

Statistical Trends and News of Denton

# STaND

**FOURTH  
QUARTER  
FISCAL YEAR 21/22**



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, <https://www.cityofdenton.com/276/Economic-Development>. Additionally, you can find the most current edition along with previous issues at [www.DentonEDP.com/reports](http://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](mailto:Christina.Davis@cityofdenton.com)

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TDD (800)735-2989

# Demographics

## Annual Population Change 2020 - 2021

Entity	2020 Census Estimate	2021 Census Estimate	Numerical Change 2020-2021	Percent Change 2020-2021
City of Denton	141,541	147,515	5,974	4.2%
Denton County	887,207	919,324	32,117	3.6%
State of Texas	28,995,881	29,360,759	364,878	1.3%

Source: U.S. Census Bureau, Prepared by: Jason.Westmoreland@cityofdenton.com, updated March 2022

## Population Change 2010 - 2021

Entity	2010 Census	2021 Census Estimates	Numerical Change 2010-2021	Percent Change 2010-2021
City of Denton	113,383	148,146	34,763	30.7%
Denton County	662,614	941,647	279,033	42.1%
State of Texas	25,145,561	29,527,941	4,382,380	17.4%

Source: U.S. Census Bureau, Prepared by: Jason.Westmoreland@cityofdenton.com, updated March 2022

## 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, Prepared by: 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

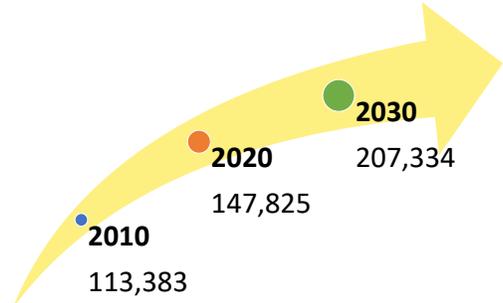
Source: U.S. Census Bureau, 2019 American Community Survey (ACS), 1-Year Estimate. Prepared by: Erica.Sullivan@cityofdenton.com

### Economic Characteristics

<b>City</b>	\$81,792 - Median Family Income \$29,538 - Per Capita Income
<b>County</b>	\$112,068 - Median Family Income \$43,172 - Per Capita Income
<b>State</b>	\$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, Prepared by: 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, Prepared by: Erica.Sullivan@cityofdenton.com

## Did You Know?

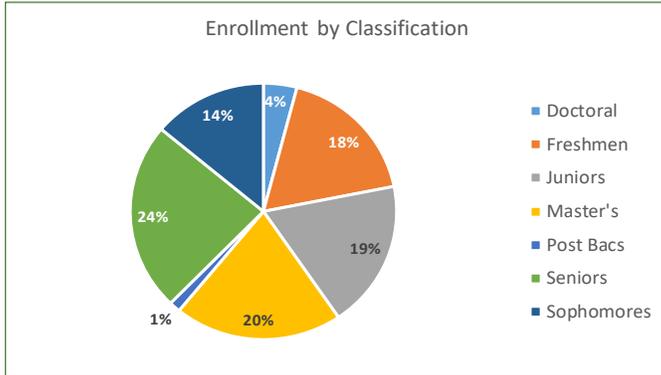
### **ECONOMIC DEVELOPMENT TRANSPARENCY STAR**

The Texas Comptroller of Public Accounts has awarded the City of Denton the Economic Development Star for exemplary efforts in creating financial transparency around public spending in this area. The Transparency Stars program recognizes local governments across Texas that are striving to meet high standard for financial transparency online. These efforts provide citizens with clear, consistent information about public spending in user-friendly formats.

Source: Denton Economic Development, Erica.Sullivan@cityofdenton.com

# Demographics

## Spring 2022 University of North Texas Enrollment by Residence\*



Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	2,672	3,745	6,417	14.46%
City of Denton	5,256	4,749	10,005	22.54%
Denton County	2,338	2,387	4,725	10.65%
Outside of Denton County	10,168	13,070	23,238	52.36%
<b>Total</b>	<b>20,434</b>	<b>23,951</b>	<b>44,385</b>	<b>100%</b>

Source: University of North Texas, Prepared by: Jason.Westmoreland@cityofdenton.com

\*Figures are for the Denton campus only

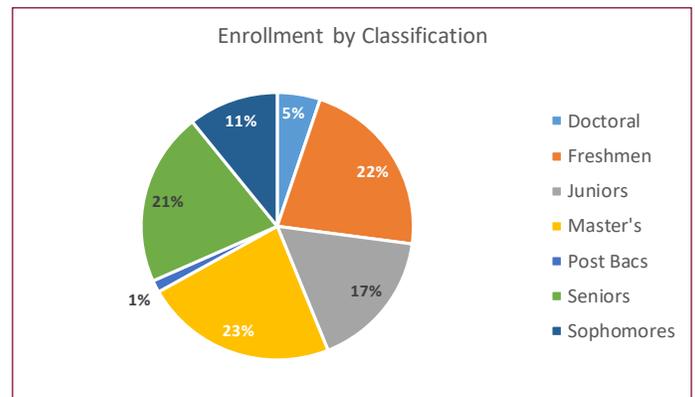
## Fall 2022 Texas Woman's University Enrollment by Residence\*

Student Residence	Male	Female	Total Enrollment	Percent
Residence Hall	135	1,897	2,032	16.0%
City of Denton <sup>1</sup>	265	1,122	1,387	10.9%
Denton County <sup>2</sup>	449	1,778	2,227	17.5%
Outside Denton County	647	6,414	7,061	55.6%
<b>Total</b>	<b>1,496</b>	<b>11,211</b>	<b>12,707</b>	<b>100.0%</b>

Source: Texas Woman's University, Prepared by: Jason.Westmoreland@cityofdenton.com

<sup>1</sup> Outside Residence Hall

<sup>2</sup> Outside City of Denton

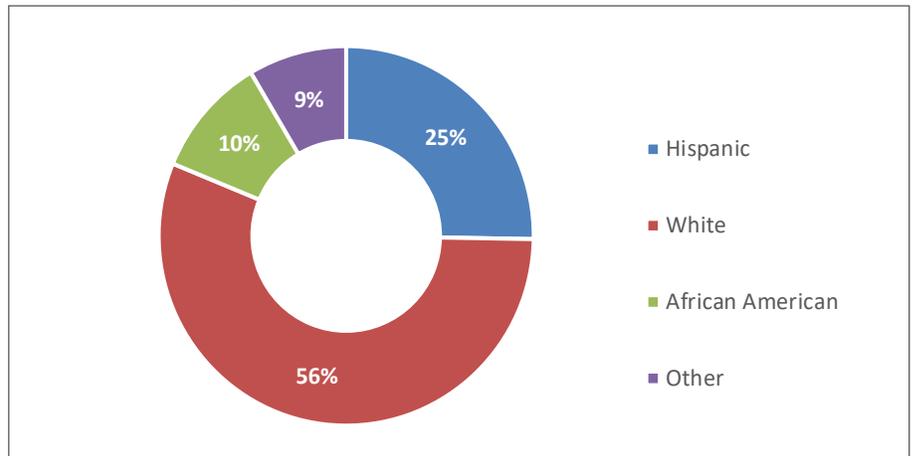


\*Figures are for the Denton campus only

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.

Source: Development Services Department,  
Prepared by: Ron.Menguita@cityofdenton.com

## 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,

Prepared by: Erica.Sullivan@cityofdenton.com

# Labor Markets

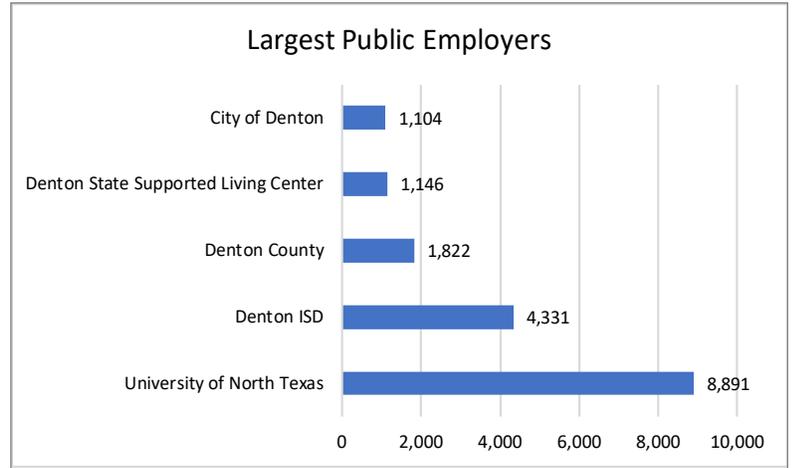
## Employment Change by Industry Sector 2019 - 2020

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%
<b>Total - All Industries</b>	<b>12,118</b>	<b>4%</b>

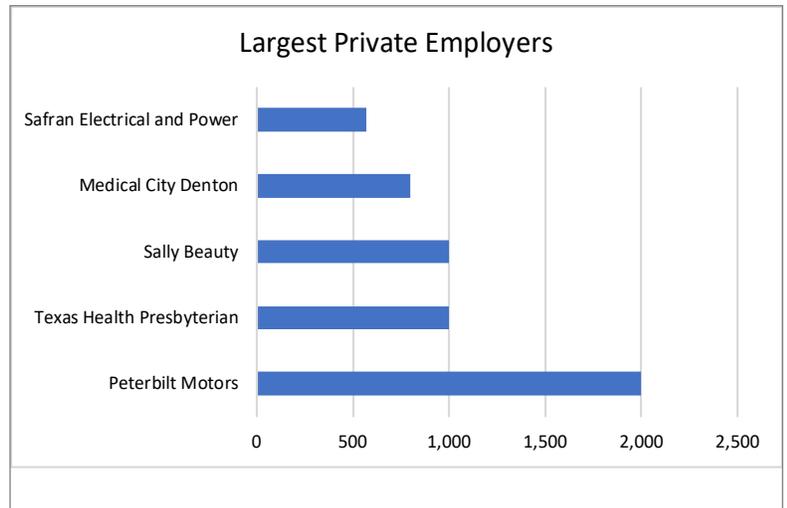
Source: Emsi, Prepared by: Erica.Sullivan@cityofdenton.com

## Top Employers in Denton

### Top Five Public Employers



### Top Five Private Employers



Source: Economic Development, Prepared by: Daniel.Rosenfield@cityofdenton.com, updated: 12/30/2021

## Unemployment Rates

Entity	Annual Average				July	Aug	Sep
	2018	2019	2020	2021	2022	2022	2022
City of Denton	3.1%	2.9%	6.9%	3.9%	3.4%	3.4%	3.1%
Denton County	3.1%	2.9%	6.5%	3.7%	3.4%	3.2%	3.0%
State of Texas	3.9%	3.5%	7.6%	4.8%	4.3%	4.2%	3.8%

Source: Texas Workforce Commission, Prepared by: Jason.Westmoreland@cityofdenton.com  
The rates are not seasonally adjusted. \*Most current information available at time of publishing report.

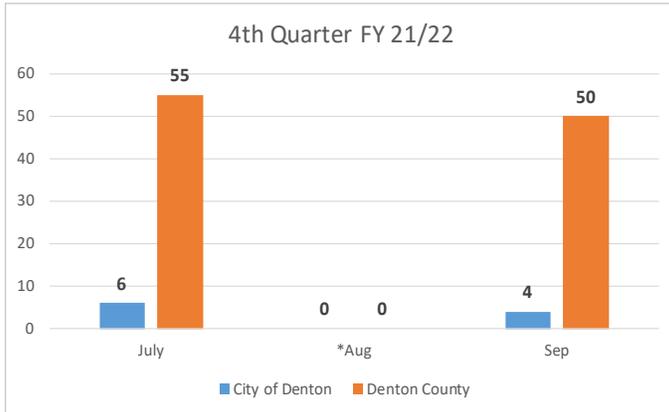
# Residential Growth and Housing

## 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
2021	33,566	24,636	1,312	454	12	1	58,202	2.29%
2022 YTD	34,734	26,507	1,180	1,871	10	0	61,241	0.27%

Sources: Development Services Department, Prepared by: Jason.Westmoreland@cityofdenton.com  
Single-Family includes Two-Family dwelling, Includes issued and finalized permits

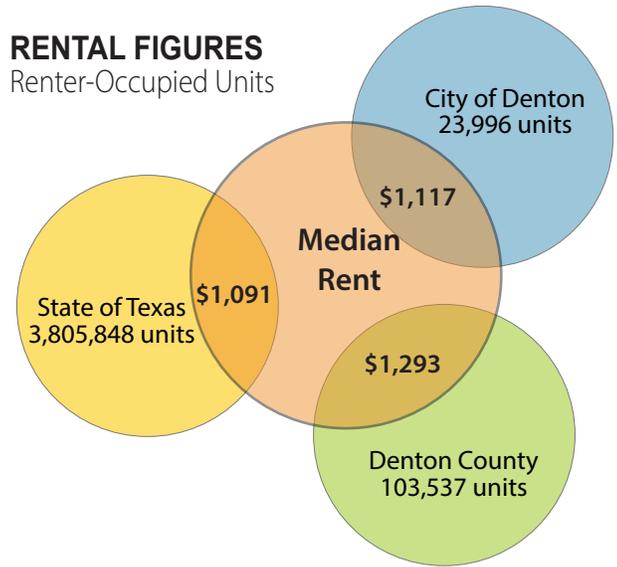
## Foreclosures



Note: decrease in foreclosures is due to COVID-19 and a federal moratorium on HUD loan foreclosures  
\* August foreclosure data not available  
Includes commercial properties, Source: Foreclosure Listing Service Inc.  
Prepared by: Jason.Westmoreland@cityofdenton.com

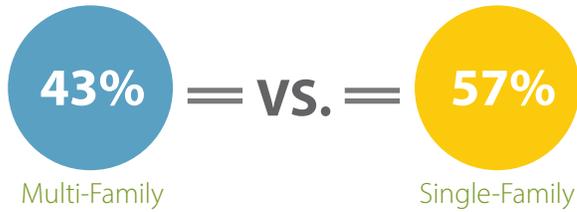
## RENTAL FIGURES

Renter-Occupied Units



Source: U.S. Census Bureau, 2019, American Community Survey, 1-Year Estimate  
Includes occupied unites paying rent, Prepared by: Erica.Sullivan@cityofdenton.com

## Housing Unit Composition



Single-Family includes two-family dwelling  
Sources: Development Services Department,  
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 Sep.		Permits YTD		Value in Sep.		Value YTD	
	2022	2021	FY 21/22	FY 20/21	2022	2021	FY21/22	FY 20/21
One-Family Dwelling	169	72	1425	1243	\$56,450,278	\$20,934,013	\$506,100,522	\$373,778,322
Two-Family Dwelling	0	2	7	45	\$-	\$446,976	\$1,634,598	\$10,646,533
Multi-Family Dwelling *	0	0	9	5	\$-	\$-	\$277,208,685	\$127,897,119
<b>Total New Residential</b>	<b>169</b>	<b>74</b>	<b>1441</b>	<b>1293</b>	<b>\$56,450,278</b>	<b>\$21,380,989</b>	<b>\$784,943,804</b>	<b>\$512,321,974</b>
Additions/Alterations	88	80	680	1026	\$3,156,212	\$1,066,644	\$24,624,973	\$17,301,986
<b>Total Residential Permits</b>	<b>257</b>	<b>154</b>	<b>2,121</b>	<b>2,319</b>	<b>\$59,606,490</b>	<b>\$22,447,632</b>	<b>\$809,568,777</b>	<b>\$529,623,960</b>
* Multi-Family Units	0	0	1871	968				

Source: Development Services Department, Prepared by: Emily.Loisselle@cityofdenton.com

# Active Subdivisions

## Year to Date Fiscal Year 21/22

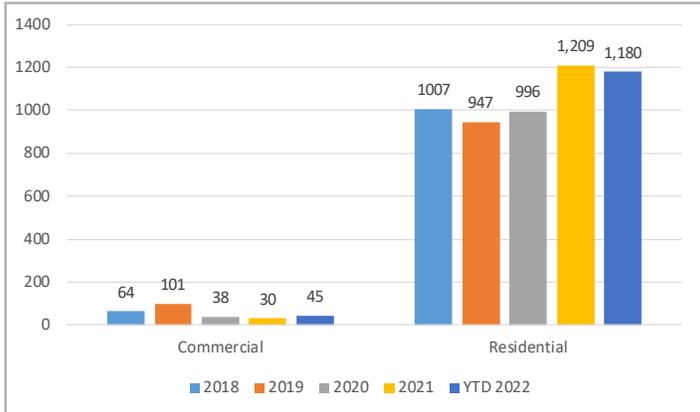
Data: Development Services Department, Reported: October 2022, Prepared by: Emily.Loiselle@cityofdenton.com

MOST ACTIVE SUB-DIVISIONS	PLATTED LOTS	SEP 22 STARTS	YTD STARTS	PRIOR STARTS	TOTAL STARTS	LOTS AVAILABLE
AUDRA HEIGHTS, PHASE 2	89	0	14	30	44	45
AUDRA OAKS PH 2A	12	1	6	0	6	6
AUDRA POINTE	53	0	53	0	53	0
BEALL WAY ADDITION	191	0	38	148	186	5
BEAVER CREEK ALL PH	96	0	0	41	41	55
BRENTWOOD PLACE	180	0	0	177	177	3
CAMBRIDGE BROOK ALL PH	205	67	156	0	156	49
CARMEL VILLAS PHASE I	230	31	119	0	119	111
COUNTRY CLUB ROAD ESTATES ADDITION, PHASE 1	42	0	3	0	3	39
COUNTRY CLUB TERRACE ALL PH	183	3	165	0	165	18
COUNTRY CLUB VILLAGE PHASE 2-B	17	0	3	0	3	14
COUNTRY LAKES NORTH ALL PH	323	7	21	53	74	249
COURTS OF BONNIE BRAE	106	0	20	0	20	86
CREEKSIDE	137	0	35	102	137	0
EAGLE CREEK ALL PH	157	0	130	0	130	27
GLENWOOD MEADOWS	102	2	37	0	37	65
HERCULES WEST ADDITION, PHASE 2B	40	0	0	8	8	32
KINGS RIDGE ESTATES ALL PH	267	18	188	0	188	79
MEADOW OAKS SUBDIVISION, PHASE 4	43	0	0	34	34	9
NORTHPOINTE PHASE 6	39	0	9	0	9	30
PARKVUE ALL PH	138	1	60	44	104	34
ROBSON RANCH ALL PH	1130	10	174	604	778	352
SAGEBROOK ALL PH	171	5	5	0	5	166
SHERMAN CROSSING ADDITION PHASE 2A	104	0	3	0	3	101
STARK FARMS ALL PH	265	7	27	117	144	121
TEASLEY TRAILS ALL PH	140	0	0	46	46	94
THE PRESERVE AT PECAN CREEK, SECTION N, PHASE 3B	36	0	0	1	1	35
THE RESIDENCES AT RAYZOR RANCH PHASE 1	186	0	41	144	185	1
TOWNSEND GREEN PHASE 1	188	14	15	0	15	173
VINTAGE TOWNHOMES	20	0	21	0	21	-1
VISTA DEL ARROYO	100	0	12	48	60	40
VISTA VERDE	105	0	79	0	79	26
WINDSOR OAKS ADDITION, PHASE 1	112	0	0	3	3	109
WOODMERE	151	0	25	0	25	126
Miscellaneous Lots		3	10			
Rebuilds		0	3			
<b>TOTAL</b>	<b>5,358</b>	<b>169</b>	<b>1,472</b>	<b>1,600</b>	<b>3,059</b>	<b>2,299</b>

# Commercial Growth

## Building Permits — Year to Date FY 21/22

Including 2018 - 2021 Totals



Includes Multi-Family as Commercial and Duplexes as Residential

Source: Development Services Department, Prepared by: Jason.Westmoreland@cityofdenton.com

## Valuation Trends — Year to Date FY 21/22

Including 2018 - 2021 Totals



\*Values given in Millions

Source: Development Services Department

Prepared by: Jason.Westmoreland@cityofdenton.com

## Major Commercial Permits for 3rd Quarter 2021/22

Permits over 1,000 SF

Address	Project	Use	Square Feet	Value
2727 Geesling Rd	United Copper Addition	Factory/Warehouse	18,059	\$2,019,899
3561 Shelby Ln	Greenpoint Addition and Remodel	Manufacturing	20,685	\$3,222,001
1405 W University Dr	Brakes Plus	Auto Repair	4,975	\$464,311
1445 W University Dr	Starbucks	Coffee Shop	2,222	\$434,335
4601 Jim Christal Rd	Exeter Westpark 3	Shell Warehouse	424,873	\$38,608,457
1125 Crescent St	Calhoun Middle School Addition and Remodel	Middle School	146,978	\$22,161,083
1221 Crescent St	New Newton Rayzor Elementary	Elementary School	100,964	\$23,001,618

## Commercial Permits

Source: Development Services Department, Prepared by: Emily.Loisselle@cityofdenton.com

	Permits in Sep. 2022	Permits in Sep. 2021	YTD Permits FY 21/22	YTD Permits FY 20/21	Value in Sep. 2022	Value in Sep. 2021	Value YTD FY 21/22	Value YTD FY 20/21
Assembly	1	0	8	3	\$434,335	\$-	\$10,126,559	\$1,070,798
Business	1	0	13	12	\$464,311	\$-	\$17,404,448	\$29,294,867
Education	0	0	0	0	\$-	\$-	\$-	\$-
Factory	2	0	3	2	\$5,241,900	\$-	\$20,568,989	\$4,734,557
High Hazard	0	0	0	0	\$-	\$-	\$-	\$-
Hotel	0	0	0	0	\$-	\$-	\$-	\$-
Institutional	0	1	0	2	\$-	\$592,215	\$-	\$73,564,377
Mercantile	0	1	2	2	\$-	\$307,270	\$2,887,713	\$748,051
Residential Group Homes	0	0	0	0	\$-	\$-	\$-	\$-
Assisted Living Facilities	0	0	1	0	\$-	\$-	\$14,652,555	\$-
Storage	1	1	18	7	\$38,608,457	\$36,225,874	\$457,139,707	\$88,159,883
Utility	0	1	1	5	\$-	\$1,833,870	\$-	\$3,023,237
<b>Total New Commercial</b>	<b>5</b>	<b>4</b>	<b>46</b>	<b>33</b>	<b>\$44,749,003</b>	<b>\$38,959,228</b>	<b>\$522,779,969</b>	<b>\$200,595,770</b>
City/County Buildings	0	0	4	3	\$-	\$-	\$4,879,608	\$9,404,150
Schools	2	0	3	0	\$45,162,702	\$-	\$52,095,010	\$-
Churches	0	0	0	0	\$-	\$-	\$-	\$-
Alterations	21	21	229	221	\$3,601,083	\$2,334,528	\$62,372,467	\$50,834,712
<b>Total Commercial Permits</b>	<b>28</b>	<b>25</b>	<b>282</b>	<b>257</b>	<b>\$93,512,788</b>	<b>\$41,293,756</b>	<b>\$642,127,055</b>	<b>\$260,834,632</b>
<b>Total Comm &amp; Res Permits</b>	<b>285</b>	<b>179</b>	<b>2403</b>	<b>2576</b>	<b>\$153,119,278</b>	<b>\$63,741,388</b>	<b>\$1,451,695,832</b>	<b>\$790,458,592</b>

Source: Development Services Department, Prepared by: Emily.Loisselle@cityofdenton.com

# STaND Alones

## Major Commercial Permits for 3rd Quarter 2021/22 - continued

Permits over 1,000 SF

Address	Project	Use	Square Feet	Value
2445 FORT WORTH DR	DIRECT CARE STAFFING	OFFICE	4,080	\$667,692
3411 MINGO RD BLDGS 1-4	DENTON INDUSTRIAL	SHELL BLDGS	1,420,557	\$89,714,885
804 TEXAS ST	CITY OF DENTON FLEET SERVICES	AUTO REPAIR	17,820	\$1,598,268
4500 TEASLEY LN	EINSTEIN BROTHERS BAGELS	DRIVE THROUGH COFFEE SHOP	2,460	\$426,769
6500 CRAWFORD RD	ST MARK NEW SANTUARY	CHURCH	33,514	\$7,563,440

## Police Department Activity

	Jul. 22	Aug 22	Sep. 22	YTD Total
Total Calls For Service	9,695	10,075	9,560	82,074
Response Time (Minutes)	5:28	5:57	5:15	5:37 avg.
Citations	1,004	1,291	1,048	10,611
Accidents (total)	236	224	278	2,274
Violent Crime	36	53	54	375
Property Crime	406	383	374	2,999

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

New data collection methods account for variances in some data represented. YTD totals are on a standard calendar year, not fiscal.

## Fire Department Activity

Month	Jan. 22	Feb. 22	Mar. 22
Avg. Response Time	5:21	5:30	5:15
Fire Calls	50	58	66
EMS Calls	1,170	1,114	1,133
HAZMAT	42	15	32
Service Calls	272	228	199
Good Intent Calls	282	230	249
False Alarms	124	88	87
Other Calls	3	16	2
<b>Total Calls</b>	<b>1,943</b>	<b>1,749</b>	<b>1,768</b>

Source: Fire Department, Prepared by: Tim.Ryan@cityofdenton.com

Current data not available at time of publishing.

## Sales Tax Collections Fiscal Years 2017/18 — 2021/22

Month	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
October	2,893,671	3,040,700	3,083,547	3,339,311	3,851,579
November	3,081,233	3,061,744	3,041,809	3,177,516	3,850,665
December	3,725,507	3,800,014	4,365,987	3,219,446	5,256,636
January	2,741,380	2,587,925	3,049,704	2,754,688	3,828,376
February	2,681,763	2,543,861	2,706,293	2,754,688	4,000,157
March	3,795,301	3,373,300	3,200,354	4,436,607	4,863,891
April	2,915,398	3,076,093	2,652,262	3,689,506	4,392,905
May	3,082,192	3,030,647	3,014,238	3,574,834	4,292,856
June	3,538,686	3,645,674	3,723,464	4,333,510	4,313,840
July	3,309,987	3,388,624	3,206,440	4,049,492	4,665,278
August	3,079,980	3,169,979	3,385,056	3,961,073	5,109,137
September	3,424,929	3,612,266	3,908,678	4,585,174	
<b>TOTAL</b>	<b>\$38,270,027</b>	<b>\$38,330,826</b>	<b>\$39,337,832</b>	<b>\$45,404,856</b>	<b>\$48,426,320</b>

Source: Texas Comptroller, City Finance Department

## 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>
<b>Total</b>	<b>8.25%</b>

Source: Texas Comptroller, Prepared by: Erica.Sullivan@cityofdenton.com

## Real and Personal Property Tax Rates

Tax Per \$100 Valuation	
City of Denton	\$0.590454
Denton County	\$0.224958
Denton Independent School District	\$1.483200
<b>Total</b>	<b>\$2.298612</b>

Source: Denton Central Appraisal District,  
Prepared by: Erica.Sullivan@cityofdenton.com