

STaND

January
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_Development). 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

Internal Distribution:
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ADA/EOE/ADEA
www.cityofdenton.com
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 |

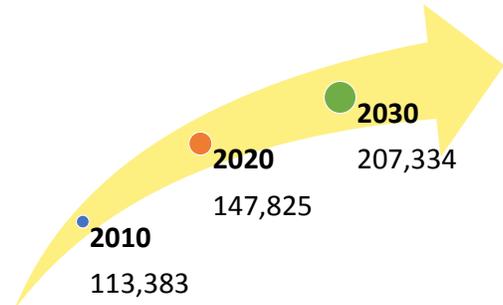
Source: U.S. Census Bureau, 2017 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

Economic Characteristics

| | |
|---------------|--|
| 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?

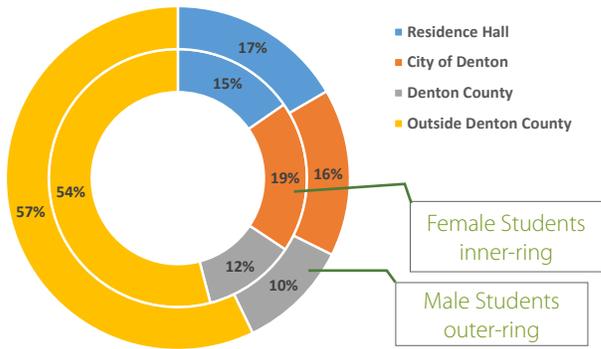
Denton Named Certified Music Friendly City

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

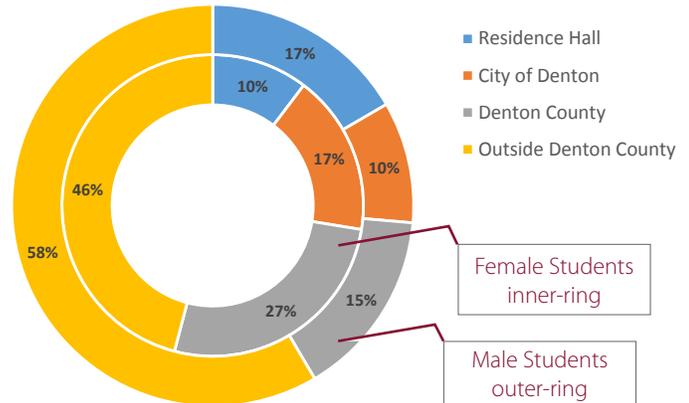
*Figures are for the Denton campus only

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% |

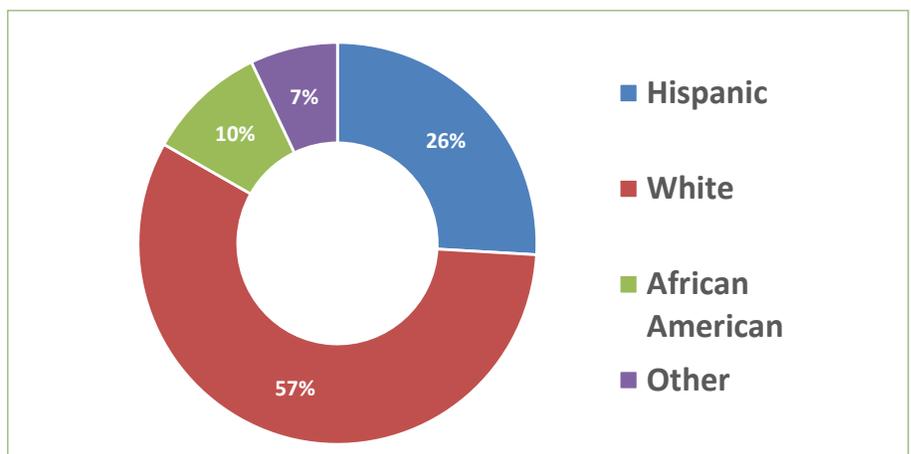
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com
*Figures are for the Denton campus only

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

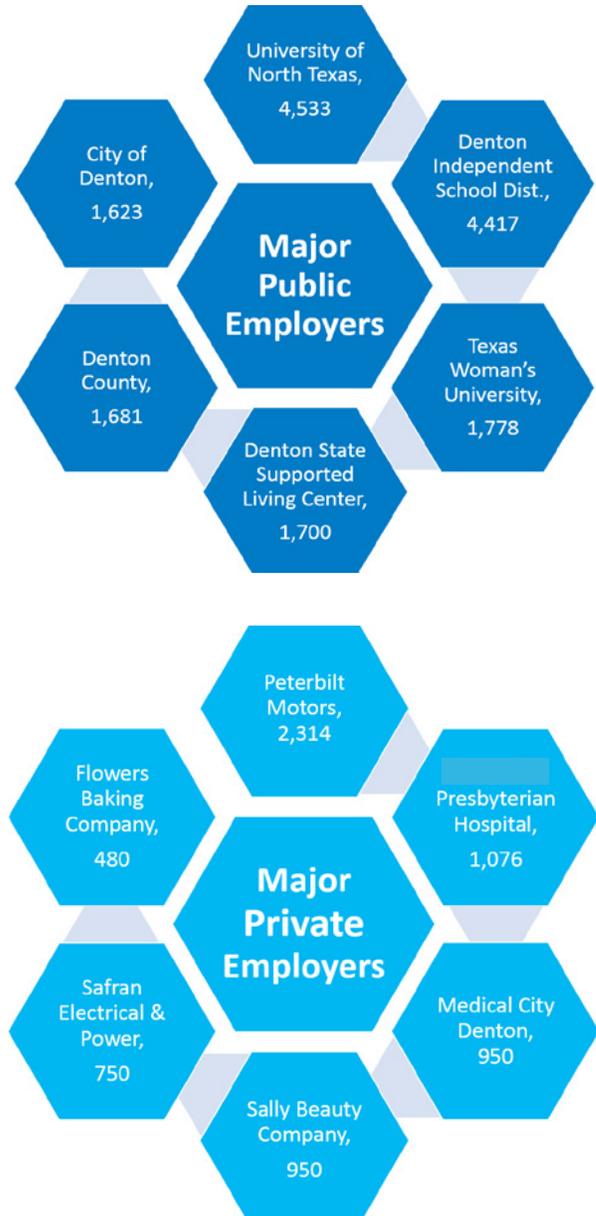
Labor Markets

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 | | | | December* |
|----------------|----------------|------|------|------|-----------|
| | 2014 | 2015 | 2016 | 2017 | 2018 |
| City of Denton | 4.1% | 3.3% | 3.3% | 3.2% | 2.8% |
| Denton County | 4.6% | 3.5% | 3.4% | 3.4% | 2.9% |
| State of Texas | 5.2% | 4.4% | 4.6% | 4.4% | 3.5% |

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

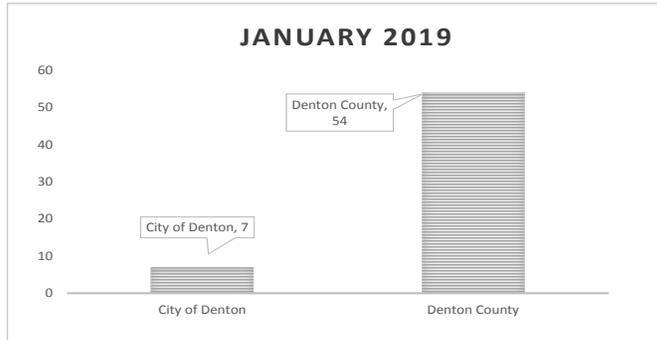
Housing Activity in the City of Denton

| 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 | 30,410 | 21,897 | 95 | 8 | 0 | 0 | 52,307 | 0.20% |

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

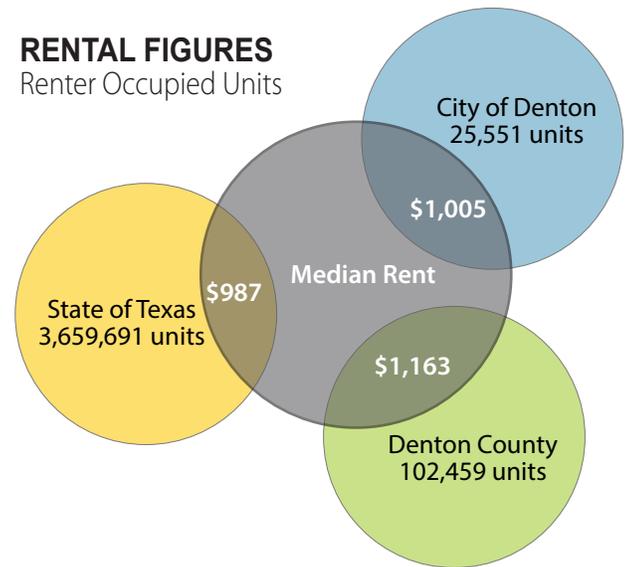
Foreclosures



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

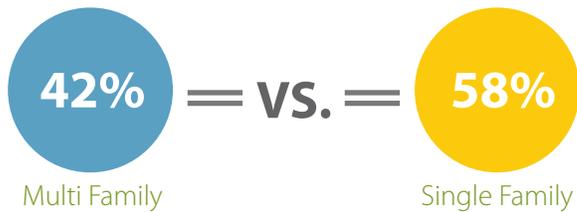
RENTAL FIGURES

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

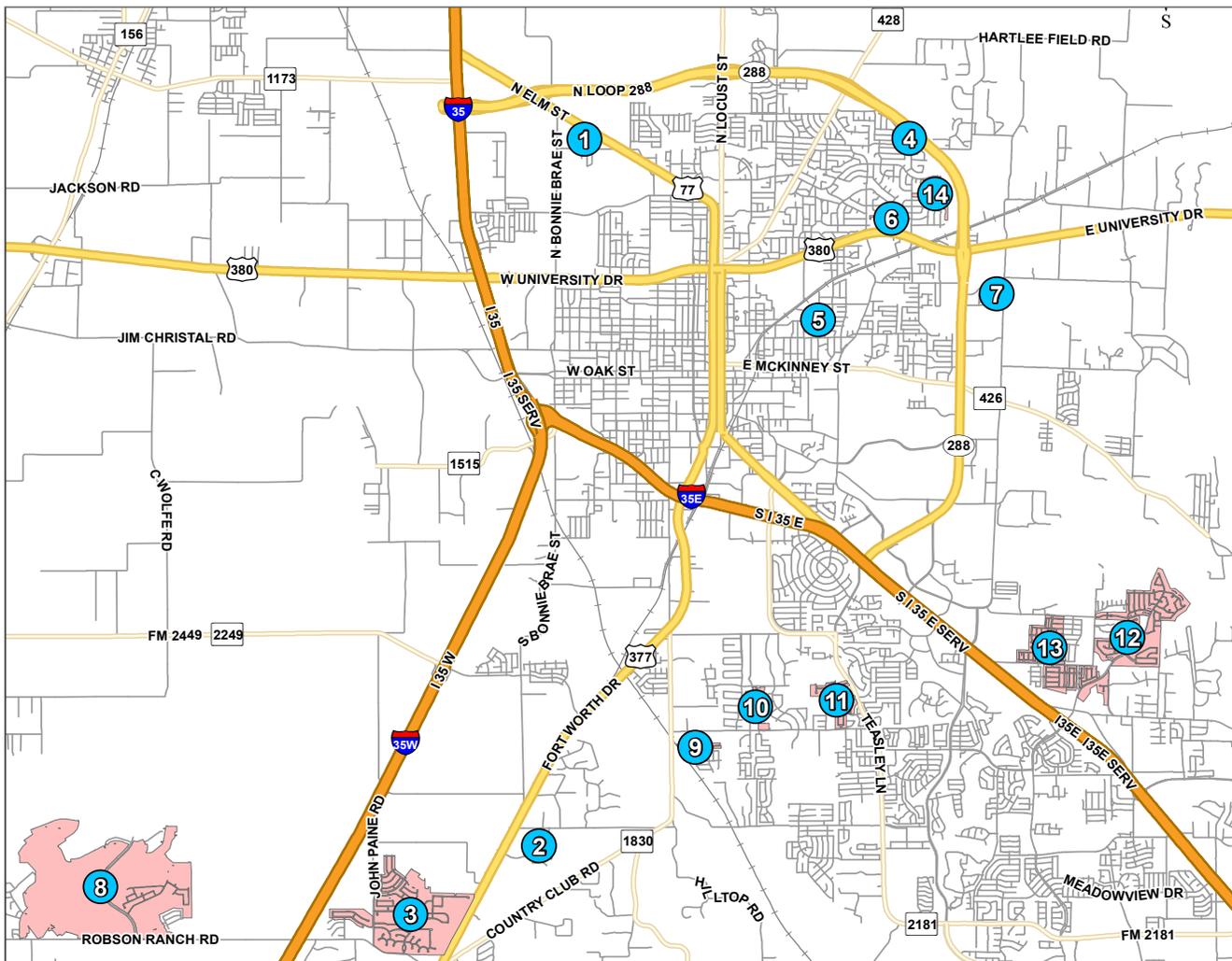
| Residential Permits | Permits in Jan | | Permits YTD | | Value in Jan | | Value YTD | |
|----------------------------------|----------------|------------|-------------|------------|---------------------|---------------------|---------------------|----------------------|
| | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 | 2019 | 2018 |
| One-Family Dwelling | 95 | 164 | 287 | 362 | \$27,464,017 | \$46,496,650 | \$89,324,043 | \$108,141,332 |
| Two-Family Dwelling | 0 | 0 | 0 | 1 | \$- | \$- | \$- | \$378,058 |
| Multi-Family Dwelling * | 1 | 0 | 1 | 1 | \$1,576,792 | \$- | \$1,576,792 | \$888,650 |
| Total New Residential | 96 | 164 | 288 | 364 | \$29,040,809 | \$46,496,650 | \$90,900,835 | \$109,408,041 |
| Additions/Alterations | 56 | 65 | 269 | 256 | \$737,690 | \$1,185,871 | \$4,504,811 | \$4,728,584 |
| Total Residential Permits | 152 | 229 | 557 | 620 | \$29,778,499 | \$47,682,521 | \$95,405,645 | \$114,136,625 |
| * Multi-Family Units | 8 | 0 | 8 | 14 | | | | |

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

Active Subdivisions

Active Subdivisions — January 2019

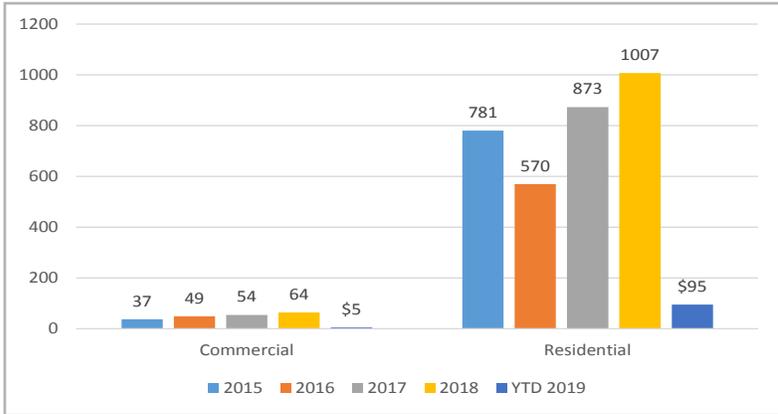
| MAP REF | MOST ACTIVE SUB-DIVISIONS | PLATTED LOTS | MONTH STARTS | YTD STARTS | TOTAL STARTS | LOTS AVAIL |
|---------|-------------------------------------|--------------|--------------|------------|--------------|------------|
| | Totals: | 3,502 | 109 | 454 | 2,091 | 1,591 |
| 1 | BRENTWOOD PLACE | 180 | 11 | 32 | 32 | 148 |
| 2 | COUNTRY CLUB VILLAGE PHASE 2-B | 17 | 0 | 4 | 4 | 13 |
| 3 | COUNTRY LAKES ALL PHASES | 282 | 2 | 19 | 250 | 32 |
| 4 | HARVEST HILL | 150 | 64 | 65 | 65 | 85 |
| 5 | MEADOW OAKS SUBDIVISION, PHASE 4 | 43 | 0 | 3 | 3 | 40 |
| 6 | OLD NORTH PARK PHASE II-A | 40 | 0 | 2 | 27 | 13 |
| 7 | PROMINENCE SQUARE PHASE IIA | 45 | 6 | 6 | 22 | 23 |
| 8 | ROBSON RANCH ALL PHASES | 569 | 8 | 41 | 193 | 376 |
| 9 | RYAN MEADOWS ALL PHASES | 261 | 1 | 32 | 242 | 19 |
| 10 | SHADOW BROOK PLACE | 38 | 0 | 1 | 35 | 3 |
| 11 | TEASLEY TRAILS ALL PHASES | 102 | 0 | 45 | 102 | 0 |
| 12 | THE PRESERVE AT PECAN CREEK ALL PH. | 165 | 1 | 12 | 48 | 117 |
| 13 | VILLAGES OF CAMEL, PHASE 5B | 87 | 0 | 17 | 49 | 38 |
| 14 | WINDSOR OAKS ADDITION, PHASE 1 | 112 | 1 | 3 | 3 | 109 |



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

Commercial Growth

Building Permits — January 2019



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

Valuation Trends — January 2019



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

Major Commercial Permits for January 2019

| Address | Project | Use | Square Feet | Value |
|----------------------|--------------------------|-------------------|-------------|-----------|
| 4200 S I-35E | New CarMax Auto Retailer | Vehicle Sales Lot | 7,469 | \$966,539 |
| 3928 Teasley | Valvoline Express Care | Business | 5,553 | \$966,111 |
| 2805 W University Dr | Chase Bank | Bank | 4,887 | \$653,245 |

Permits over 1,000 SF
 Source: Building Inspections Division, Emily.Loisselle@cityofdenton.com

Commercial Permits

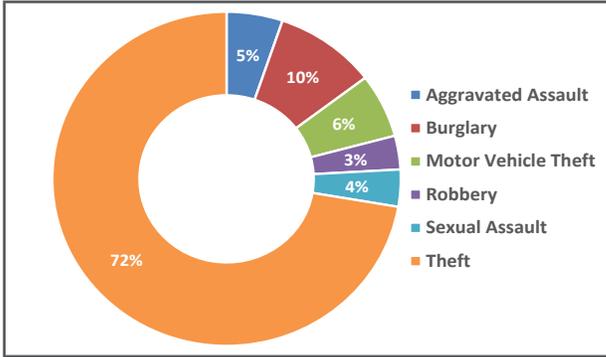
| | Permits in Jan. 2019 | Permits in Jan. 2018 | Permits through Jan. 2019 | Permits through Jan. 2018 | Value in Jan. 2019 | Value in Jan. 2018 | Value YTD through Jan. 2019 | Value YTD through Jan. 2018 |
|---------------------------------|----------------------|----------------------|---------------------------|---------------------------|--------------------|---------------------|-----------------------------|-----------------------------|
| Assembly | 0 | 2 | 2 | 4 | \$- | \$2,451,021 | \$2,055,549 | \$3,725,906 |
| Business | 4 | 0 | 10 | 6 | \$2,618,082 | \$- | \$31,253,745 | \$3,832,630 |
| Education | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Factory | 0 | 1 | 0 | 1 | \$- | \$15,963,698 | \$- | \$15,963,698 |
| High Hazard | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Institutional | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Mercantile | 0 | 0 | 1 | 2 | \$- | \$- | \$225,258 | \$3,706,889 |
| Residential Group Homes | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Storage | 0 | 0 | 1 | 0 | \$- | \$- | \$75,751 | \$- |
| Utility | 0 | 1 | 0 | 3 | \$- | \$154,692 | \$- | \$322,314 |
| Total New Commercial | 4 | 4 | 14 | 16 | \$2,618,082 | \$18,569,411 | \$33,610,303 | \$27,551,437 |
| City/County Buildings | 0 | 0 | 2 | 0 | \$- | \$- | \$17,761,964 | \$- |
| Schools | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Churches | 0 | 0 | 0 | 0 | \$- | \$- | \$- | \$- |
| Alterations | 26 | 29 | 113 | 97 | \$2,876,067 | \$5,260,997 | \$26,178,860 | \$13,884,672 |
| Total Commercial Permits | 30 | 33 | 129 | 113 | \$5,494,149 | \$23,830,407 | \$77,551,128 | \$41,436,110 |

| | | | | | | | | |
|-------------------------------------|------------|------------|------------|------------|---------------------|---------------------|----------------------|----------------------|
| Total Comm & Res Permits | 182 | 262 | 686 | 733 | \$35,272,648 | \$71,512,929 | \$172,956,773 | \$155,572,735 |
|-------------------------------------|------------|------------|------------|------------|---------------------|---------------------|----------------------|----------------------|

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

STaND Alones

Crime Rates — January 2019



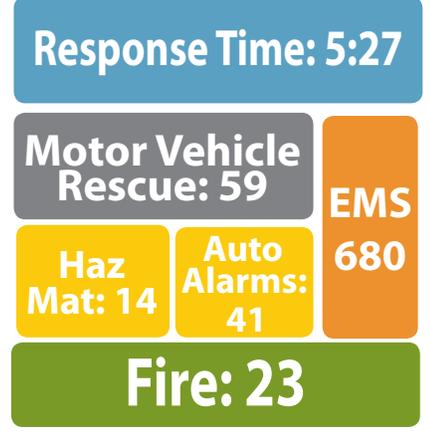
Source: Police Department, Chris.Womack@cityofdenton.com

January Police Activity



Source: Police Department
Chris.Womack@cityofdenton.com

January 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 | |
| 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 | 9,902,458 |

Prepared By: City of Denton Finance Department, 01/19
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