



15-MINUTE DRIVE TIME

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

April 2023

NaviRetail Inc.

201 Main Street

Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

Population Summary

2027 Total Population	118,291
2022 Total Population	114,403
2020 Total Population	112,216
2010 Total Population	102,416
2022-2027 Annual Rate	0.67%
2022-2027 Total Growth	3.35%
2022 Group Quarters	5,512
2020 Group Quarters	5,512
2022 Total Daytime Population	120,634
Workers	55,902
Residents	64,732

Household Summary

2010 Households	34,917
2010 Average Household Size	2.83
2020 Total Households	38,706
2020 Average Household Size	2.76
2022 Households	39,659
2022 Average Household Size	2.75
2027 Households	41,234
2027 Average Household Size	2.74
2022-2027 Annual Rate	0.78%
2010 Families	26,092
2010 Average Family Size	3.27
2022 Families	28,900
2022 Average Family Size	3.23
2027 Families	30,072
2027 Average Family Size	3.21
2022-2027 Annual Rate	0.80%

Housing Unit Summary

2000 Housing Units	27,805
Owner Occupied Housing Units	40.9%
Renter Occupied Housing Units	52.4%
Vacant Housing Units	6.7%
2010 Housing Units	38,479
Owner Occupied Housing Units	42.3%
Renter Occupied Housing Units	48.5%
Vacant Housing Units	9.3%
2020 Housing Units	42,277
Vacant Housing Units	8.4%
2022 Housing Units	43,471
Owner Occupied Housing Units	41.8%
Renter Occupied Housing Units	49.4%
Vacant Housing Units	8.8%
2027 Housing Units	45,253
Owner Occupied Housing Units	42.4%
Renter Occupied Housing Units	48.7%
Vacant Housing Units	8.9%

Median Household Income

2022	\$53,742
2027	\$60,201

Median Home Value

2022	\$155,835
2027	\$213,064

Per Capita Income

2022	\$25,209
2027	\$29,001

Median Age

2010	26.2
2022	28.4
2027	28.3



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

2022 Households by Income

Household Income Base	39,659
<\$15,000	9.8%
\$15,000 - \$24,999	6.9%
\$25,000 - \$34,999	11.8%
\$35,000 - \$49,999	16.3%
\$50,000 - \$74,999	23.9%
\$75,000 - \$99,999	13.0%
\$100,000 - \$149,999	11.4%
\$150,000 - \$199,999	5.0%
\$200,000+	2.0%
Average Household Income	\$70,390

2027 Households by Income

Household Income Base	41,234
<\$15,000	7.9%
\$15,000 - \$24,999	6.0%
\$25,000 - \$34,999	10.4%
\$35,000 - \$49,999	13.3%
\$50,000 - \$74,999	23.8%
\$75,000 - \$99,999	15.0%
\$100,000 - \$149,999	14.4%
\$150,000 - \$199,999	6.7%
\$200,000+	2.4%
Average Household Income	\$81,092

2022 Owner Occupied Housing Units by Value

Total	18,161
<\$50,000	4.1%
\$50,000 - \$99,999	18.6%
\$100,000 - \$149,999	24.2%
\$150,000 - \$199,999	26.6%
\$200,000 - \$249,999	10.6%
\$250,000 - \$299,999	7.9%
\$300,000 - \$399,999	3.3%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	1.9%
\$750,000 - \$999,999	1.0%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$186,720

2027 Owner Occupied Housing Units by Value

Total	19,162
<\$50,000	2.3%
\$50,000 - \$99,999	6.5%
\$100,000 - \$149,999	10.8%
\$150,000 - \$199,999	25.3%
\$200,000 - \$249,999	19.2%
\$250,000 - \$299,999	18.0%
\$300,000 - \$399,999	7.4%
\$400,000 - \$499,999	1.9%
\$500,000 - \$749,999	4.8%
\$750,000 - \$999,999	2.1%
\$1,000,000 - \$1,499,999	1.3%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.2%
Average Home Value	\$260,267



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

2010 Population by Age

Total	102,417
0 - 4	11.5%
5 - 9	9.1%
10 - 14	7.7%
15 - 24	19.0%
25 - 34	20.3%
35 - 44	12.3%
45 - 54	9.2%
55 - 64	5.9%
65 - 74	3.3%
75 - 84	1.4%
85 +	0.3%
18 +	67.6%

2022 Population by Age

Total	114,405
0 - 4	9.9%
5 - 9	9.0%
10 - 14	7.7%
15 - 24	16.5%
25 - 34	20.5%
35 - 44	13.9%
45 - 54	8.1%
55 - 64	7.0%
65 - 74	4.6%
75 - 84	2.2%
85 +	0.6%
18 +	69.8%

2027 Population by Age

Total	118,292
0 - 4	10.1%
5 - 9	8.9%
10 - 14	7.8%
15 - 24	16.8%
25 - 34	18.6%
35 - 44	15.3%
45 - 54	8.0%
55 - 64	6.3%
65 - 74	4.9%
75 - 84	2.5%
85 +	0.7%
18 +	69.3%

2010 Population by Sex

Males	51,584
Females	50,831

2022 Population by Sex

Males	58,181
Females	56,222

2027 Population by Sex

Males	60,077
Females	58,214



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

2010 Population by Race/Ethnicity

Total	102,416
White Alone	57.7%
Black Alone	23.7%
American Indian Alone	1.0%
Asian Alone	3.0%
Pacific Islander Alone	1.4%
Some Other Race Alone	6.4%
Two or More Races	6.8%
Hispanic Origin	19.8%
Diversity Index	72.7

2020 Population by Race/Ethnicity

Total	112,216
White Alone	45.5%
Black Alone	25.2%
American Indian Alone	1.0%
Asian Alone	3.3%
Pacific Islander Alone	1.9%
Some Other Race Alone	7.9%
Two or More Races	15.2%
Hispanic Origin	23.7%
Diversity Index	80.7

2022 Population by Race/Ethnicity

Total	114,403
White Alone	44.6%
Black Alone	25.5%
American Indian Alone	1.0%
Asian Alone	3.4%
Pacific Islander Alone	1.9%
Some Other Race Alone	8.0%
Two or More Races	15.6%
Hispanic Origin	24.1%
Diversity Index	81.2

2027 Population by Race/Ethnicity

Total	118,292
White Alone	42.3%
Black Alone	26.1%
American Indian Alone	1.0%
Asian Alone	3.5%
Pacific Islander Alone	2.0%
Some Other Race Alone	8.5%
Two or More Races	16.8%
Hispanic Origin	24.7%
Diversity Index	82.2

2010 Population by Relationship and Household Type

Total	102,415
In Households	96.3%
In Family Households	85.5%
Householder	25.2%
Spouse	18.6%
Child	36.4%
Other relative	3.1%
Nonrelative	2.2%
In Nonfamily Households	10.8%
In Group Quarters	3.7%
Institutionalized Population	0.2%
Noninstitutionalized Population	3.5%

2022 Population 25+ by Educational Attainment

Total	65,103
Less than 9th Grade	2.0%
9th - 12th Grade, No Diploma	4.3%
High School Graduate	20.8%
GED/Alternative Credential	4.8%
Some College, No Degree	30.6%
Associate Degree	16.4%
Bachelor's Degree	14.8%
Graduate/Professional Degree	6.1%



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

2022 Population 15+ by Marital Status

Total	83,950
Never Married	32.3%
Married	53.8%
Widowed	3.8%
Divorced	10.1%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	40,480
Population 16+ Employed	94.3%
Population 16+ Unemployment rate	5.7%
Population 16-24 Employed	15.1%
Population 16-24 Unemployment rate	9.4%
Population 25-54 Employed	71.8%
Population 25-54 Unemployment rate	5.6%
Population 55-64 Employed	10.0%
Population 55-64 Unemployment rate	1.8%
Population 65+ Employed	3.1%
Population 65+ Unemployment rate	1.9%

2022 Employed Population 16+ by Industry

Total	38,164
Agriculture/Mining	0.4%
Construction	6.4%
Manufacturing	3.8%
Wholesale Trade	1.4%
Retail Trade	11.8%
Transportation/Utilities	4.3%
Information	1.3%
Finance/Insurance/Real Estate	4.9%
Services	46.6%
Public Administration	19.2%

2022 Employed Population 16+ by Occupation

Total	38,165
White Collar	56.6%
Management/Business/Financial	12.9%
Professional	18.9%
Sales	8.9%
Administrative Support	15.9%
Services	20.2%
Blue Collar	23.2%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	5.1%
Installation/Maintenance/Repair	6.0%
Production	2.7%
Transportation/Material Moving	9.3%



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 15-Minute Drive Time

2010 Households by Type

Total	34,911
Households with 1 Person	20.3%
Households with 2+ People	79.7%
Family Households	74.7%
Husband-wife Families	55.1%
With Related Children	33.0%
Other Family (No Spouse Present)	19.6%
Other Family with Male Householder	4.3%
With Related Children	3.0%
Other Family with Female Householder	15.3%
With Related Children	12.4%
Nonfamily Households	5.0%
All Households with Children	49.0%
Multigenerational Households	4.1%
Unmarried Partner Households	5.2%
Male-female	4.6%
Same-sex	0.6%

2010 Households by Size

Total	34,918
1 Person Household	20.3%
2 Person Household	28.4%
3 Person Household	20.2%
4 Person Household	16.8%
5 Person Household	9.2%
6 Person Household	3.5%
7 + Person Household	1.7%

2010 Households by Tenure and Mortgage Status

Total	34,914
Owner Occupied	46.6%
Owned with a Mortgage/Loan	36.9%
Owned Free and Clear	9.7%
Renter Occupied	53.4%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	138
Percent of Income for Mortgage	15.3%
Wealth Index	47

2010 Housing Units By Urban/ Rural Status

Total Housing Units	38,479
Housing Units Inside Urbanized Area	90.1%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	9.9%

2010 Population By Urban/ Rural Status

Total Population	102,416
Population Inside Urbanized Area	90.4%
Population Inside Urbanized Cluster	0.0%
Rural Population	9.6%

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.

NaviRetail

201 Main Street
Suite 600
Fort Worth, Texas 76102

www.naviretail.com
(901) 654-0790