

STAND REPORT

Statistical Trends and News of Denton

July

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.

DFW Residential Foreclosure Postings Steady

On July 18, 2011, George Roddy, Sr., President of Foreclosure Listing Service, Inc., announced that foreclosure postings dipped below 4,500 for the 4th month in a row and monthly posting activity declined compared to the previous year for the 6th consecutive month. Prior to the last four months, monthly residential posting levels have been at or above 4,500 per month for the previous 25 consecutive months. For the past six successive months, DFW's monthly residential foreclosure filings have declined compared to the previous year starting with March's 9% drop. This decline continued with a 16% fall in April, a 23% drop in May, a 6% decrease in June, a 28% plunge in July, and a 14% drop for the upcoming auctions in August. Mr. Roddy stated, "Year-to-date home postings have reached their lowest level in three years."

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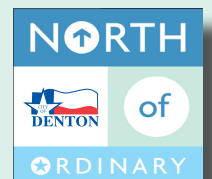
This report is available on-line:

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City of Denton, www.cityofdenton.com

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ADA/EOE/ADEA

Demographics

City of Denton Population Forecast

Year	Population	Percent Change
2010 ⁽¹⁾	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: ⁽¹⁾ 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.

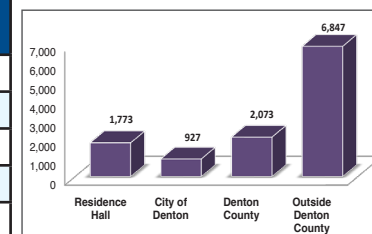
The City of Denton encompasses a landmass of 94.9 square miles and is situated north of the DFW metroplex where Interstate 35E and 35W intersect. According to Census 2010 estimates and City of Denton square mile figures, the City of Denton has a population of 113,383 with a population density of 1,195 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%
Total	1,190	10,430	11,620	100.0%

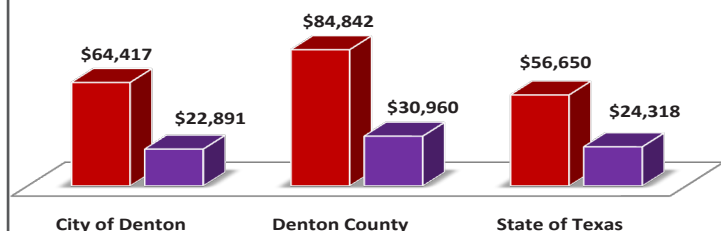


Source: Texas Women's University, erica.sullivan@cityofdenton.com

*Figures are for the Denton campus only

Economic Characteristics

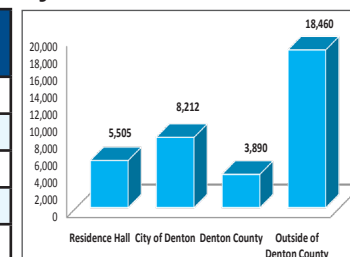
■ Median Family Income ■ Per Capita Income



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%
Total	16,493	19,574	36,067	100.0%



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%
Total	4.5%	1.2%

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

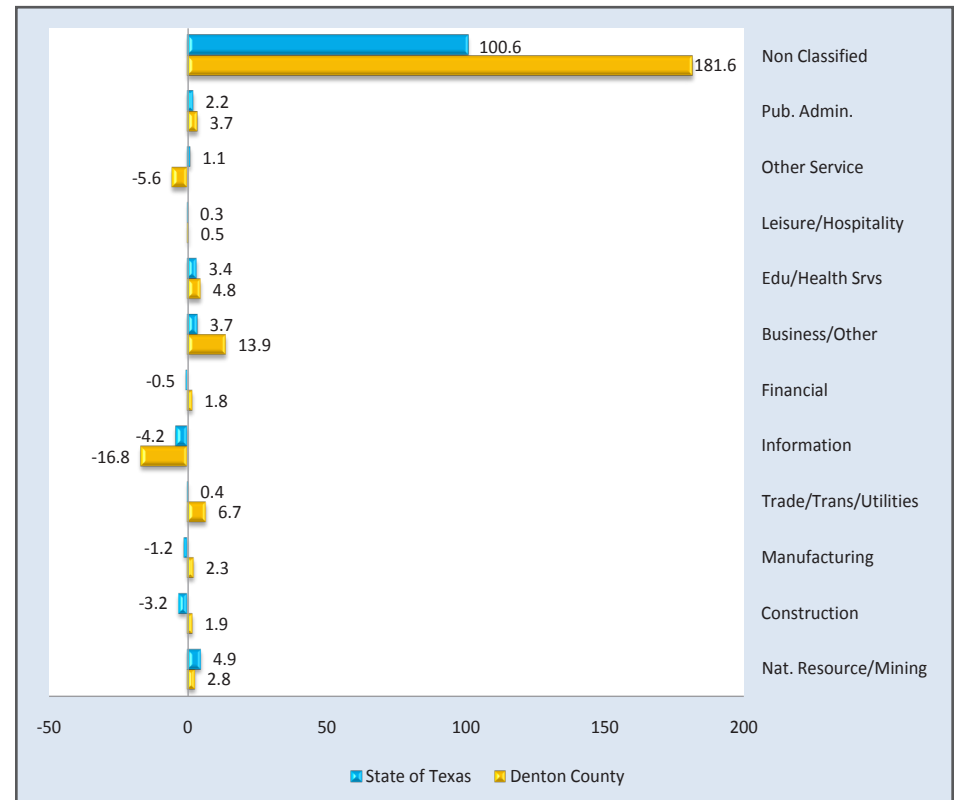


Top Five Private Employers in Denton

- 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	July 2011
City of Denton	3.8%	4.1%	6.2%	6.6%	7.3%
Denton County	3.9%	4.5%	7.2%	7.5%	7.8%
State of Texas	4.4%	4.9%	7.6%	8.2%	8.7%

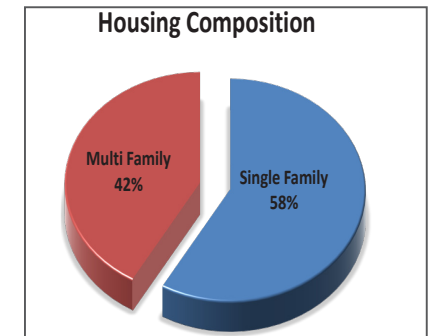
Source: Texas Workforce Commission, erica.sullivan@cityofdenton.com
The rates are not seasonally adjusted

Residential Growth and Housing

Residential Permits	Permits in July		Permits YTD		Value in July		Value YTD	
	2011	2010	2011	2010	2011	2010	2011	2010
One-Family Dwelling	24	29	145	236	5,759,233	7,374,418	35,003,058	57,551,719
Two-Family Dwelling	-	1	3	3	0	210,533	1,006,252	708,075
Multi-Family Dwelling *	1	-	4	6	33,787,812	0	84,318,181	5,136,515
Total New Residential	25	30	152	245	39,547,045	7,584,951	120,327,491	63,396,309
Additions/Alterations	24	22	201	210	337,295	366,297	3,479,800	2,880,277
Total Residential Permits	49	52	353	455	39,884,340	7,951,248	123,807,291	66,276,586
* Multi-Family Units	194	-	613	77				

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

Housing Units



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

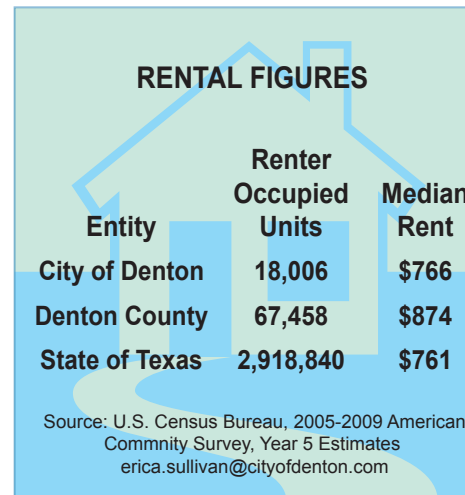
Single Family includes two family dwelling

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
2010	25,546	17,883	342	464	37	21	43,429	1.75%
YTD 2011	25,680	18,496	148	613	14	0	44,176	1.72%

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

Single Family includes two family dwelling

Includes issued and finalized permits

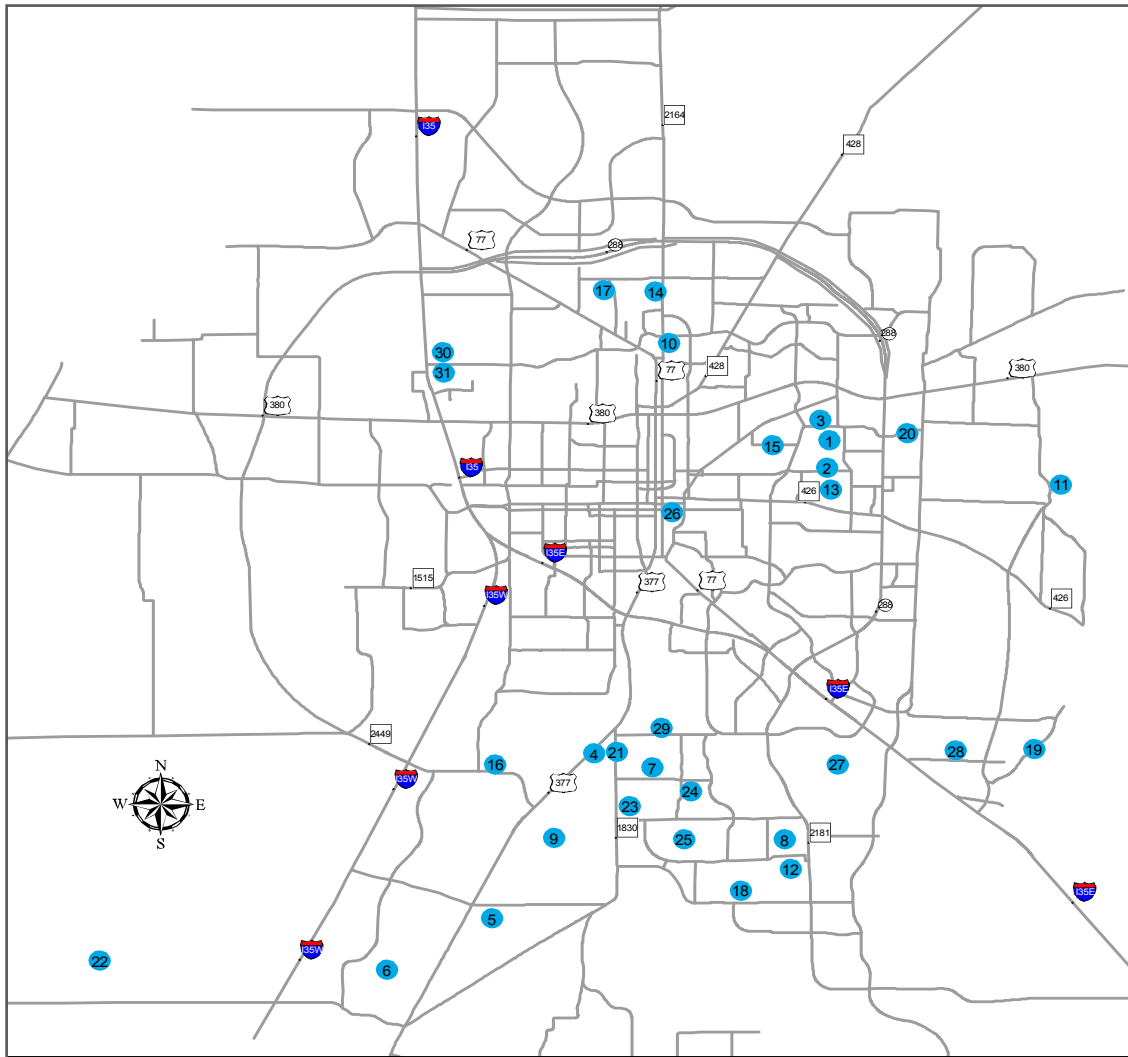
Foreclosures

Entity	July 2011
City of Denton	60
Denton County	554

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

Prepared by: erica.sullivan@cityofdenton.com

Residential Growth



Map: Economic Development, christina.davis@cityofdenton.com Data: Building Inspection Department, kurt.hansen@cityofdenton.com

Active Subdivisions — July 2011

		Totals:	3,836	19	122	2,601	1,244
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Oaks Phase 1	20	-	1	10	10	
2	Bellaire Crossing Addition	27	-	-	20	7	
3	Bellaire North Addition	128	-	2	121	7	
4	Central Village Estates	69	1	16	24	45	
5	Country Club Village - ALL PHASES	75	-	1	48	27	
6	Country Lakes North, Phase 2	237	-	9	189	48	
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	2	2	70	16	
15	Meadow Oaks, Third Section	53	-	-	41	12	
16	Meadows at Hickory Creek, Phase 1	150	-	14	135	15	
17	Northpointe Addition, Phase 4	97	-	3	74	23	
18	Oaks of Montecito, Phase 5, Section B	43	-	-	19	24	
19	Preserve at Pecan Creek - ALL PHASES	324	7	31	324	9	
20	Prominence Square Phase 1	94	3	4	73	21	
21	Regency Oaks	12	-	-	7	5	
22	Robson Ranch - ALL PHASES	940	8	29	674	354	
23	Ryan Road Estates	8	-	-	4	4	
24	Shadow Brook Place - ALL PHASES	48	-	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	1	4	47	11	
31	Windsor Farms, Phase 1	114	-	2	61	53	

Commercial Growth

Commercial Permits

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

	Permits in July 2011	Permits in July 2010	Permits through July 2011	Permits through July 2010	Value in July 2011	Value in July 2010	Value YTD through July 2011	Value YTD through July 2010
Hotel	-	-	-	-	0	0	0	0
Hospital	-	-	1	-	0	0	222,451	0
Industrial	2	-	8	6	16,739,685	0	47,383,261	3,727,866
Restaurant	1	2	6	2	505,333	904,488	3,294,501	904,488
Office, Bank, Professional	-	-	4	5	0	0	1,616,434	4,819,079
Vehicle Sales Lot	-	-	-	1	0	0	0	568,553
Stores and Mercantile	1	-	1	2	337,572	0	337,572	391,704
Total New Commercial	4	2	20	16	17,582,590	904,488	52,854,219	10,411,690
City/County Buildings	1	-	3	6	274,183	0	374,916	3,515,000
Schools	1	-	3	-	109,674	0	658,896	0
Churches	2	-	2	1	6,181,421	0	6,181,421	1,697,532
Alterations	14	20	92	108	5,034,408	3,820,762	10,961,381	20,216,649
Total Commercial Permits	22	22	120	131	29,182,276	4,725,250	71,030,832	35,840,871
Total Comm & Res Permits	71	74	473	586	69,066,616	12,676,498	194,838,123	102,117,457

Major Commercial Permits

Address	Project	Use	Square Feet	Value
2450 Westcourt Road	Denton Airport	City/County Building	3,390	\$274,183
1211 W Oak Street	Sterling Fry St Apartments	Apartments	366,519	\$33,787,812
1211 W Oak Street	Sterling Fry St Apartments	Restaurant	5,307	\$505,333
1211 W Oak Street	Sterling Fry St Apartments	Stores and Mercantile	5,228	\$337,572
1211 W Oak Street	Sterling Fry St Apartments	Parking Garage/Industrial	221,677	\$16,668,965

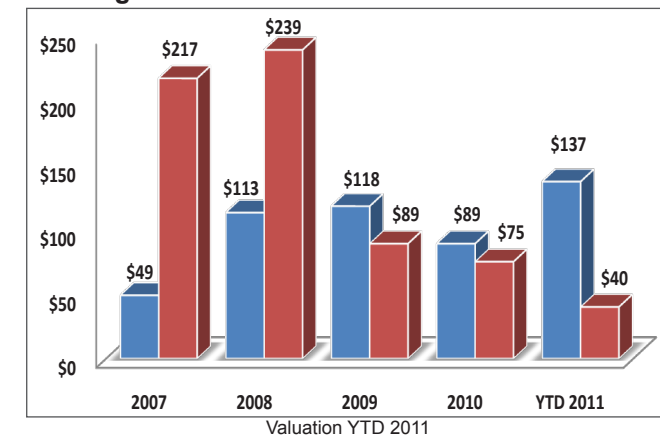
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

Permit Type	2007	2008	2009	2010	YTD 2011
Commercial	36	51	44	33	24
Residential	791	589	357	342	148
Total	827	640	401	375	172

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	Elm to Bonnie Brae	June 2012*	Summer 2015	Add 2 lane on the inside median, update drainage & reconstruct pavement
Hwy 380	I-35 to West of FM 156	April 2012*	Spring 2015	Expand 2 lanes to 6 lanes divided
Mayhill	US 380 to Colorado Blvd	early 2012	early 2015	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae	I-35E to US 377	early 2012	early 2015	Expand 2 lanes to 4 lanes divided

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

*Information from TxDOT Denton A.O. & may not include the necessary timelines for the City to acquire easements & relocate its facilities.

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	2,265,083
April	1,657,879	1,529,894	1,635,574	1,712,714
May	1,632,524	1,512,772	1,552,725	1,676,289
June	2,064,253	1,929,679	1,961,372	2,178,121
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	
TOTAL	\$21,984,936	\$20,950,786	\$21,015,173	\$17,097,982

Prior year actuals no longer exclude ED incentives

* Estimate Based on data available: 8/11/11

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
Total	\$2.49365

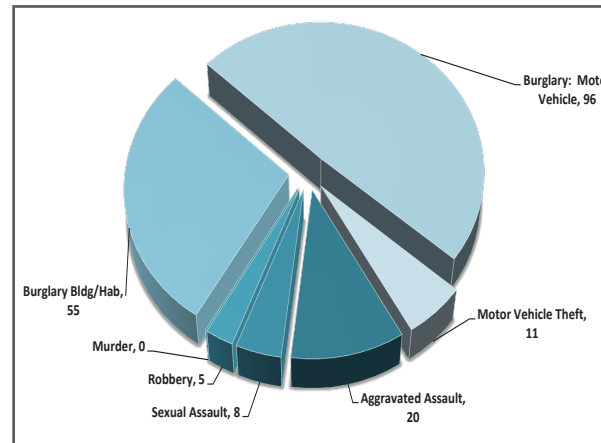
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

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

Crime Rates - July



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

July Police Activity

Type	Count
Calls for Service:	6,441
Response Time:	6:03
Traffic Citations:	2,418
Injury Accidents:	54
Non-Injury Accidents:	118

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

July Fire Activity

Type	Count
EMS	598
Fire	54
Rescue	7
Automatic Alarms	48
HazMat	12
Misc.	277
Average Response time	n/a

Source: Fire Department, charles.goodman@cityofdenton.com