



3-MILE RADIAL

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

April 2023

NaviRetail Inc.

201 Main Street

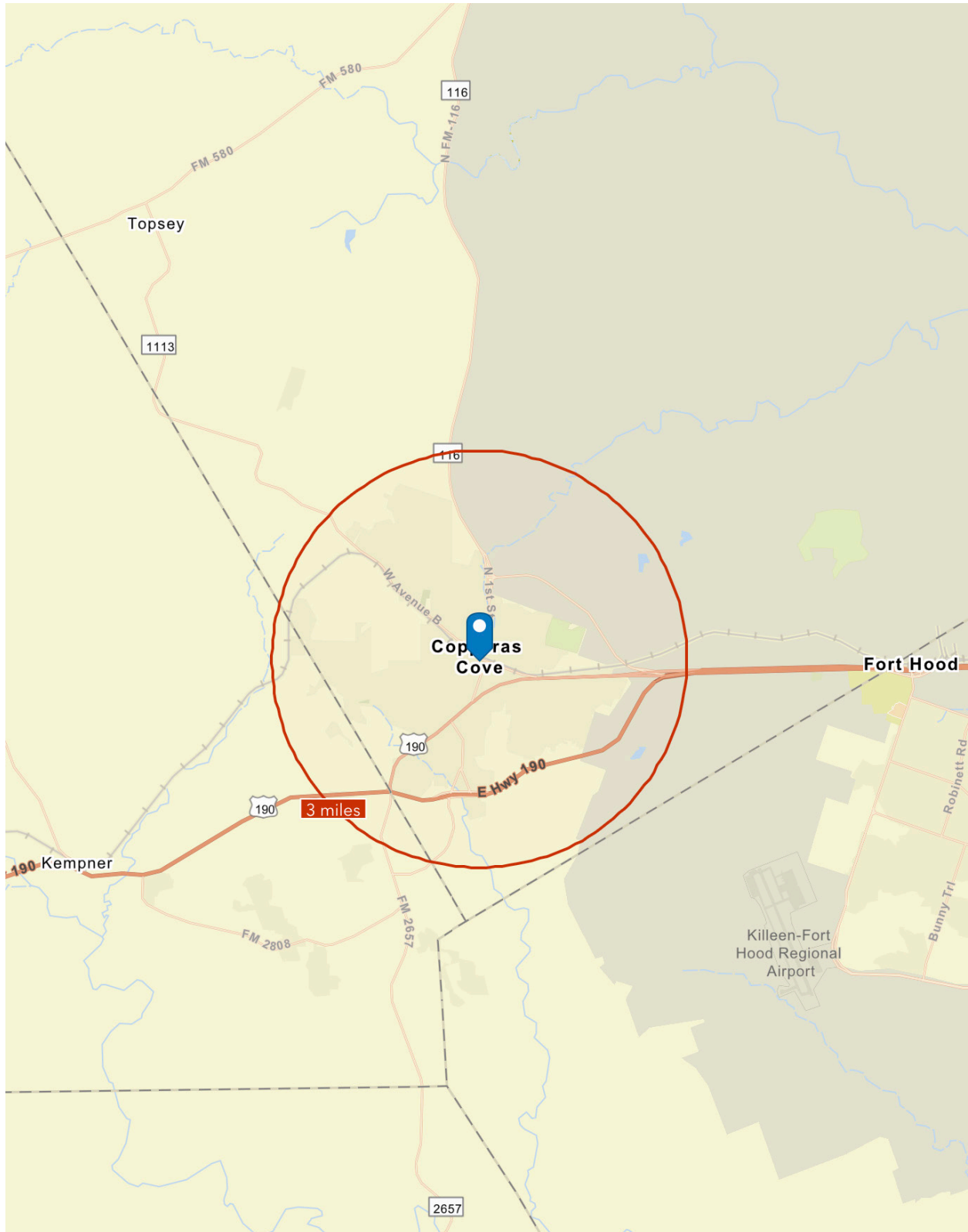
Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 3-Mile Radial



Above: Copperas Cove, Texas – 3-Mile Radial



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 3-Mile Radial

Population Summary

2027 Total Population	38,747
2022 Total Population	37,908
2020 Total Population	37,347
2010 Total Population	32,887
2022-2027 Annual Rate	0.44%
2022-2027 Total Growth	2.20%
2022 Group Quarters	195
2020 Group Quarters	195
2022 Total Daytime Population	30,641
Workers	8,441
Residents	22,200

Household Summary

2010 Households	12,195
2010 Average Household Size	2.68
2020 Total Households	14,049
2020 Average Household Size	2.64
2022 Households	14,306
2022 Average Household Size	2.64
2027 Households	14,720
2027 Average Household Size	2.62
2022-2027 Annual Rate	0.57%
2010 Families	8,955
2010 Average Family Size	3.11
2022 Families	10,274
2022 Average Family Size	3.13
2027 Families	10,581
2027 Average Family Size	3.10
2022-2027 Annual Rate	0.59%

Housing Unit Summary

2000 Housing Units	11,702
Owner Occupied Housing Units	51.1%
Renter Occupied Housing Units	41.5%
Vacant Housing Units	7.4%
2010 Housing Units	13,430
Owner Occupied Housing Units	51.5%
Renter Occupied Housing Units	39.2%
Vacant Housing Units	9.2%
2020 Housing Units	15,211
Vacant Housing Units	7.6%
2022 Housing Units	15,567
Owner Occupied Housing Units	53.8%
Renter Occupied Housing Units	38.1%
Vacant Housing Units	8.1%
2027 Housing Units	16,040
Owner Occupied Housing Units	54.9%
Renter Occupied Housing Units	36.8%
Vacant Housing Units	8.2%

Median Household Income

2022	\$56,340
2027	\$62,315

Median Home Value

2022	\$142,241
2027	\$190,938

Per Capita Income

2022	\$28,368
2027	\$32,380

Median Age

2010	29.5
2022	32.6
2027	33.0



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Copperas Cove, Texas – 3-Mile Radial

2022 Households by Income

Household Income Base	14,306
<\$15,000	10.2%
\$15,000 - \$24,999	5.5%
\$25,000 - \$34,999	11.9%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	23.8%
\$75,000 - \$99,999	13.4%
\$100,000 - \$149,999	11.8%
\$150,000 - \$199,999	6.9%
\$200,000+	2.6%
Average Household Income	\$75,221

2027 Households by Income

Household Income Base	14,720
<\$15,000	8.3%
\$15,000 - \$24,999	4.8%
\$25,000 - \$34,999	11.1%
\$35,000 - \$49,999	11.4%
\$50,000 - \$74,999	24.0%
\$75,000 - \$99,999	15.1%
\$100,000 - \$149,999	13.5%
\$150,000 - \$199,999	8.9%
\$200,000+	2.9%
Average Household Income	\$85,292

2022 Owner Occupied Housing Units by Value

Total	8,375
<\$50,000	3.0%
\$50,000 - \$99,999	26.7%
\$100,000 - \$149,999	24.1%
\$150,000 - \$199,999	27.2%
\$200,000 - \$249,999	8.0%
\$250,000 - \$299,999	4.3%
\$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	\$167,933

2027 Owner Occupied Housing Units by Value

Total	8,812
<\$50,000	2.1%
\$50,000 - \$99,999	11.1%
\$100,000 - \$149,999	13.3%
\$150,000 - \$199,999	28.7%
\$200,000 - \$249,999	16.0%
\$250,000 - \$299,999	10.3%
\$300,000 - \$399,999	7.7%
\$400,000 - \$499,999	0.8%
\$500,000 - \$749,999	7.1%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	0.6%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$247,606



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 3-Mile Radial

2010 Population by Age

Total	32,886
0 - 4	9.5%
5 - 9	7.9%
10 - 14	7.4%
15 - 24	16.3%
25 - 34	17.3%
35 - 44	12.8%
45 - 54	12.1%
55 - 64	8.5%
65 - 74	5.4%
75 - 84	2.2%
85 +	0.5%
18 +	70.8%

2022 Population by Age

Total	37,907
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	38,746
0 - 4	8.5%
5 - 9	8.0%
10 - 14	7.7%
15 - 24	13.3%
25 - 34	15.7%
35 - 44	15.8%
45 - 54	10.3%
55 - 64	8.6%
65 - 74	7.1%
75 - 84	3.8%
85 +	1.2%
18 +	71.7%

2010 Population by Sex

Males	15,948
Females	16,939

2022 Population by Sex

Males	18,416
Females	19,492

2027 Population by Sex

Males	18,806
Females	19,941



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 3-Mile Radial

2010 Population by Race/Ethnicity

Total	32,887
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	37,347
White Alone	55.7%
Black Alone	17.6%
American Indian Alone	0.9%
Asian Alone	2.9%
Pacific Islander Alone	2.2%
Some Other Race Alone	6.0%
Two or More Races	14.7%
Hispanic Origin	19.6%
Diversity Index	74.8

2022 Population by Race/Ethnicity

Total	37,906
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	38,747
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	76.9

2010 Population by Relationship and Household Type

Total	32,887
In Households	99.4%
In Family Households	87.2%
Householder	27.1%
Spouse	19.8%
Child	34.6%
Other relative	3.1%
Nonrelative	2.5%
In Nonfamily Households	12.2%
In Group Quarters	0.6%
Institutionalized Population	0.5%
Noninstitutionalized Population	0.1%

2022 Population 25+ by Educational Attainment

Total	23,932
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	5.3%
High School Graduate	22.2%
GED/Alternative Credential	5.5%
Some College, No Degree	29.5%
Associate Degree	15.8%
Bachelor's Degree	14.5%
Graduate/Professional Degree	6.1%



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2022 Population 15+ by Marital Status

Total	28,761
Never Married	29.7%
Married	50.9%
Widowed	5.6%
Divorced	13.8%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	15,104
Population 16+ Employed	94.1%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	13.3%
Population 16-24 Unemployment rate	10.6%
Population 25-54 Employed	71.9%
Population 25-54 Unemployment rate	5.8%
Population 55-64 Employed	11.1%
Population 55-64 Unemployment rate	2.0%
Population 65+ Employed	3.7%
Population 65+ Unemployment rate	0.2%

2022 Employed Population 16+ by Industry

Total	14,219
Agriculture/Mining	0.4%
Construction	5.8%
Manufacturing	3.5%
Wholesale Trade	1.6%
Retail Trade	12.0%
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	14,220
White Collar	58.8%
Management/Business/Financial	14.3%
Professional	20.1%
Sales	9.2%
Administrative Support	15.1%
Services	20.3%
Blue Collar	21.0%
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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Copperas Cove, Texas – 3-Mile Radial

2010 Households by Type

Total	12,194
Households with 1 Person	21.6%
Households with 2+ People	78.4%
Family Households	73.4%
Husband-wife Families	53.6%
With Related Children	27.6%
Other Family (No Spouse Present)	19.8%
Other Family with Male Householder	4.3%
With Related Children	2.9%
Other Family with Female Householder	15.5%
With Related Children	11.7%
Nonfamily Households	5.0%
All Households with Children	42.8%
Multigenerational Households	4.2%
Unmarried Partner Households	5.7%
Male-female	5.1%
Same-sex	0.6%

2010 Households by Size

Total	12,195
1 Person Household	21.6%
2 Person Household	32.0%
3 Person Household	19.7%
4 Person Household	15.5%
5 Person Household	7.1%
6 Person Household	2.8%
7 + Person Household	1.4%

2010 Households by Tenure and Mortgage Status

Total	12,188
Owner Occupied	56.8%
Owned with a Mortgage/Loan	43.4%
Owned Free and Clear	13.5%
Renter Occupied	43.2%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	154
Percent of Income for Mortgage	13.3%
Wealth Index	54

2010 Housing Units By Urban/ Rural Status

Total Housing Units	13,430
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	32,887
Population Inside Urbanized Area	92.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	8.0%



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.



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