

# STaND

August  
2019



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/EconomicDevelopment](http://www.cityofdenton.com/Business/EconomicDevelopment). Additionally, you can find the most current edition along with all previous issues 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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TDD (800)735-2989

# Demographics

## Annual Population Change 2016 - 2017

Entity	2016 Census Estimate	2017 Census Estimate	Numerical Change 2016-2017	Percent Change 2016-2017
City of Denton	133,808	136,268	2,460	1.8%
Denton County	806,180	836,210	30,030	3.7%
State of Texas	27,862,596	28,304,596	442,000	1.6%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2018

## 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	29.9	9.5%	\$76,653	\$27,358
Denton County	35.5	9.4%	\$103,901	\$39,298
State of Texas	34.7	12.0%	\$70,136	\$29,525

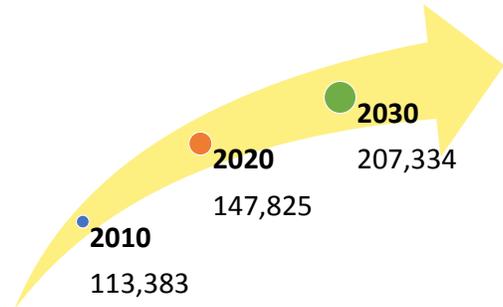
Source: U.S. Census Bureau, 2017 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

<b>City</b>	<ul style="list-style-type: none"> <li>• Median Family Income: \$76,653</li> <li>• Per Capita Income: \$27,358</li> </ul>
<b>County</b>	<ul style="list-style-type: none"> <li>• Median Family Income: \$103,901</li> <li>• Per Capita Income: \$39,298</li> </ul>
<b>State</b>	<ul style="list-style-type: none"> <li>• Median Family Income: \$70,136</li> <li>• Per Capita Income: 29,525</li> </ul>

Source: U.S. Census Bureau, 2017 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?

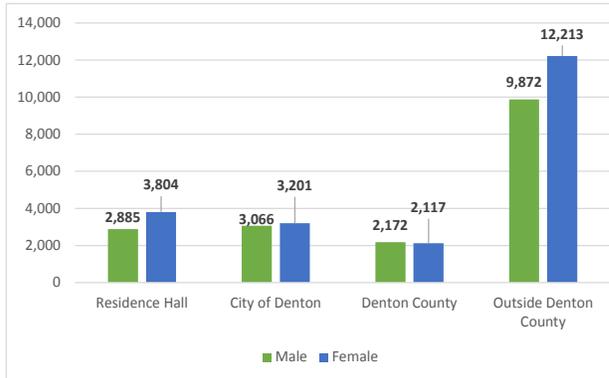
### Denton Named Certified Music Friendly City

Denton is the third city in Texas to be named a Certified Music Friendly Community (CMFC) by the Texas Music Office. The program provides a network for fostering music industry development and demonstrates that Denton is serious about attracting and developing music industry growth. The Denton CMFC liaison shares the Music Directory data, demonstrates partnership with community music-related non-profits, and collaborates with music education programs.

Source: City of Denton Press Release

# Demographics

Fall 2019 University of North Texas Enrollment by Residence\*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,885	3,804	6,689	17.0%
City of Denton	3,066	3,201	6,267	15.9%
Denton County	2,172	2,117	4,289	10.9%
Outside Denton County	9,872	12,213	22,085	56.2%
<b>Total</b>	<b>17,995</b>	<b>21,335</b>	<b>39,330</b>	<b>100.0%</b>

Source: University of North Texas, Erica.Sullivan@cityofdenton.com

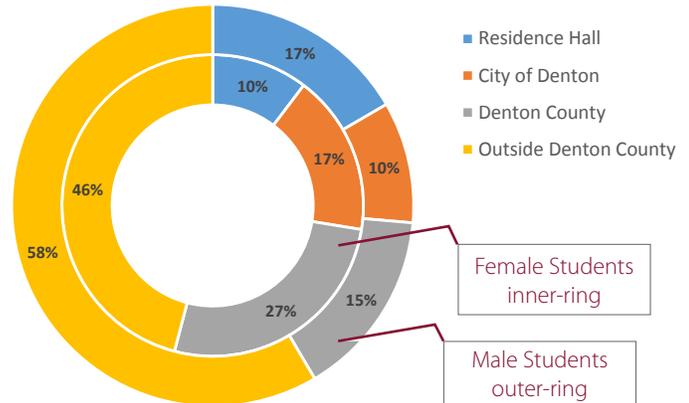
\*Figures are for the Denton campus only

Spring 2018 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	163	1,904	2,067	15.9%
City of Denton <sup>1</sup>	272	1,119	1,391	10.7%
Denton County <sup>2</sup>	419	1,735	2,154	16.5%
Outside Denton County	725	6,701	7,426	57.0%
<b>Total</b>	<b>1,579</b>	<b>11,459</b>	<b>13,038</b>	<b>100.0%</b>

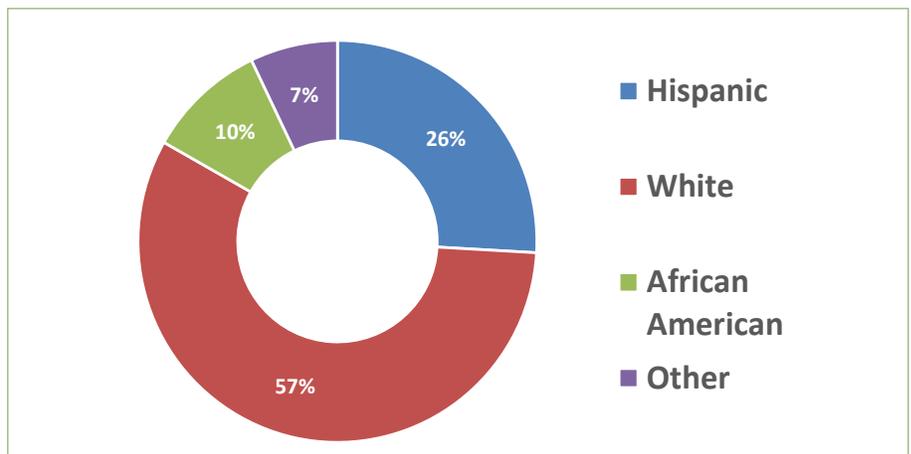
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com  
\*Figures are for the Denton campus only

<sup>1</sup> Outside Residence Hall  
<sup>2</sup> 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 2017 estimates and City of Denton square mile figures, the City has a population of 136,268 with a population density of 1,379 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, 2017 American Community Survey, 1 Year Estimate, Erica.Sullivan@cityofdenton.com

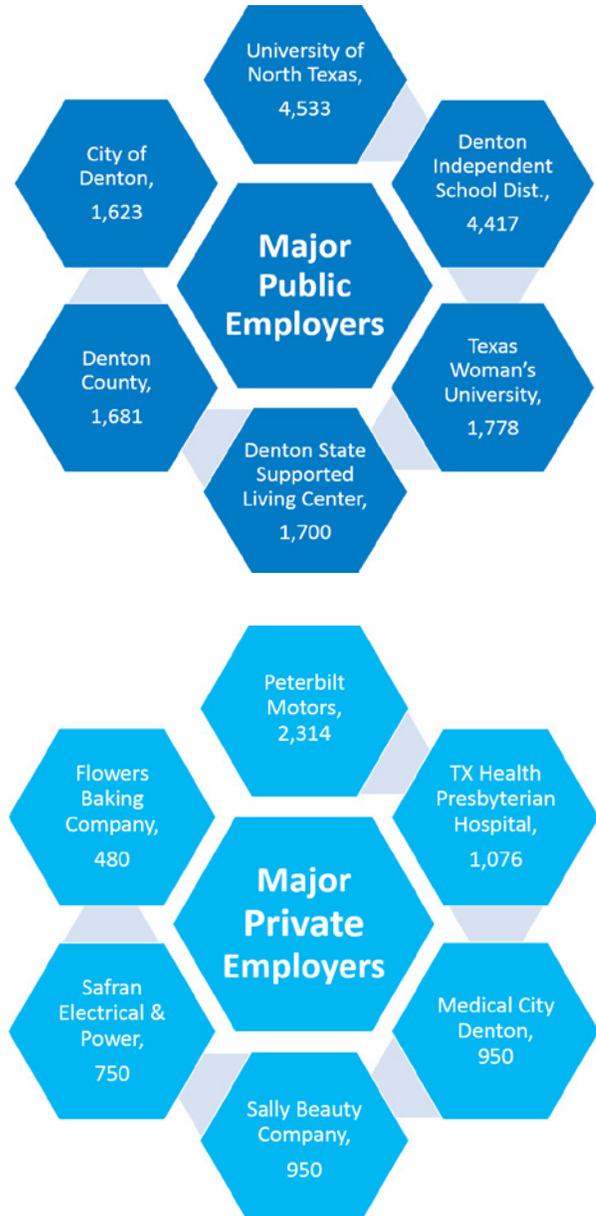
# Labor Markets

## 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



Source: Denton Chamber of Commerce Economic Development, edaa@dentonedp.com, updated 05/25/18

## Unemployment Rates

Entity	Annual Average				August*
	2015	2016	2017	2018	2019
City of Denton	3.3%	3.3%	3.2%	2.8%	3.0%
Denton County	3.5%	3.4%	3.4%	2.9%	3.0%
State of Texas	4.4%	4.6%	4.4%	3.5%	3.6%

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

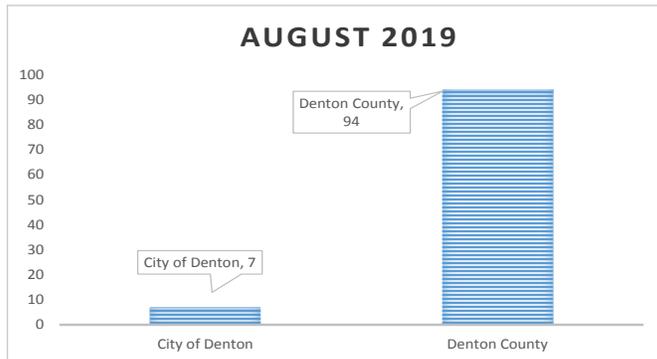
## Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2018	30,315	21,889	1,007	758	16	1	52,204	3.46%
YTD 2019	30,961	22,233	663	344	17	0	53,194	1.90%

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 value for a One-Family dwelling is \$321,143

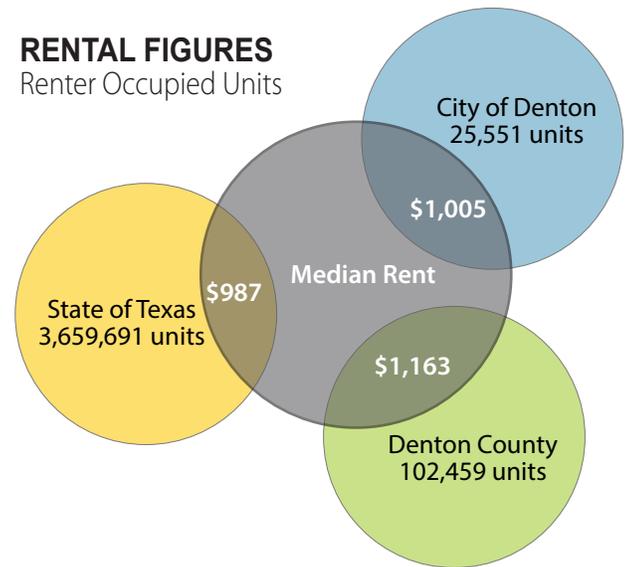
## Foreclosures



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

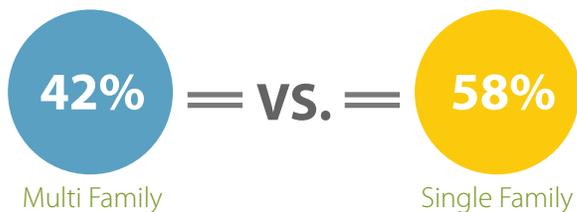
## RENTAL FIGURES

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, 2017, American Community Survey (ACS), 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

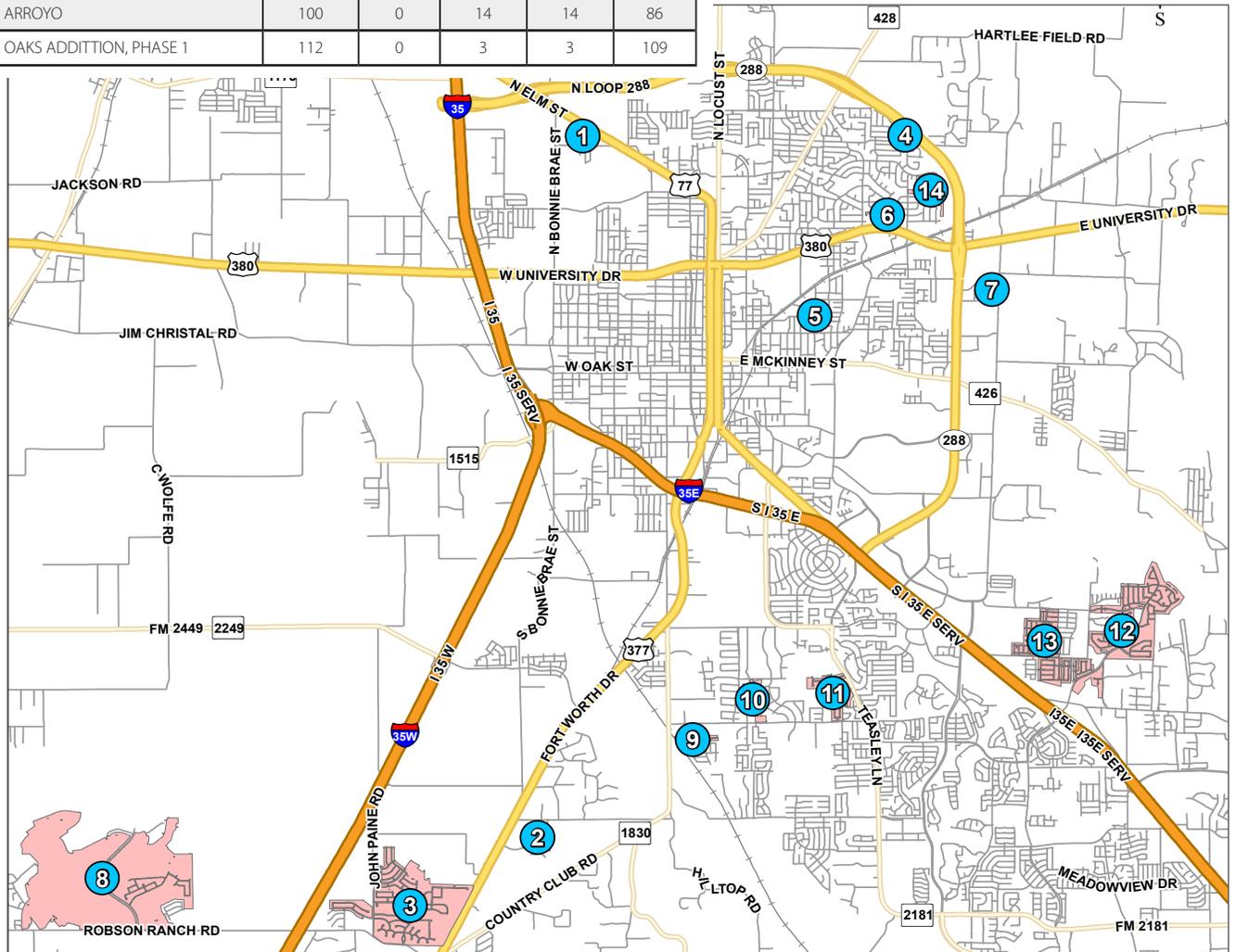
Residential Permits	Permits in Aug		Permits YTD		Value in Aug		Value YTD	
	2019	2018	FY 18/19	FY 17/18	2019	2018	FY18/19	FY 17/18
One-Family Dwelling	76	132	847	884	\$22,456,707	\$36,215,524	\$257,025,560	\$260,544,570
Two-Family Dwelling	0	5	6	9		\$1,127,635	\$1,388,745	\$2,941,251
Multi-Family Dwelling *	0	2	8	5	\$-	\$37,118,836	\$44,216,582	\$33,202,687
<b>Total New Residential</b>	<b>76</b>	<b>139</b>	<b>861</b>	<b>898</b>	<b>\$22,456,707</b>	<b>\$74,461,994</b>	<b>\$302,630,887</b>	<b>\$296,688,508</b>
Additions/Alterations	68	59	533	417	\$1,861,205	\$808,067	\$13,107,356	\$11,566,120
<b>Total Residential Permits</b>	<b>144</b>	<b>198</b>	<b>1,394</b>	<b>1,119</b>	<b>\$24,317,912</b>	<b>\$75,270,061</b>	<b>\$315,738,243</b>	<b>\$307,222,237</b>
* Multi-Family Units	0	254	320	577				

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

# Active Subdivisions

## Active Subdivisions — AUGUST 2019

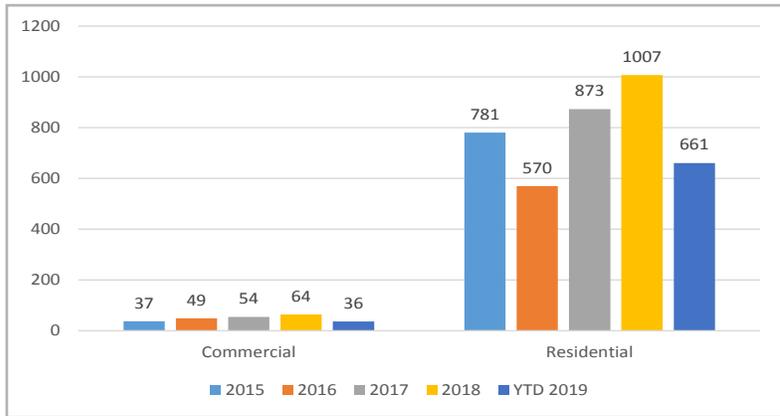
	Totals:	2,765	74	835	1,792	1,359
MAP REF	MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	MONTH STARTS	YTD STARTS	TOTAL STARTS	LOTS AVAIL
	BEVER CREEK ALL PHASES	206	20	59	59	147
1	BRENTWOOD PLACE	180	0	57	57	123
2	COUNTRY CLUB VILLAGE PHASE 2-B	17	0	7	7	10
3	COUNTRY LAKES ALL PHASES	361	5	87	321	40
	EVERS WAY	190	19	137	138	52
4	HARVEST HILL	150	0	88	89	61
5	MEADOW OAKS SUBDIVISION, PHASE 4	43	5	12	12	31
6	OLD NORTH PARK PHASE II-A	40	0	9	35	5
7	PROMINENCE SQUARE PHASE IIA	45	4	14	30	15
8	ROBSON RANCH ALL PHASES	700	13	116	283	417
9	RYAN MEADOWS ALL PHASES	261	0	51	261	0
10	SHADOW BROOK PLACE	38	0	2	36	2
11	TEASLEY TRAILS ALL PHASES	260	0	49	164	96
12	THE PRESERVE AT PECAN CREEK ALL PHASES	165	4	41	79	86
13	VILLAGES OF CARMEL ALL PHASES	283	4	89	204	79
	VISTA DEL ARROYO	100	0	14	14	86
14	WINDSOR OAKS ADDITION, PHASE 1	112	0	3	3	109



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

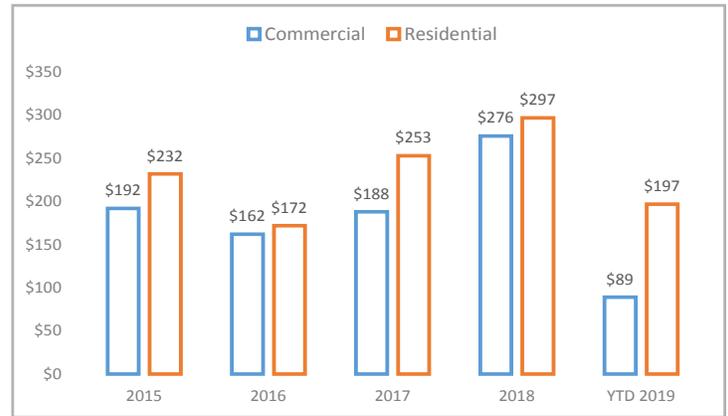
# Commercial Growth

## Building Permits — August 2019



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

## Valuation Trends — August 2019



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

## Major Commercial Permits for August 2019

Address	Project	Use	Square Feet	Value
3251 N I-35	All Storage Denton	Storage	169,400	\$16,288,300
4800 Barthold Rd	Blue Beacon Truck Wash	Business	10,049	\$1,748,325
1954 Shady Oaks Dr	Electric Substation	Utility	5,873	\$413,283

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

Permits over 1,000 SF

## Commercial Permits

	Permits in Aug 2019	Permits in Aug 2018	YTD Permits FY 18/19	YTD Permits FY 17/18	Value in Aug 2019	Value in Aug 2018	Value YTD FY 18/19	Value YTD FY 17/18
Assembly	0	2	4	7	\$-	\$1,779,087	\$3,221,563	\$12,714,412
Business	1	3	22	21	\$1,748,325	\$1,907,571	\$43,662,044	\$16,572,737
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	0	0	1	3	\$-	\$-	\$722,120	\$24,312,488
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	0	0	2	\$-	\$-	\$-	\$19,187,145
Institutional	0	0	2	1	\$-	\$-	\$2,039,184	\$9,529,902
Mercantile	0	0	2	7	\$-	\$-	\$1,391,117	\$9,498,889
Residential Group Homes	0	0	0	0	\$-	\$-	\$-	\$-
Storage	1	2	5	4	\$16,288,300	\$17,918,696	\$38,558,781	\$47,362,887
Utility	1	1	1	4	\$17,160	\$81,324	\$17,160	\$255,708
<b>Total New Commercial</b>	<b>3</b>	<b>8</b>	<b>37</b>	<b>49</b>	<b>\$18,053,785</b>	<b>\$21,686,679</b>	<b>\$89,611,969</b>	<b>\$139,434,168</b>
City/County Buildings	1	0	3	2	\$413,283	\$-	\$1,787,705	\$1,150,187
Schools	0	0	1	2	\$-	\$-	\$20,389,685	\$1,274,825
Churches	0	0	1	1	\$-	\$-	\$1,714,847	\$2,071,939
Alterations	19	22	270	240	\$8,237,560	\$4,282,543	\$60,193,383	\$37,835,716
<b>Total Commercial Permits</b>	<b>23</b>	<b>30</b>	<b>312</b>	<b>294</b>	<b>\$26,704,628</b>	<b>\$25,969,222</b>	<b>\$173,697,588</b>	<b>\$181,766,835</b>

<b>Total Comm &amp; Res Permits</b>	<b>167</b>	<b>228</b>	<b>1,706</b>	<b>1,413</b>	<b>\$51,022,540</b>	<b>\$101,239,283</b>	<b>\$489,435,831</b>	<b>\$488,989,072</b>
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Source: Building Inspections Division, Emily.Loislle@cityofdenton.com

# STaND Alones

## August Police Activity



Source: Police Department  
Chris.Womack@cityofdenton.com

## August Fire Activity



Source: Fire Department  
Tim.Ryan@cityofdenton.com

\*New data collection methods account for variances in some data represented.

## Sales Tax Collections Fiscal Years 2015/16 — 2018/19

Month	2015-2016	2016-2017	2017-2018	2018-2019
October	2,418,298	2,618,544	2,893,671	3,040,700
November	2,459,393	3,061,708	3,081,233	3,061,744
December	3,507,620	3,862,745	3,725,507	3,800,014
January	2,012,242	2,547,121	2,741,380	2,587,925
February	2,262,689	2,575,448	2,681,763	2,543,861
March	2,983,606	3,218,490	3,795,301	3,373,300
April	2,437,536	2,728,448	2,915,398	3,076,093
May	2,540,010	2,860,256	3,082,192	3,030,647
June	3,318,478	3,528,334	3,538,686	3,645,674
July	2,460,412	2,929,546	3,309,987	3,388,624
August	2,997,482	3,131,423	3,079,980	
September	3,226,533	3,779,077	3,424,929	
<b>TOTAL</b>	<b>32,624,299</b>	<b>36,841,140</b>	<b>\$38,270,027</b>	<b>\$31,548,582</b>

Prepared By: City of Denton Finance Department, 08/19  
Source: Texas Comptroller, City Finance Department

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.620477
Denton County	\$0.225574
Denton Independent School District	\$1.540000
<b>Total</b>	<b>\$2.386051</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%
Denton County Transportation Authority (DCTA)	.5%
City of Denton	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
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