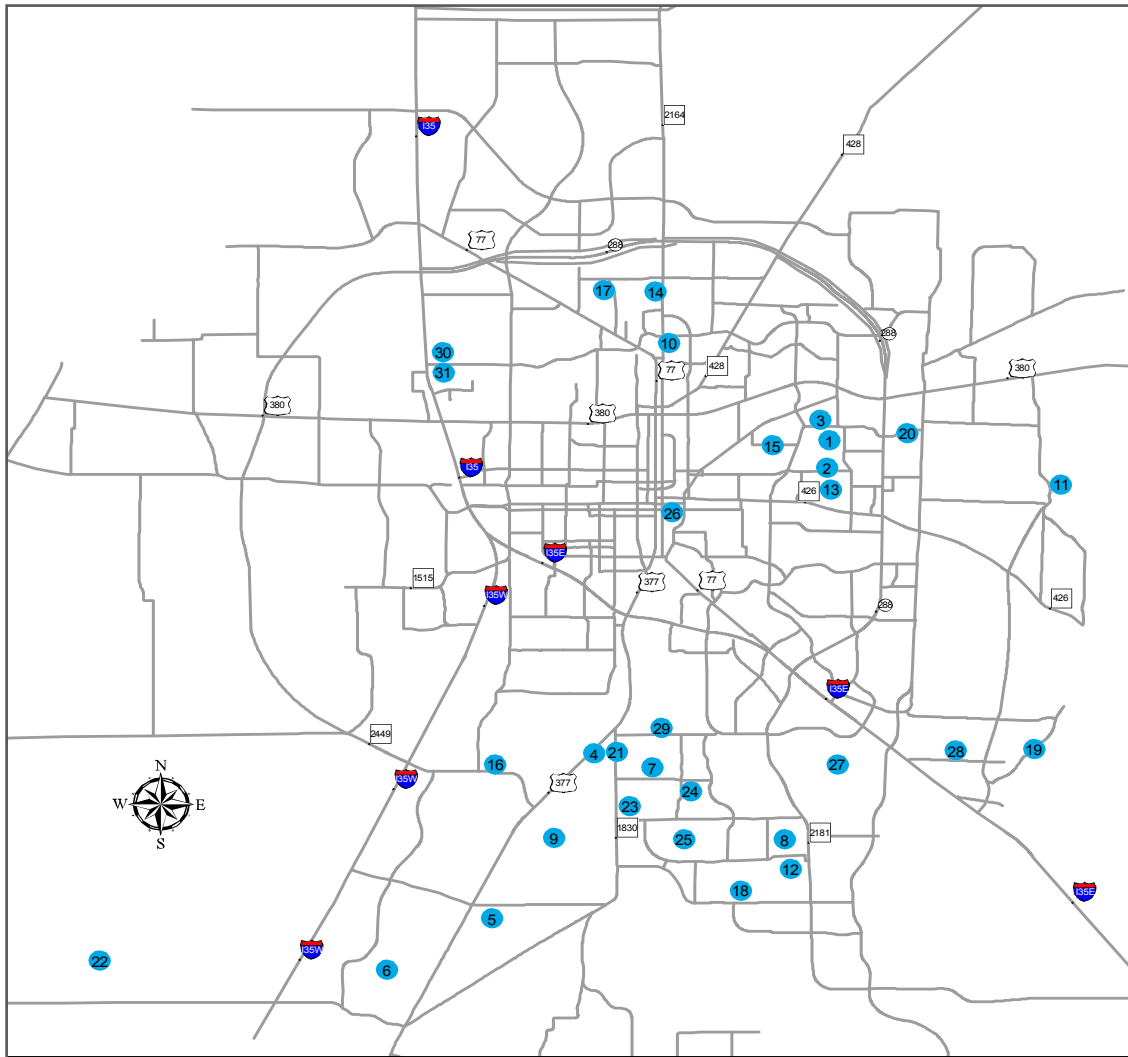
## Foreclosures

Entity	March 2011
City of Denton	75
Denton County	623

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

Prepared by: erica.sullivan@cityofdenton.com

# Residential Growth



Map: Economic Development, [christina.davis@cityofdenton.com](mailto:christina.davis@cityofdenton.com) Data: Building Inspection Department, [kurt.hansen@cityofdenton.com](mailto:kurt.hansen@cityofdenton.com)

## Active Subdivisions — March 2011

		Totals:	3,703	22	52	2,535	1,168
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Oaks Phase 1	20	-	-	9	11	
2	Bellaire Crossing Addition	27	-	-	20	7	
3	Bellaire North Addition	128	-	1	119	9	
4	Central Village Estates	69	1	7	15	54	
5	Country Club Village - ALL PHASES	75	-	1	48	27	
6	Country Lakes North, Phase 2	237	1	4	184	53	
7	El Paseo Addition, Phase 1	33	-	-	29	4	
8	Forest Meadow, Phase 1	116	-	-	102	14	
9	Hills of Argyle, Phase 3	77	-	-	66	11	
10	Jamart Addition	12	-	-	4	8	
11	Lakeview Ranch, Phase 1	155	-	-	99	56	
12	Lexington Park, Phase 3	99	-	-	46	53	
13	Maple Leaf Homes Addition	94	-	-	12	82	
14	McKamy Evers Estates, Phase 1	86	-	-	68	18	
15	Meadow Oaks, Third Section	53	-	-	41	12	
16	Meadows at Hickory Creek, Phase 1	150	1	7	128	22	
17	Northpointe Addition, Phase 4	97	-	-	71	26	
18	Oaks of Montecito, Phase 5, Section B	43	-	-	19	24	
19	Preserve at Pecan Creek - ALL PHASES	324	9	15	311	13	
20	Prominence Square Phase 1	94	1	1	70	24	
21	Regency Oaks	12	-	-	7	5	
22	Robson Ranch - ALL PHASES	940	6	11	657	283	
23	Ryan Road Estates	8	-	-	4	4	
24	Shadow Brook Place - ALL PHASES	48	1	1	26	22	
25	Thistle Hill Estates - Phase 2	122	-	-	80	42	
26	Townhomes at Pecan Creek	14	-	-	7	7	
27	Tuscan Hills	114	-	3	21	93	
28	Villages of Carmel - Phase 1	278	-	-	165	113	
29	The Villas of Forest Glen	6	-	-	3	3	
30	Westglen	58	-	-	43	15	
31	Windsor Farms, Phase 1	114	2	2	61	53	

# Commercial Growth

## Commercial Permits

Source: Building Inspections Department, kurt.hansen@cityofdenton.com

	Permits in Mar 2011	Permits in Mar 2010	Permits through Mar 2011	Permits through Mar 2010	Value in Mar 2011	Value in Mar 2010	Value YTD through Mar 2011	Value YTD through Mar 2010
Hotel	-	-	-	-	0	0	0	0
Hospital	-	-	1	-	0	0	222,451	0
Industrial	1	1	1	4	157,060	1,193,343	157,060	1,789,604
Restaurant	-	-	2	-	0	0	577,570	0
Office, Bank, Professional	2	-	2	3	936,724	0	936,7240	2,222,484
Vehicle Sales Lot	-	-	-	-	0	0	0	0
Stores and Mercantile	-	-	-	1	0	0	0	165,238
<b>Total New Commercial</b>	<b>3</b>	<b>1</b>	<b>6</b>	<b>8</b>	<b>1,093,784</b>	<b>1,193,343</b>	<b>1,893,805</b>	<b>4,177,326</b>
City/County Buildings	-	2	2	3	0	918,740	100,733	1,023,430
Schools	-	-	-	-	0	0	0	0
Churches	-	1	-	1	0	1,697,532	0	1,697,532
Alterations	14	16	41	38	333,636	1,357,152	2,215,890	6,047,933
<b>Total Commercial Permits</b>	<b>17</b>	<b>20</b>	<b>49</b>	<b>50</b>	<b>1,427,420</b>	<b>5,166,767</b>	<b>4,210,428</b>	<b>12,946,221</b>
<b>Total Comm &amp; Res Permits</b>	<b>79</b>	<b>114</b>	<b>188</b>	<b>256</b>	<b>36,988,923</b>	<b>20,246,155</b>	<b>49,320,046</b>	<b>45,832,278</b>

## Major Commercial Permits

Address	Project	Use	Square Feet	Value
712 Acme Street	Color Customs	Industrial	4,546	\$157,060
3139 Teasley Lane	First State Bank	Office, Bank, Professional	6,458	\$535,557
3307 Unicorn Lake Blvd.	Denton Oral Facial Implant	Office, Bank, Professional	4,609	\$401,167

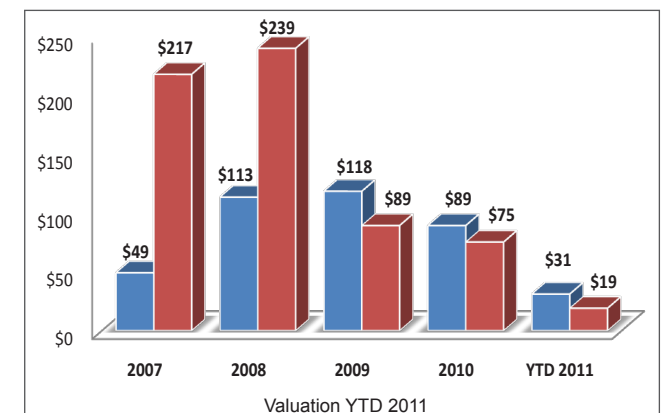
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

## Building Permits

Permit Type	2007	2008	2009	2010	YTD 2011
Commercial	36	51	44	33	8
Residential	791	589	357	342	61
<b>Total</b>	<b>827</b>	<b>640</b>	<b>401</b>	<b>375</b>	<b>69</b>

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

## Building Values



\*Values given in Millions

Source: Planning & Finance Department  
 Prepared by: erica.sullivan@cityofdenton.com

# STAND ALONES

## Major Transportation Projects

Location	Limits	Proposed Date of Construction	Estimated Date of Completion	Description
FM 2499, Section 5	FM 2181 to State School Rd	May 2012	2015	New Construction 6 lane divided roadway
Hwy 380	Bonnie Brae to I-35	October 2008	March 2010**	Expand 4 lanes to 6 lanes divided
Loop 288	I-35 to Hwy 380	April 2006	April 2010*	Expand 2 lanes to 6 lanes undivided
FM 2181	Lillian Miller to Hickory Creek Rd	March 2012	2015	Expand 2 lanes to 6 lanes divided
FM 2181	Hickory Creek to I-35 E	November 2011	2014	Expand 2 lanes to 6 lanes divided
Mayhill	US 380 to Colorado Blvd	Fall 2011	Fall 2014	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to US 377	Fall 2011	Fall 2014	Expand 2 lanes to 4 lanes divided

Source: Utility, CIP Engineering, Prepared by noreen.housewright@cityofdenton.com

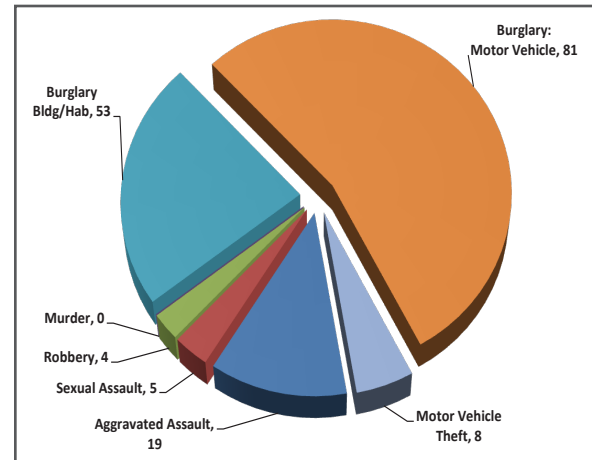
\*TxDOT opened all traffic lanes in September 2009

\*\*All traffic Lanes open in April 2010

## Sales Tax Collections Fiscal Years 2007/08 - 2010/11

Month	2007-2008	2008-2009	2009-2010	2010-2011
October	1,617,745	1,710,781	1,394,346	1,724,569
November	1,565,831	1,653,313	1,564,702	1,677,081
December	2,288,172	2,341,905	2,229,610	2,531,346
January	1,639,384	1,616,017	1,628,600	1,657,288
February	1,538,522	1,544,989	1,424,746	1,675,491
March	2,070,605	1,993,832	2,144,438	
April	1,657,879	1,529,894	1,635,574	
May	1,632,524	1,512,772	1,552,725	
June	2,064,253	1,929,679	1,961,372	
July	1,771,530	1,566,158	1,574,609	
August	1,902,236	1,605,022	1,837,292	
September	2,236,255	1,946,424	2,067,159	
<b>TOTAL</b>	<b>\$21,984,936</b>	<b>\$20,950,786</b>	<b>\$21,015,173</b>	<b>\$7,590,284</b>

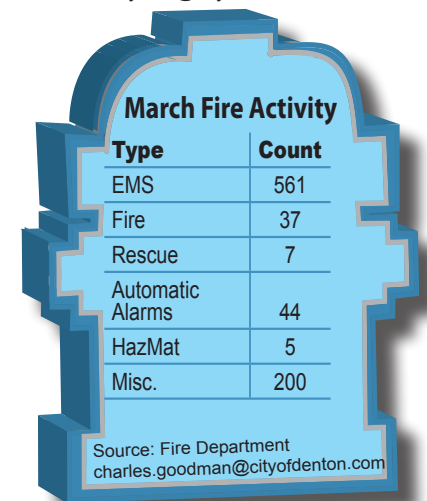
## Crime Rates - March



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Police Department, tiffany.wei@cityofdenton.com



Source: Fire Department charles.goodman@cityofdenton.com

Prior year actuals no longer exclude ED incentives

\* Estimate Based on data available: 4/13/11

Prepared By: City of Denton Finance Department  
Source: Texas Comptroller, City Finance Department, michelle.mccallum@cityofdenton.com

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.68975
Denton County	\$0.27390
Denton Independent School District	\$1.53000
<b>Total</b>	<b>\$2.4632</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>	<i>.5%</i>
<i>City of Denton</i>	<i>1.5%</i>
<b>Total</b>	<b>8.25%</b>

Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com