



10-MINUTE DRIVE TIME

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

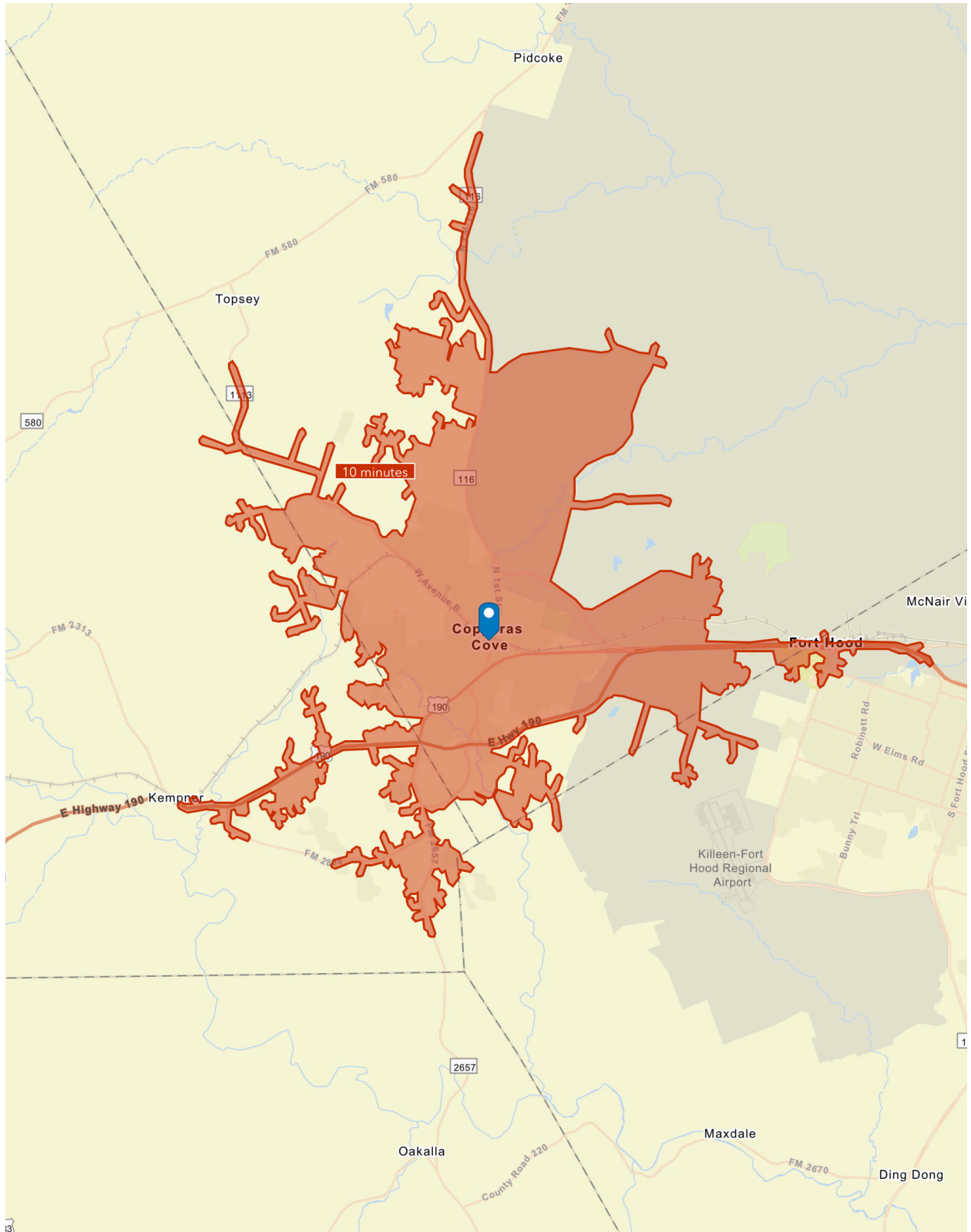
April 2023

NaviRetail Inc.
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Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 10-Minute Drive Time



Above: Copperas Cove, Texas – 10-Minute Drive Time



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 10-Minute Drive Time

Population Summary

2027 Total Population	45,303
2022 Total Population	44,358
2020 Total Population	43,828
2010 Total Population	38,852
2022-2027 Annual Rate	0.42%
2022-2027 Total Growth	2.10%
2022 Group Quarters	215
2020 Group Quarters	215
2022 Total Daytime Population	37,254
Workers	11,057
Residents	26,197

Household Summary

2010 Households	13,802
2010 Average Household Size	2.79
2020 Total Households	16,025
2020 Average Household Size	2.72
2022 Households	16,311
2022 Average Household Size	2.71
2027 Households	16,775
2027 Average Household Size	2.69
2022-2027 Annual Rate	0.56%
2010 Families	10,371
2010 Average Family Size	3.22
2022 Families	12,002
2022 Average Family Size	3.18
2027 Families	12,353
2027 Average Family Size	3.15
2022-2027 Annual Rate	0.58%

Housing Unit Summary

2000 Housing Units	12,898
Owner Occupied Housing Units	50.2%
Renter Occupied Housing Units	42.5%
Vacant Housing Units	7.3%
2010 Housing Units	15,140
Owner Occupied Housing Units	50.2%
Renter Occupied Housing Units	41.0%
Vacant Housing Units	8.8%
2020 Housing Units	17,431
Vacant Housing Units	8.1%
2022 Housing Units	17,827
Owner Occupied Housing Units	52.5%
Renter Occupied Housing Units	39.0%
Vacant Housing Units	8.5%
2027 Housing Units	18,356
Owner Occupied Housing Units	53.5%
Renter Occupied Housing Units	37.9%
Vacant Housing Units	8.6%

Median Household Income

2022	\$56,812
2027	\$62,922

Median Home Value

2022	\$149,526
2027	\$197,760

Per Capita Income

2022	\$28,005
2027	\$31,997

Median Age

2010	28.6
2022	31.7
2027	32.0



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Copperas Cove, Texas – 10-Minute Drive Time

2022 Households by Income

Household Income Base	16,311
<\$15,000	9.6%
\$15,000 - \$24,999	5.1%
\$25,000 - \$34,999	11.9%
\$35,000 - \$49,999	14.3%
\$50,000 - \$74,999	24.3%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	12.1%
\$150,000 - \$199,999	6.6%
\$200,000+	2.5%
Average Household Income	\$75,544

2027 Households by Income

Household Income Base	16,775
<\$15,000	7.8%
\$15,000 - \$24,999	4.6%
\$25,000 - \$34,999	11.0%
\$35,000 - \$49,999	11.5%
\$50,000 - \$74,999	24.2%
\$75,000 - \$99,999	15.2%
\$100,000 - \$149,999	14.1%
\$150,000 - \$199,999	8.7%
\$200,000+	2.9%
Average Household Income	\$85,714

2022 Owner Occupied Housing Units by Value

Total	9,357
<\$50,000	2.9%
\$50,000 - \$99,999	24.2%
\$100,000 - \$149,999	23.1%
\$150,000 - \$199,999	27.1%
\$200,000 - \$249,999	9.3%
\$250,000 - \$299,999	6.1%
\$300,000 - \$399,999	3.6%
\$400,000 - \$499,999	0.4%
\$500,000 - \$749,999	2.3%
\$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	\$173,087

2027 Owner Occupied Housing Units by Value

Total	9,821
<\$50,000	2.0%
\$50,000 - \$99,999	10.0%
\$100,000 - \$149,999	12.3%
\$150,000 - \$199,999	26.9%
\$200,000 - \$249,999	16.8%
\$250,000 - \$299,999	13.0%
\$300,000 - \$399,999	8.8%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	6.6%
\$750,000 - \$999,999	1.8%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$249,847



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 10-Minute Drive Time

2010 Population by Age

Total	38,853
0 - 4	10.2%
5 - 9	8.7%
10 - 14	7.8%
15 - 24	16.3%
25 - 34	17.5%
35 - 44	12.7%
45 - 54	11.5%
55 - 64	8.0%
65 - 74	5.0%
75 - 84	2.0%
85 +	0.5%
18 +	68.9%

2022 Population by Age

Total	44,357
0 - 4	8.9%
5 - 9	8.7%
10 - 14	7.8%
15 - 24	12.8%
25 - 34	17.9%
35 - 44	14.2%
45 - 54	9.9%
55 - 64	9.2%
65 - 74	6.4%
75 - 84	3.3%
85 +	0.8%
18 +	70.9%

2027 Population by Age

Total	45,303
0 - 4	9.1%
5 - 9	8.5%
10 - 14	7.9%
15 - 24	13.2%
25 - 34	16.2%
35 - 44	15.4%
45 - 54	9.7%
55 - 64	8.4%
65 - 74	6.9%
75 - 84	3.6%
85 +	1.1%
18 +	70.5%

2010 Population by Sex

Males	18,866
Females	19,986

2022 Population by Sex

Males	21,550
Females	22,808

2027 Population by Sex

Males	21,988
Females	23,316



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 10-Minute Drive Time

2010 Population by Race/Ethnicity

Total	38,852
White Alone	67.4%
Black Alone	16.8%
American Indian Alone	0.9%
Asian Alone	2.7%
Pacific Islander Alone	1.1%
Some Other Race Alone	4.3%
Two or More Races	6.8%
Hispanic Origin	15.4%
Diversity Index	63.8

2020 Population by Race/Ethnicity

Total	43,828
White Alone	56.3%
Black Alone	17.1%
American Indian Alone	0.9%
Asian Alone	2.8%
Pacific Islander Alone	2.1%
Some Other Race Alone	6.1%
Two or More Races	14.8%
Hispanic Origin	19.8%
Diversity Index	74.6

2022 Population by Race/Ethnicity

Total	44,358
White Alone	55.4%
Black Alone	17.3%
American Indian Alone	0.9%
Asian Alone	2.8%
Pacific Islander Alone	2.1%
Some Other Race Alone	6.2%
Two or More Races	15.2%
Hispanic Origin	20.2%
Diversity Index	75.2

2027 Population by Race/Ethnicity

Total	45,302
White Alone	53.2%
Black Alone	17.5%
American Indian Alone	0.9%
Asian Alone	3.0%
Pacific Islander Alone	2.2%
Some Other Race Alone	6.8%
Two or More Races	16.3%
Hispanic Origin	20.9%
Diversity Index	76.8

2010 Population by Relationship and Household Type

Total	38,853
In Households	99.3%
In Family Households	88.3%
Householder	26.8%
Spouse	19.9%
Child	36.1%
Other relative	3.0%
Nonrelative	2.4%
In Nonfamily Households	11.0%
In Group Quarters	0.7%
Institutionalized Population	0.4%
Noninstitutionalized Population	0.3%

2022 Population 25+ by Educational Attainment

Total	27,395
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	5.2%
High School Graduate	21.8%
GED/Alternative Credential	5.3%
Some College, No Degree	29.9%
Associate Degree	15.7%
Bachelor's Degree	14.9%
Graduate/Professional Degree	6.0%



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2022 Population 15+ by Marital Status

Total	33,078
Never Married	28.6%
Married	53.1%
Widowed	5.5%
Divorced	12.7%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	17,109
Population 16+ Employed	94.2%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	10.6%
Population 25-54 Employed	71.7%
Population 25-54 Unemployment rate	5.7%
Population 55-64 Employed	10.9%
Population 55-64 Unemployment rate	2.0%
Population 65+ Employed	3.8%
Population 65+ Unemployment rate	0.2%

2022 Employed Population 16+ by Industry

Total	16,109
Agriculture/Mining	0.4%
Construction	5.6%
Manufacturing	3.6%
Wholesale Trade	1.5%
Retail Trade	12.1%
Transportation/Utilities	4.7%
Information	1.4%
Finance/Insurance/Real Estate	5.5%
Services	49.1%
Public Administration	16.1%

2022 Employed Population 16+ by Occupation

Total	16,107
White Collar	58.7%
Management/Business/Financial	14.6%
Professional	20.4%
Sales	9.3%
Administrative Support	14.5%
Services	20.1%
Blue Collar	21.2%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.8%
Installation/Maintenance/Repair	6.4%
Production	2.1%
Transportation/Material Moving	7.6%



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2010 Households by Type

Total	13,801
Households with 1 Person	20.2%
Households with 2+ People	79.8%
Family Households	75.1%
Husband-wife Families	55.8%
With Related Children	30.0%
Other Family (No Spouse Present)	19.4%
Other Family with Male Householder	4.2%
With Related Children	2.9%
Other Family with Female Householder	15.2%
With Related Children	11.7%
Nonfamily Households	4.6%
All Households with Children	45.1%
Multigenerational Households	4.3%
Unmarried Partner Households	5.4%
Male-female	4.8%
Same-sex	0.6%

2010 Households by Size

Total	13,802
1 Person Household	20.2%
2 Person Household	31.1%
3 Person Household	19.7%
4 Person Household	15.8%
5 Person Household	8.3%
6 Person Household	3.3%
7 + Person Household	1.6%

2010 Households by Tenure and Mortgage Status

Total	13,796
Owner Occupied	55.0%
Owned with a Mortgage/Loan	42.0%
Owned Free and Clear	13.1%
Renter Occupied	45.0%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	150
Percent of Income for Mortgage	13.9%
Wealth Index	54

2010 Housing Units By Urban/ Rural Status

Total Housing Units	15,140
Housing Units Inside Urbanized Area	88.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	12.0%

2010 Population By Urban/ Rural Status

Total Population	38,852
Population Inside Urbanized Area	87.3%
Population Inside Urbanized Cluster	0.0%
Rural Population	12.7%



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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