



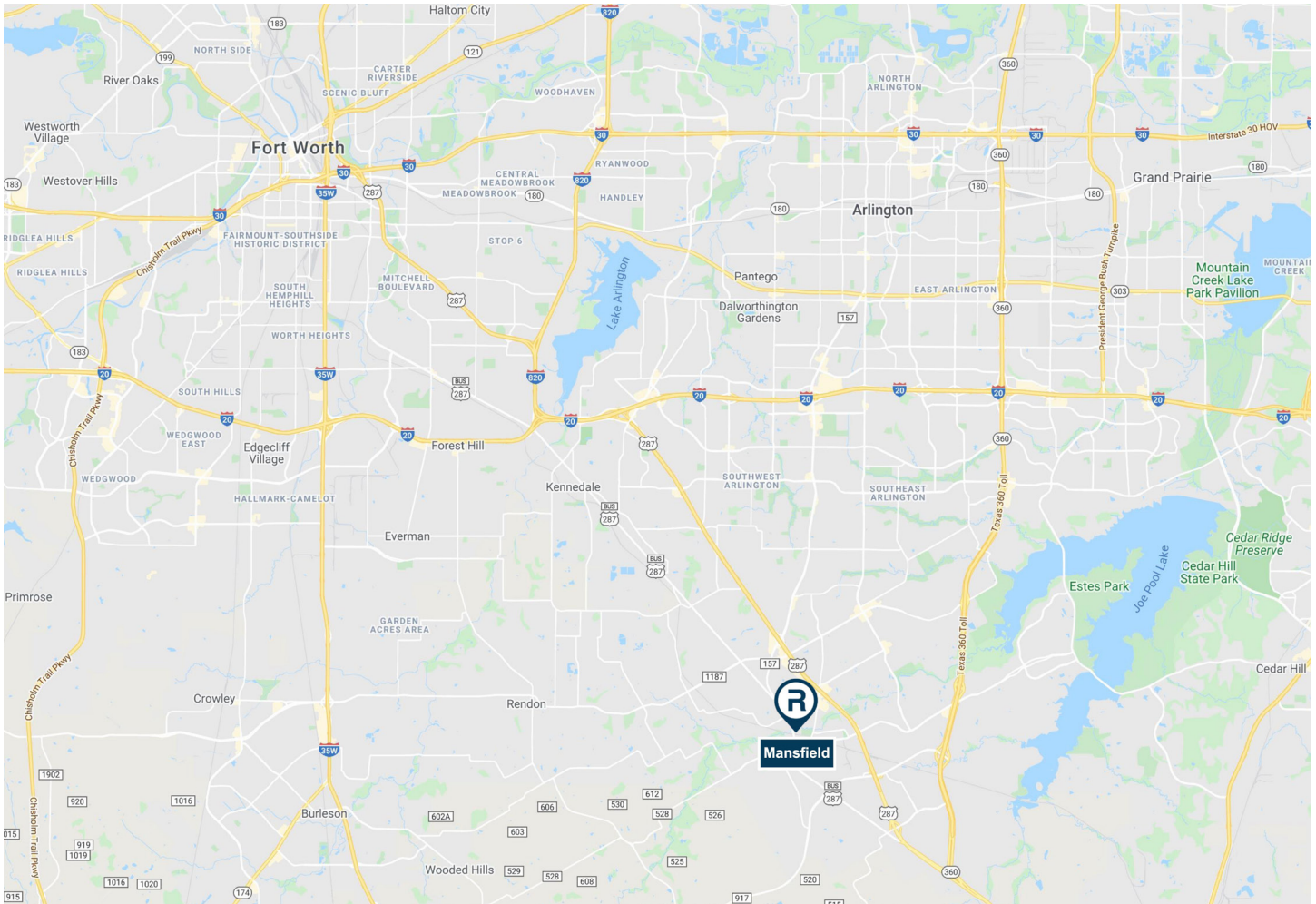
The **Retail** Coach.®

Community Demographic Profile

MANSFIELD, TEXAS

Prepared for Mansfield Economic Development Corporation
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Community



Prepared for:



MANSFIELD TEXAS ECONOMIC DEVELOPMENT

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Community • Demographic Profile

Mansfield, Texas

DESCRIPTION	DATA	%
Population		
2026 Projection	82,359	
2021 Estimate	75,411	
2010 Census	56,368	
2000 Census	26,543	
Growth 2021 - 2026		9.21%
Growth 2010 - 2021		33.78%
Growth 2000 - 2010		112.37%
2021 Est. Population by Single-Classification Race	75,411	
White Alone	47,083	62.44%
Black or African American Alone	16,507	21.89%
Amer. Indian and Alaska Native Alone	409	0.54%
Asian Alone	3,940	5.23%
Native Hawaiian and Other Pacific Island Alone	70	0.09%
Some Other Race Alone	4,360	5.78%
Two or More Races	3,042	4.03%
2021 Est. Population by Hispanic or Latino Origin	75,411	
Not Hispanic or Latino	61,960	82.16%
Hispanic or Latino	13,451	17.84%
Mexican	10,814	80.40%
Puerto Rican	552	4.10%
Cuban	124	0.92%
All Other Hispanic or Latino	1,961	14.58%
2021 Est. Hisp. or Latino Pop by Single-Class. Race	13,451	
White Alone	8,069	59.99%
Black or African American Alone	225	1.67%
American Indian and Alaska Native Alone	161	1.20%
Asian Alone	53	0.39%
Native Hawaiian and Other Pacific Islander Alone	2	0.02%
Some Other Race Alone	4,240	31.52%
Two or More Races	701	5.21%
2021 Est. Pop by Race, Asian Alone, by Category	3,940	
Chinese, except Taiwanese	600	15.23%
Filipino	455	11.55%
Japanese	34	0.86%
Asian Indian	729	18.50%
Korean	14	0.36%
Vietnamese	1,496	37.97%
Cambodian	16	0.41%
Hmong	1	0.03%
Laotian	49	1.24%
Thai	1	0.03%
All Other Asian Races Including 2+ Category	545	13.83%

DESCRIPTION	DATA	%
2021 Est. Population by Ancestry	75,411	
Arab	1,052	1.40%
Czech	323	0.43%
Danish	79	0.11%
Dutch	545	0.72%
English	5,262	6.98%
French (except Basque)	1,295	1.72%
French Canadian	131	0.17%
German	7,212	9.56%
Greek	193	0.26%
Hungarian	162	0.22%
Irish	4,777	6.34%
Italian	1,607	2.13%
Lithuanian	23	0.03%
United States or American	5,579	7.40%
Norwegian	605	0.80%
Polish	815	1.08%
Portuguese	127	0.17%
Russian	227	0.30%
Scottish	1,553	2.06%
Scotch-Irish	581	0.77%
Slovak	87	0.12%
Subsaharan African	1,310	1.74%
Swedish	540	0.72%
Swiss	106	0.14%
Ukrainian	104	0.14%
Welsh	357	0.47%
West Indian (except Hisp. groups)	244	0.32%
Other ancestries	30,592	40.57%
Ancestry Unclassified	9,923	13.16%
2021 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	55,016	77.85%
Speak Asian/Pacific Island Language at Home	2,818	3.99%
Speak IndoEuropean Language at Home	1,769	2.50%
Speak Spanish at Home	10,687	15.12%
Speak Other Language at Home	380	0.54%

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DESCRIPTION	DATA	%
2021 Est. Population by Age	75,411	
Age 0 - 4	4,741	6.29%
Age 5 - 9	5,361	7.11%
Age 10 - 14	5,773	7.66%
Age 15 - 17	3,755	4.98%
Age 18 - 20	3,369	4.47%
Age 21 - 24	4,434	5.88%
Age 25 - 34	10,241	13.58%
Age 35 - 44	9,685	12.84%
Age 45 - 54	11,060	14.67%
Age 55 - 64	9,371	12.43%
Age 65 - 74	4,997	6.63%
Age 75 - 84	2,052	2.72%
Age 85 and over	572	0.76%
Age 16 and over	58,302	77.31%
Age 18 and over	55,781	73.97%
Age 21 and over	52,412	69.50%
Age 65 and over	7,621	10.11%
2021 Est. Median Age		35.03
2021 Est. Average Age		36.10
2021 Est. Population by Sex	75,411	
Male	36,867	48.89%
Female	38,544	51.11%

DESCRIPTION	DATA	%
2021 Est. Male Population by Age	36,867	
Age 0 - 4	2,413	6.55%
Age 5 - 9	2,754	7.47%
Age 10 - 14	2,925	7.93%
Age 15 - 17	1,914	5.19%
Age 18 - 20	1,739	4.72%
Age 21 - 24	2,255	6.12%
Age 25 - 34	5,033	13.65%
Age 35 - 44	4,411	11.97%
Age 45 - 54	5,301	14.38%
Age 55 - 64	4,650	12.61%
Age 65 - 74	2,374	6.44%
Age 75 - 84	904	2.45%
Age 85 and over	194	0.53%
2021 Est. Median Age, Male		33.73
2021 Est. Average Age, Male		35.40
2021 Est. Female Population by Age	38,544	
Age 0 - 4	2,328	6.04%
Age 5 - 9	2,607	6.76%
Age 10 - 14	2,848	7.39%
Age 15 - 17	1,841	4.78%
Age 18 - 20	1,630	4.23%
Age 21 - 24	2,179	5.65%
Age 25 - 34	5,208	13.51%
Age 35 - 44	5,274	13.68%
Age 45 - 54	5,759	14.94%
Age 55 - 64	4,721	12.25%
Age 65 - 74	2,623	6.81%
Age 75 - 84	1,148	2.98%
Age 85 and over	378	0.98%
2021 Est. Median Age, Female		36.22
2021 Est. Average Age, Female		36.80

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DESCRIPTION	DATA	%
2021 Est. Pop Age 15+ by Marital Status		
Total, Never Married	16,765	28.16%
Males, Never Married	8,819	14.81%
Females, Never Married	7,946	13.35%
Married, Spouse present	32,919	55.29%
Married, Spouse absent	2,658	4.47%
Widowed	1,876	3.15%
Males Widowed	381	0.64%
Females Widowed	1,495	2.51%
Divorced	5,318	8.93%
Males Divorced	1,896	3.19%
Females Divorced	3,422	5.75%
2021 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	1,184	2.5%
Some High School, no diploma	1,998	4.2%
High School Graduate (or GED)	9,172	19.1%
Some College, no degree	11,722	24.4%
Associate Degree	4,898	10.2%
Bachelor's Degree	12,765	26.6%
Master's Degree	4,733	9.9%
Professional School Degree	876	1.8%
Doctorate Degree	630	1.3%
2021 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	1,461	20.31%
High School Graduate	1,594	22.16%
Some College or Associate's Degree	2,631	36.58%
Bachelor's Degree or Higher	1,506	20.94%
Households		
2026 Projection	25,698	
2021 Estimate	23,684	
2010 Census	18,302	
2000 Census	8,463	
Growth 2021 - 2026		8.50%
Growth 2010 - 2021		29.41%
Growth 2000 - 2010		116.26%
2021 Est. Households by Household Type	23,684	
Family Households	19,404	81.93%
Nonfamily Households	4,280	18.07%
2021 Est. Group Quarters Population	444	
2021 Households by Ethnicity, Hispanic/Latino	3,293	

DESCRIPTION	DATA	%
2021 Est. Households by Household Income	23,684	
Income < \$15,000	762	3.22%
Income \$15,000 - \$24,999	766	3.23%
Income \$25,000 - \$34,999	1,114	4.70%
Income \$35,000 - \$49,999	1,794	7.58%
Income \$50,000 - \$74,999	3,379	14.27%
Income \$75,000 - \$99,999	3,568	15.07%
Income \$100,000 - \$124,999	3,147	13.29%
Income \$125,000 - \$149,999	2,546	10.75%
Income \$150,000 - \$199,999	3,086	13.03%
Income \$200,000 - \$249,999	1,495	6.31%
Income \$250,000 - \$499,999	1,545	6.52%
Income \$500,000+	482	2.04%
2021 Est. Average Household Income		\$128,263
2021 Est. Median Household Income		\$103,423
2021 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$107,144
Black or African American Alone		\$101,181
American Indian and Alaska Native Alone		\$94,448
Asian Alone		\$110,932
Native Hawaiian and Other Pacific Islander Alone		\$50,000
Some Other Race Alone		\$77,688
Two or More Races		\$87,439
Hispanic or Latino		\$88,465
Not Hispanic or Latino		\$106,578
2021 Est. Family HH Type by Presence of Own Child.	19,404	
Married-Couple Family, own children	9,102	46.91%
Married-Couple Family, no own children	6,603	34.03%
Male Householder, own children	614	3.16%
Male Householder, no own children	423	2.18%
Female Householder, own children	1,770	9.12%
Female Householder, no own children	892	4.60%
2021 Est. Households by Household Size	23,684	
1-person	3,358	14.18%
2-person	6,137	25.91%
3-person	4,821	20.36%
4-person	4,924	20.79%
5-person	2,741	11.57%
6-person	1,075	4.54%
7-or-more-person	628	2.65%
2021 Est. Average Household Size		3.17

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DESCRIPTION	DATA	%
2021 Est. Households by Presence of People Under 18	23,684	
Households with 1 or More People under Age 18:	12,364	52.20%
Married-Couple Family	9,558	77.31%
Other Family, Male Householder	691	5.59%
Other Family, Female Householder	2,032	16.44%
Nonfamily, Male Householder	66	0.53%
Nonfamily, Female Householder	17	0.14%
Households with No People under Age 18:	11,320	47.80%
Married-Couple Family	6,145	54.29%
Other Family, Male Householder	342	3.02%
Other Family, Female Householder	633	5.59%
Nonfamily, Male Householder	2,017	17.82%
Nonfamily, Female Householder	2,183	19.28%
2021 Est. Households by Number of Vehicles	23,684	
No Vehicles	441	1.86%
1 Vehicle	4,751	20.06%
2 Vehicles	10,803	45.61%
3 Vehicles	5,198	21.95%
4 Vehicles	1,852	7.82%
5 or more Vehicles	639	2.70%
2021 Est. Average Number of Vehicles		2.2
Family Households		
2026 Projection	21,055	
2021 Estimate	19,404	
2010 Census	15,036	
2000 Census	7,203	
Growth 2021 - 2026		8.51%
Growth 2010 - 2021		29.05%
Growth 2000 - 2010		108.75%
2021 Est. Families by Poverty Status	19,404	
2021 Families at or Above Poverty	18,697	96.36%
2021 Families at or Above Poverty with Children	10,344	53.31%
2021 Families Below Poverty	707	3.64%
2021 Families Below Poverty with Children	507	2.61%
2021 Est. Pop 16+ by Employment Status	58,302	
Civilian Labor Force, Employed	39,820	68.30%
Civilian Labor Force, Unemployed	1,244	2.13%
Armed Forces	70	0.12%
Not in Labor Force	17,168	29.45%

DESCRIPTION	DATA	%
2021 Est. Civ. Employed Pop 16+ by Class of Worker	40,137	
For-Profit Private Workers	29,486	73.46%
Non-Profit Private Workers	1,965	4.90%
Local Government Workers	939	2.34%
State Government Workers	1,250	3.11%
Federal Government Workers	3,063	7.63%
Self-Employed Workers	3,372	8.40%
Unpaid Family Workers	62	0.16%
2021 Est. Civ. Employed Pop 16+ by Occupation	40,137	
Architect/Engineer	852	2.12%
Arts/Entertainment/Sports	685	1.71%
Building Grounds Maintenance	719	1.79%
Business/Financial Operations	2,908	7.25%
Community/Social Services	912	2.27%
Computer/Mathematical	1,201	2.99%
Construction/Extraction	1,120	2.79%
Education/Training/Library	2,782	6.93%
Farming/Fishing/Forestry	33	0.08%
Food Prep/Serving	1,377	3.43%
Health Practitioner/Technician	2,851	7.10%
Healthcare Support	694	1.73%
Maintenance Repair	1,058	2.64%
Legal	375	0.93%
Life/Physical/Social Science	180	0.45%
Management	5,409	13.48%
Office/Admin. Support	5,444	13.56%
Production	1,734	4.32%
Protective Services	970	2.42%
Sales/Related	4,590	11.44%
Personal Care/Service	1,041	2.59%
Transportation/Moving	3,202	7.98%
2021 Est. Pop 16+ by Occupation Classification	40,137	
White Collar	28,189	70.23%
Blue Collar	7,114	17.72%
Service and Farm	4,834	12.04%
2021 Est. Workers Age 16+ by Transp. to Work	39,484	
Drove Alone	33,660	85.25%
Car Pooled	3,266	8.27%
Public Transportation	45	0.11%
Walked	144	0.37%
Bicycle	30	0.08%
Other Means	287	0.73%
Worked at Home	2,052	5.20%

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DESCRIPTION	DATA	%
2021 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	7,090	
15 - 29 Minutes	10,453	
30 - 44 Minutes	11,545	
45 - 59 Minutes	4,654	
60 or more Minutes	3,761	
2021 Est. Avg Travel Time to Work in Minutes		33
2021 Est. Occupied Housing Units by Tenure	23,684	
Owner Occupied	18,569	78.40%
Renter Occupied	5,115	21.60%
2021 Owner Occ. HUs: Avg. Length of Residence		11.9
2021 Renter Occ. HUs: Avg. Length of Residence		4.9
2021 Est. Owner-Occupied Housing Units by Value	23,684	
Value Less than \$20,000	145	0.78%
Value \$20,000 - \$39,999	85	0.46%
Value \$40,000 - \$59,999	99	0.53%
Value \$60,000 - \$79,999	90	0.49%
Value \$80,000 - \$99,999	172	0.93%
Value \$100,000 - \$149,999	1,102	5.94%
Value \$150,000 - \$199,999	1,820	9.80%
Value \$200,000 - \$299,999	6,689	36.02%
Value \$300,000 - \$399,999	4,340	23.37%
Value \$400,000 - \$499,999	2,315	12.47%
Value \$500,000 - \$749,999	1,200	6.46%
Value \$750,000 - \$999,999	287	1.55%
Value \$1,000,000 or \$1,499,999	137	0.74%
Value \$1,500,000 or \$1,999,999	48	0.26%
Value \$2,000,000+	40	0.22%
2021 Est. Median All Owner-Occupied Housing Value		\$285,787
2021 Est. Housing Units by Units in Structure		
1 Unit Detached	19,946	81.20%
1 Unit Attached	350	1.43%
2 Units	207	0.84%
3 or 4 Units	98	0.40%
5 to 19 Units	1,835	7.47%
20 to 49 Units	677	2.76%
50 or More Units	627	2.55%
Mobile Home or Trailer	823	3.35%
Boat, RV, Van, etc.	0	0.00%

DESCRIPTION	DATA	%
2021 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	4,464	18.17%
Housing Units Built 2010 to 2014	1,589	6.47%
Housing Units Built 2000 to 2009	9,571	38.97%
Housing Units Built 1990 to 1999	4,029	16.40%
Housing Units Built 1980 to 1989	2,559	10.42%
Housing Units Built 1970 to 1979	1,249	5.09%
Housing Units Built 1960 to 1969	369	1.50%
Housing Units Built 1950 to 1959	356	1.45%
Housing Units Built 1940 to 1949	174	0.71%
Housing Unit Built 1939 or Earlier	203	0.83%
2021 Est. Median Year Structure Built		2004

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.



The **Retail**Coach.®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

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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