

Statistical Trends and News of Denton

# STaND

**FOURTH  
QUARTER  
FISCAL YEAR 19/20**



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](http://www.cityofdenton.com/Business/EconomicDevelopment). Additionally, you can find the most current edition along with previous issues at [www.DentonEDP.com/AboutUs/monthlyreports](http://www.DentonEDP.com/AboutUs/monthlyreports).



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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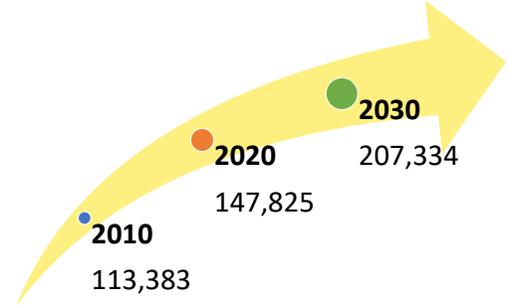
# Demographics

## Annual Population Change 2017 - 2018

Entity	2017 Census Estimate	2018 Census Estimate	Numerical Change 2017-2018	Percent Change 2017-2018
City of Denton	136,082	138,541	2,459	1.8%
Denton County	835,330	859,064	23,734	2.8%
State of Texas	28,322,717	28,701,845	379,128	1.3%

Source: U.S. Census Bureau, Erica.Sullivan@cityofdenton.com, updated May 2019

## 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

## 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

## 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

## Age and Economic Characteristics

Entity	Median Age	65 and Over	Median Family Income	Per Capita Income
City of Denton	29.1	11.1%	\$82,495	\$30,748
Denton County	35.8	10.1%	\$106,492	\$40,968
State of Texas	34.9	12.5%	\$71,868	\$30,641

Source: U.S. Census Bureau, 2018 American Community Survey (ACS), 1 Year Estimate. Erica.Sullivan@cityofdenton.com

## Economic Characteristics

### City

\$82,495 - Median Family Income  
\$30,748 - Per Capita Income

### County

\$106,492 - Median Family Income  
\$40,968 - Per Capita Income

### State

\$71,868 - Median Family Income  
\$30,641 - Per Capita Income

Source: U.S. Census Bureau, 2018 American Community Survey (ACS), 1 Year Estimate  
Prepared by: Erica.Sullivan@cityofdenton.com

## Did You Know?

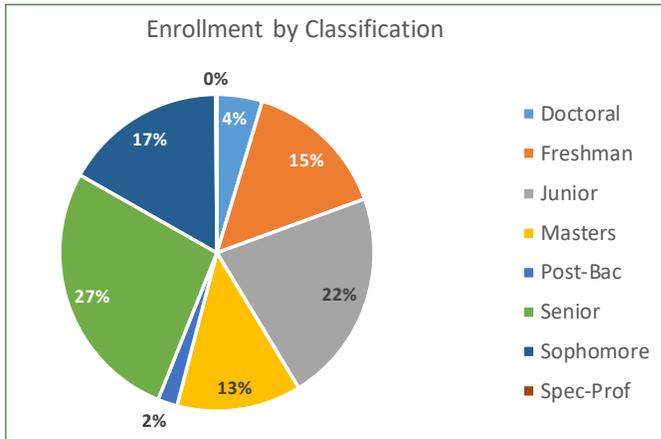
### Denton Has the Newest Cultural District in Texas

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](http://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%
<b>Total</b>	<b>18,479</b>	<b>22,265</b>	<b>40,744</b>	<b>100.0%</b>

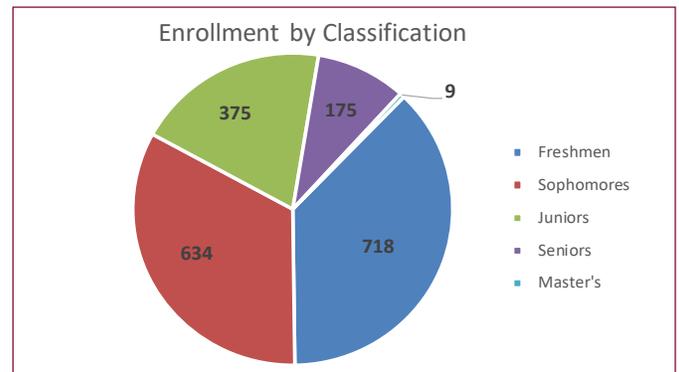
Source: University of North Texas, Erica.Sullivan@cityofdenton.com  
\*Figures are for the Denton campus only

## Spring 2020 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	133	1,778	1,911	17.1%
City of Denton <sup>1</sup>	192	941	1,133	10.1%
Denton County <sup>2</sup>	177	1,347	1,524	13.6%
Outside Denton County	613	6,013	6,626	59.2%
<b>Total</b>	<b>1,115</b>	<b>10,079</b>	<b>11,194</b>	<b>100.0%</b>

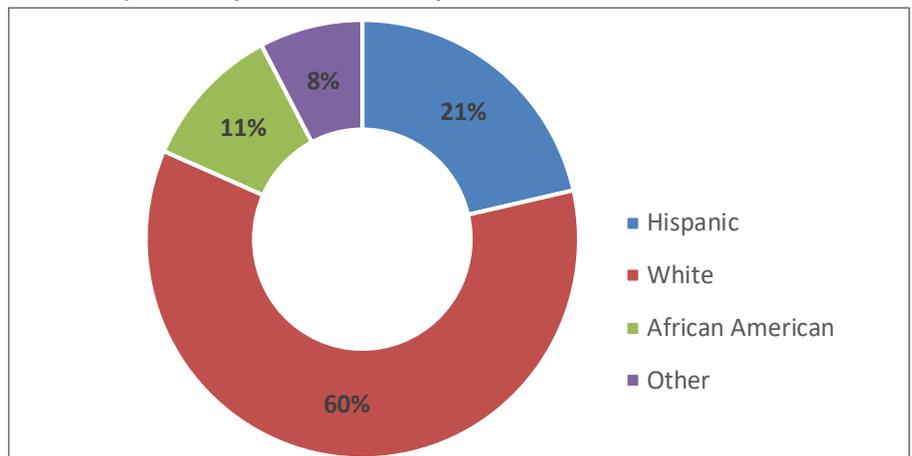
Source: Texas Women's University, Erica.Sullivan@cityofdenton.com  
\*Figures are for the Denton campus only

<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 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, 2018 American Community Survey, 1 Year Estimate, Erica.Sullivan@cityofdenton.com

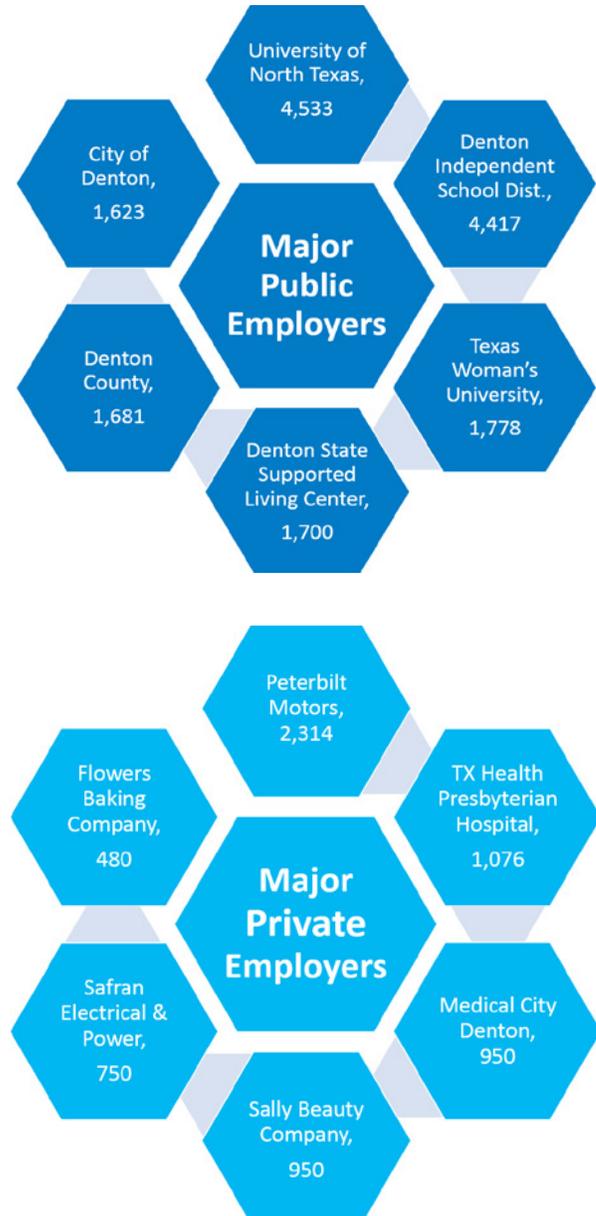
# Labor Markets

## Employment Change by Industry Sector 2019 - 2020

INDUSTRY	ANNUAL CHANGE	
	Number Change	Percent Change
Agriculture, Forestry, Fishing and Hunting	(8)	(1%)
Mining, Quarrying, and Oil and Gas Extraction	7	1%
Utilities	28	4%
Construction	1,094	5%
Manufacturing	810	4%
Wholesale Trade	446	3%
Retail Trade	793	2%
Transportation and Warehousing	1,015	7%
Information	117	3%
Finance and Insurance	134	1%
Real Estate and Rental and Leasing	267	4%
Professional, Scientific, and Technical Services	1,341	6%
Management of Companies and Enterprises	234	8%
Administrative and Support and Waste Management and Remediation Services	883	5%
Educational Services	350	7%
Health Care and Social Assistance	1,237	4%
Arts, Entertainment, and Recreation	309	6%
Accommodation and Food Services	1,598	5%
Other Services (except Public Administration)	428	3%
Public Administration	778	2%
Unclassified	19	9%
<b>Total - All Industries</b>	<b>11,879</b>	<b>4%</b>

Source: Emsi, 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				July*	August*	September*
	2015	2016	2017	2018	2020	2020	2020
City of Denton	3.3%	3.3%	3.2%	2.8%	7.3%	5.8%	N/A
Denton County	3.5%	3.4%	3.4%	2.9%	6.9%	5.6%	N/A
State of Texas	4.4%	4.6%	4.4%	3.5%	8.2%	7.0%	N/A

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

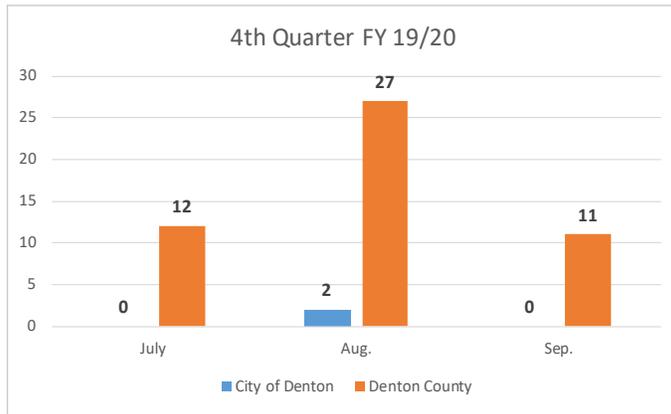
## Housing Activity in the City of Denton

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	31,877	24,119	606	1,345	26	0	55,996	3.56%

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

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

## Foreclosures



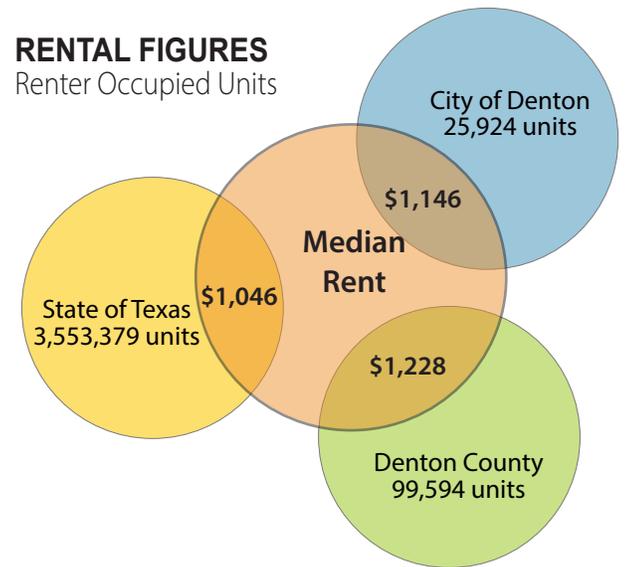
Note: decrease in foreclosures is due to COVID-19 and a federal moratorium on HUD loan

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

Prepared by: Erica.Sullivan@cityofdenton.com

## RENTAL FIGURES

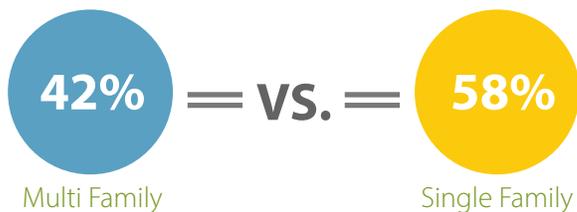
Renter Occupied Units



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, 2018, American Community Survey (ACS), 1 Year Estimate

Prepared by: Erica.Sullivan@cityofdenton.com

## Residential Permits

	Permits in Sept.		Permits YTD		Value in Sept.		Value YTD	
	2020	2019	FY 19/20	FY 18/19	2020	2019	FY19/20	FY 18/19
One-Family Dwelling	47	161	776	1,007	15,600,709	46,593,839	245,244,309	303,163,383
Two-Family Dwelling	0	0	8	5	0		1,872,822	1,388,745
Multi-Family Dwelling *	1	1	9	8	43,962,108	733,266	271,179,391	44,949,848
<b>Total New Residential</b>	<b>48</b>	<b>162</b>	<b>793</b>	<b>1020</b>	<b>59,562,817</b>	<b>47,327,105</b>	<b>518,296,522</b>	<b>349,501,976</b>
Additions/Alterations	95	78	781	819	1,429,212	1,221,121	16,627,744	14,230,900
<b>Total Residential Permits</b>	<b>143</b>	<b>240</b>	<b>1,574</b>	<b>1,839</b>	<b>60,992,029</b>	<b>48,548,226</b>	<b>534,924,267</b>	<b>363,732,876</b>
* Multi-Family Units	333	6	1884	338				

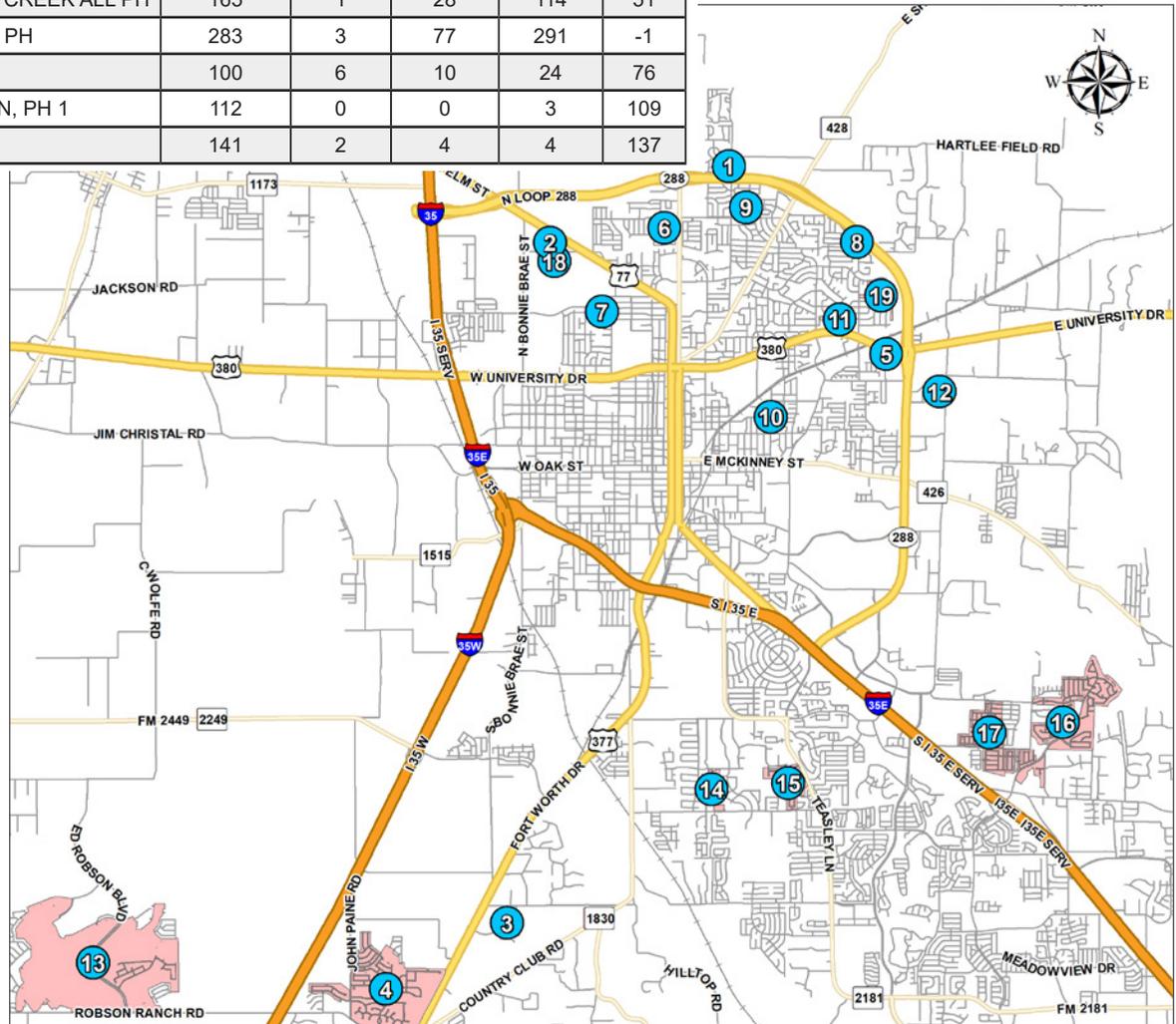
Source: Building Inspection, Emily.Loiselle@cityofdenton.com

# Active Subdivisions

MAP REF	MOST ACTIVE SUB-DIVISIONS	Totals:	3,382	47	785	2,289	1,489
MAP REF	MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	JUNE STARTS	YTD STARTS	TOTAL STARTS	LOTS AVAIL	
1	BEAVER CREEK ALL PH	206	0	57	176	30	
2	BRENTWOOD PLACE	180	0	37	99	81	
3	COUNTRY CLUB VILLAGE PH 2-B	17	0	2	9	8	
4	COUNTRY LAKES ALL PH	341	4	95	296	45	
5	CREEKSIDE	137	2	36	36	101	
6	EVERS WAY	190	0	10	191	0	
7	FIRESIDE ADDITION, PH 1	107	9	75	75	32	
8	HARVEST HILL	150	1	59	152	0	
9	HERCULES WEST ADDITION, PH 2B	40	0	8	8	32	
10	MEADOW OAKS SUBDIVISION, PH 4	43	0	17	29	14	
	NORTHPOINTE ADDITION PH V	7	0	7	7	0	
11	OLD NORTH PARK ALL PH	94	0	23	65	29	
12	PROMINENCE SQUARE PH IIA	45	1	3	33	12	
13	ROBSON RANCH ALL PH	1050	17	123	426	624	
14	SHADOW BROOK PLACE	38	0	0	36	2	
	SHERMAN CROSSING ADDITION PH 2A	102	0	91	91	11	
15	TEASLEY TRAILS ALL PH	220	0	0	124	96	
16	THE PRESERVE AT PECAN CREEK ALL PH	165	1	28	114	51	
17	VILLAGES OF CARMEL ALL PH	283	3	77	291	-1	
18	VISTA DEL ARROYO	100	6	10	24	76	
19	WINDSOR OAKS ADDITION, PH 1	112	0	0	3	109	
	STARK FARMS	141	2	4	4	137	

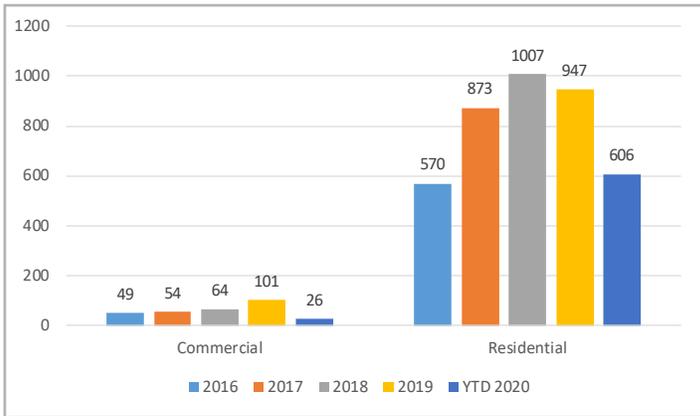
## Active Subdivisions Year to Date FY 19/20

Data: Building Inspection Division, Reported: October 2020  
Emily.Loisselle@cityofdenton.com



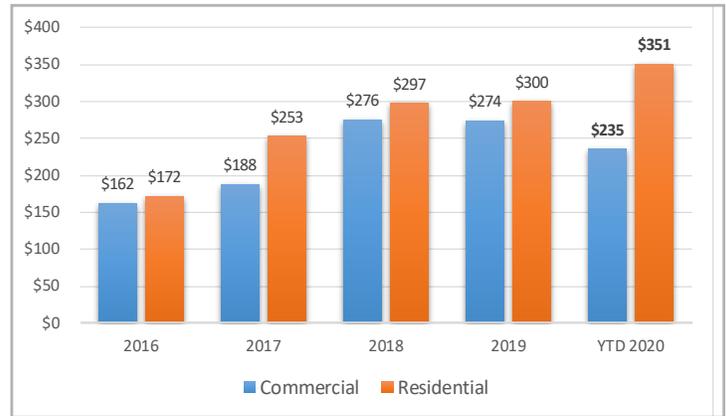
# Commercial Growth

## 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 4th Quarter of FY 19/20

Address	Project	Use	Square Feet	Value
1512 I-35 W	Metal Building	Shell Bldg	11,900	\$2,090,830
3015 Audra Ln	Audra Assisted Living Center	Assisted Living	54,310	\$7,729,942
101 N Loop 288	Murphy Express	Convenience Store & Gas Station	2,800	\$351,904
2441 Fort Worth Dr	Office Building	Shell Bldg	3,911	\$527,946
4858 Lockheed Ln	3KAM Hanger and Offices	Plane storage with offices	20,000	\$2,070,600
3401 Barcelona St	Speed of Light Office and Warehouse	Office with warehouse	9,970	\$1,267,489
5800 N I-35 BLDG 1	Workforce Solutions Shell Building	Shell Building - Offices	30,000	\$4,049,700

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

## Commercial Permits

	Permits in Sept. 2020	Permits in Sept. 2019	YTD Permits FY 19/20	YTD Permits FY 18/19	Value in Sept. 2020	Value in Sept. 2019	Value YTD FY 19/20	Value YTD FY 18/19
Assembly	0	0	3	4	0	0	23,103,490	3,279,746
Business	2	0	11	20	549,030		16,253,931	42,763,758
Education	0	0	0	0	0	0	0	0
Factory	0	0	1	0	0	0	0	0
High Hazard	0	0	0	0	0	0	0	0
Hotel	0	0	0	0	0	0	0	0
Institutional	0	0	0	2	0	0	0	2,039,184
Mercantile	1	0	2	2	351,904	0	1,440,921	1,391,117
Residential Group Homes	1	0	2	0	7,729,942	0	7,729,942	0
Storage	1	0	7	7	2,090,830		116,166,586	40,341,500
Utility	0	0	1	2	0		42,780	92,911
<b>Total New Commercial</b>	<b>5</b>	<b>0</b>	<b>27</b>	<b>37</b>	<b>10,721,706</b>	<b>0</b>	<b>164,737,651</b>	<b>89,908,216</b>
City/County Buildings	0	1	4	3	0	19,704	6,191,159	1,697,729
Schools	0	0	5	1		0	196,540,014	20,389,685
Churches	0	0	0	1	0	0	0	1,714,847
Alterations	21	24	185	280	4,870,002	3,567,238	35,544,804	60,612,143
<b>Total Commercial Permits</b>	<b>26</b>	<b>25</b>	<b>221</b>	<b>322</b>	<b>15,591,708</b>	<b>3,586,942</b>	<b>403,013,628</b>	<b>174,322,620</b>

<b>Total Comm &amp; Res Permits</b>	<b>169</b>	<b>265</b>	<b>1795</b>	<b>2161</b>	<b>76,583,737</b>	<b>52,135,168</b>	<b>937,937,895</b>	<b>538,055,496</b>
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Source: Building Inspections Division, Emily.Loiselle@cityofdenton.com

# STaND Alones

## Police Department Activity

	Jul-20	Aug-20	Sep-20	YTD Total
Calls For Service	6,990	7,538	7,154	63,384
Response Time	6:32	6:49	6:12	06:32 Avg.
Citations	951	992	871	9,405
Accidents	220	218	257	2,046
Violent Crime	36	47	49	354
Property Crime	287	302	293	2,532

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

## Fire Department Activity

Month	Apr-20	May-20	Jun-20
Avg. Response Time	5:53	n/a	n/a
FIRE Calls	34	37	55
EMS Calls	643	728	795
HAZMAT	26	28	24
Service Calls	148	166	174
Good Intent Calls	198	167	190
False Alarms	53	76	81
Other Calls	5	1	20
<b>Total Calls</b>	<b>1,107</b>	<b>1,203</b>	<b>1,339</b>

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

## Sales Tax Collections Fiscal Years 2016/17 — 2019/20

Month	2016-2017	2017-2018	2018-2019	2019-2020
October	2,618,544	2,893,671	3,040,700	\$3,083,547
November	3,061,708	3,081,233	3,061,744	\$3,041,809
December	3,862,745	3,725,507	3,800,014	\$ 4,365,987
January	2,547,121	2,741,380	2,587,925	\$3,049,704
February	2,575,448	2,681,763	2,543,861	\$2,706,293
March	3,218,490	3,795,301	3,373,300	\$3,200,354
April	2,728,448	2,915,398	3,076,093	\$2,652,262
May	2,860,256	3,082,192	3,030,647	\$3,014,238
June	3,528,334	3,538,686	3,645,674	3,723,464
July	2,929,546	3,309,987	3,388,624	3,206,440
August	3,131,423	3,079,980	3,169,979	3,385,056
September	3,779,077	3,424,929	3,612,266	
<b>TOTAL</b>	<b>36,841,140</b>	<b>\$38,270,027</b>	<b>\$38,330,826</b>	<b>\$35,429,154</b>

Prepared By: City of Denton Finance Department, 04/2020  
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
<b>Total</b>	<b>\$2.285732</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%
<i>Denton County Transportation Authority (DCTA)</i>	.5%
<i>City of Denton</i>	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	August 2022	Expand 2 lanes to 4, later to be 6 lanes divided
Bonnie Brae PH 1	Roselawn to N. of Vintage	July 2017	2020	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