



5-MILE RADIAL

DEMOGRAPHIC PROFILE

Copperas Cove, Texas

April 2023

NaviRetail Inc.

201 Main Street

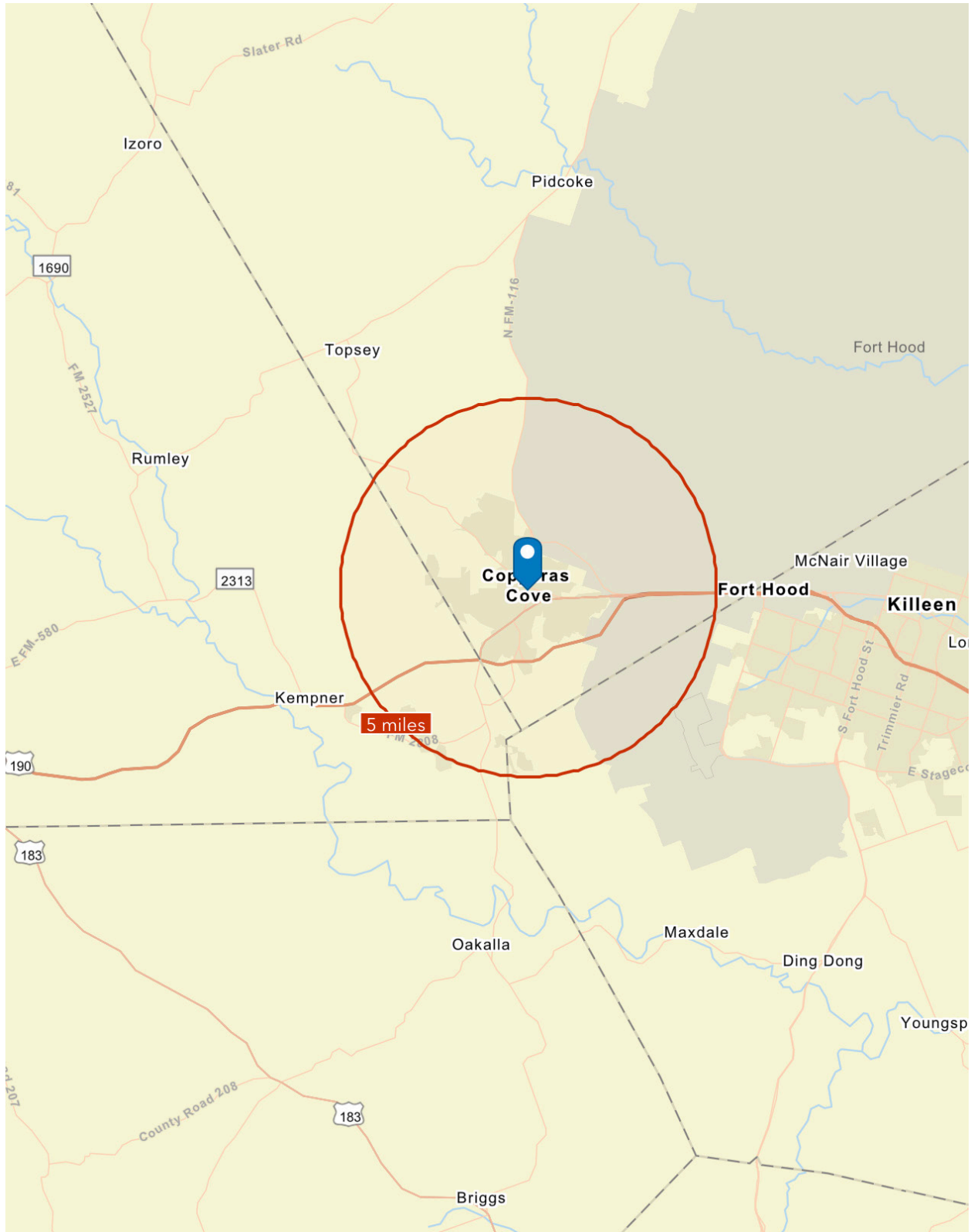
Suite 600

Fort Worth, Texas 76102



DEMOGRAPHIC **PROFILE**

Copperas Cove, Texas – 5-Mile Radial



Above: Copperas Cove, Texas – 5-Mile Radial



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Mile Radial

Population Summary

2027 Total Population	50,617
2022 Total Population	49,489
2020 Total Population	48,904
2010 Total Population	44,367
2022-2027 Annual Rate	0.45%
2022-2027 Total Growth	2.25%
2022 Group Quarters	559
2020 Group Quarters	559
2022 Total Daytime Population	40,809
Workers	11,409
Residents	29,400

Household Summary

2010 Households	15,384
2010 Average Household Size	2.84
2020 Total Households	17,683
2020 Average Household Size	2.73
2022 Households	18,006
2022 Average Household Size	2.72
2027 Households	18,534
2027 Average Household Size	2.70
2022-2027 Annual Rate	0.58%
2010 Families	11,732
2010 Average Family Size	3.26
2022 Families	13,432
2022 Average Family Size	3.17
2027 Families	13,841
2027 Average Family Size	3.14
2022-2027 Annual Rate	0.60%

Housing Unit Summary

2000 Housing Units	13,966
Owner Occupied Housing Units	49.8%
Renter Occupied Housing Units	42.9%
Vacant Housing Units	7.3%
2010 Housing Units	16,870
Owner Occupied Housing Units	49.5%
Renter Occupied Housing Units	41.7%
Vacant Housing Units	8.8%
2020 Housing Units	19,270
Vacant Housing Units	8.2%
2022 Housing Units	19,717
Owner Occupied Housing Units	51.8%
Renter Occupied Housing Units	39.6%
Vacant Housing Units	8.7%
2027 Housing Units	20,324
Owner Occupied Housing Units	52.7%
Renter Occupied Housing Units	38.5%
Vacant Housing Units	8.8%

Median Household Income

2022	\$57,133
2027	\$63,323

Median Home Value

2022	\$154,381
2027	\$205,090

Per Capita Income

2022	\$28,102
2027	\$32,230

Median Age

2010	28.1
2022	31.2
2027	31.5



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Mile Radial

2022 Households by Income

Household Income Base	18,006
<\$15,000	9.2%
\$15,000 - \$24,999	5.0%
\$25,000 - \$34,999	11.6%
\$35,000 - \$49,999	14.6%
\$50,000 - \$74,999	24.5%
\$75,000 - \$99,999	13.5%
\$100,000 - \$149,999	12.0%
\$150,000 - \$199,999	6.8%
\$200,000+	2.7%
Average Household Income	\$76,581

2027 Households by Income

Household Income Base	18,534
<\$15,000	7.4%
\$15,000 - \$24,999	4.3%
\$25,000 - \$34,999	10.4%
\$35,000 - \$49,999	12.1%
\$50,000 - \$74,999	24.7%
\$75,000 - \$99,999	14.7%
\$100,000 - \$149,999	14.2%
\$150,000 - \$199,999	9.0%
\$200,000+	3.2%
Average Household Income	\$87,360

2022 Owner Occupied Housing Units by Value

Total	10,206
<\$50,000	3.1%
\$50,000 - \$99,999	22.5%
\$100,000 - \$149,999	22.2%
\$150,000 - \$199,999	25.7%
\$200,000 - \$249,999	10.8%
\$250,000 - \$299,999	7.1%
\$300,000 - \$399,999	4.2%
\$400,000 - \$499,999	0.6%
\$500,000 - \$749,999	3.0%
\$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	\$181,417

2027 Owner Occupied Housing Units by Value

Total	10,705
<\$50,000	2.1%
\$50,000 - \$99,999	9.2%
\$100,000 - \$149,999	11.6%
\$150,000 - \$199,999	25.3%
\$200,000 - \$249,999	17.7%
\$250,000 - \$299,999	13.4%
\$300,000 - \$399,999	9.2%
\$400,000 - \$499,999	1.4%
\$500,000 - \$749,999	7.6%
\$750,000 - \$999,999	1.7%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$256,796



DEMOGRAPHIC **PROFILE**

Copperas Cove, Texas – 5-Mile Radial

2010 Population by Age

Total	44,369
0 - 4	10.7%
5 - 9	9.1%
10 - 14	7.8%
15 - 24	16.1%
25 - 34	17.7%
35 - 44	12.6%
45 - 54	11.0%
55 - 64	7.8%
65 - 74	4.8%
75 - 84	1.9%
85 +	0.4%
18 +	67.9%

2022 Population by Age

Total	49,489
0 - 4	9.3%
5 - 9	9.0%
10 - 14	7.9%
15 - 24	12.9%
25 - 34	18.1%
35 - 44	14.0%
45 - 54	9.6%
55 - 64	9.0%
65 - 74	6.4%
75 - 84	3.2%
85 +	0.8%
18 +	70.3%

2027 Population by Age

Total	50,616
0 - 4	9.4%
5 - 9	8.8%
10 - 14	8.0%
15 - 24	13.3%
25 - 34	16.3%
35 - 44	15.3%
45 - 54	9.3%
55 - 64	8.2%
65 - 74	6.8%
75 - 84	3.6%
85 +	1.0%
18 +	69.8%

2010 Population by Sex

Males	21,688
Females	22,679

2022 Population by Sex

Males	24,217
Females	25,273

2027 Population by Sex

Males	24,758
Females	25,859



DEMOGRAPHIC PROFILE

Copperas Cove, Texas – 5-Mile Radial

2010 Population by Race/Ethnicity

Total	44,366
White Alone	67.9%
Black Alone	16.4%
American Indian Alone	0.9%
Asian Alone	2.6%
Pacific Islander Alone	1.1%
Some Other Race Alone	4.3%
Two or More Races	6.7%
Hispanic Origin	15.8%
Diversity Index	63.6

2020 Population by Race/Ethnicity

Total	48,904
White Alone	56.7%
Black Alone	16.7%
American Indian Alone	0.9%
Asian Alone	2.9%
Pacific Islander Alone	2.0%
Some Other Race Alone	6.1%
Two or More Races	14.7%
Hispanic Origin	20.0%
Diversity Index	74.5

2022 Population by Race/Ethnicity

Total	49,489
White Alone	55.9%
Black Alone	16.9%
American Indian Alone	0.9%
Asian Alone	2.9%
Pacific Islander Alone	2.0%
Some Other Race Alone	6.3%
Two or More Races	15.1%
Hispanic Origin	20.4%
Diversity Index	75.1

2027 Population by Race/Ethnicity

Total	50,616
White Alone	53.6%
Black Alone	17.2%
American Indian Alone	0.9%
Asian Alone	3.0%
Pacific Islander Alone	2.1%
Some Other Race Alone	6.8%
Two or More Races	16.3%
Hispanic Origin	21.1%
Diversity Index	76.7

2010 Population by Relationship and Household Type

Total	44,366
In Households	98.6%
In Family Households	88.4%
Householder	26.5%
Spouse	20.0%
Child	36.9%
Other relative	2.9%
Nonrelative	2.2%
In Nonfamily Households	10.2%
In Group Quarters	1.4%
Institutionalized Population	0.4%
Noninstitutionalized Population	1.0%

2022 Population 25+ by Educational Attainment

Total	30,185
Less than 9th Grade	1.1%
9th - 12th Grade, No Diploma	4.9%
High School Graduate	21.6%
GED/Alternative Credential	5.3%
Some College, No Degree	30.1%
Associate Degree	15.8%
Bachelor's Degree	14.9%
Graduate/Professional Degree	6.3%



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Copperas Cove, Texas – 5-Mile Radial

2022 Population 15+ by Marital Status

Total	36,572
Never Married	28.0%
Married	54.9%
Widowed	5.1%
Divorced	12.0%

2022 Civilian Population 16+ in Labor Force

Civilian Population 16+	18,368
Population 16+ Employed	94.1%
Population 16+ Unemployment rate	5.9%
Population 16-24 Employed	13.6%
Population 16-24 Unemployment rate	10.5%
Population 25-54 Employed	71.6%
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	0.3%

2022 Employed Population 16+ by Industry

Total	17,290
Agriculture/Mining	0.3%
Construction	5.9%
Manufacturing	3.6%
Wholesale Trade	1.6%
Retail Trade	12.2%
Transportation/Utilities	5.0%
Information	1.4%
Finance/Insurance/Real Estate	5.3%
Services	48.3%
Public Administration	16.5%

2022 Employed Population 16+ by Occupation

Total	17,292
White Collar	58.8%
Management/Business/Financial	14.9%
Professional	20.4%
Sales	9.1%
Administrative Support	14.4%
Services	19.5%
Blue Collar	21.7%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	4.7%
Installation/Maintenance/Repair	6.6%
Production	2.3%
Transportation/Material Moving	7.9%



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Copperas Cove, Texas – 5-Mile Radial

2010 Households by Type

Total	15,384
Households with 1 Person	19.2%
Households with 2+ People	80.8%
Family Households	76.3%
Husband-wife Families	57.5%
With Related Children	32.1%
Other Family (No Spouse Present)	18.8%
Other Family with Male Householder	4.1%
With Related Children	2.8%
Other Family with Female Householder	14.7%
With Related Children	11.4%
Nonfamily Households	4.6%
All Households with Children	46.7%
Multigenerational Households	4.3%
Unmarried Partner Households	5.2%
Male-female	4.6%
Same-sex	0.6%

2010 Households by Size

Total	15,385
1 Person Household	19.2%
2 Person Household	30.3%
3 Person Household	19.3%
4 Person Household	17.3%
5 Person Household	8.9%
6 Person Household	3.4%
7 + Person Household	1.6%

2010 Households by Tenure and Mortgage Status

Total	15,377
Owner Occupied	54.3%
Owned with a Mortgage/Loan	41.2%
Owned Free and Clear	13.1%
Renter Occupied	45.7%

2022 Affordability, Mortgage and Wealth

Housing Affordability Index	148
Percent of Income for Mortgage	14.2%
Wealth Index	56

2010 Housing Units By Urban/ Rural Status

Total Housing Units	16,870
Housing Units Inside Urbanized Area	84.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	16.0%

2010 Population By Urban/ Rural Status

Total Population	44,367
Population Inside Urbanized Area	84.5%
Population Inside Urbanized Cluster	0.0%
Rural Population	15.5%



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