

STaND

**FIRST
QUARTER
FISCAL YEAR 20/21**



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 quarterly, some of the data will be updated 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. Additionally, you can find the most current edition along with previous issues at www.DentonEDP.com/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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ADA/EOE/ADEA
www.cityofdenton.com
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Demographics

Annual Population Change 2018 - 2019

Entity	2018 Census Estimate	2019 Census Estimate	Numerical Change 2018-2019	Percent Change 2018- 2019
City of Denton	138,541	141,541	3,000	2.2%
Denton County	859,064	887,207	28,143	3.3%
State of Texas	28,701,845	28,995,881	294,036	1.0%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2020

Population Change 2010 - 2019

Entity	2010 Census	2019 Census Estimates	Numerical Change 2010-2019	Percent Change 2010- 2019
City of Denton	113,383	141,541	28,158	24.8%
Denton County	662,614	887,207	224,593	33.9%
State of Texas	25,145,561	28,995,881	3,850,320	15.3%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2020

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, updated May 2020

Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	29.5	11.4%	\$81,792	\$29,538
Denton County	36.0	10.6%	\$112,068	\$43,172
State of Texas	35.1	12.9%	\$76,727	\$32,267

Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

Economic Characteristics

City

\$81,792 - Median Family Income
\$29,538 - Per Capita Income

County

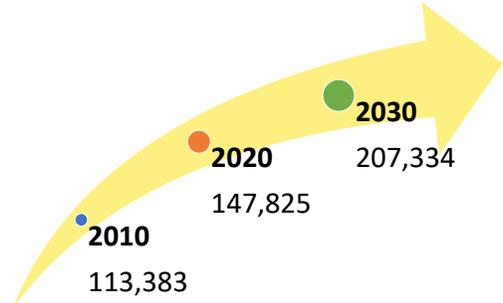
\$112,068 - Median Family Income
\$43,172 - Per Capita Income

State

\$76,727 - Median Family Income
\$32,267 - Per Capita Income

Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 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 2021 - 2025

Year	Population	Percent Change
2021	134,872	2.0%
2022	137,569	2.0%
2023	140,321	2.0%
2024	143,127	2.0%
2025	145,990	2.0%

Source: City of Denton, Erica.Sullivan@cityofdenton.com

Did You Know?

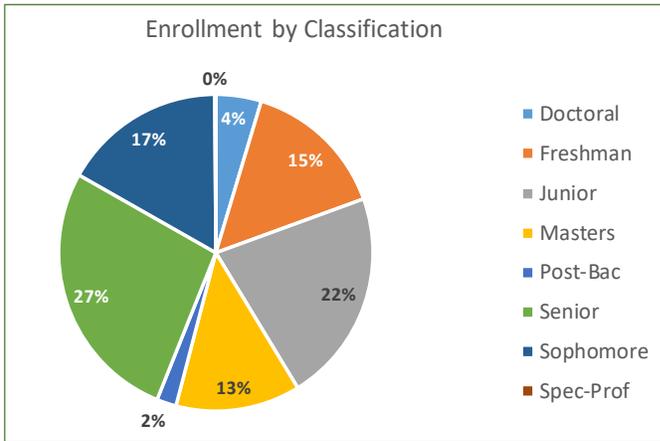
Denton Has the Newest Cultural District in Texas

The greater Downtown Denton area is filled with art, music, history, theaters, festivals, entertainment and more. So, it's no surprise that this area was named an official cultural district by the Texas Commission on the Arts (TCA) in September. The TCA Cultural District program celebrates existing concentrations of cultural assets, clustered in walkable areas, that a city wants to promote to residents and visitors. After months of work, the City of Denton named the greater downtown area as the Original Denton District. Learn more at www.OriginalDentonDistrict.com.

Source: City of Denton Press Release

Demographics

Fall 2020 University of North Texas Enrollment by Residence*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,180	2,857	5,037	12.36%
City of Denton	3,210	3,329	6,539	16.05%
Denton County	2,397	2,484	4,881	11.98%
Outside Denton County	10,692	13,595	24,287	59.61%
Total	18,479	22,265	40,744	100.0%

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

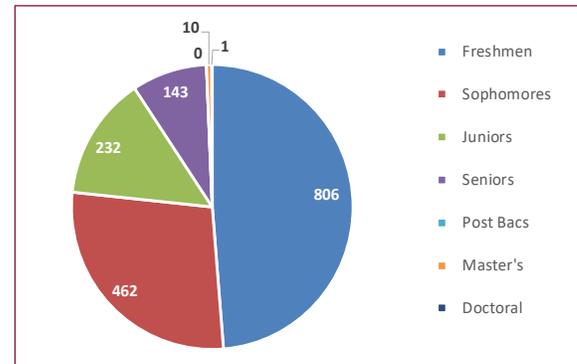
Fall 2020 Texas Woman's University Enrollment by Residence*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	108	1,546	1,654	12.1%
City of Denton ¹	281	1,112	1,393	10.2%
Denton County ²	521	1,957	2,478	18.1%
Outside Denton County	802	7,379	8,181	59.7%
Total	1,712	11,994	13,706	100.0%

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

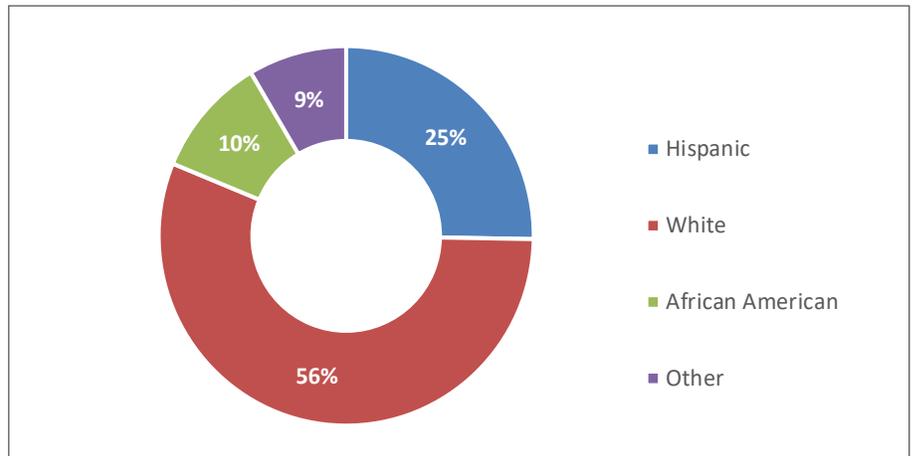
¹ Outside Residence Hall
² Outside City of Denton

Enrollment by Classification



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 2018 estimates and City of Denton square mile figures, the City has a population of 138,808 with a population density of 1,405 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, 2019 American Community Survey, 1 Year Estimate, Erica.Sullivan@cityofdenton.com

Labor Markets

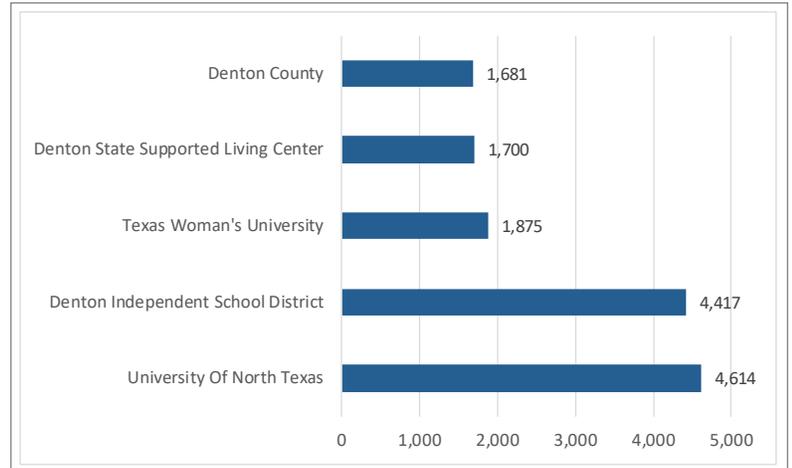
Employment Change by Industry Sector 2019 - 2020

INDUSTRY	ANNUAL CHANGE	
	Number Change	Percent Change
Agriculture, Forestry, Fishing and Hunting	(7)	(1%)
Mining, Quarrying, and Oil and Gas Extraction	(13)	(2%)
Utilities	18	3%
Construction	969	5%
Manufacturing	743	4%
Wholesale Trade	505	4%
Retail Trade	571	2%
Transportation and Warehousing	988	6%
Information	141	4%
Finance and Insurance	523	5%
Real Estate and Rental and Leasing	280	4%
Professional, Scientific, and Technical Services	970	5%
Management of Companies and Enterprises	166	6%
Administrative and Support and Waste Management and Remediation Services	970	5%
Educational Services	210	4%
Health Care and Social Assistance	1,150	4%
Arts, Entertainment, and Recreation	245	4%
Accommodation and Food Services	1,361	4%
Other Services (except Public Administration)	291	2%
Government	2,017	4%
Unclassified Industry	19	7%
Total - All Industries	12,118	4%

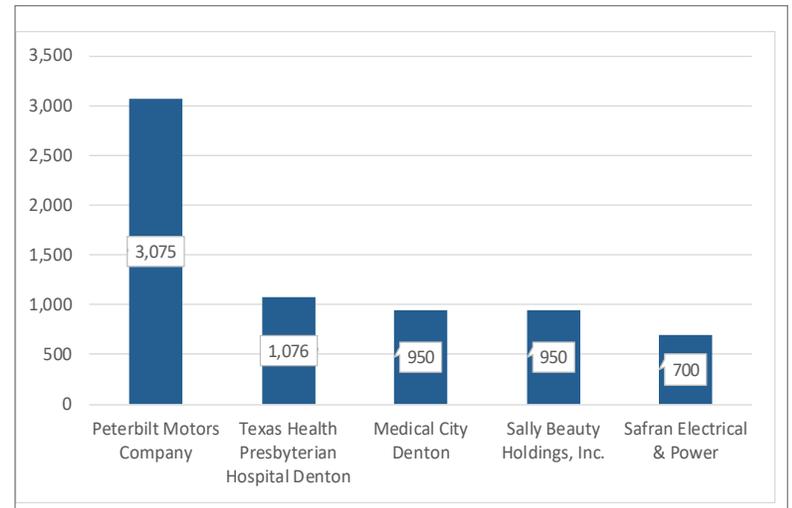
Source: Emsi, Erica.Sullivan@cityofdenton.com

Top Employers in Denton

Top Five Public Employers



Top Five Private Employers



Source: City of Denton Economic Development, Daniel.Rosenfield@cityofdenton.com, updated 11/30/2020

Unemployment Rates

Entity	Annual Average				Oct.*	Nov.*	Dec.*
	2016	2017	2018	2019	2020	2020	2020
City of Denton	3.3%	3.2%	3.1%	2.9%	5.3%	6.4%	5.6%
Denton County	3.4%	3.4%	3.1%	2.9%	5.3%	6.4%	5.7%
State of Texas	4.6%	4.4%	3.9%	3.5%	6.7%	8.0%	7.1%

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

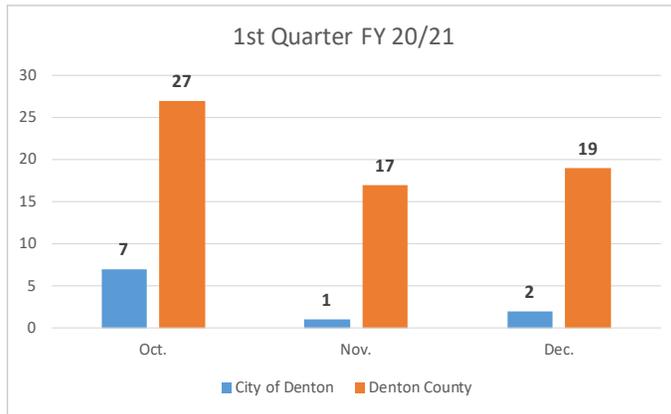
Housing Activity in the City of Denton

Year	Housing Units		New Residential		Demolition		Total	
	Single Family	Multi Family	Single Family	Multi Family	Single Family	Multi Family	Housing Units	Percent Increase
2019	31,297	22,774	1,006	889	24	4	54,071	3.58%
YTD 2020	32,266	24,633	996	1,859	27	0	56,899	5.23%

Sources: Planning, Building Inspections Departments, Prepared by: Erica.Sullivan@cityofdenton.com

Single Family includes two family dwelling, Includes issued and finalized permits

Foreclosures



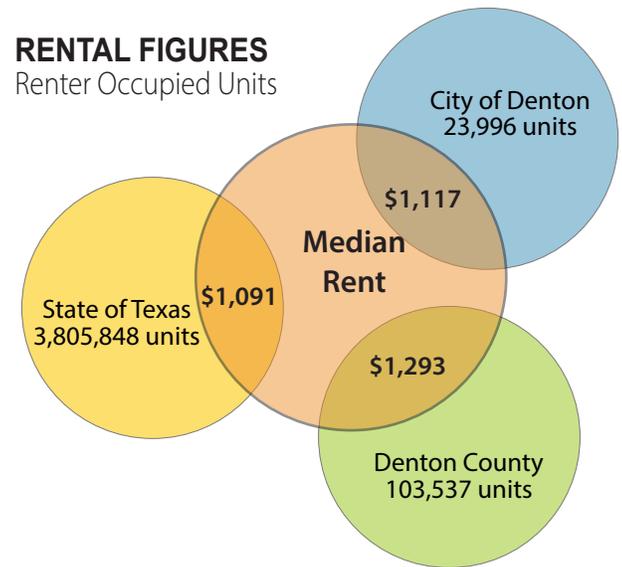
Note: decrease in foreclosures is due to COVID-19 and a federal moratorium on HUD loan foreclosures

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

Prepared by: Erica.Sullivan@cityofdenton.com

RENTAL FIGURES

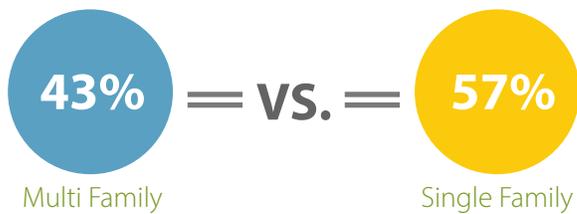
Renter Occupied Units



Source: U.S. Census Bureau, 2019, American Community Survey, Year 1 Estimates

Includes occupied unites paying rent, 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	46,151	5,477	51,628
Denton County	305,164	24,343	329,507
State of Texas	9,985,126	1,298,766	11,283,892

Source: U.S. Census Bureau, 2019, American Community Survey (ACS), 1 Year Estimate

Prepared by: Erica.Sullivan@cityofdenton.com

Residential Permits

	Permits in Dec.		Permits YTD		Value in Dec.		Value YTD	
	2020	2019	FY 20/21	FY 19/20	2020	2019	FY20/21	FY 19/20
One-Family Dwelling	166	63	371	166	48,550,568	18,693,572	111,277,832	52,632,163
Two-Family Dwelling	18	0	19	8	4,234,605	0	4,478,826	1,872,822
Multi-Family Dwelling *	0	1	2	2	0	53,676,652	75,944,860	97,043,404
Total New Residential	184	64	392	176	52,785,173	72,370,225	191,701,518	151,548,389
Additions/Alterations	105	103	288	254	1,875,347	2,030,755	5,365,397	2,983,679
Total Residential Permits	289	167	680	430	\$54,660,521	\$74,400,980	\$197,066,915	\$154,532,068
* Multi-Family Units	0	179	514	539				

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

Active Subdivisions

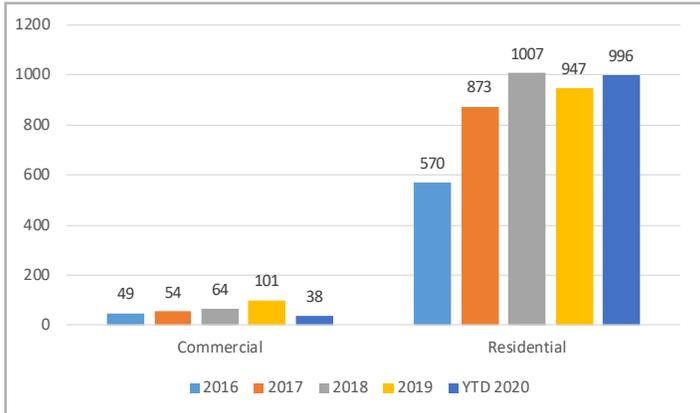
Year to Date FY 20/21

Data: Building Inspection Division, Reported: January, 2021; Emily.Loislle@cityofdenton.com

MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	DEC 20 STARTS	YTD STARTS	PRIOR STARTS	TOTAL STARTS	LOTS AVAILABLE
BEALL WAY ADDITION	191	18	61	0	61	130
BEAVER CREEK PH 1A	36	0	4	0	4	32
BEAVER CREEK PH 2	60	0	0	37	37	23
BEAVER CREEK PH 3	146	0	7	139	146	0
BRENTWOOD PLACE	180	3	14	99	113	67
COUNTRY CLUB VILLAGE PH 2-B	17	1	1	9	10	7
COUNTRY LAKES NORTH PH 3A1 & 3B	162	4	5	154	159	3
COUNTRY LAKES NORTH PH 5A	67	10	10	0	10	57
COUNTRY LAKES NORTH PH 7	100	3	15	64	79	21
CREEKSIDE	137	3	11	36	47	90
FIRESIDE ADDITION, PH 1	107	4	15	75	90	17
HERCULES WEST ADDITION, PH 2B	40	0	0	8	8	32
HERCULES WEST ADDITION, PH 2C	18	18	18	0	18	0
KINGS RIDGE ESTATES PH I	132	0	0	0	0	132
MEADOW OAKS SUBDIVISION, PH 4	43	1	5	29	34	9
OLD NORTH PARK PH III	54	4	12	27	39	15
PARKVUE PH 1	68	1	4	0	4	64
PARKVUE PH 2	70	0	0	0	0	70
PROMINENCE SQUARE PH IIA	45	8	13	33	46	-1
ROBSON RANCH - UNIT 17-1	145	0	1	118	119	26
ROBSON RANCH - UNIT 18-1	120	0	4	100	104	16
ROBSON RANCH - UNIT 2-4	95	0	0	82	82	13
ROBSON RANCH - UNIT 10-1	101	0	0	9	9	92
ROBSON RANCH - UNIT 2-5	105	0	2	16	18	87
ROBSON RANCH - UNIT 10-2	75	0	0	5	5	70
ROBSON RANCH - UNIT 18-2A	26	1	3	12	15	11
ROBSON RANCH - UNIT 20	122	0	0	0	0	122
ROBSON RANCH UNIT 25-2	58	2	17	17	34	24
ROBSON RANCH UNIT 6-1	131	1	18	11	29	102
ROBSON RANCH - UNIT 28-1	161	1	11	26	37	124
SHERMAN CROSSING ADDITION PH 2A	102	0	3	91	94	8
SHERMAN CROSSING ADDITION PH 2B	101	81	94	0	94	7
STARK FARMS PH 1	141	2	10	4	14	127
TEASLEY TRAILS PH 2	62	0	0	44	44	18
TEASLEY TRAILS PH III	78	0	0	2	2	76
THE PRESERVE AT PECAN CREEK, SECTION N, PH 3B	36	0	0	1	1	35
THE PRESERVE AT PECAN CREEK, SECTION H&I	129	5	7	113	120	9
VILLAGES OF CARMEL, PH 4B	105	0	3	106	109	-4
VISTA DEL ARROYO	100	9	9	24	33	67
WINDSOR OAKS ADDITION, PH 1	112	0	0	3	3	109
MISCELLANEOUS LOTS		4	21			
REBUILDS		0	0			
SUBTOTALS	3,165	184	398	1,494	1,871	1,907

Commercial Growth

Building Permits — Year to Date FY 19/20



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

Valuation Trends — Year to Date FY 19/20



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

Major Commercial Permits for the 1st Quarter of FY 20/21

Permits over 1,000 SF

Address	Project	Use	Square Feet	Value
2449 Fort Worth Drive	Mission Street Office Building	Office	3,911	\$537,606
4270 Country Club Rd	Hickory Creek Detention Facility	Utilities	14,763	\$1,052,602
3015 Audra Ln	Sage Oaks Assisted Living Phase 1	Assisted Living Facility	54,310	\$7,729,942
4020 E McKinney St	DPS Driver's License Office	Office	11,123	\$1,501,494
4270 Country Club Rd	Hickory Creek Detention Facility	Utilities	14,763	\$1,052,602
3015 Audra Ln	Sage Oaks Assisted Living Phase 1	Assisted Living Facility	54,310	\$7,729,942
4020 E McKinney St	DPS Driver's License Office	Office	11,123	\$1,501,494
4050 S I-35E	Shade Structures	Utility	9,072	\$653,456
421 S. Western Blvd	Shell	Warehouse	130,068	\$13,124,877
451 S. Western Blvd	Shell	Warehouse	112,278	\$11,396,745

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

Commercial Permits

	Permits in Dec. 2020	Permits in Dec. 2019	YTD Permits FY 20/21	YTD Permits FY 19/20	Value in Dec. 2020	Value in Dec. 2019	Value YTD FY 20/21	Value YTD FY 19/20
Assembly	0	0	0	1	\$-	\$-	\$-	\$22,528,743
Business	1	0	2	1	\$537,607	\$-	\$2,039,100	\$1,138,320
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	0	0	0	0	\$-	\$-	\$-	\$-
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	0	0	0	\$-	\$-	\$-	\$-
Institutional	0	0	1	0	\$-	\$-	\$72,972,162	\$-
Mercantile	0	0	1	0	\$-	\$-	\$440,781	\$-
Residential Group Homes	0	0	0	0	\$-	\$-	\$-	\$-
Assisted Living Facilities	0	0	1	0	\$-	\$-	\$7,729,942	\$-
Storage	0	0	3	3	\$-	\$-	\$25,114,292	\$62,990,639
Utility	1	0	2	0	\$34,646	\$-	\$688,103	\$-
Total New Commercial	2	0	10	5	\$572,252.5	\$-	\$108,984,380	\$86,657,703
City/County Buildings	0	0	1	2	\$-	\$-	\$1,052,602	\$3,457,578
Schools	0	1	0	3	\$-	\$17,427,213	\$-	\$117,573,665
Churches	0	0	0	0	\$-	\$-	\$-	\$-
Alterations	21	22	63	46	\$5,357,917	\$4,397,591	\$6,090,291	\$7,854,933
Total Commercial Permits	23	23	74	56	\$5,930,170	\$21,824,803	\$116,127,273	\$215,543,880
Total Comm & Res Permits	312	190	754	486	\$60,590,691	\$96,225,783	\$313,194,188	\$370,075,948

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

STaND Alones

Police Department Activity

	Oct. 20	Nov. 20	Dec. 20	YTD Total
Total Calls For Service	7,720	7,332	7,099	63,384
Response Time (Minutes)	6:22	6:15	5:36	6:25 Avg.
Citations	1,024	1,233	734	12,428
Accidents	327	255	271	2,925
Violent Crime	38	36	31	409
Property Crime	379	336	338	3,526

Source: Police Department, Chris.Womack@cityofdenton.com
New data collection methods account for variances in some data represented.

Fire Department Activity

Month	Oct. 20	Nov. 20	Dec. 20
Avg. Response Time	6:10	6:13	6:21
Fire Calls	39	49	43
EMS Calls	941	923	936
HAZMAT	34	20	25
Service Calls	159	147	169
Good Intent Calls	214	198	221
False Alarms	89	72	80
Other Calls	11	8	22
Total Calls	1,487	1,417	1,496

Source: Fire Department, Tim.Ryan@cityofdenton.com
New data collection methods account for variances in some data represented.

Sales Tax Collections Fiscal Years 2017/18 — 2020/21

Month	2017-2018	2018-2019	2019-2020	2020-2021
October	2,893,671	3,040,700	3,083,547	\$3,339,311
November	3,081,233	3,061,744	3,041,809	\$3,177,516
December	3,725,507	3,800,014	4,365,987	
January	2,741,380	2,587,925	3,049,704	
February	2,681,763	2,543,861	2,706,293	
March	3,795,301	3,373,300	3,200,354	
April	2,915,398	3,076,093	2,652,262	
May	3,082,192	3,030,647	3,014,238	
June	3,538,686	3,645,674	3,723,464	
July	3,309,987	3,388,624	3,206,440	
August	3,079,980	3,169,979	3,385,056	
September	3,424,929	3,612,266	3,908,678	
TOTAL	\$38,270,027	\$38,330,826	\$39,337,832	\$6,516,827

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

Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.590454
Denton County	\$0.225278
Denton Independent School District	\$1.470000
Total	\$2.285732

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

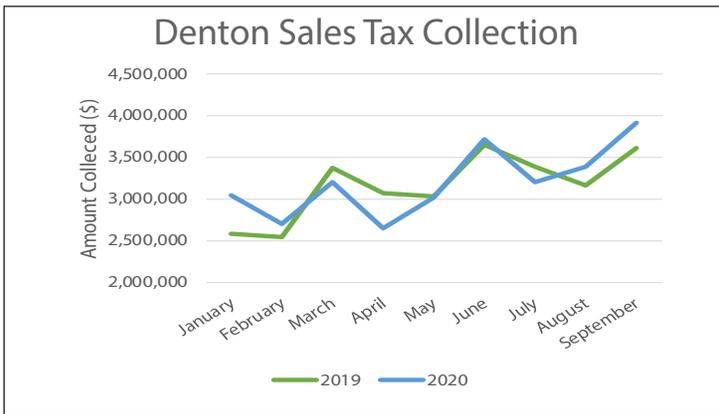
Major Transportation Projects

Location	Limits	Proposed Date of Construction	Estimated Date of Completion	Description
Mayhill	US 380 to Colorado Blvd	July 2017	August 2022	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae PH 1	Roselawn to N. of Vintage	July 2017	2021	Expand 2 lanes to 4 lanes divided
Bonnie Brae PH 2	I35E to Roselawn	Fall 2017	2021	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	2023	Expand 2 lanes to 4 lanes divided

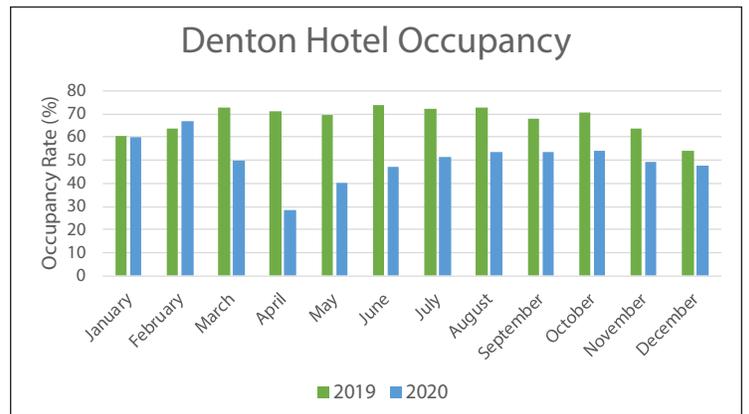
Source: Utility, CIP Engineering, Prepared by

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

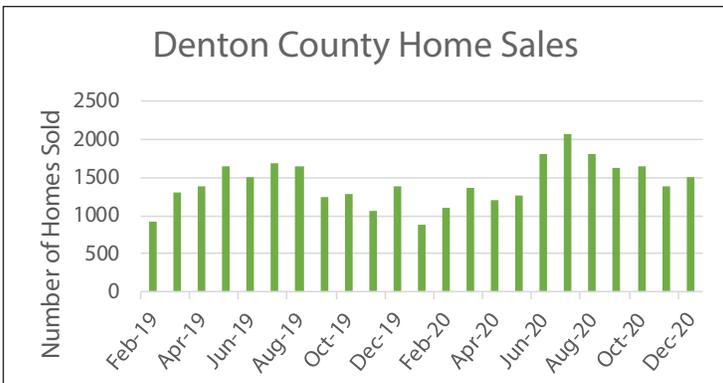
Economic Recovery Data



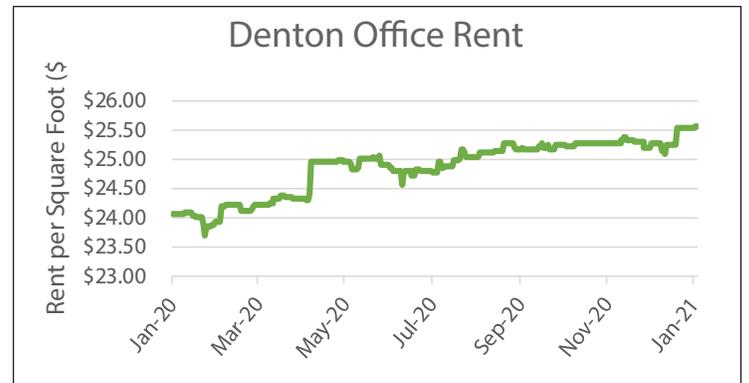
Source: City of Denton Finance Department, Daniel.Rosenfield@cityofdenton.com



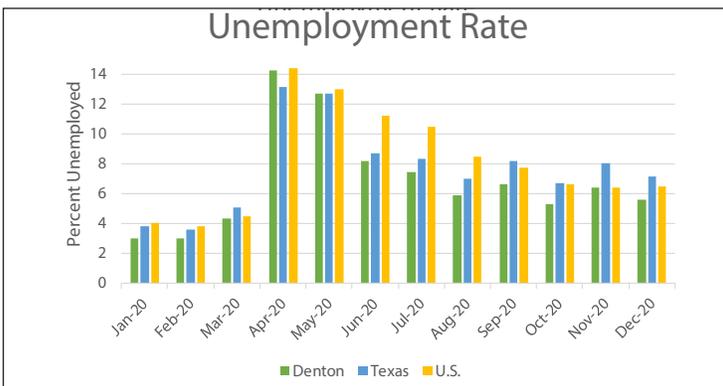
Source: Smith Travel Research, Daniel.Rosenfield@cityofdenton.com



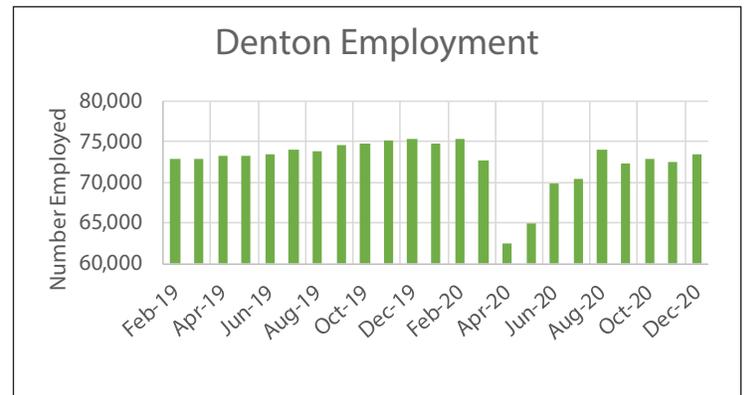
Source: Real Estate Center Texas A&M University, Daniel.Rosenfield@cityofdenton.com



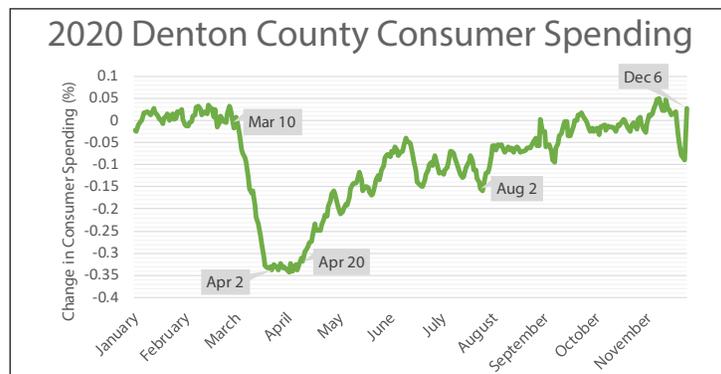
Source: CoStar, Daniel.Rosenfield@cityofdenton.com



Source: Texas Workforce Commission, Daniel.Rosenfield@cityofdenton.com



Source: Texas Workforce Commission, Daniel.Rosenfield@cityofdenton.com



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