NaviRetail

SECONDARY RETAIL TRADE AREA

DEMOGRAPHIC PROFILE

Copperas Cove, Texas | April 2023
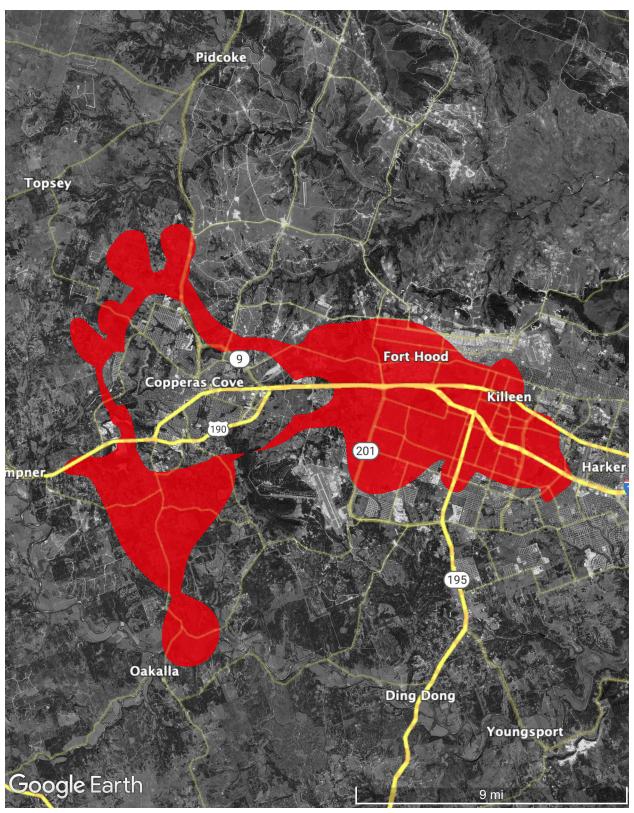
Above: Copperas Cove, Texas – Secondary Retail Trade Area

Population Summary

2027 Total Population	119,022
2022 Total Population	113,607
2020 Total Population	110,889
2010 Total Population	102,507
2022-2027 Annual Rate	0.94%
2022-2027 Total Growth	4.70%
2022 Group Quarters	5,816
2020 Group Quarters	5,817
2022 Total Daytime Population	126,599
Workers	64,174
Residents	62,425

Household Summary

2010 Households	35,464
2010 Average Household Size	2.79
2020 Total Households	38,635
2020 Average Household Size	2.72
2022 Households	39,770
2022 Average Household Size	2.71
2027 Households	41,863
2027 Average Household Size	2.70
2022-2027 Annual Rate	1.03%
2010 Families	25,691
2010 Average Family Size	3.28
2022 Families	27,839
2022 Average Family Size	3.24
2027 Families	29,313
2027 Average Family Size	3.23
2022-2027 Annual Rate	1.04%

Housing Unit Summary

2000 Housing Units	27,336
Owner Occupied Housing Units	35.7%
Renter Occupied Housing Units	57.1%
Vacant Housing Units	7.2%
2010 Housing Units	39,530
Owner Occupied Housing Units	35.9%
Renter Occupied Housing Units	53.9%
Vacant Housing Units	10.3%
2020 Housing Units	42,497
Vacant Housing Units	9.1%
2022 Housing Units	43,845
Owner Occupied Housing Units	33.4%
Renter Occupied Housing Units	57.3%
Vacant Housing Units	9.3%
2027 Housing Units	46,199
Owner Occupied Housing Units	33.7%
Renter Occupied Housing Units	56.9%
Vacant Housing Units	9.4%

Median Household Income

2022	$50,480
2027	$56,619

Median Home Value

2022	$153,470
2027	$222,730

Per Capita Income

2022	$23,620
2027	$27,447

Median Age

2010	25.6
2022	27.3
2027	27.2

2022 Households by Income

Household Income Base	39,770
<$15,000	10.9%
$15,000 - $24,999	9.6%
$25,000 - $34,999	11.7%
$35,000 - $49,999	17.0%
$50,000 - $74,999	22.6%
$75,000 - $99,999	12.7%
$100,000 - $149,999	10.0%
$150,000 - $199,999	3.7%
$200,000+	1.6%
Average Household Income	$64,963

2027 Households by Income

Household Income Base	41,863
<$15,000	8.9%
$15,000 - $24,999	8.2%
$25,000 - $34,999	9.9%
$35,000 - $49,999	14.7%
$50,000 - $74,999	23.0%
$75,000 - $99,999	15.0%
$100,000 - $149,999	13.1%
$150,000 - $199,999	5.2%
$200,000+	2.0%
Average Household Income	$75,767

2022 Owner Occupied Housing Units by Value

Total	14,631
<$50,000	7.1%
$50,000 - $99,999	15.2%
$100,000 - $149,999	26.0%
$150,000 - $199,999	24.9%
$200,000 - $249,999	10.8%
$250,000 - $299,999	9.4%
$300,000 - $399,999	2.3%
$400,000 - $499,999	1.0%
$500,000 - $749,999	0.9%
$750,000 - $999,999	1.4%
$1,000,000 - $1,499,999	1.0%
$1,500,000 - $1,999,999	0.1%
$2,000,000 +	0.1%
Average Home Value	$184,244

2027 Owner Occupied Housing Units by Value

Total	15,552
<$50,000	3.8%
$50,000 - $99,999	3.7%
$100,000 - $149,999	10.4%
$150,000 - $199,999	22.7%
$200,000 - $249,999	20.7%
$250,000 - $299,999	23.8%
$300,000 - $399,999	5.2%
$400,000 - $499,999	2.9%
$500,000 - $749,999	2.6%
$750,000 - $999,999	2.4%
$1,000,000 - $1,499,999	1.5%
$1,500,000 - $1,999,999	0.2%
$2,000,000 +	0.1%
Average Home Value	$261,045

2010 Population by Age

Total	102,504
0 - 4	11.9%
5 - 9	9.2%
10 - 14	7.4%
15 - 24	20.0%
25 - 34	21.5%
35 - 44	11.9%
45 - 54	8.5%
55 - 64	5.3%
65 - 74	2.6%
75 - 84	1.4%
85 +	0.3%
18 +	67.6%

2022 Population by Age

Total	113,608
0 - 4	10.3%
5 - 9	9.1%
10 - 14	7.5%
15 - 24	17.9%
25 - 34	21.7%
35 - 44	13.8%
45 - 54	7.4%
55 - 64	6.1%
65 - 74	3.9%
75 - 84	1.8%
85 +	0.5%
18 +	69.5%

2027 Population by Age

Total	119,021
0 - 4	10.6%
5 - 9	8.9%
10 - 14	7.6%
15 - 24	18.2%
25 - 34	19.7%
35 - 44	15.2%
45 - 54	7.4%
55 - 64	5.6%
65 - 74	4.1%
75 - 84	2.1%
85 +	0.5%
18 +	69.0%

2010 Population by Sex

Males	51,764
Females	50,743

2022 Population by Sex

Males	58,126
Females	55,481

2027 Population by Sex

Males	60,705
Females	58,317

DEMOGRAPHIC **PROFILE**
Copperas Cove, Texas – Secondary Retail Trade Area

2010 Population by Race/Ethnicity

Total	102,507
White Alone	50.1%
Black Alone	29.5%
American Indian Alone	0.9%
Asian Alone	3.5%
Pacific Islander Alone	1.5%
Some Other Race Alone	7.7%
Two or More Races	6.7%
Hispanic Origin	22.3%
Diversity Index	77.2

2020 Population by Race/Ethnicity

Total	110,889
White Alone	36.5%
Black Alone	32.2%
American Indian Alone	1.0%
Asian Alone	3.8%
Pacific Islander Alone	1.7%
Some Other Race Alone	9.5%
Two or More Races	15.3%
Hispanic Origin	26.5%
Diversity Index	83.4

2022 Population by Race/Ethnicity

Total	113,607
White Alone	35.6%
Black Alone	32.5%
American Indian Alone	1.0%
Asian Alone	3.8%
Pacific Islander Alone	1.7%
Some Other Race Alone	9.6%
Two or More Races	15.7%
Hispanic Origin	26.8%
Diversity Index	83.7

2027 Population by Race/Ethnicity

Total	119,021
White Alone	33.4%
Black Alone	33.1%
American Indian Alone	1.0%
Asian Alone	3.9%
Pacific Islander Alone	1.8%
Some Other Race Alone	9.9%
Two or More Races	16.9%
Hispanic Origin	27.2%
Diversity Index	84.2

2010 Population by Relationship and Household Type

Total	102,507
In Households	96.4%
In Family Households	84.3%
Householder	24.9%
Spouse	17.7%
Child	36.1%
Other relative	3.4%
Nonrelative	2.2%
In Nonfamily Households	12.1%
In Group Quarters	3.6%
Institutionalized Population	0.0%
Noninstitutionalized Population	3.6%

2022 Population 25+ by Educational Attainment

Total	62,704
Less than 9th Grade	3.0%
9th - 12th Grade, No Diploma	4.3%
High School Graduate	20.6%
GED/Alternative Credential	4.8%
Some College, No Degree	30.8%
Associate Degree	15.7%
Bachelor's Degree	14.8%
Graduate/Professional Degree	6.1%

2022 Population 15+ by Marital Status

Total	82,995
Never Married	34.2%
Married	53.4%
Widowed	3.4%
Divorced	9.0%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	40,618
Population 16+ Employed	94.4%
Population 16+ Unemployment rate	5.6%
Population 16-24 Employed	16.3%
Population 16-24 Unemployment rate	9.0%
Population 25-54 Employed	70.8%
Population 25-54 Unemployment rate	5.4%
Population 55-64 Employed	9.8%
Population 55-64 Unemployment rate	2.0%
Population 65+ Employed	3.1%
Population 65+ Unemployment rate	2.1%

2022 Employed Population 16+ by Industry

Total	38,335
Agriculture/Mining	0.4%
Construction	6.9%
Manufacturing	3.8%
Wholesale Trade	1.1%
Retail Trade	13.2%
Transportation/Utilities	3.9%
Information	1.3%
Finance/Insurance/Real Estate	5.2%
Services	45.8%
Public Administration	18.2%

2022 Employed Population 16+ by Occupation

Total	38,336
White Collar	54.3%
Management/Business/Financial	11.3%
Professional	17.1%
Sales	9.2%
Administrative Support	16.7%
Services	21.1%
Blue Collar	24.6%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	5.4%
Installation/Maintenance/Repair	5.3%
Production	3.7%
Transportation/Material Moving	10.2%

2010 Households by Type

Total	35,465
Households with 1 Person	21.9%
Households with 2+ People	78.1%
Family Households	72.4%
Husband-wife Families	51.4%
With Related Children	31.2%
Other Family (No Spouse Present)	21.1%
Other Family with Male Householder	4.5%
With Related Children	3.1%
Other Family with Female Householder	16.5%
With Related Children	13.6%
Nonfamily Households	5.6%
All Households with Children	48.5%
Multigenerational Households	4.1%
Unmarried Partner Households	5.6%
Male-female	4.9%
Same-sex	0.7%

2010 Households by Size

Total	35,464
1 Person Household	21.9%
2 Person Household	27.9%
3 Person Household	20.1%
4 Person Household	16.2%
5 Person Household	8.9%
6 Person Household	3.2%
7 + Person Household	1.7%

2010 Households by Tenure and Mortgage Status

Total	35,465
Owner Occupied	40.0%
Owned with a Mortgage/Loan	31.9%
Owned Free and Clear	8.1%
Renter Occupied	60.0%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	132
Percent of Income for Mortgage	16.0%
Wealth Index	40

2010 Housing Units By Urban/ Rural Status

Total Housing Units	39,530
Housing Units Inside Urbanized Area	94.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	5.1%

2010 Population By Urban/ Rural Status

Total Population	102,507
Population Inside Urbanized Area	95.1%
Population Inside Urbanized Cluster	0.0%
Rural Population	4.9%

ACKNOWLEDGMENTS

Navi**Retail**

201 Main Street
Suite 600
Fort Worth, Texas 76102

www.naviretail.com
(901) 654-0790