

STaND

February
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/Economic Development](http://www.cityofdenton.com/Business/Economic%20Development). Additionally, you can find the most current edition along with all previous issue at 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

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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

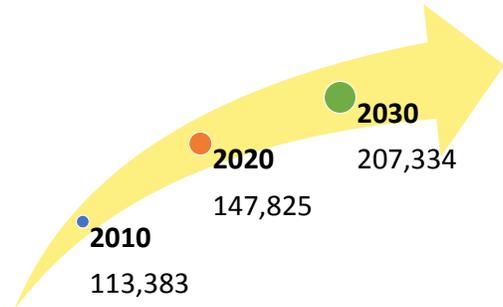
Source: U.S. Census Bureau, 2017 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

Economic Characteristics

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

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?

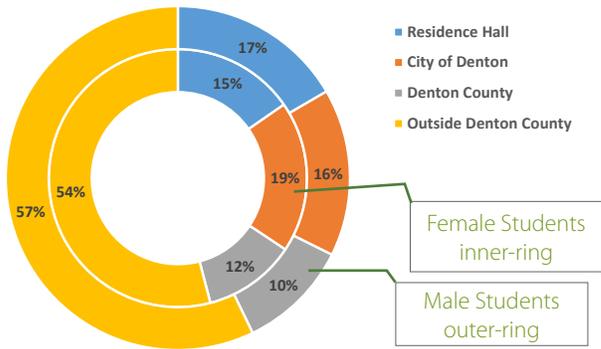
Denton Named Certified Music Friendly City

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 nonprofits, and collaborates with music education programs.

Source: City of Denton Press Release

Demographics

Fall 2018 University of North Texas Enrollment by Residence*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,710	3,395	6,105	16.02%
City of Denton	3,353	3,224	6,577	17.25%
Denton County	2,050	2,147	4,197	11.01%
Outside Denton County	9,545	11,695	21,240	55.72%
Total	17,658	20,461	38,119	100.00%

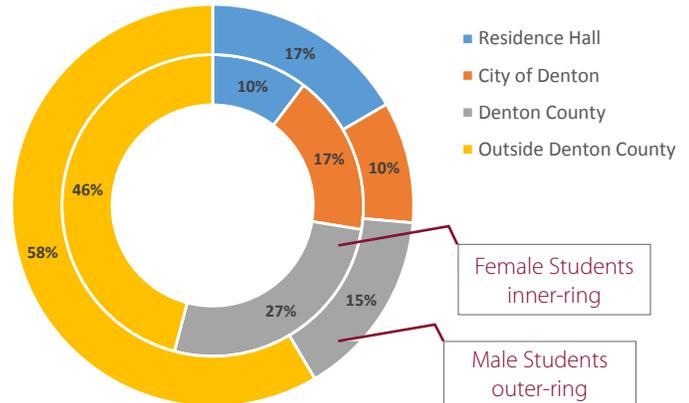
Source: University of North Texas, Erica.Sullivan@cityofdenton.com
*Figures are for the Denton campus only

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 ¹	272	1,119	1,391	10.7%
Denton County ²	419	1,735	2,154	16.5%
Outside Denton County	725	6,701	7,426	57.0%
Total	1,579	11,459	13,038	100.0%

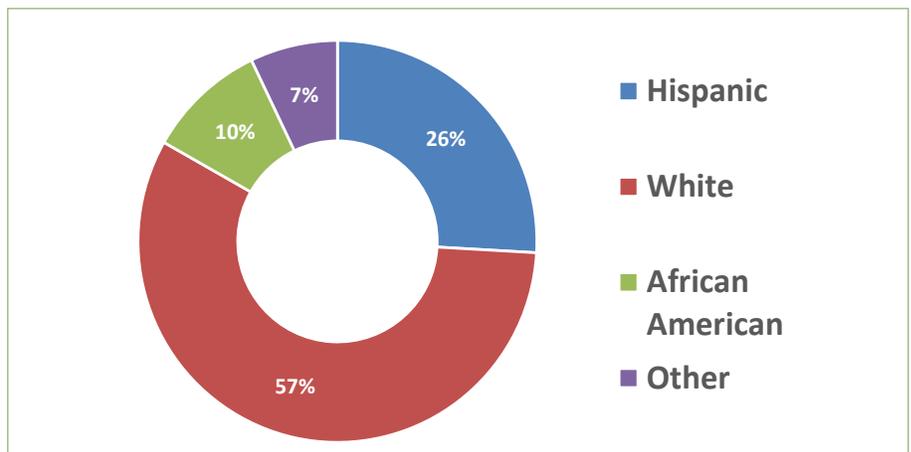
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com
*Figures are for the Denton campus only

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 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

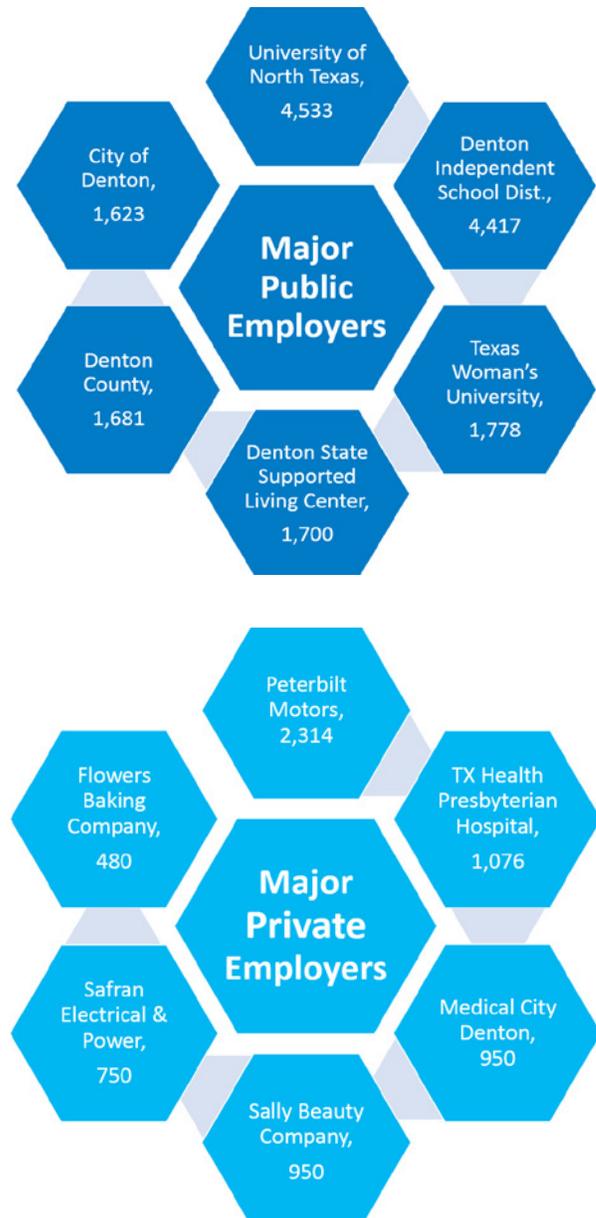
Labor Markets

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%
Total - All Industries	4.4%	1.6%

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				February*
	2015	2016	2017	2018	2019
City of Denton	3.3%	3.3%	3.2%	2.8%	3.1%
Denton County	3.5%	3.4%	3.4%	2.9%	3.3%
State of Texas	4.4%	4.6%	4.4%	3.5%	3.8%

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

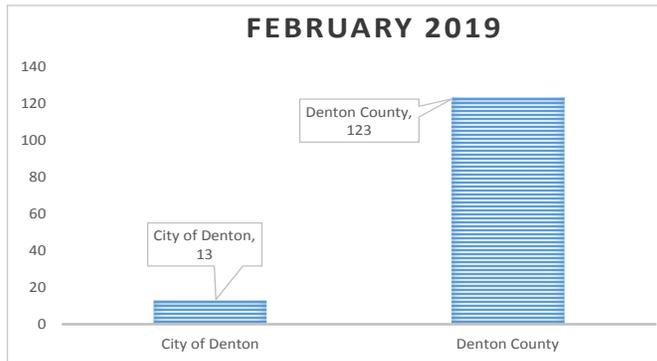
Housing Activity in the City of Denton

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	30,477	21,927	163	38	1	0	52,404	0.38%

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

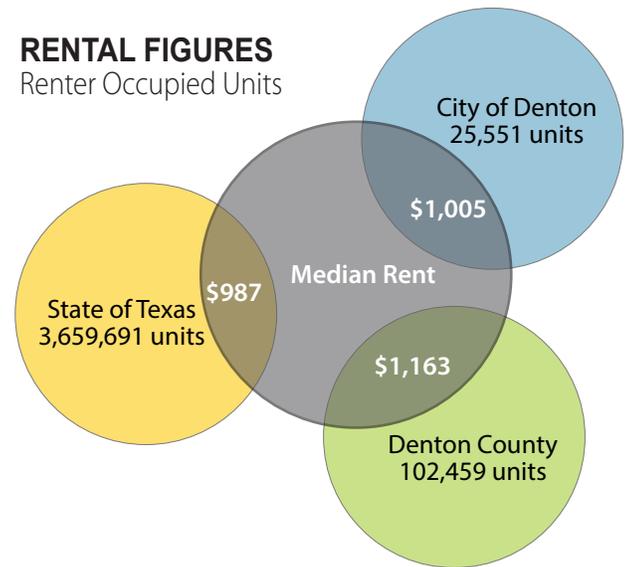
Foreclosures



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

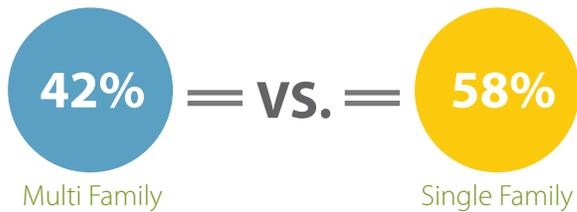
RENTAL FIGURES

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

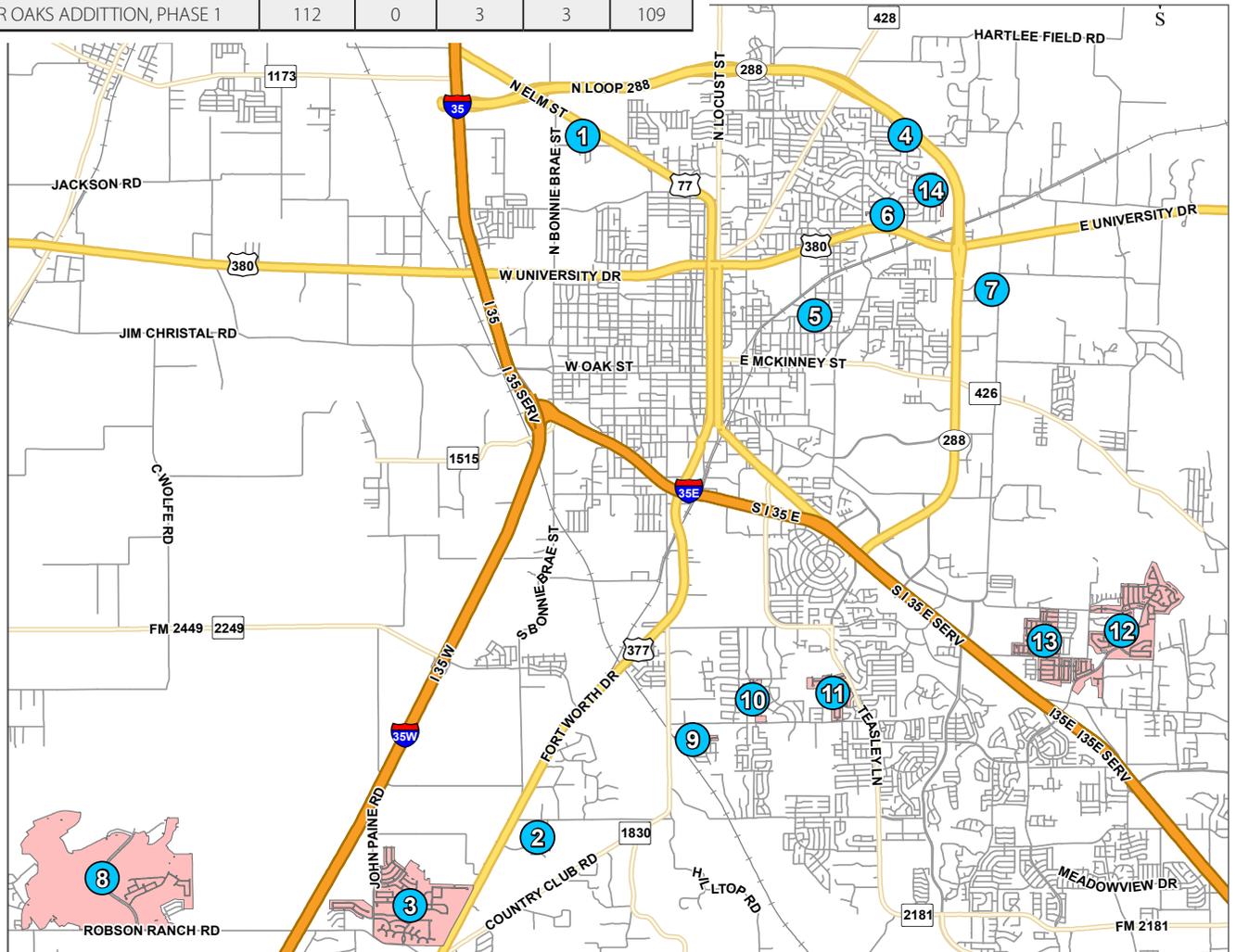
	Permits in Feb.		Permits YTD		Value in Feb.		Value YTD	
	2019	2018	FY 18/19	FY 17/18	2019	2018	FY18/19	FY 17/18
One-Family Dwelling	62	91	350	453	\$19,972,126	\$25,843,888	\$109,296,169	\$133,985,220
Two-Family Dwelling	4	1	4	2	\$1,071,660	\$415,664	\$1,071,660	\$793,722
Multi-Family Dwelling *	3	0	4	0	\$3,743,417	\$-	\$5,320,209	\$888,650
Total New Residential	69	92	358	455	\$24,787,203	\$26,259,551	\$115,688,037	\$135,667,592
Additions/Alterations	50	54	319	310	\$831,234	\$977,197	\$5,336,045	\$5,705,782
Total Residential Permits	119	146	677	765	\$25,618,437	\$27,236,749	\$121,024,082	\$141,373,374
* Multi-Family Units	30	0	38	0				

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

Active Subdivisions

Active Subdivisions — February 2019

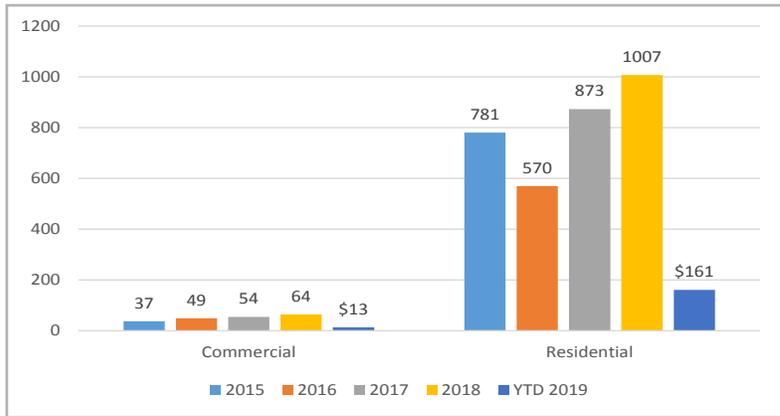
		Totals:	4,059	114	568	2,195	2,044
MAP REF	MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	MONTH STARTS	YTD STARTS	TOTAL STARTS	LOTS AVAIL	
1	BRENTWOOD PLACE	180	0	32	32	148	
2	COUNTRY CLUB VILLAGE PHASE 2-B	17	1	5	5	12	
3	COUNTRY LAKES ALL PH	282	3	22	253	29	
	EVERS WAY	190	1	1	1	189	
4	HARVEST HILL	150	1	66	66	84	
5	MEADOW OAKS SUBDIVISION, PHASE 4	43	0	3	3	40	
6	OLD NORTH PARK PHASE II-A	40	1	3	28	12	
7	PROMINENCE SQUARE PHASE IIA	45	0	6	22	23	
8	ROBSON RANCH ALL PH	569	16	57	209	360	
9	RYAN MEADOWS ALL PH	261	0	32	242	19	
10	SHADOW BROOK PLACE	38	0	1	35	3	
11	TEASLEY TRAILS ALL PH	102	1	46	84	18	
12	THE PRESERVE AT PECAN CREEK ALL PH	165	2	14	50	115	
13	VILLAGES OF CARMEL ALL PH	283	26	43	155	128	
	VISTA DEL ARROYO	100	14	14	14	86	
14	WINDSOR OAKS ADDITION, PHASE 1	112	0	3	3	109	



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

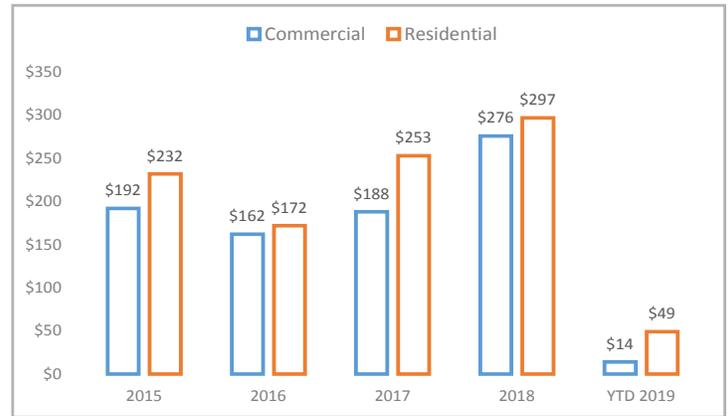
Commercial Growth

Building Permits — February 2019



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

Valuation Trends — February 2019



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

Major Commercial Permits for February 2019

Address	Project	Use	Square Feet	Value
1431 E. McKinney St.	Justice Plaza Commercial Building 2	Business	12,189	\$1,547,665
1437 E. McKinney St.	Justice Plaza Commercial Building 1	Business	13,270	\$1,678,390
1301 Bridges St.	Strittmatter Offices	Business	5,091	\$645,022
2215 W University Dr.	Burger King	Assembly	2,866	\$406,743
909 McCormick St.	John Paul II Catholic Church	Assembly	10,417	\$1,714,847

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

Permits over 1,000 SF

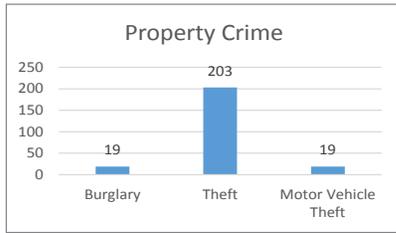
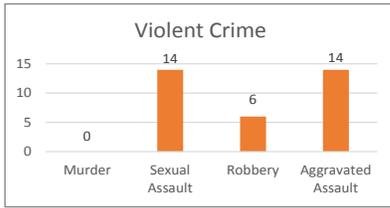
Commercial Permits

	Permits in Feb. 2019	Permits in Feb. 2018	Permits FY 18/19	Permits FY 17/18	Value in Feb. 2019	Value in Feb. 2018	Value YTD FY 18/19	Value YTD FY 17/18
Assembly	2	0	4	4	\$2,121,589	\$-	\$4,177,138	\$3,725,906
Business	3	1	13	8	\$3,865,076	\$543,825	\$35,118,821	\$4,376,455
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	0	0	0	1	\$-	\$-	\$-	\$15,963,698
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	1	0	1	\$-	\$10,548,167	\$-	\$10,548,167
Institutional	0	0	0	0	\$-	\$-	\$-	\$-
Mercantile	0	1	1	4	\$-	\$271,200	\$225,258	\$3,978,088
Residential Group Homes	0	0	0	0	\$-	\$-	\$-	\$-
Storage	0	1	1	2	\$-	\$4,210,299	\$75,751	\$4,210,299
Utility	0	0	0	3	\$-	\$-	\$-	\$322,314
Total New Commercial	5	4	19	23	\$5,986,665	\$15,573,491	\$39,596,968	\$43,124,929
City/County Buildings	0	0	2	0	\$-	\$-	\$17,761,964	\$-
Schools	0	0	0	0	\$-	\$-	\$-	\$-
Churches	0	0	0	0	\$-	\$-	\$-	\$-
Alterations	24	26	162	123	\$2,876,067	\$4,388,630	\$26,178,860	\$18,273,302
Total Commercial Permits	29	30	183	146	\$8,862,732	\$19,962,121	\$83,537,793	\$61,398,231
Total Comm & Res Permits	148	176	860	911	\$34,481,169	\$47,198,870	\$204,561,875	\$202,771,604

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

STaND Alones

Crime Stats — February 2019



Source: Police Department, Chris.Womack@cityofdenton.com

February Police Activity



Source: Police Department
Chris.Womack@cityofdenton.com

February Fire Activity



Source: Fire Department
Tim.Ryan@cityofdenton.com

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	
March	2,983,606	3,218,490	3,795,301	
April	2,437,536	2,728,448	2,915,398	
May	2,540,010	2,860,256	3,082,192	
June	3,318,478	3,528,334	3,538,686	
July	2,460,412	2,929,546	3,309,987	
August	2,997,482	3,131,423	3,079,980	
September	3,226,533	3,779,077	3,424,929	
TOTAL	32,624,299	36,841,140	\$38,270,027	\$12,490,383

Prepared By: City of Denton Finance Department, 03/19
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
Total	\$2.386051

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