



5-MINUTE DRIVE TIME

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

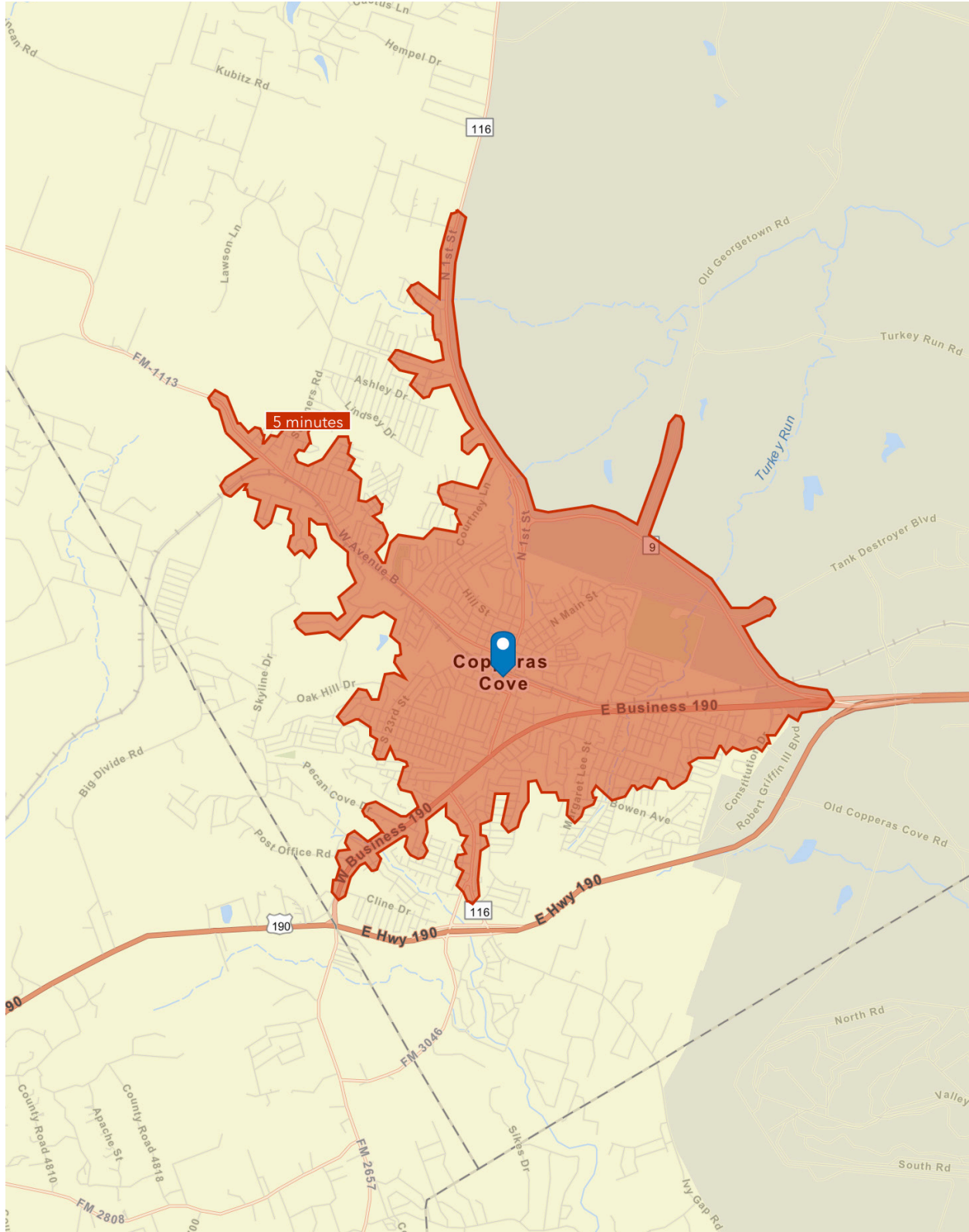
April 2023

NaviRetail Inc.
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Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Minute Drive Time



Above: Copperas Cove, Texas – 5-Minute Drive Time



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Minute Drive Time

Population Summary

2027 Total Population	20,240
2022 Total Population	19,838
2020 Total Population	19,562
2010 Total Population	18,139
2022-2027 Annual Rate	0.40%
2022-2027 Total Growth	2.00%
2022 Group Quarters	192
2020 Group Quarters	192
2022 Total Daytime Population	16,960
Workers	5,290
Residents	11,670

Household Summary

2010 Households	7,090
2010 Average Household Size	2.53
2020 Total Households	7,838
2020 Average Household Size	2.47
2022 Households	7,972
2022 Average Household Size	2.46
2027 Households	8,186
2027 Average Household Size	2.45
2022-2027 Annual Rate	0.53%
2010 Families	4,850
2010 Average Family Size	3.03
2022 Families	5,278
2022 Average Family Size	3.04
2027 Families	5,425
2027 Average Family Size	3.01
2022-2027 Annual Rate	0.55%

Housing Unit Summary

2000 Housing Units	7,827
Owner Occupied Housing Units	44.4%
Renter Occupied Housing Units	46.7%
Vacant Housing Units	8.9%
2010 Housing Units	7,975
Owner Occupied Housing Units	41.6%
Renter Occupied Housing Units	47.2%
Vacant Housing Units	11.1%
2020 Housing Units	8,721
Vacant Housing Units	10.1%
2022 Housing Units	8,920
Owner Occupied Housing Units	43.6%
Renter Occupied Housing Units	45.8%
Vacant Housing Units	10.6%
2027 Housing Units	9,174
Owner Occupied Housing Units	44.7%
Renter Occupied Housing Units	44.5%
Vacant Housing Units	10.8%

Median Household Income

2022	\$50,539
2027	\$55,473

Median Home Value

2022	\$116,040
2027	\$168,614

Per Capita Income

2022	\$25,681
2027	\$29,380

Median Age

2010	29.1
2022	32.4
2027	32.9



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2022 Households by Income

Household Income Base	7,972
<\$15,000	12.5%
\$15,000 - \$24,999	7.7%
\$25,000 - \$34,999	14.8%
\$35,000 - \$49,999	14.1%
\$50,000 - \$74,999	23.9%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	9.9%
\$150,000 - \$199,999	3.2%
\$200,000+	1.4%
Average Household Income	\$63,470

2027 Households by Income

Household Income Base	8,186
<\$15,000	10.2%
\$15,000 - \$24,999	7.0%
\$25,000 - \$34,999	13.6%
\$35,000 - \$49,999	11.2%
\$50,000 - \$74,999	25.5%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	11.2%
\$150,000 - \$199,999	4.3%
\$200,000+	1.7%
Average Household Income	\$72,115

2022 Owner Occupied Housing Units by Value

Total	3,887
<\$50,000	3.9%
\$50,000 - \$99,999	38.7%
\$100,000 - \$149,999	23.3%
\$150,000 - \$199,999	21.3%
\$200,000 - \$249,999	6.1%
\$250,000 - \$299,999	1.6%
\$300,000 - \$399,999	1.9%
\$400,000 - \$499,999	0.2%
\$500,000 - \$749,999	1.5%
\$750,000 - \$999,999	1.0%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$149,884

2027 Owner Occupied Housing Units by Value

Total	4,104
<\$50,000	3.5%
\$50,000 - \$99,999	19.0%
\$100,000 - \$149,999	17.0%
\$150,000 - \$199,999	28.0%
\$200,000 - \$249,999	12.6%
\$250,000 - \$299,999	4.6%
\$300,000 - \$399,999	6.5%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	3.9%
\$750,000 - \$999,999	2.7%
\$1,000,000 - \$1,499,999	1.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$223,161



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Minute Drive Time

2010 Population by Age

Total	18,139
0 - 4	9.7%
5 - 9	7.4%
10 - 14	6.6%
15 - 24	17.7%
25 - 34	17.8%
35 - 44	11.6%
45 - 54	11.9%
55 - 64	8.6%
65 - 74	5.5%
75 - 84	2.5%
85 +	0.7%
18 +	72.4%

2022 Population by Age

Total	19,837
0 - 4	8.4%
5 - 9	7.9%
10 - 14	7.3%
15 - 24	13.0%
25 - 34	18.7%
35 - 44	13.8%
45 - 54	9.5%
55 - 64	9.3%
65 - 74	7.0%
75 - 84	3.8%
85 +	1.2%
18 +	72.7%

2027 Population by Age

Total	20,239
0 - 4	8.6%
5 - 9	7.7%
10 - 14	7.3%
15 - 24	14.3%
25 - 34	15.1%
35 - 44	15.9%
45 - 54	9.7%
55 - 64	8.5%
65 - 74	7.3%
75 - 84	4.1%
85 +	1.4%
18 +	72.4%

2010 Population by Sex

Males	8,753
Females	9,386

2022 Population by Sex

Males	9,605
Females	10,233

2027 Population by Sex

Males	9,776
Females	10,463



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Minute Drive Time

2010 Population by Race/Ethnicity

Total	18,138
White Alone	66.3%
Black Alone	17.9%
American Indian Alone	0.9%
Asian Alone	2.8%
Pacific Islander Alone	1.1%
Some Other Race Alone	4.3%
Two or More Races	6.7%
Hispanic Origin	15.1%
Diversity Index	64.4

2020 Population by Race/Ethnicity

Total	19,562
White Alone	54.3%
Black Alone	18.4%
American Indian Alone	0.8%
Asian Alone	2.9%
Pacific Islander Alone	2.4%
Some Other Race Alone	6.6%
Two or More Races	14.6%
Hispanic Origin	20.3%
Diversity Index	75.9

2022 Population by Race/Ethnicity

Total	19,838
White Alone	53.5%
Black Alone	18.7%
American Indian Alone	0.8%
Asian Alone	2.9%
Pacific Islander Alone	2.4%
Some Other Race Alone	6.8%
Two or More Races	15.0%
Hispanic Origin	20.7%
Diversity Index	76.5

2027 Population by Race/Ethnicity

Total	20,241
White Alone	51.2%
Black Alone	18.9%
American Indian Alone	0.8%
Asian Alone	3.1%
Pacific Islander Alone	2.5%
Some Other Race Alone	7.4%
Two or More Races	16.1%
Hispanic Origin	21.4%
Diversity Index	78.0

2010 Population by Relationship and Household Type

Total	18,139
In Households	99.0%
In Family Households	83.8%
Householder	26.8%
Spouse	18.5%
Child	32.6%
Other relative	3.0%
Nonrelative	2.9%
In Nonfamily Households	15.1%
In Group Quarters	1.0%
Institutionalized Population	1.0%
Noninstitutionalized Population	0.1%

2022 Population 25+ by Educational Attainment

Total	12,557
Less than 9th Grade	1.7%
9th - 12th Grade, No Diploma	6.1%
High School Graduate	23.3%
GED/Alternative Credential	5.6%
Some College, No Degree	28.5%
Associate Degree	15.4%
Bachelor's Degree	14.7%
Graduate/Professional Degree	4.7%



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2022 Population 15+ by Marital Status

Total	15,138
Never Married	31.7%
Married	47.5%
Widowed	5.6%
Divorced	15.1%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	8,074
Population 16+ Employed	93.8%
Population 16+ Unemployment rate	6.2%
Population 16-24 Employed	14.0%
Population 16-24 Unemployment rate	11.0%
Population 25-54 Employed	70.9%
Population 25-54 Unemployment rate	6.3%
Population 55-64 Employed	10.7%
Population 55-64 Unemployment rate	1.2%
Population 65+ Employed	4.3%
Population 65+ Unemployment rate	0.0%

2022 Employed Population 16+ by Industry

Total	7,572
Agriculture/Mining	0.3%
Construction	5.6%
Manufacturing	3.4%
Wholesale Trade	1.4%
Retail Trade	13.5%
Transportation/Utilities	4.3%
Information	2.0%
Finance/Insurance/Real Estate	6.1%
Services	48.2%
Public Administration	15.1%

2022 Employed Population 16+ by Occupation

Total	7,570
White Collar	56.9%
Management/Business/Financial	13.0%
Professional	18.0%
Sales	9.3%
Administrative Support	16.6%
Services	22.2%
Blue Collar	20.9%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.5%
Installation/Maintenance/Repair	6.4%
Production	1.8%
Transportation/Material Moving	8.0%



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2010 Households by Type

Total	7,090
Households with 1 Person	25.8%
Households with 2+ People	74.2%
Family Households	68.4%
Husband-wife Families	47.3%
With Related Children	22.8%
Other Family (No Spouse Present)	21.1%
Other Family with Male Householder	4.5%
With Related Children	3.1%
Other Family with Female Householder	16.6%
With Related Children	12.7%
Nonfamily Households	5.8%
All Households with Children	39.1%
Multigenerational Households	3.9%
Unmarried Partner Households	6.4%
Male-female	5.8%
Same-sex	0.6%

2010 Households by Size

Total	7,090
1 Person Household	25.8%
2 Person Household	32.5%
3 Person Household	18.7%
4 Person Household	13.8%
5 Person Household	6.0%
6 Person Household	2.2%
7 + Person Household	1.1%

2010 Households by Tenure and Mortgage Status

Total	7,084
Owner Occupied	46.8%
Owned with a Mortgage/Loan	33.7%
Owned Free and Clear	13.2%
Renter Occupied	53.2%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	168
Percent of Income for Mortgage	12.1%
Wealth Index	41

2010 Housing Units By Urban/ Rural Status

Total Housing Units	7,975
Housing Units Inside Urbanized Area	98.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	1.5%

2010 Population By Urban/ Rural Status

Total Population	18,139
Population Inside Urbanized Area	98.2%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.8%



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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