



COMMUNITY

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

April 2023

NaviRetail Inc.
201 Main Street
Suite 600
Fort Worth, Texas 76102



DEMOGRAPHIC **PROFILE**

Copperas Cove, Texas



Above: Copperas Cove, Texas – City Limits



DEMOGRAPHIC PROFILE

Copperas Cove, Texas

Population Summary

2027 Total Population	38,047
2022 Total Population	37,222
2020 Total Population	36,670
2010 Total Population	32,321
2022-2027 Annual Rate	0.44%
2022-2027 Total Growth	2.20%
2022 Group Quarters	195
2020 Group Quarters	213
2022 Total Daytime Population	31,046
Workers	9,241
Residents	21,805

Household Summary

2010 Households	12,015
2010 Average Household Size	2.67
2020 Total Households	13,839
2020 Average Household Size	2.63
2022 Households	14,093
2022 Average Household Size	2.63
2027 Households	14,501
2027 Average Household Size	2.61
2022-2027 Annual Rate	0.57%
2010 Families	8,802
2010 Average Family Size	3.10
2022 Families	10,096
2022 Average Family Size	3.12
2027 Families	10,398
2027 Average Family Size	3.10
2022-2027 Annual Rate	0.59%

Housing Unit Summary

2000 Housing Units	11,581
Owner Occupied Housing Units	50.9%
Renter Occupied Housing Units	41.7%
Vacant Housing Units	7.5%
2010 Housing Units	13,229
Owner Occupied Housing Units	51.2%
Renter Occupied Housing Units	39.6%
Vacant Housing Units	9.2%
2020 Housing Units	14,985
Vacant Housing Units	7.6%
2022 Housing Units	15,337
Owner Occupied Housing Units	53.5%
Renter Occupied Housing Units	38.4%
Vacant Housing Units	8.1%
2027 Housing Units	15,803
Owner Occupied Housing Units	54.6%
Renter Occupied Housing Units	37.1%
Vacant Housing Units	8.2%

Median Household Income

2022	\$56,158
2027	\$62,131

Median Home Value

2022	\$141,837
2027	\$190,662

Per Capita Income

2022	\$28,352
2027	\$32,375

Median Age

2010	29.5
2022	32.6
2027	33.0



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2022 Households by Income

Household Income Base	14,093
<\$15,000	10.3%
\$15,000 - \$24,999	5.6%
\$25,000 - \$34,999	12.0%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	23.8%
\$75,000 - \$99,999	13.3%
\$100,000 - \$149,999	11.7%
\$150,000 - \$199,999	6.8%
\$200,000+	2.6%
Average Household Income	\$75,005

2027 Households by Income

Household Income Base	14,503
<\$15,000	8.3%
\$15,000 - \$24,999	4.9%
\$25,000 - \$34,999	11.2%
\$35,000 - \$49,999	11.4%
\$50,000 - \$74,999	23.9%
\$75,000 - \$99,999	15.1%
\$100,000 - \$149,999	13.5%
\$150,000 - \$199,999	8.8%
\$200,000+	2.9%
Average Household Income	\$85,067

2022 Owner Occupied Housing Units by Value

Total	8,203
<\$50,000	2.9%
\$50,000 - \$99,999	27.1%
\$100,000 - \$149,999	23.9%
\$150,000 - \$199,999	26.9%
\$200,000 - \$249,999	8.0%
\$250,000 - \$299,999	4.4%
\$300,000 - \$399,999	3.0%
\$400,000 - \$499,999	0.3%
\$500,000 - \$749,999	2.4%
\$750,000 - \$999,999	0.6%
\$1,000,000 - \$1,499,999	0.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$168,012

2027 Owner Occupied Housing Units by Value

Total	8,634
<\$50,000	2.1%
\$50,000 - \$99,999	11.3%
\$100,000 - \$149,999	13.4%
\$150,000 - \$199,999	28.5%
\$200,000 - \$249,999	15.8%
\$250,000 - \$299,999	10.3%
\$300,000 - \$399,999	7.7%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	7.0%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.7%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$247,252



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Copperas Cove, Texas

2010 Population by Age

Total	32,323
0 - 4	9.5%
5 - 9	7.9%
10 - 14	7.3%
15 - 24	16.4%
25 - 34	17.3%
35 - 44	12.7%
45 - 54	12.1%
55 - 64	8.5%
65 - 74	5.5%
75 - 84	2.2%
85 +	0.5%
18 +	70.8%

2022 Population by Age

Total	37,220
0 - 4	8.4%
5 - 9	8.2%
10 - 14	7.6%
15 - 24	12.7%
25 - 34	17.6%
35 - 44	14.5%
45 - 54	10.4%
55 - 64	9.4%
65 - 74	6.7%
75 - 84	3.6%
85 +	0.9%
18 +	72.2%

2027 Population by Age

Total	38,046
0 - 4	8.5%
5 - 9	8.0%
10 - 14	7.7%
15 - 24	13.3%
25 - 34	15.6%
35 - 44	15.8%
45 - 54	10.3%
55 - 64	8.7%
65 - 74	7.1%
75 - 84	3.8%
85 +	1.2%
18 +	71.7%

2010 Population by Sex

Males	15,674
Females	16,647

2022 Population by Sex

Males	18,085
Females	19,135

2027 Population by Sex

Males	18,468
Females	19,578



DEMOGRAPHIC PROFILE

Copperas Cove, Texas

2010 Population by Race/Ethnicity

Total	32,321
White Alone	67.4%
Black Alone	17.2%
American Indian Alone	0.9%
Asian Alone	2.8%
Pacific Islander Alone	1.0%
Some Other Race Alone	4.0%
Two or More Races	6.7%
Hispanic Origin	14.9%
Diversity Index	63.3

2020 Population by Race/Ethnicity

Total	36,670
White Alone	54.4%
Black Alone	18.5%
American Indian Alone	0.8%
Asian Alone	3.0%
Pacific Islander Alone	2.2%
Some Other Race Alone	6.1%
Two or More Races	14.9%
Hispanic Origin	19.9%
Diversity Index	75.6

2022 Population by Race/Ethnicity

Total	37,223
White Alone	54.9%
Black Alone	17.9%
American Indian Alone	0.9%
Asian Alone	2.9%
Pacific Islander Alone	2.2%
Some Other Race Alone	6.2%
Two or More Races	15.1%
Hispanic Origin	19.9%
Diversity Index	75.4

2027 Population by Race/Ethnicity

Total	38,047
White Alone	52.7%
Black Alone	18.1%
American Indian Alone	0.8%
Asian Alone	3.1%
Pacific Islander Alone	2.3%
Some Other Race Alone	6.8%
Two or More Races	16.2%
Hispanic Origin	20.6%
Diversity Index	77.0

2010 Population by Relationship and Household Type

Total	32,321
In Households	99.4%
In Family Households	87.1%
Householder	27.1%
Spouse	19.8%
Child	34.5%
Other relative	3.1%
Nonrelative	2.5%
In Nonfamily Households	12.3%
In Group Quarters	0.6%
Institutionalized Population	0.5%
Noninstitutionalized Population	0.1%

2022 Population 25+ by Educational Attainment

Total	23,501
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	5.3%
High School Graduate	22.3%
GED/Alternative Credential	5.5%
Some College, No Degree	29.4%
Associate Degree	15.8%
Bachelor's Degree	14.6%
Graduate/Professional Degree	6.0%



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2022 Population 15+ by Marital Status

Total	28,244
Never Married	29.7%
Married	50.9%
Widowed	5.6%
Divorced	13.8%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	14,836
Population 16+ Employed	94.2%
Population 16+ Unemployment rate	5.8%
Population 16-24 Employed	13.3%
Population 16-24 Unemployment rate	10.5%
Population 25-54 Employed	71.9%
Population 25-54 Unemployment rate	5.8%
Population 55-64 Employed	11.1%
Population 55-64 Unemployment rate	2.1%
Population 65+ Employed	3.7%
Population 65+ Unemployment rate	0.2%

2022 Employed Population 16+ by Industry

Total	13,969
Agriculture/Mining	0.4%
Construction	5.8%
Manufacturing	3.5%
Wholesale Trade	1.6%
Retail Trade	12.1%
Transportation/Utilities	4.7%
Information	1.4%
Finance/Insurance/Real Estate	5.5%
Services	49.7%
Public Administration	15.4%

2022 Employed Population 16+ by Occupation

Total	13,968
White Collar	58.7%
Management/Business/Financial	14.3%
Professional	20.0%
Sales	9.2%
Administrative Support	15.2%
Services	20.4%
Blue Collar	20.9%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.9%
Installation/Maintenance/Repair	6.2%
Production	2.1%
Transportation/Material Moving	7.6%



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2010 Households by Type

Total	12,014
Households with 1 Person	21.7%
Households with 2+ People	78.3%
Family Households	73.3%
Husband-wife Families	53.4%
With Related Children	27.4%
Other Family (No Spouse Present)	19.8%
Other Family with Male Householder	4.3%
With Related Children	2.9%
Other Family with Female Householder	15.6%
With Related Children	11.7%
Nonfamily Households	5.0%
All Households with Children	42.6%
Multigenerational Households	4.2%
Unmarried Partner Households	5.8%
Male-female	5.2%
Same-sex	0.6%

2010 Households by Size

Total	12,013
1 Person Household	21.7%
2 Person Household	32.0%
3 Person Household	19.7%
4 Person Household	15.4%
5 Person Household	7.1%
6 Person Household	2.7%
7 + Person Household	1.3%

2010 Households by Tenure and Mortgage Status

Total	12,008
Owner Occupied	56.4%
Owned with a Mortgage/Loan	43.0%
Owned Free and Clear	13.5%
Renter Occupied	43.6%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	164
Percent of Income for Mortgage	13.3%
Wealth Index	54

2010 Housing Units By Urban/ Rural Status

Total Housing Units	13,229
Housing Units Inside Urbanized Area	92.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	7.5%

2010 Population By Urban/ Rural Status

Total Population	32,321
Population Inside Urbanized Area	91.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	8.1%

ACKNOWLEDGMENTS

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. NaviRetail is a national retail consulting company based in Fort Worth, Texas.

Sources used in completing this study may include: infoUSA, Applied Geographic Solutions, Nielsen, Environmental Systems Research Institute, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

Mapping data may include data provided by MapInfo, Nielsen, MapBox, Environmental Systems Research Institute, Google, and/or Microsoft Corporation.

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