

# Summary Report

Overton Park Plaza  
SW Loop 820 at S Hulen St - Fort Worth, TX

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -97.394001

Latitude: 32.68313

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	9,442	46,564	111,225	289,729
Average Household Income	\$103,438	\$85,734	\$83,439	\$81,064

Population				
2023 Population	9,705	47,653	113,558	300,759
2018 Population	9,442	46,564	111,225	289,729
2010 Population	8,560	43,016	103,834	262,783
2000 Population	8,728	41,490	97,352	237,157
Absolute Growth 2010 to 2018	10.30%	8.25%	7.12%	10.25%
Projected Growth 2018 to 2023	2.78%	2.34%	2.10%	3.81%

Race & Ethnicity				
% White	65.92%	64.34%	56.40%	47.36%
% Black	11.45%	11.46%	12.53%	15.68%
% Asian	5.15%	3.20%	3.27%	2.95%
% Other	1.82%	1.93%	1.84%	1.85%
% Hispanic	15.66%	19.08%	25.96%	32.15%

Income & Education				
Median Household Income	\$62,724	\$60,508	\$57,374	\$56,945
Average Household Income	\$103,438	\$85,734	\$83,439	\$81,064
% College Graduates	55.94%	52.78%	46.09%	38.97%

Age				
Median Age	37.0	36.3	34.4	34.9
% Age < 18	24.77%	25.27%	24.78%	26.32%
% Age 65 +	16.63%	15.79%	14.73%	13.58%

Households & Housing				
Households	4,212	22,269	46,753	113,368
Average Household Size	2.24	2.08	2.29	2.51
Median Housing Value	\$350,826	\$244,049	\$214,133	\$191,940
% Owner Occupied Housing	49.31%	43.22%	46.44%	52.39%
% Renter Occupied Housing	42.63%	49.06%	45.10%	39.10%
% Vacant Housing	8.07%	7.72%	8.47%	8.51%

Workplace & Workers				
Number of Businesses	604	1,504	2,768	7,201
Total Number of Employees (FTE)	10,928	25,783	46,700	126,730
% White Collar	71.88%	73.56%	68.18%	63.18%
% Blue Collar	28.12%	26.44%	31.82%	36.82%