



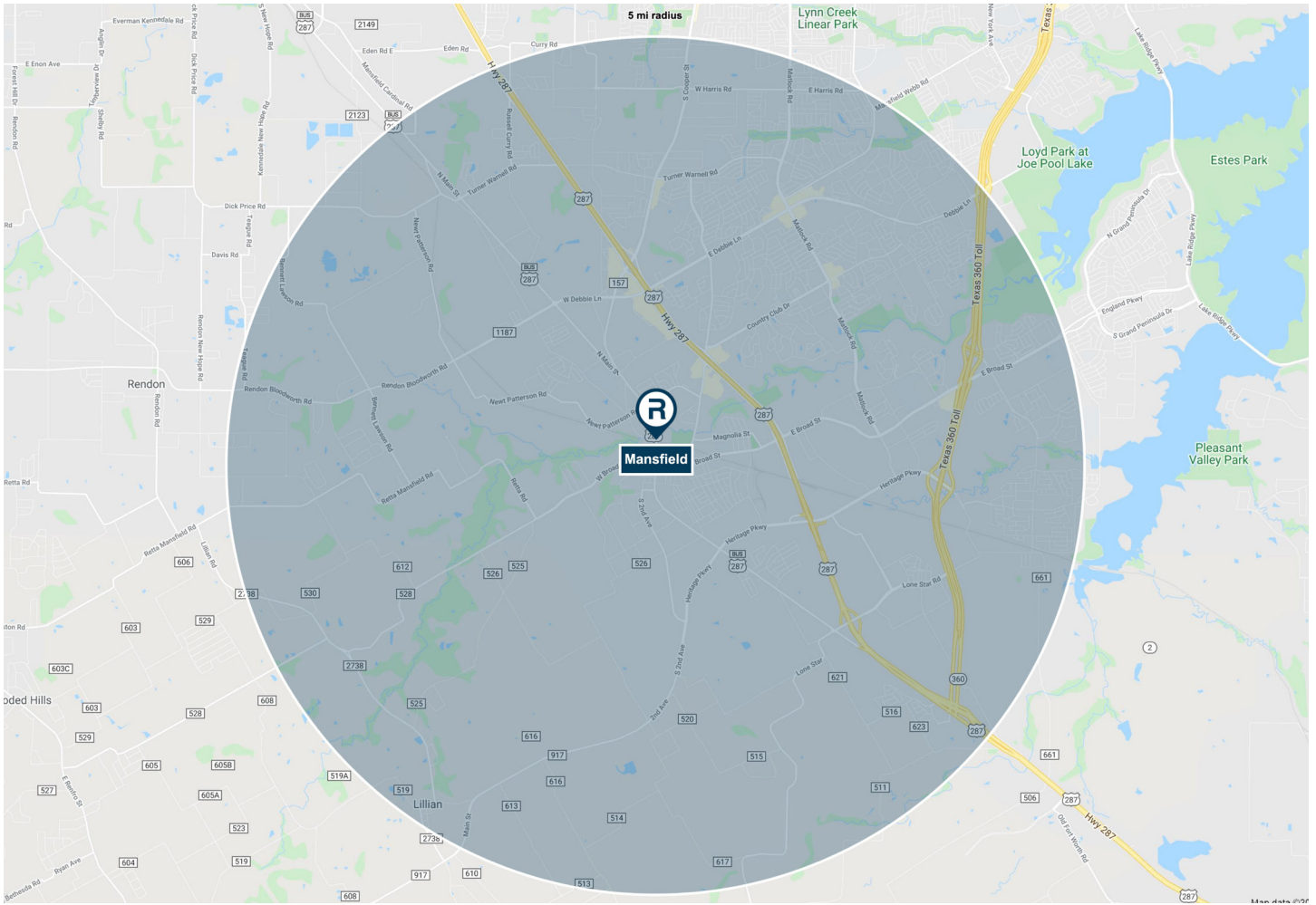
The **Retail** Coach.®

5-Mile Radial Demographic Profile

MANSFIELD, TEXAS

Prepared for Mansfield Economic Development Corporation
March 2021

5-Mile Radial



Prepared for:



MANSFIELD TEXAS ECONOMIC DEVELOPMENT

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5-Mile Radial • Demographic Profile

Mansfield, Texas

DESCRIPTION	DATA	%
Population		
2026 Projection	131,787	
2021 Estimate	120,633	
2010 Census	93,064	
2000 Census	42,588	
Growth 2021 - 2026		9.25%
Growth 2010 - 2021		29.62%
Growth 2000 - 2010		118.52%
2021 Est. Population by Single-Classification Race	120,633	
White Alone	69,021	57.22%
Black or African American Alone	30,060	24.92%
Amer. Indian and Alaska Native Alone	694	0.58%
Asian Alone	7,759	6.43%
Native Hawaiian and Other Pacific Island Alone	97	0.08%
Some Other Race Alone	8,229	6.82%
Two or More Races	4,774	3.96%
2021 Est. Population by Hispanic or Latino Origin	120,633	
Not Hispanic or Latino	96,481	79.98%
Hispanic or Latino	24,153	20.02%
Mexican	19,110	79.12%
Puerto Rican	1,150	4.76%
Cuban	208	0.86%
All Other Hispanic or Latino	3,684	15.25%
2021 Est. Hisp. or Latino Pop by Single-Class. Race	24,153	
White Alone	14,145	58.56%
Black or African American Alone	425	1.76%
American Indian and Alaska Native Alone	255	1.06%
Asian Alone	99	0.41%
Native Hawaiian and Other Pacific Islander Alone	4	0.02%
Some Other Race Alone	8,043	33.30%
Two or More Races	1,181	4.89%
2021 Est. Pop by Race, Asian Alone, by Category	7,759	
Chinese, except Taiwanese	692	8.92%
Filipino	659	8.49%
Japanese	34	0.44%
Asian Indian	1,237	15.94%
Korean	190	2.45%
Vietnamese	3,427	44.17%
Cambodian	117	1.51%
Hmong	144	1.86%
Laotian	52	0.67%
Thai	46	0.59%
All Other Asian Races Including 2+ Category	1,160	14.95%

DESCRIPTION	DATA	%
2021 Est. Population by Ancestry	120,633	
Arab	1,702	1.41%
Czech	456	0.38%
Danish	128	0.11%
Dutch	703	0.58%
English	7,067	5.86%
French (except Basque)	1,796	1.49%
French Canadian	179	0.15%
German	9,894	8.20%
Greek	226	0.19%
Hungarian	183	0.15%
Irish	6,589	5.46%
Italian	2,171	1.80%
Lithuanian	29	0.02%
United States or American	8,645	7.17%
Norwegian	943	0.78%
Polish	1,243	1.03%
Portuguese	154	0.13%
Russian	328	0.27%
Scottish	2,128	1.76%
Scotch-Irish	928	0.77%
Slovak	104	0.09%
Subsaharan African	3,603	2.99%
Swedish	801	0.66%
Swiss	129	0.11%
Ukrainian	174	0.14%
Welsh	415	0.34%
West Indian (except Hisp. groups)	302	0.25%
Other ancestries	54,377	45.08%
Ancestry Unclassified	15,240	12.63%
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	85,847	76.09%
Speak Asian/Pacific Island Language at Home	5,489	4.87%
Speak IndoEuropean Language at Home	2,598	2.30%
Speak Spanish at Home	18,076	16.02%
Speak Other Language at Home	817	0.72%

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DESCRIPTION	DATA	%
2021 Est. Population by Age	120,633	
Age 0 - 4	7,807	6.47%
Age 5 - 9	8,645	7.17%
Age 10 - 14	9,242	7.66%
Age 15 - 17	5,959	4.94%
Age 18 - 20	5,334	4.42%
Age 21 - 24	6,977	5.78%
Age 25 - 34	16,551	13.72%
Age 35 - 44	15,856	13.14%
Age 45 - 54	17,554	14.55%
Age 55 - 64	14,772	12.25%
Age 65 - 74	7,847	6.51%
Age 75 - 84	3,224	2.67%
Age 85 and over	866	0.72%
Age 16 and over	92,983	77.08%
Age 18 and over	88,981	73.76%
Age 21 and over	83,647	69.34%
Age 65 and over	11,937	9.90%
2021 Est. Median Age		34.88
2021 Est. Average Age		35.90
2021 Est. Population by Sex	120,633	
Male	58,952	48.87%
Female	61,681	51.13%

DESCRIPTION	DATA	%
2021 Est. Male Population by Age	58,952	
Age 0 - 4	3,980	6.75%
Age 5 - 9	4,422	7.50%
Age 10 - 14	4,718	8.00%
Age 15 - 17	3,042	5.16%
Age 18 - 20	2,756	4.68%
Age 21 - 24	3,557	6.03%
Age 25 - 34	8,065	13.68%
Age 35 - 44	7,193	12.20%
Age 45 - 54	8,448	14.33%
Age 55 - 64	7,318	12.41%
Age 65 - 74	3,720	6.31%
Age 75 - 84	1,421	2.41%
Age 85 and over	312	0.53%
2021 Est. Median Age, Male		33.61
2021 Est. Average Age, Male		35.17
2021 Est. Female Population by Age	61,681	
Age 0 - 4	3,827	6.21%
Age 5 - 9	4,223	6.85%
Age 10 - 14	4,524	7.33%
Age 15 - 17	2,917	4.73%
Age 18 - 20	2,578	4.18%
Age 21 - 24	3,420	5.55%
Age 25 - 34	8,486	13.76%
Age 35 - 44	8,663	14.05%
Age 45 - 54	9,106	14.76%
Age 55 - 64	7,453	12.08%
Age 65 - 74	4,127	6.69%
Age 75 - 84	1,802	2.92%
Age 85 and over	554	0.90%
2021 Est. Median Age, Female		36.01
2021 Est. Average Age, Female		36.58

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DESCRIPTION	DATA	%
2021 Est. Pop Age 15+ by Marital Status		
Total, Never Married	27,868	29.35%
Males, Never Married	14,645	15.43%
Females, Never Married	13,223	13.93%
Married, Spouse present	51,172	53.90%
Married, Spouse absent	4,108	4.33%
Widowed	3,198	3.37%
Males Widowed	597	0.63%
Females Widowed	2,602	2.74%
Divorced	8,593	9.05%
Males Divorced	3,099	3.26%
Females Divorced	5,494	5.79%
2021 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	2,451	3.2%
Some High School, no diploma	3,758	4.9%
High School Graduate (or GED)	15,291	19.9%
Some College, no degree	18,068	23.6%
Associate Degree	7,902	10.3%
Bachelor's Degree	19,525	25.5%
Master's Degree	7,642	10.0%
Professional School Degree	1,174	1.5%
Doctorate Degree	859	1.1%
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	2,926	22.56%
High School Graduate	3,090	23.82%
Some College or Associate's Degree	4,335	33.42%
Bachelor's Degree or Higher	2,620	20.20%
Households		
2026 Projection	40,115	
2021 Estimate	36,985	
2010 Census	29,597	
2000 Census	13,587	
Growth 2021 - 2026		8.46%
Growth 2010 - 2021		24.96%
Growth 2000 - 2010		117.83%
2021 Est. Households by Household Type		
Family Households	30,612	82.77%
Nonfamily Households	6,373	17.23%
2021 Est. Group Quarters Population		
	531	
2021 Households by Ethnicity, Hispanic/Latino		
	5,734	

DESCRIPTION	DATA	%
2021 Est. Households by Household Income		
Income < \$15,000	1,358	3.67%
Income \$15,000 - \$24,999	1,289	3.49%
Income \$25,000 - \$34,999	1,715	4.64%
Income \$35,000 - \$49,999	2,799	7.57%
Income \$50,000 - \$74,999	5,592	15.12%
Income \$75,000 - \$99,999	6,003	16.23%
Income \$100,000 - \$124,999	4,950	13.38%
Income \$125,000 - \$149,999	3,884	10.50%
Income \$150,000 - \$199,999	4,511	12.20%
Income \$200,000 - \$249,999	2,103	5.69%
Income \$250,000 - \$499,999	2,126	5.75%
Income \$500,000+	655	1.77%
2021 Est. Average Household Income		
		\$122,669
2021 Est. Median Household Income		
		\$98,839
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$102,879
Black or African American Alone		\$96,119
American Indian and Alaska Native Alone		\$84,683
Asian Alone		\$96,212
Native Hawaiian and Other Pacific Islander Alone		\$47,151
Some Other Race Alone		\$80,507
Two or More Races		\$94,105
Hispanic or Latino		\$86,023
Not Hispanic or Latino		\$101,890
2021 Est. Family HH Type by Presence of Own Child.		
Married-Couple Family, own children	14,269	46.61%
Married-Couple Family, no own children	10,321	33.72%
Male Householder, own children	923	3.02%
Male Householder, no own children	717	2.34%
Female Householder, own children	2,778	9.08%
Female Householder, no own children	1,604	5.24%
2021 Est. Households by Household Size		
1-person	4,921	13.31%
2-person	9,538	25.79%
3-person	7,517	20.33%
4-person	7,555	20.43%
5-person	4,400	11.90%
6-person	1,878	5.08%
7-or-more-person	1,176	3.18%
2021 Est. Average Household Size		
		3.23

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DESCRIPTION	DATA	%
2021 Est. Households by Presence of People Under 18	36,985	
Households with 1 or More People under Age 18:	19,460	52.62%
Married-Couple Family	15,014	77.15%
Other Family, Male Householder	1,063	5.46%
Other Family, Female Householder	3,246	16.68%
Nonfamily, Male Householder	112	0.58%
Nonfamily, Female Householder	25	0.13%
Households with No People under Age 18:	17,525	47.38%
Married-Couple Family	9,573	54.63%
Other Family, Male Householder	576	3.29%
Other Family, Female Householder	1,135	6.48%
Nonfamily, Male Householder	3,057	17.44%
Nonfamily, Female Householder	3,184	18.17%
2021 Est. Households by Number of Vehicles	36,985	
No Vehicles	554	1.50%
1 Vehicle	7,043	19.04%
2 Vehicles	17,125	46.30%
3 Vehicles	8,312	22.47%
4 Vehicles	2,905	7.86%
5 or more Vehicles	1,045	2.83%
2021 Est. Average Number of Vehicles		2.28
Family Households		
2026 Projection	33,202	
2021 Estimate	30,612	
2010 Census	24,548	
2000 Census	11,536	
Growth 2021 - 2026		8.46%
Growth 2010 - 2021		24.70%
Growth 2000 - 2010		112.80%
2021 Est. Families by Poverty Status	30,612	
2021 Families at or Above Poverty	29,281	95.65%
2021 Families at or Above Poverty with Children	16,342	53.38%
2021 Families Below Poverty	1,332	4.35%
2021 Families Below Poverty with Children	941	3.07%
2021 Est. Pop 16+ by Employment Status	92,982	
Civilian Labor Force, Employed	63,425	68.21%
Civilian Labor Force, Unemployed	2,465	2.65%
Armed Forces	152	0.16%
Not in Labor Force	26,940	28.97%

DESCRIPTION	DATA	%
2021 Est. Civ. Employed Pop 16+ by Class of Worker	62,940	
For-Profit Private Workers	46,475	73.84%
Non-Profit Private Workers	3,031	4.82%
Local Government Workers	1,380	2.19%
State Government Workers	1,874	2.98%
Federal Government Workers	4,526	7.19%
Self-Employed Workers	5,573	8.86%
Unpaid Family Workers	81	0.13%
2021 Est. Civ. Employed Pop 16+ by Occupation	62,940	
Architect/Engineer	1,350	2.15%
Arts/Entertainment/Sports	965	1.53%
Building Grounds Maintenance	1,391	2.21%
Business/Financial Operations	4,320	6.86%
Community/Social Services	1,227	1.95%
Computer/Mathematical	1,737	2.76%
Construction/Extraction	1,781	2.83%
Education/Training/Library	4,166	6.62%
Farming/Fishing/Forestry	33	0.05%
Food Prep/Serving	2,441	3.88%
Health Practitioner/Technician	4,693	7.46%
Healthcare Support	1,391	2.21%
Maintenance Repair	1,700	2.70%
Legal	676	1.07%
Life/Physical/Social Science	329	0.52%
Management	7,852	12.48%
Office/Admin. Support	8,220	13.06%
Production	3,032	4.82%
Protective Services	1,496	2.38%
Sales/Related	6,987	11.10%
Personal Care/Service	1,725	2.74%
Transportation/Moving	5,427	8.62%
2021 Est. Pop 16+ by Occupation Classification	62,940	
White Collar	42,523	67.56%
Blue Collar	11,940	18.97%
Service and Farm	8,477	13.47%
2021 Est. Workers Age 16+ by Transp. to Work	61,651	
Drove Alone	52,274	84.79%
Car Pooled	5,540	8.99%
Public Transportation	77	0.13%
Walked	203	0.33%
Bicycle	37	0.06%
Other Means	529	0.86%
Worked at Home	2,990	4.85%

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DESCRIPTION	DATA	%
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	10,219	
15 - 29 Minutes	17,100	
30 - 44 Minutes	18,262	
45 - 59 Minutes	7,404	
60 or more Minutes	5,863	
2021 Est. Avg Travel Time to Work in Minutes		34
2021 Est. Occupied Housing Units by Tenure	36,985	
Owner Occupied	30,050	81.25%
Renter Occupied	6,935	18.75%
2021 Owner Occ. HUs: Avg. Length of Residence		11.7
2021 Renter Occ. HUs: Avg. Length of Residence		5.59
2021 Est. Owner-Occupied Housing Units by Value	36,985	
Value Less than \$20,000	258	0.86%
Value \$20,000 - \$39,999	160	0.53%
Value \$40,000 - \$59,999	215	0.72%
Value \$60,000 - \$79,999	208	0.69%
Value \$80,000 - \$99,999	332	1.11%
Value \$100,000 - \$149,999	1,967	6.55%
Value \$150,000 - \$199,999	4,233	14.09%
Value \$200,000 - \$299,999	10,840	36.07%
Value \$300,000 - \$399,999	6,144	20.45%
Value \$400,000 - \$499,999	3,126	10.40%
Value \$500,000 - \$749,999	1,764	5.87%
Value \$750,000 - \$999,999	488	1.62%
Value \$1,000,000 or \$1,499,999	197	0.66%
Value \$1,500,000 or \$1,999,999	61	0.20%
Value \$2,000,000+	57	0.19%
2021 Est. Median All Owner-Occupied Housing Value		\$268,590
2021 Est. Housing Units by Units in Structure		
1 Unit Detached	32,205	83.75%
1 Unit Attached	414	1.08%
2 Units	225	0.59%
3 or 4 Units	109	0.28%
5 to 19 Units	1,955	5.08%
20 to 49 Units	785	2.04%
50 or More Units	650	1.69%
Mobile Home or Trailer	2,105	5.47%
Boat, RV, Van, etc.	9	0.02%

DESCRIPTION	DATA	%
2021 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	6,276	16.32%
Housing Units Built 2010 to 2014	2,056	5.35%
Housing Units Built 2000 to 2009	16,068	41.78%
Housing Units Built 1990 to 1999	6,927	18.01%
Housing Units Built 1980 to 1989	3,598	9.36%
Housing Units Built 1970 to 1979	1,770	4.60%
Housing Units Built 1960 to 1969	648	1.69%
Housing Units Built 1950 to 1959	567	1.47%
Housing Units Built 1940 to 1949	244	0.63%
Housing Unit Built 1939 or Earlier	301	0.78%
2021 Est. Median Year Structure Built		2003

About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts – all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



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ACKNOWLEDGMENTS

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All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

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