



1-MILE RADIAL

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

May 2023

NaviRetail Inc.

201 Main Street

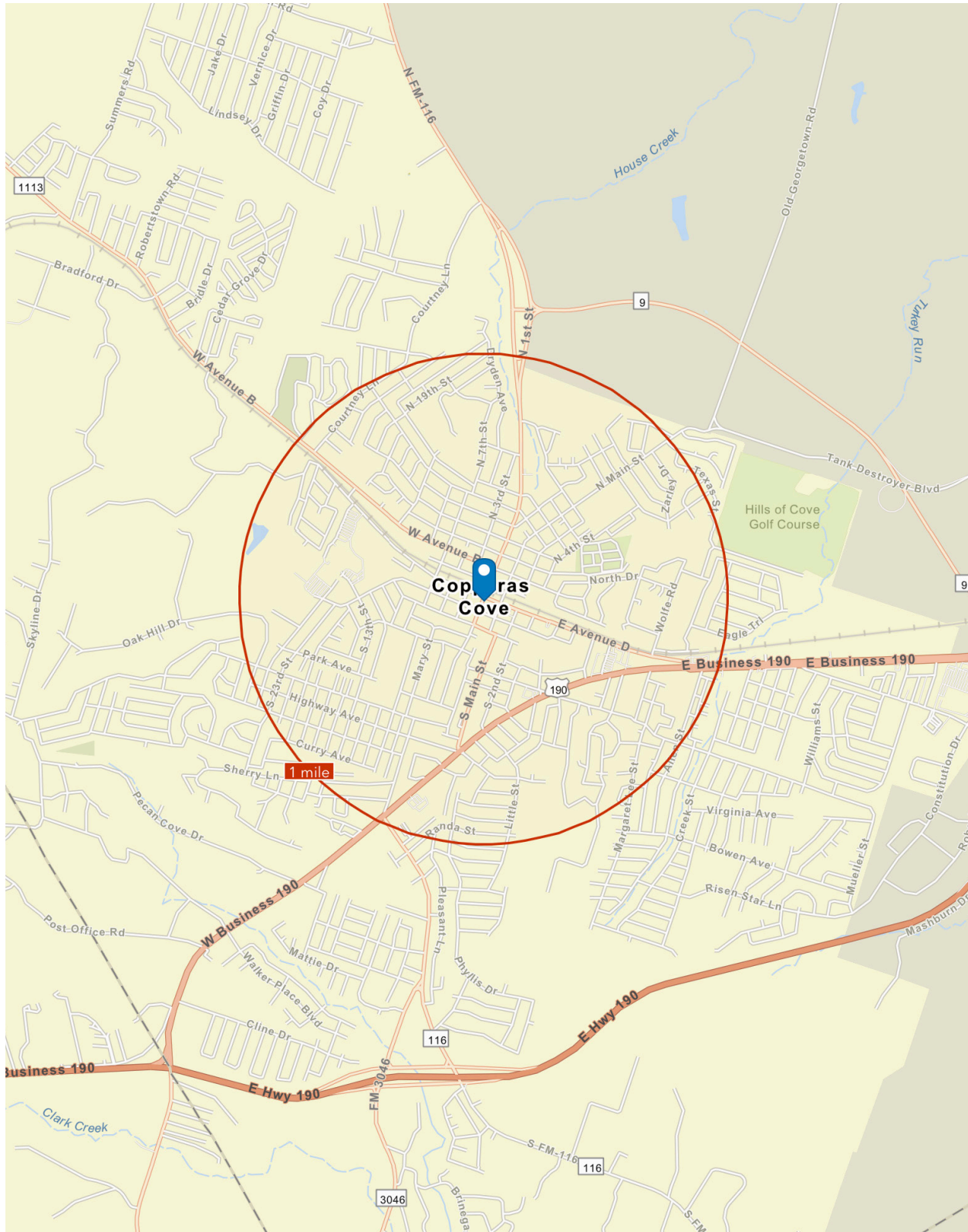
Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 1-Mile Radial



Above: Copperas Cove, Texas – 1-Mile Radial



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 1-Mile Radial

Population Summary

2027 Total Population	12,353
2022 Total Population	12,114
2020 Total Population	11,948
2010 Total Population	11,156
2022-2027 Annual Rate	0.39%
2022-2027 Total Growth	1.95%
2022 Group Quarters	151
2020 Group Quarters	151
2022 Total Daytime Population	10,438
Workers	3,324
Residents	7,114

Household Summary

2010 Households	4,447
2010 Average Household Size	2.47
2020 Total Households	4,876
2020 Average Household Size	2.42
2022 Households	4,957
2022 Average Household Size	2.41
2027 Households	5,082
2027 Average Household Size	2.40
2022-2027 Annual Rate	0.50%
2010 Families	2,992
2010 Average Family Size	2.97
2022 Families	3,216
2022 Average Family Size	3.00
2027 Families	3,301
2027 Average Family Size	2.97
2022-2027 Annual Rate	0.52%

Housing Unit Summary

2000 Housing Units	4,874
Owner Occupied Housing Units	41.2%
Renter Occupied Housing Units	49.9%
Vacant Housing Units	9.0%
2010 Housing Units	5,012
Owner Occupied Housing Units	39.6%
Renter Occupied Housing Units	49.0%
Vacant Housing Units	11.3%
2020 Housing Units	5,426
Vacant Housing Units	10.1%
2022 Housing Units	5,551
Owner Occupied Housing Units	42.7%
Renter Occupied Housing Units	46.6%
Vacant Housing Units	10.7%
2027 Housing Units	5,699
Owner Occupied Housing Units	43.7%
Renter Occupied Housing Units	45.4%
Vacant Housing Units	10.8%

Median Household Income

2022	\$50,496
2027	\$55,824

Median Home Value

2022	\$115,871
2027	\$167,140

Per Capita Income

2022	\$24,486
2027	\$28,054

Median Age

2010	29.1
2022	32.6
2027	33.4



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Copperas Cove, Texas – 1-Mile Radial

2022 Households by Income

Household Income Base	4,957
<\$15,000	13.8%
\$15,000 - \$24,999	8.4%
\$25,000 - \$34,999	13.7%
\$35,000 - \$49,999	13.4%
\$50,000 - \$74,999	24.9%
\$75,000 - \$99,999	12.3%
\$100,000 - \$149,999	10.9%
\$150,000 - \$199,999	1.7%
\$200,000+	1.0%
Average Household Income	\$60,666

2027 Households by Income

Household Income Base	5,082
<\$15,000	11.1%
\$15,000 - \$24,999	6.5%
\$25,000 - \$34,999	11.4%
\$35,000 - \$49,999	10.9%
\$50,000 - \$74,999	29.5%
\$75,000 - \$99,999	15.0%
\$100,000 - \$149,999	12.3%
\$150,000 - \$199,999	2.1%
\$200,000+	1.1%
Average Household Income	\$69,154

2022 Owner Occupied Housing Units by Value

Total	2,369
<\$50,000	4.4%
\$50,000 - \$99,999	38.5%
\$100,000 - \$149,999	22.5%
\$150,000 - \$199,999	22.5%
\$200,000 - \$249,999	5.9%
\$250,000 - \$299,999	1.4%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	0.2%
\$500,000 - \$749,999	0.8%
\$750,000 - \$999,999	1.3%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$149,979

2027 Owner Occupied Housing Units by Value

Total	2,492
<\$50,000	4.1%
\$50,000 - \$99,999	18.8%
\$100,000 - \$149,999	17.2%
\$150,000 - \$199,999	29.0%
\$200,000 - \$249,999	11.5%
\$250,000 - \$299,999	4.2%
\$300,000 - \$399,999	7.1%
\$400,000 - \$499,999	0.5%
\$500,000 - \$749,999	2.1%
\$750,000 - \$999,999	3.2%
\$1,000,000 - \$1,499,999	2.2%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$224,388



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Copperas Cove, Texas – 1-Mile Radial

2010 Population by Age

Total	11,153
0 - 4	9.5%
5 - 9	7.4%
10 - 14	6.3%
15 - 24	17.9%
25 - 34	17.8%
35 - 44	11.0%
45 - 54	12.1%
55 - 64	8.8%
65 - 74	5.7%
75 - 84	2.7%
85 +	0.8%
18 +	73.1%

2022 Population by Age

Total	12,116
0 - 4	8.2%
5 - 9	7.7%
10 - 14	7.1%
15 - 24	13.1%
25 - 34	18.7%
35 - 44	13.8%
45 - 54	9.3%
55 - 64	9.5%
65 - 74	7.3%
75 - 84	3.9%
85 +	1.3%
18 +	73.3%

2027 Population by Age

Total	12,354
0 - 4	8.3%
5 - 9	7.6%
10 - 14	7.0%
15 - 24	14.4%
25 - 34	14.9%
35 - 44	16.0%
45 - 54	9.6%
55 - 64	8.7%
65 - 74	7.8%
75 - 84	4.2%
85 +	1.6%
18 +	73.2%

2010 Population by Sex

Males	5,374
Females	5,782

2022 Population by Sex

Males	5,875
Females	6,239

2027 Population by Sex

Males	5,988
Females	6,365



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 1-Mile Radial

2010 Population by Race/Ethnicity

Total	11,156
White Alone	66.1%
Black Alone	17.9%
American Indian Alone	0.9%
Asian Alone	2.9%
Pacific Islander Alone	1.2%
Some Other Race Alone	4.5%
Two or More Races	6.5%
Hispanic Origin	15.2%
Diversity Index	64.7

2020 Population by Race/Ethnicity

Total	11,948
White Alone	53.7%
Black Alone	18.7%
American Indian Alone	0.8%
Asian Alone	3.0%
Pacific Islander Alone	2.4%
Some Other Race Alone	6.7%
Two or More Races	14.7%
Hispanic Origin	20.6%
Diversity Index	76.4

2022 Population by Race/Ethnicity

Total	12,113
White Alone	52.8%
Black Alone	18.9%
American Indian Alone	0.8%
Asian Alone	3.1%
Pacific Islander Alone	2.5%
Some Other Race Alone	6.8%
Two or More Races	15.1%
Hispanic Origin	20.9%
Diversity Index	77.0

2027 Population by Race/Ethnicity

Total	12,352
White Alone	50.6%
Black Alone	19.1%
American Indian Alone	0.8%
Asian Alone	3.2%
Pacific Islander Alone	2.6%
Some Other Race Alone	7.5%
Two or More Races	16.2%
Hispanic Origin	21.6%
Diversity Index	78.5

2010 Population by Relationship and Household Type

Total	11,156
In Households	98.6%
In Family Households	82.7%
Householder	26.6%
Spouse	18.1%
Child	32.0%
Other relative	3.0%
Nonrelative	3.0%
In Nonfamily Households	15.9%
In Group Quarters	1.4%
Institutionalized Population	1.2%
Noninstitutionalized Population	0.1%

2022 Population 25+ by Educational Attainment

Total	7,731
Less than 9th Grade	1.6%
9th - 12th Grade, No Diploma	6.7%
High School Graduate	25.7%
GED/Alternative Credential	5.1%
Some College, No Degree	26.7%
Associate Degree	15.2%
Bachelor's Degree	14.2%
Graduate/Professional Degree	4.7%



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2022 Population 15+ by Marital Status

Total	9,319
Never Married	33.9%
Married	45.9%
Widowed	5.8%
Divorced	14.4%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	5,078
Population 16+ Employed	93.2%
Population 16+ Unemployment rate	6.8%
Population 16-24 Employed	14.2%
Population 16-24 Unemployment rate	13.3%
Population 25-54 Employed	69.8%
Population 25-54 Unemployment rate	6.7%
Population 55-64 Employed	11.2%
Population 55-64 Unemployment rate	0.9%
Population 65+ Employed	4.8%
Population 65+ Unemployment rate	0.0%

2022 Employed Population 16+ by Industry

Total	4,732
Agriculture/Mining	0.4%
Construction	5.9%
Manufacturing	2.3%
Wholesale Trade	1.9%
Retail Trade	12.3%
Transportation/Utilities	3.8%
Information	2.6%
Finance/Insurance/Real Estate	5.5%
Services	48.6%
Public Administration	16.8%

2022 Employed Population 16+ by Occupation

Total	4,733
White Collar	57.2%
Management/Business/Financial	11.9%
Professional	18.3%
Sales	8.6%
Administrative Support	18.4%
Services	21.7%
Blue Collar	21.2%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	4.1%
Installation/Maintenance/Repair	6.1%
Production	1.8%
Transportation/Material Moving	9.0%



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2010 Households by Type

Total	4,445
Households with 1 Person	26.8%
Households with 2+ People	73.2%
Family Households	67.3%
Husband-wife Families	45.8%
With Related Children	21.2%
Other Family (No Spouse Present)	21.5%
Other Family with Male Householder	4.5%
With Related Children	3.0%
Other Family with Female Householder	17.1%
With Related Children	13.0%
Nonfamily Households	5.9%
All Households with Children	37.8%
Multigenerational Households	3.7%
Unmarried Partner Households	6.5%
Male-female	5.8%
Same-sex	0.7%

2010 Households by Size

Total	4,446
1 Person Household	26.7%
2 Person Household	33.0%
3 Person Household	18.1%
4 Person Household	13.1%
5 Person Household	5.8%
6 Person Household	2.2%
7 + Person Household	1.1%

2010 Households by Tenure and Mortgage Status

Total	4,441
Owner Occupied	44.7%
Owned with a Mortgage/Loan	31.3%
Owned Free and Clear	13.6%
Renter Occupied	55.3%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	168
Percent of Income for Mortgage	12.1%
Wealth Index	39

2010 Housing Units By Urban/ Rural Status

Total Housing Units	5,012
Housing Units Inside Urbanized Area	99.2%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.8%

2010 Population By Urban/ Rural Status

Total Population	11,156
Population Inside Urbanized Area	99.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.0%



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.



201 Main Street
Suite 600
Fort Worth, Texas 76102

www.naviretail.com
(901) 654-0790