

STAND REPORT

Statistical Trends and News of Denton

December

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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.

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This report is available on-line:

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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)

According
to the **2010 Texas Retail Survey**,
Denton County ranked 9th
out of the state's 50
largest county
markets.



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

Demographics

Population Projections

Entity	2000	2007	2010	2015	2020	2030	Numerical Change 2000-2030	Average Annual Percent
City of Denton	80,537	115,506	124,746	149,695	173,646	229,213	148,676	3.5%
DFW MSA	5,161,544	6,075,400	6,570,840	7,482,956	8,566,960	11,397,571	6,236,027	2.7%
State of Texas	20,851,820	23,407,629	25,105,646	27,581,188	30,252,539	36,332,880	15,481,060	1.9%

Source: University of North Texas' (UNT) Center for Economic Development and Research, erica.sullivan@cityofdenton.com

Population Change 2000 - 2009

Entity	2000 Census	2009 Estimate	Numerical Change 2000-2008	Percent Change 2000-2008
City of Denton	80,537	122,830	42,293	52.51%
Denton County	432,976	658,616	225,640	52.11%
State of Texas	20,851,820	24,785,302	3,933,482	18.86%

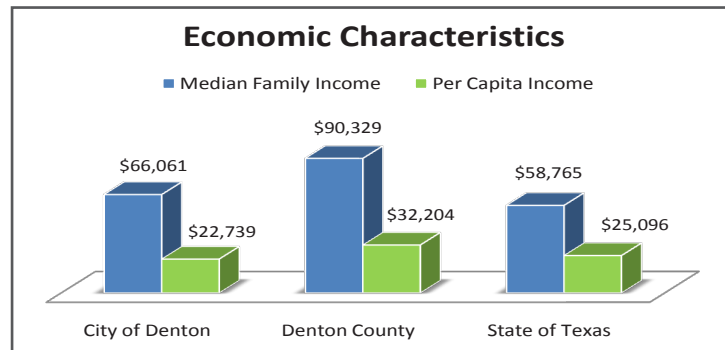
Source: U.S. Census Bureau, erica.sullivan@cityofdenton.com

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 City of Denton 2010 estimates and square mile figures, the City of Denton has a population of 121,374 with a population density of 1,279 persons per square mile.

Age and Economic Characteristics

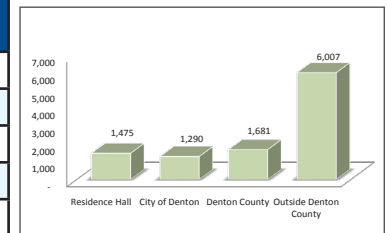
Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	28.8	8.4%	\$66,061	\$22,739
Denton County	32.1	5.8%	\$90,329	\$32,204
State of Texas	33.2	10.2%	\$58,765	\$25,096



Source: U.S. Census Bureau, 2008 American Community Survey, Year 1 Estimate
Prepared by: erica.sullivan@cityofdenton.com

*Spring 2010 TEXAS WOMEN'S UNIVERSITY Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	67	1,408	1,475	14.1%
City of Denton	234	1,056	1,290	12.3%
Denton County	183	1,498	1,681	16.1%
Outside Denton County	595	5,412	6,007	57.5%
Total	1,079	9,374	10,453	100.0%

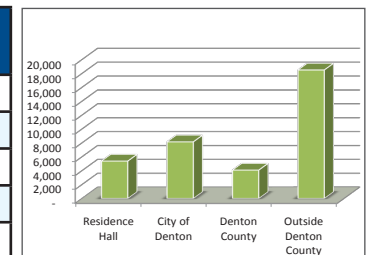


Source: Texas Women's University, erica.sullivan@cityofdenton.com

*Figures are for the Denton campus only

Fall 2009 UNIVERSITY OF NORTH TEXAS Enrollment by Residence

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,439	2,944	5,383	14.9%
City of Denton	4,128	4,022	8,150	22.6%
Denton County	1,937	2,148	4,085	11.3%
Outside Denton County	7,473	11,032	18,505	51.2%
Total	15,977	20,146	36,123	100.0%



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

Labor Markets

Employment Change by Industry Sector

Industry Sector	Denton County Change 2008-2009	Texas Change 2008-2009
Natural Resources and Mining	-9.7%	7.9%
Construction	5.0%	2.9%
Manufacturing	0.9%	-1.6%
Trade, Transport and Utilities	-2.1%	1.3%
Information	7.9%	-1.9%
Financial Activities Group	-0.3%	0.6%
Professional, Business and Other Services	3.3%	2.3%
Education and Health Services	5.9%	2.4%
Leisure and Hospitality Group	6.5%	2.0%
Other Services	3.1%	1.9%
Public Administration	6.2%	3.6%
Nonclassified	-9.5%	16%
Total	2.1%	1.8%

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

Top Five Public Employers in Denton

- University of North Texas - 7,949
- Denton Independent School District - 2,600
- Volunteer Service Council for Denton State School Supported Living Center - 1,533
- Denton County - 1,441
- City of Denton - 1,319

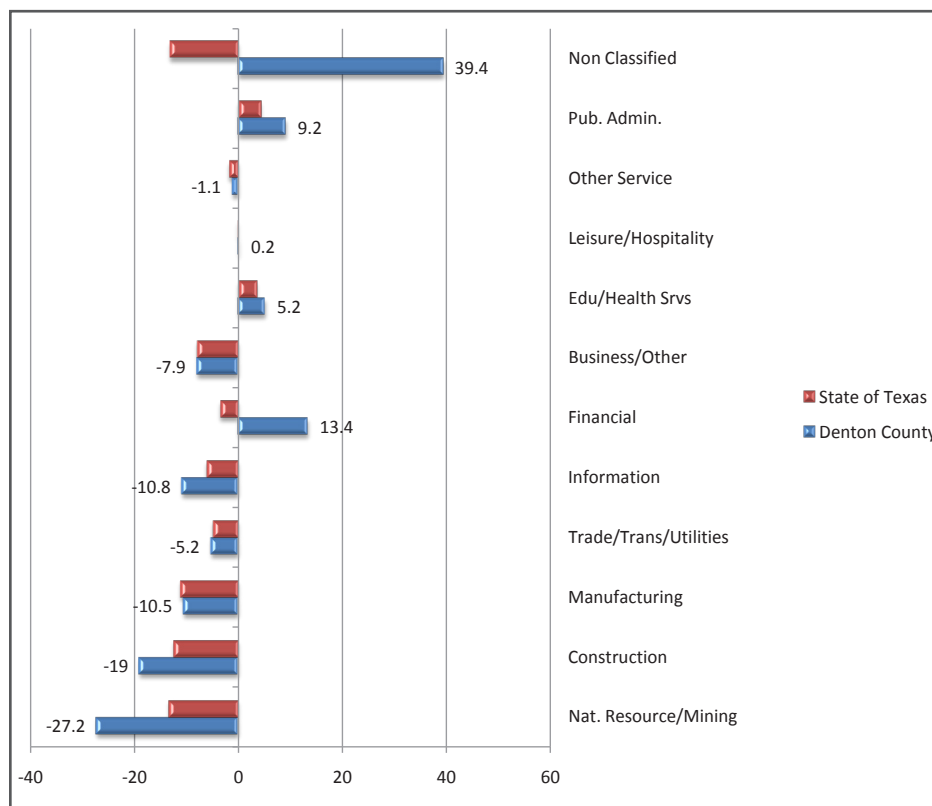
Top Five Private Employers in Denton

- Peterbilt Motors - 1,450
- Denton Regional Medical Center - 850
- Presbyterian Hospital of Denton - 800
- Sally Beauty Company International Headquarters - 750
- Thermadyne/Victor/Tweco - 600

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



2008-2009 Employment Change by Industry Sector



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

Unemployment Rates

Entity	2006	2007	2008	December 2010
City of Denton	4.0%	3.8%	4.1%	6.3%
Denton County	4.3%	3.9%	4.5%	7.2%
State of Texas	4.9%	4.4%	4.9%	8.0%

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

The rates are not seasonally adjusted

Residential Growth and Housing

Residential Permits	Permits in Dec		Permits YTD		Value in Dec		Value YTD	
	2010	2009	2010	2009	2010	2009	2010	2009
One-Family Dwelling	16	31	340	322	3,489,889	7,030,843	81,796,722	78,212,715
Two-Family Dwelling	-	-	4	36	0	0	1,153,910	10,446,462
Multi-Family Dwelling *	1	-	10	4	1,818,400	0	62,141,642	42,806,007
Total New Residential	17	31	354	362	5,308,289	7,030,843	145,092,273	131,465,184
Additions/Alterations	22	23	356	255	207,586	266,811	4,666,463	4,758,710
Total Residential Permits	39	54	710	617	5,515,875	7,297,654	149,758,736	136,223,894
* Multi-Family Units	35	-	506	368				

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

Foreclosures

Entity	December 2010
City of Denton	83
Denton County	747

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

Home Occupancy and Vacancy Rates*

Entity	Occupied Housing Units	Vacant Housing Units	Homeowner Vacancy Rate	Rental Vacancy Rate
City of Denton	35,711	4,483	2.6%	8.2%
Denton County	209,287	15,923	1.4%	8.7%
State of Texas	8,442,249	1,176,824	2.5%	10.2%

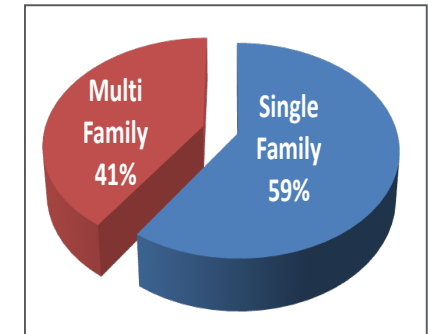
Source: U.S. Census Bureau, 2008 American Community Survey, Year 1 Estimate
Prepared by: erica.sullivan@cityofdenton.com

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
2009	25,241	17,440	360	374	32	8	42,681	1.65%
YTD 2010	25,546	17,860	342	440	37	21	43,406	1.70%

Sources: Planning, Building Inspections Departments, Prepared by: erica.sullivan@cityofdenton.com
Single Family includes two family dwelling
Includes issued and finaled permits

Housing Units



Sources: Planning, Building Inspections Departments
Prepared by: erica.sullivan@cityofdenton.com
Single Family includes two family dwelling

Owner and Renter Occupied Housing Units

Entity	Owner Occupied Housing Units	Renter Occupied Housing Units
City of Denton	17,340	19,371
Denton County	139,442	69,845
State of Texas	5,465,854	2,956,395

Source: U.S. Census Bureau, 2008 American Community Survey, Year 1 Estimate
Prepared by: erica.sullivan@cityofdenton.com

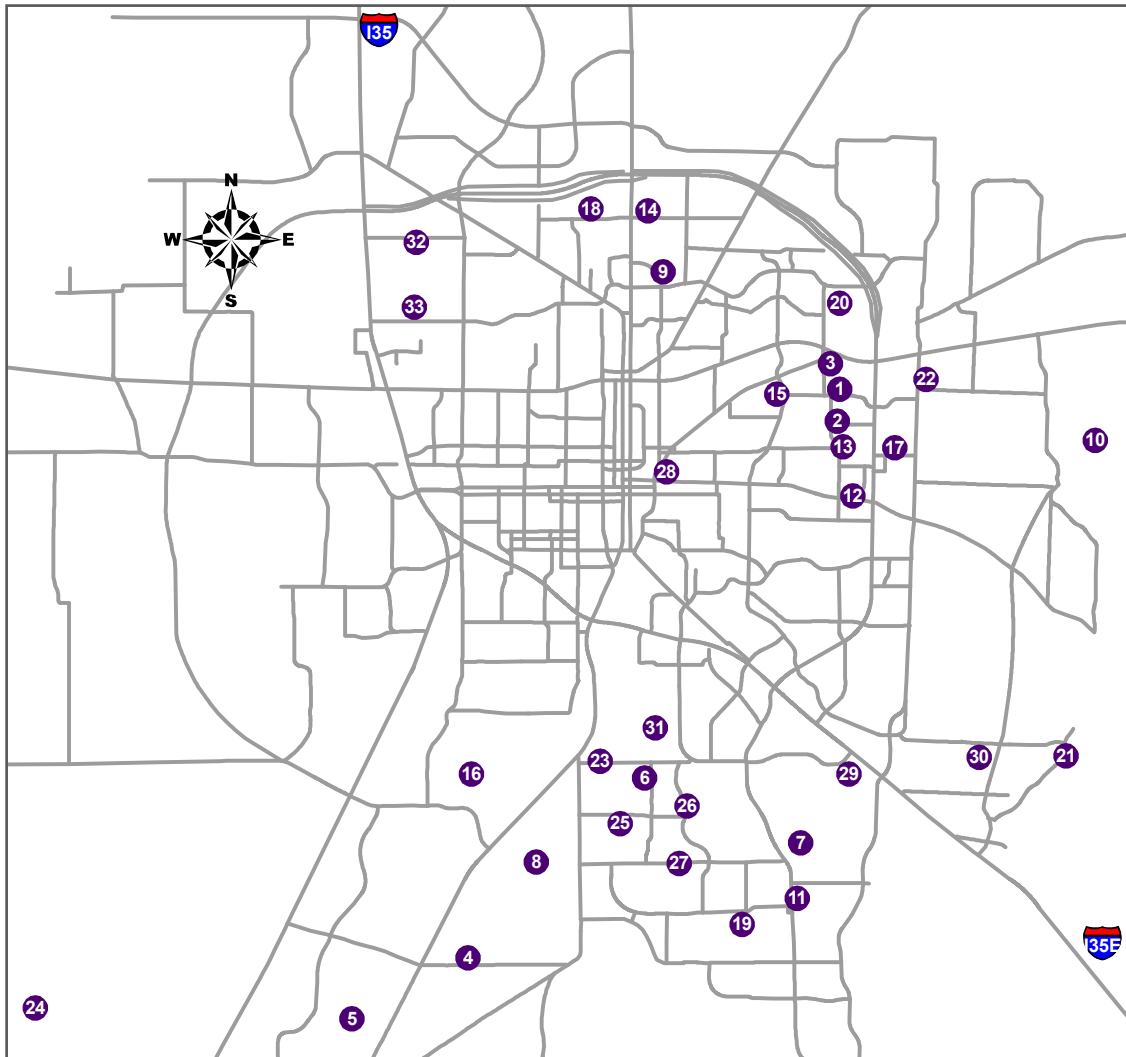
According to the Denton Building Permit Department, the average valuation for housing permits is \$252,571

RENTAL FIGURES

Entity	Renter Occupied Units	Median Rent
City of Denton	19,371	\$768
Denton County	69,845	\$862
State of Texas	2,956,395	\$768

Source: U.S. Census Bureau, 2008 American Community Survey, Year 1 Estimates
erica.sullivan@cityofdenton.com

Residential Growth



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

The average price range for homes in the most active subdivisions in Denton is \$209,100 - \$385,600

Source: Dallas/Fort Worth New Home Guide, City Planning Department and individual builder websites

Active Subdivisions — December 2010

		Totals:	3,703	14	313	2,467	1,236
Map Ref	Most Active Sub-divisions	Platted Lots	Month Starts	YTD Starts	Total Starts	Lots Avail.	
1	Audra Oaks Phase 1	20	2	5	9	11	
2	Bellaire Crossing Addition	27	-	2	20	7	
3	Bellaire North Addition	128	1	11	118	10	
4	Country Club Village - ALL PHASES	75	-	-	47	28	
5	Country Lakes North, Phase 2	237	-	23	180	57	
6	El Paseo Addition, Phase 1	33	-	-	29	4	
7	Forest Meadow, Phase 1	116	-	10	102	14	
8	Hills of Argyle, Phase 3	77	-	4	66	11	
9	Jamart Addition	12	-	-	4	8	
10	Lakeview Ranch, Phase 1	155	-	3	99	56	
11	Lexington Park, Phase 3	99	-	21	46	53	
12	Longhorn Cove	35	-	-	35	-	
13	Maple Leaf Homes Addition	94	-	4	12	82	
14	McKamy Evers Estates, Phase 1	86	-	5	68	18	
15	Meadow Oaks, Third Section	53	-	2	41	12	
16	Meadows at Hickory Creek, Phase 1	150	3	23	121	29	
17	Nevada Court	19	-	5	19	-	
18	Northpointe Addition, Phase 4	97	-	10	68	29	
19	Oaks of Montecito, Phase 5, Section B	43	1	2	19	24	
20	Old North Park Addition	30	-	-	30	-	
21	Preserve at Pecan Creek - ALL PHASES	324	2	73	296	28	
22	Prominence Square Phase 1	94	-	8	69	25	
23	Regency Oaks	12	-	-	7	5	
24	Robson Ranch - ALL PHASES	940	4	74	645	295	
25	Ryan Road Estates	8	-	-	4	4	
26	Shadow Brook Place - ALL PHASES	48	-	-	25	23	
27	Thistle Hill Estates - Phase 2	122	-	3	80	42	
28	Townhomes at Pecan Creek	14	-	-	7	7	
29	Tuscan Hills	114	1	1	18	96	
30	Villages of Carmel - Phase 1	278	-	-	165	113	
31	The Villas of Forest Glen	6	-	-	3	3	
32	Westglen	58	-	11	43	15	
33	Windsor Farms, Phase 1	114	-	10	59	55	

Commercial Growth

Commercial Permits

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

	Permits in Dec 2010	Permits in Dec 2009	Permits through Dec 2010	Permits through Dec 2009	Value in Dec 2010	Value in Dec 2009	Value YTD through Dec 2010	Value YTD through Dec 2009
Hotel	-	-	-	3	0	0	0	17,799,846
Hospital	-	-	1	-	0	0	6,847,991	0
Industrial	1	-	8	5	3,940,281	0	8,265,055	4,066,622
Restaurant	-	-	3	-	0	0	1,405,087	620,767
Office, Bank, Professional	1	2	6	22	281,030	2,421,242	5,117,109	20,429,129
Vehicle Sales Lot	-	-	1	-	0	0	568,553	0
Stores and Mercantile	-	3	3	9	0	28,764,273	690,359	31,881,976
Total New Commercial	2	5	22	39	4,221,311	31,185,515	22,894,154	74,798,340
City/County Buildings	-	-	6	3	0	0	3,515,000	9,572,282
Schools	-	2	-	3	0	38,173,522	0	42,291,355
Churches	-	-	1	1	0	0	1,697,532	301,179
Alterations	9	11	192	205	481,343	1,761,844	42,880,324	39,168,266
Total Commercial Permits	11	18	221	251	4,702,654	71,120,881	70,987,009	171,131,422
Total Comm & Res Permits	50	72	931	868	10,218,526	78,418,535	220,745,746	307,355,316

Major Commercial Permits

Address	Project	Use	Square Feet	Value
4205 Teasley lane	Advantage Storage, Ph1	Industrial	52,237	\$3,940,281
1013 W University Drive	Meridian Bank Texas, Addition	Office, Bank, Professional	2,583	\$281,030

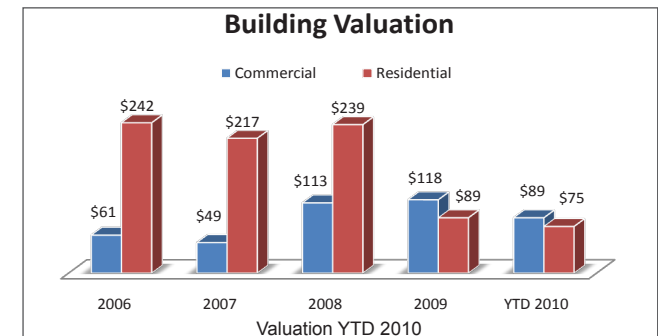
Source: Building Inspections Department, kurt.hansen@cityofdenton.com

Building Permits

Permit Type	2006	2007	2008	2009	YTD 2010
Commercial	42	36	51	44	33
Residential	946	791	589	357	342
Total	988	827	640	401	375

YTD through Dec. 2010 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	
February	1,538,522	1,544,989	1,424,746	
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	
TOTAL	\$21,984,936	\$20,950,786	\$21,015,173	\$5,932,996

Prior year actuals no longer exclude ED incentives

* Estimate Based on data available:

12/16/10

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	\$2.4632

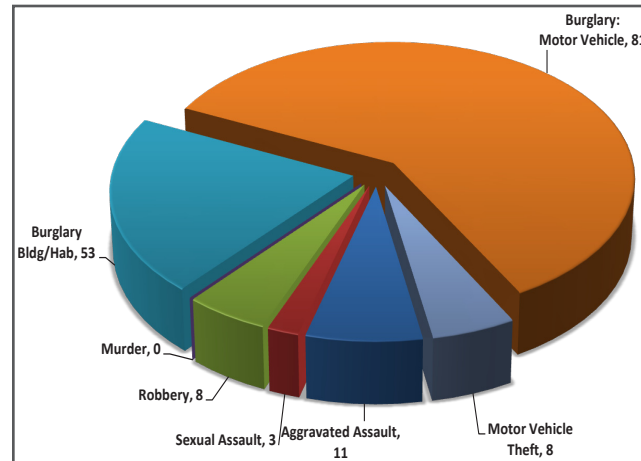
Source: Denton Central Appraisal District, erica.sullivan@cityofdenton.com

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 - December



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

Police Activity Report - December

Type	Count
Calls for Service:	6,660
Response Time:	6:06
Traffic Citations:	1,893
Injury Accidents:	62
Non-Injury Accidents:	130

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

Fire Activity Report - December

Type	Count
EMS:	530
Fire & Other:	251
Avg. Response time:	5:48 min.
Mutual Aid:	9

Source: Fire Department
charles.goodman@cityofdenton.com