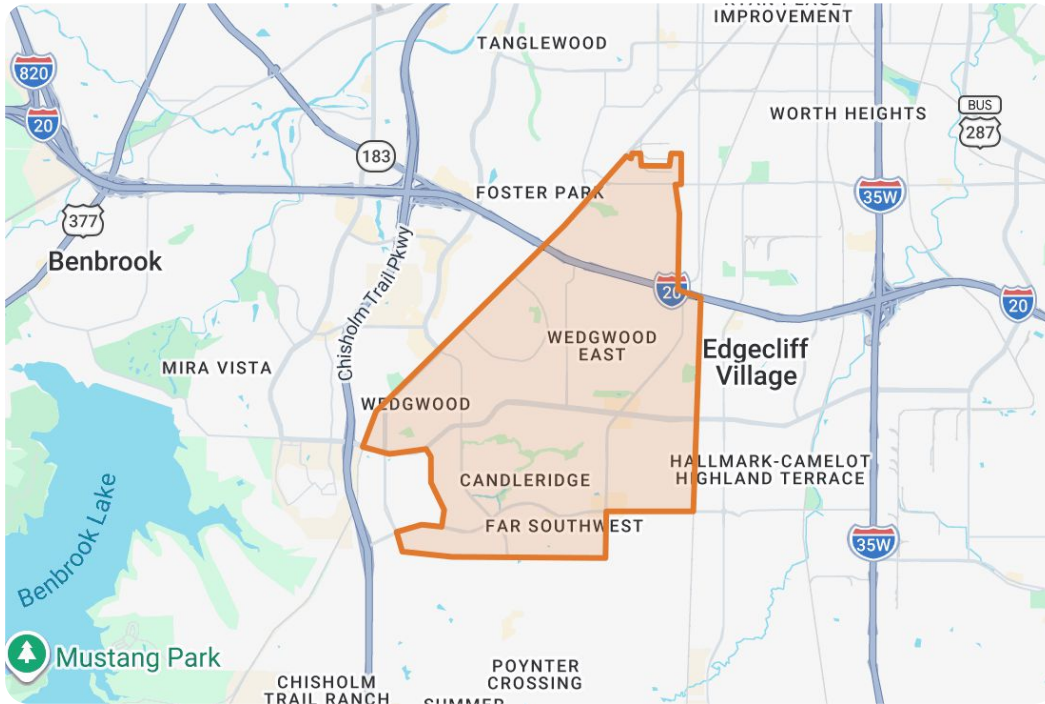




5617 McCart FW Trade Area Report

Fort Worth, TX 76133



Shai Hill

REALTOR, Broker, MBA

Texas Real Estate License #0403687

📞 Mobile (469) 316-3293

✉️ shai@shaiismyagent.info

🌐 shaiismyagent.info



Trade Area Summary

Attribute Summary for Fort Worth, TX 76133

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$72,300	36.9	51,036	Family Bonds
Source: 2025/2029 Income (Esri)	Source: 2025/2029 Age: 5 Year Increments (Esri)	Source: 2025 Age: 1 Year Increments (Esri)	Source: 2025 Tapestry Market Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Family Bonds	Classic Comfort	Kids and Kin	Dreambelt	Room to Roam
% of Households	4,810 (25.2%)	4,670 (24.5%)	3,154 (16.5%)	1,087 (5.7%)	935 (4.9%)
Life Stage Group	Family Portraits	Mature and Retired Living	Contemporary Households	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Community Connections	Suburban Shine	Metro Vibes	Suburban Shine	Suburban Shine
Urbanicity Group(s)	Urban Core Urban Vicinity Suburb	Suburb	Urban Core Urban Vicinity Suburb	Suburb	Suburb Metro Landscape
Residence Type	Single Family	Single Family	Single Family, Multi-Units	Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles Living Alone, Married Couples	Married Couples	Married Couples w/No Kids
Average Household Size	3.01	2.56	2.57	2.62	2.52
Median Age	35.5	40.2	33.3	41.5	46.2
Diversity Index	87.6	60.6	71.2	69	35.4
Median Household Income	\$72,515	\$88,893	\$50,960	\$94,802	\$99,689
Median Net Worth	\$177,755	\$317,594	\$28,927	\$339,974	\$506,754
Homeownership	69%	81%	39%	76%	89%
Rent Burdened Households	40%	30%	45%	40%	22%
Labor Force Participation Rate	65%	69%	66%	65%	63%
Unemployment Rate	5%	3%	7%	4%	3%
% with Bachelor's Degree or Higher	20%	33%	21%	34%	34%

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



Consumer Segmentation

Top Tapestry Segments	Family Bonds	Classic Comfort	Kids and Kin	Dreambelt	Room to Roam
Lifestyle Patterns	<p>These residents primarily shop at large retail establishments and wholesale stores.</p> <p>Consumers frequent fast-food restaurants or opt for home-delivered meals.</p>	<p>Residents tend to buy budget-friendly items from discount local or chain stores.</p> <p>Homeowners often purchase lawn and garden maintenance tools.</p>	<p>Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash.</p> <p>Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance.</p>	<p>Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.</p> <p>They often spend money on their pets and tools for gardening. Residents take active roles in planning their financial future.</p>	<p>Consumers tend to use coupons and shop at department stores.</p> <p>Residents purchase tools for home and yard maintenance, such as lawn mowers, trimmers, electric drills, and saws.</p>



Consumer Segment Details

About this segment

Family Bonds

Ranked

1st

dominant segment
for this area

In this area

25.2%

of households fall
into this segment

In the United States

1.5%

of households fall
into this segment

Who Are They?

Residents in this segment typically live in and around urban centers and in suburbs in the South and West. The population is younger and has larger family sizes than the U.S. average, and households typically include parents supporting young children, adult children living with parents, and other multigenerational family structures. Single-parent families and households without couples or children are also notably common. One in five residents were born outside the U.S., and the rate of linguistic isolation is more than twice the national average. Employment tends to be in skilled and service-related sectors, including construction, and households typically earn middle-tier incomes. Homes tend to be owner-occupied, single-family detached units built before 1990, with most valued between \$100-300,000. The housing market is characterized by low vacancy rates and moderately high rents.

Key Statistics

- **Median age:** 35.5
- **Median household size:** 3.01
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** \$72,515
- **Median net worth:** \$177,755
- **Percentage of individuals with completion of a bachelor's degree or higher:** 19.6%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Vicinity; Urban Core
- **Median home value:** \$261,789
- **Homeownership rate:** 68.9%
- **Rent burdened households (American Community Survey 2019-2023):** 40.4%
- **Labor force participation rate:** 65.1%
- **Unemployment rate:** 5.2%

Lifestyle Patterns

- These residents primarily shop at large retail establishments and wholesale stores.
- Consumers frequent fast-food restaurants or opt for home-delivered meals.
- Households typically own multiple cell phones and TVs. They rely mainly on mobile internet and use their devices to stream videos and listen to music.
- Foreign-language programming is popular on TV, and playing video games is a common activity among children and young adults.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Consumer Segment Details

About this segment

Classic Comfort

Ranked

2nd

dominant segment
for this area

In this area

24.5%

of households fall
into this segment

In the United States

2.9%

of households fall
into this segment

Who Are They?

These neighborhoods are typically found in the suburbs of major metropolitan areas, particularly in the South and Midwest, including states such as Michigan, Illinois, and Texas. The median age is slightly above that of the U.S. Most households earn middle-tier incomes, and labor force participation is high; most work full-time jobs, and many families are supported by multiple earners. Employment is mostly in wholesale trade, health care, education, and manufacturing sectors. Affordable housing is prominent, with most homes valued between \$150,000 and \$300,000 and rental prices below the national average. Homeowners significantly outnumber renters, and many homes were built between 1950 and 2000. Short, solo commutes are common, with households typically owning several vehicles. During the day, the residential population exceeds the working population.

Key Statistics

- **Median age:** 40.2
- **Median household size:** 2.56
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** \$88,893
- **Median net worth:** \$317,594
- **Percentage of individuals with completion of a bachelor's degree or higher:** 32.6%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$262,806
- **Homeownership rate:** 80.5%
- **Rent burdened households (American Community Survey 2019-2023):** 29.6%
- **Labor force participation rate:** 68.6%
- **Unemployment rate:** 3.4%

Lifestyle Patterns

- Residents tend to buy budget-friendly items from discount local or chain stores.
- Homeowners often purchase lawn and garden maintenance tools.
- These residents have a strong enthusiasm for professional, college, and high school sports.
- When dining out, they frequent both fast food and sit-down chain restaurants.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Consumer Segment Details

About this segment

Kids and Kin

Ranked

3rd

dominant segment
for this area

In this area

16.5%

of households fall
into this segment

In the United States

1.2%

of households fall
into this segment

Who Are They?

Neighborhoods in this segment are largely found in and around metropolitan areas with populations exceeding half a million. Householders are generally under the age of 54 and may have adult children living with parents at home. The majority of the population aged 25 and above have a high school diploma, an associate degree, or some college education. Jobs are often in the health care, retail, food, manufacturing, and transportation sectors; there is a high level of female labor force participation. Residents live in older homes, usually as renters, with a notable presence of town homes and smaller low-rise rental buildings. On average, homes are modestly priced and affordable for most households. Suburban residents rely on vehicles to get to work, while those in and near cities use public transportation.

Key Statistics

- **Median age:** 33.3
- **Median household size:** 2.57
- **Predominant household structure (Census 2020):** Singles living alone; married couples
- **Median household income:** \$50,960
- **Median net worth:** \$28,927
- **Percentage of individuals with completion of a bachelor's degree or higher:** 20.6%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Urban Core; Urban Vicinity
- **Median home value:** \$201,173
- **Homeownership rate:** 39.2%
- **Rent burdened households (American Community Survey 2019-2023):** 45.2%
- **Labor force participation rate:** 65.8%
- **Unemployment rate:** 6.9%

Lifestyle Patterns

- Residents often shop for clothing, groceries, and footwear at nearby discount stores. They tend to use online banking and digital payment services over cash.
- Spending centers around baby and children's products. Individuals also purchase TVs, video gaming equipment, and jewelry. Residents often carry a credit card balance.
- Residents frequently use social media to stay in touch with friends and family and to follow celebrities, TV shows, and athletes.
- They tend to read paper copies of newspapers and magazines, and television and radio are popular entertainment sources.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Consumer Segment Details

About this segment

Dreambelt

Ranked

4th

dominant segment
for this area

In this area

5.7%

of households fall
into this segment

In the United States

3.0%

of households fall
into this segment

Who Are They?

These suburban neighborhoods are predominantly located in the West, often outside the principal cities of major metropolitan areas. About half of the population is between 35 and 74, and most households consist of married or cohabiting couples. Most households earn middle-tier incomes, and labor force participation is high. This segment has a high concentration of employment in public administration, construction, health care, and retail trade sectors. Neighborhoods consist mainly of single-family homes built between 1950 and 1990, offering ample parking space, often for three or more vehicles. A significant portion of the population commutes alone by car. Rental rates and home prices are substantial, with more than half of the properties for purchase valued between \$300,000 and \$500,000.

Key Statistics

- **Median age:** 41.5
- **Median household size:** 2.62
- **Predominant household structure (Census 2020):** Married couples
- **Median household income:** \$94,802
- **Median net worth:** \$339,974
- **Percentage of individuals with completion of a bachelor's degree or higher:** 33.9%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb
- **Median home value:** \$451,221
- **Homeownership rate:** 75.8%
- **Rent burdened households (American Community Survey 2019-2023):** 39.6%
- **Labor force participation rate:** 64.9%
- **Unemployment rate:** 4.4%

Lifestyle Patterns

- Residents typically shop at warehouse clubs, and they tend to exhibit brand loyalty.
- They often spend money on their pets and tools for gardening. Residents take active roles in planing their financial future.
- Residents tend to listen to the radio, use streaming services, and watch cable TV shows.
- Recycling is a routine practice. Regular exercise and medical checkups are integral to their routine.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

Consumer Segment Details

About this segment

Room to Roam

Ranked

5th

dominant segment
for this area

In this area

4.9%

of households fall
into this segment

In the United States

3.9%

of households fall
into this segment

Who Are They?

These communities are mainly found within metropolitan areas but tend not to be in the mega metropolises. The highest concentrations are found in the Midwest and South. More than half of household heads are aged 55 and older, and one in five individuals are aged 65 and above. Married couples, often without children, form most households, while nonfamily households represent a quarter of the total households. Self-employment is notable, and employment tends to be in manufacturing, health care, and retail. Most housing in this market consists of owner-occupied, single-family homes rather than rentals, with housing built primarily between 1970 and 2000 and generally priced lower than the national average. Owning multiple vehicles is typical, with driving alone as the primary means of commuting.

Key Statistics

- **Median age:** 46.2
- **Median household size:** 2.52
- **Predominant household structure (Census 2020):** Married couples with no kids
- **Median household income:** \$99,689
- **Median net worth:** \$506,754
- **Percentage of individuals with completion of a bachelor's degree or higher:** 34.0%

Housing and Employment

- **Predominant Urbanicity Type:** Suburb; Metro Landscape
- **Median home value:** \$344,056
- **Homeownership rate:** 89.0%
- **Rent burdened households (American Community Survey 2019-2023):** 22.4%
- **Labor force participation rate:** 62.5%
- **Unemployment rate:** 3.0%

Lifestyle Patterns

- Consumers tend to use coupons and shop at department stores.
- Residents purchase tools for home and yard maintenance, such as lawn mowers, trimmers, electric drills, and saws.
- Radio remains a staple, with commuters subscribing to satellite and streaming channels. Television is widely used for news, entertainment, and major sports.
- When traveling, domestic trips are common. Residents cook, bake, read, and walk their dogs. Residents tend to vote, and recycling is a routine practice.

The demographic segmentation shown here can help you understand the life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments base on socioeconomic and demographic characteristics. **Source: Esri 2025 Update Frequency: Annually**

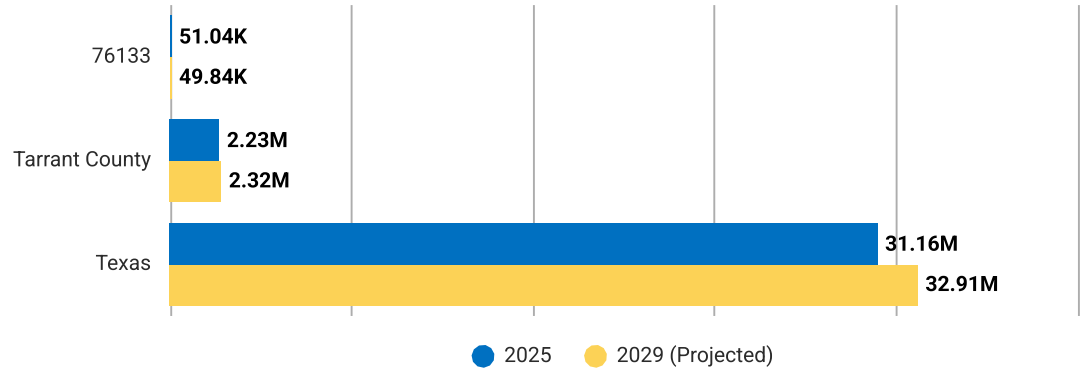
Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

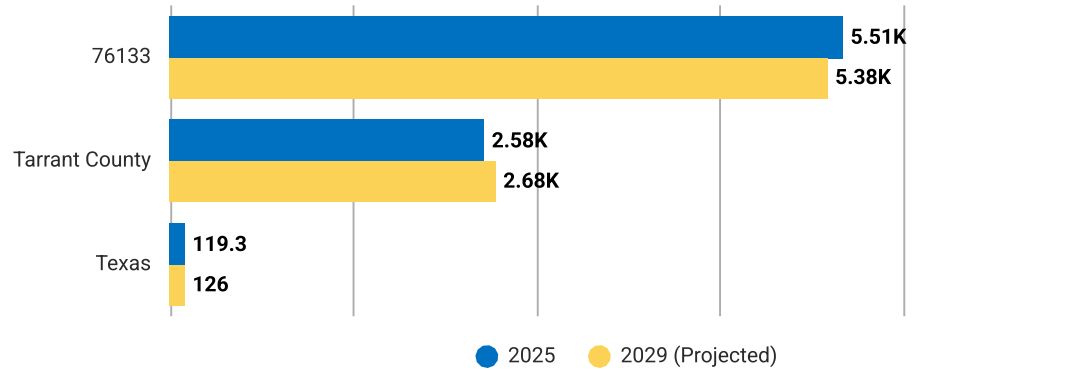
Total Population

This chart shows the total population in an area, compared with other geographies.



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



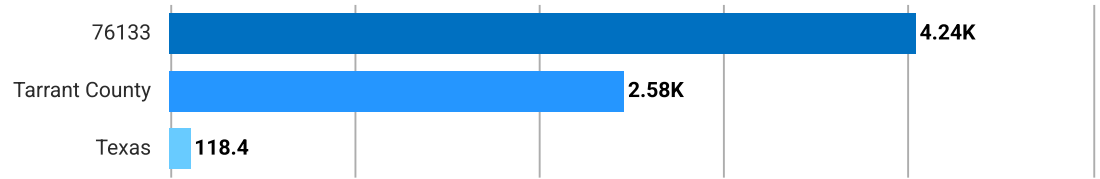
Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



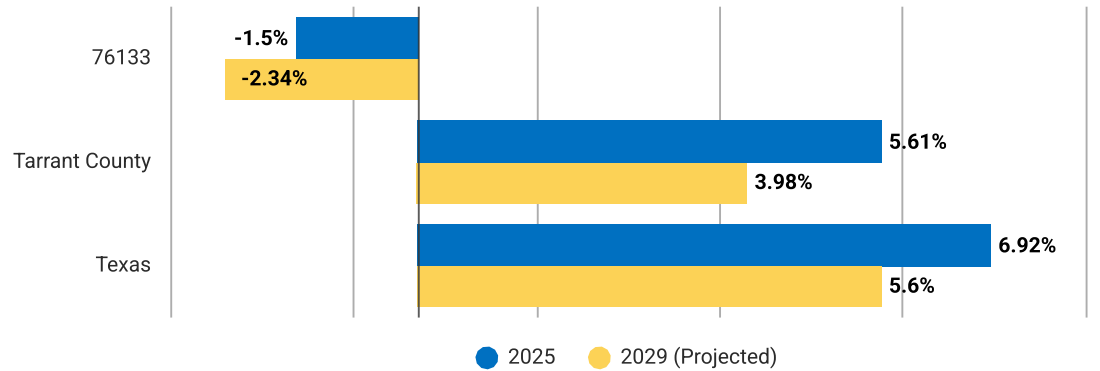
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



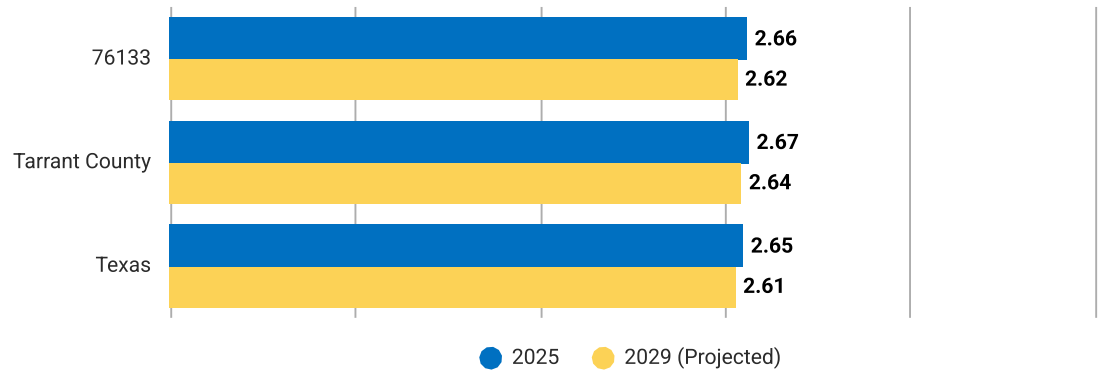
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2025, compared with other geographies.



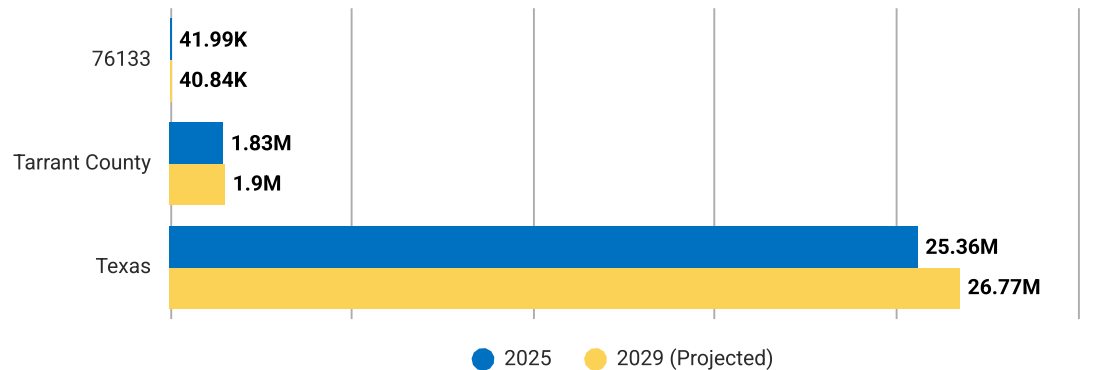
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



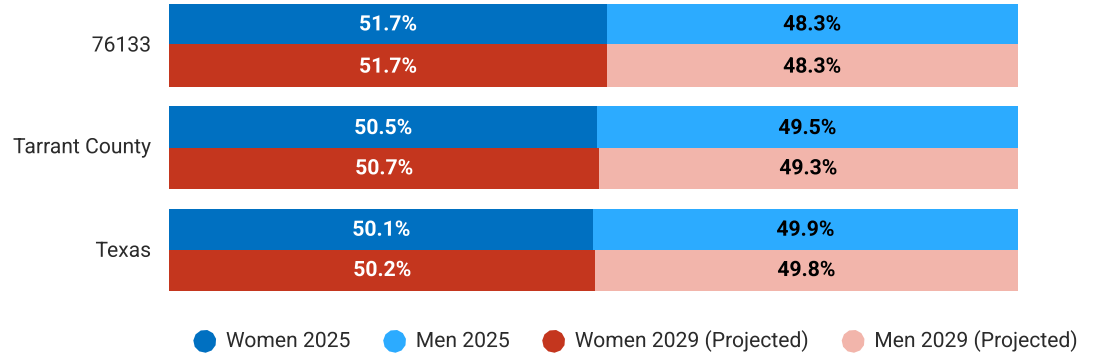
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



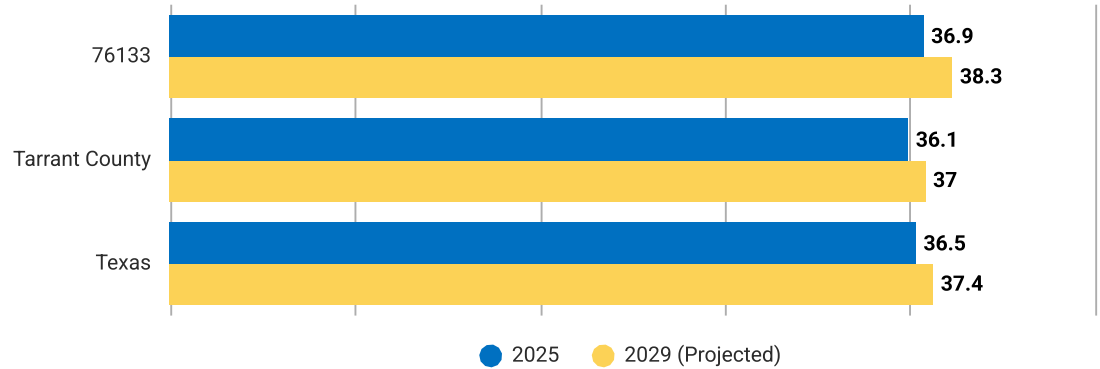
Age

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

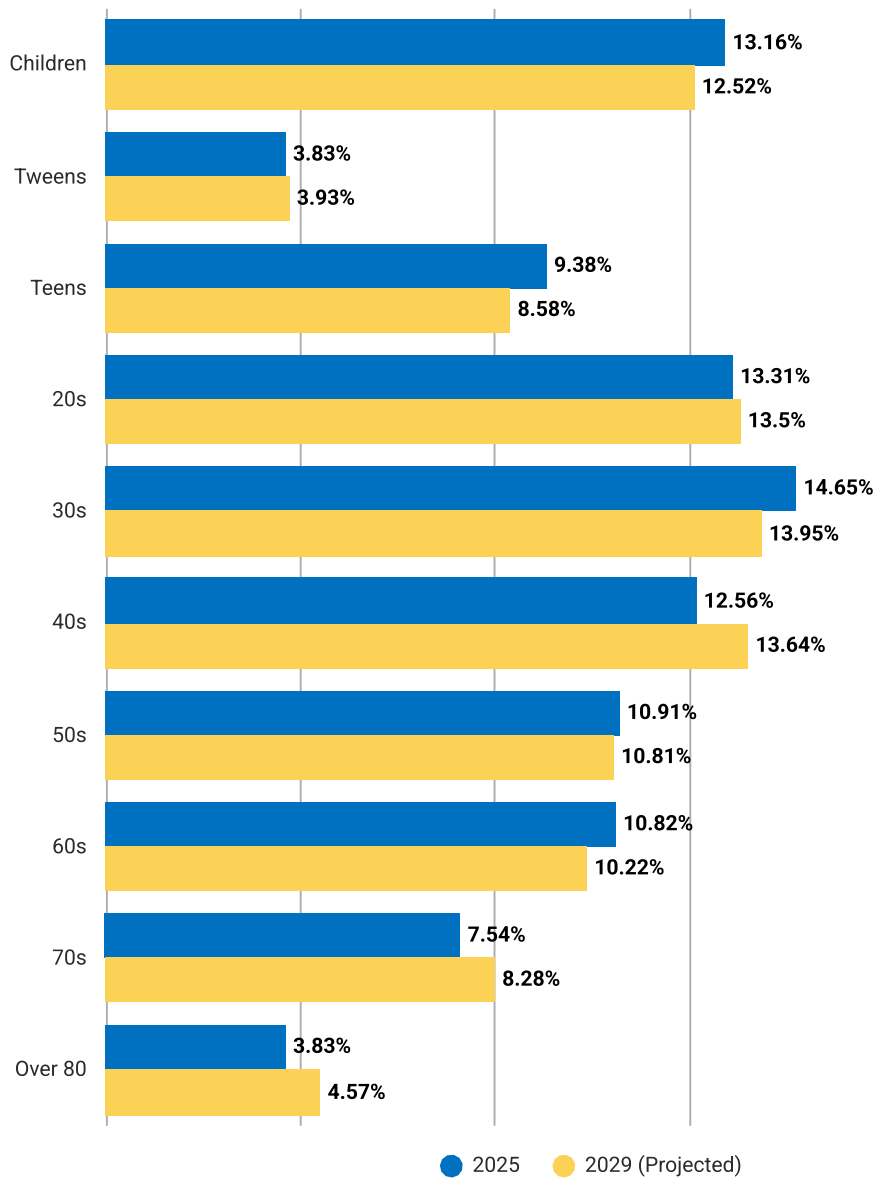
Median Age

This chart shows the median age in an area, compared with other geographies.



Population by Age

This chart breaks down the population of an area by age group.



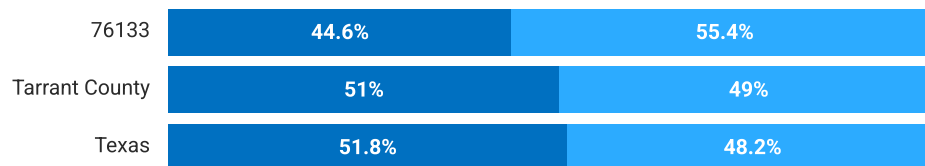
Married

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

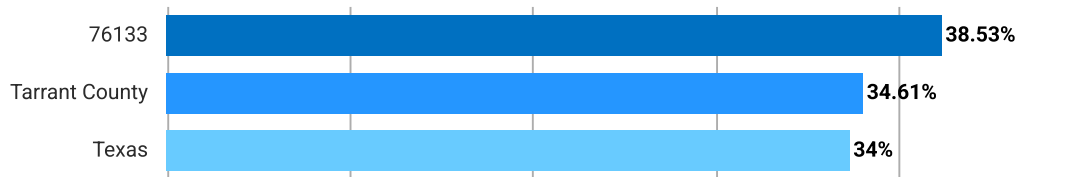
Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



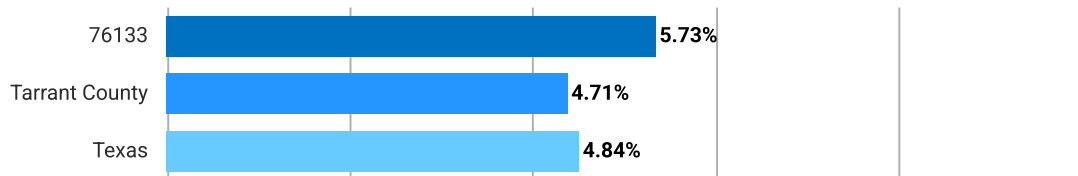
Married

This chart shows the number of people in an area who are married, compared with other geographies.



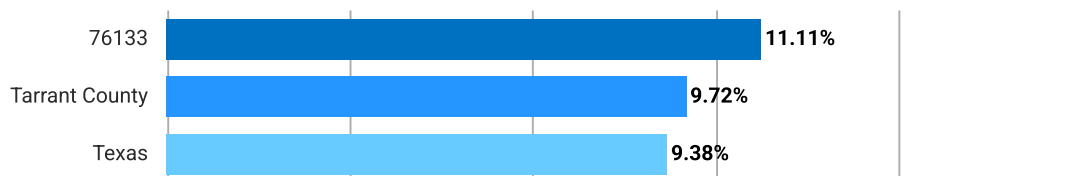
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



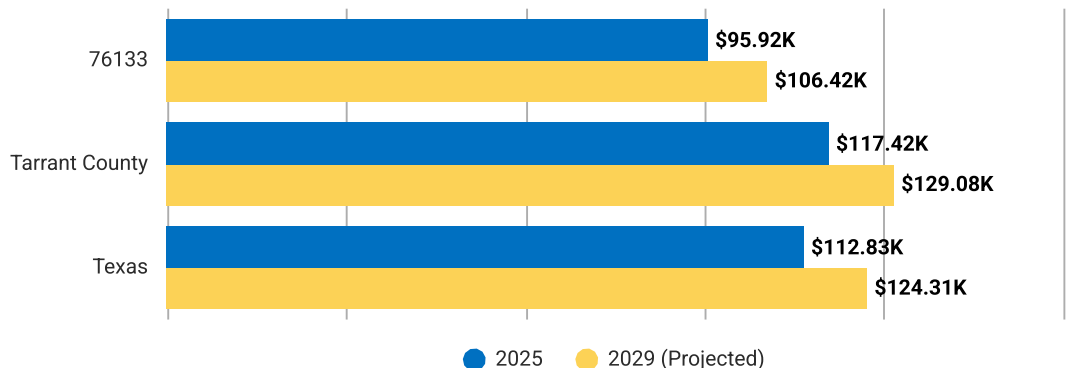
Income

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

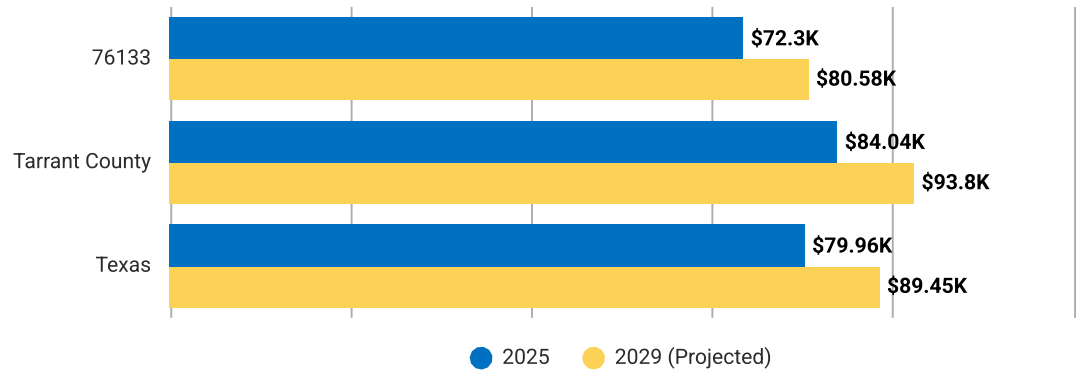
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



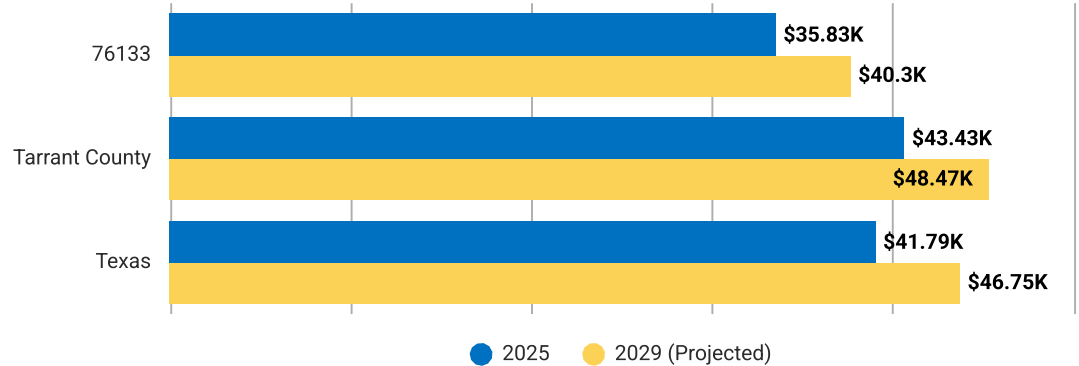
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



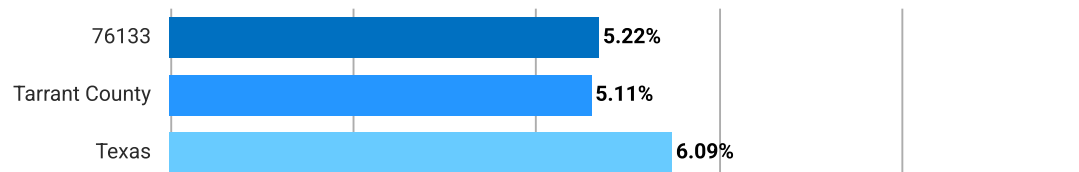
Education

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

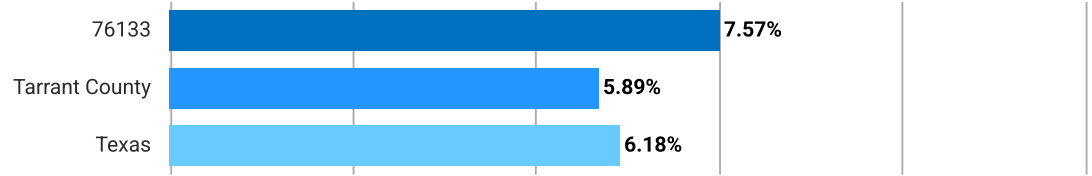
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



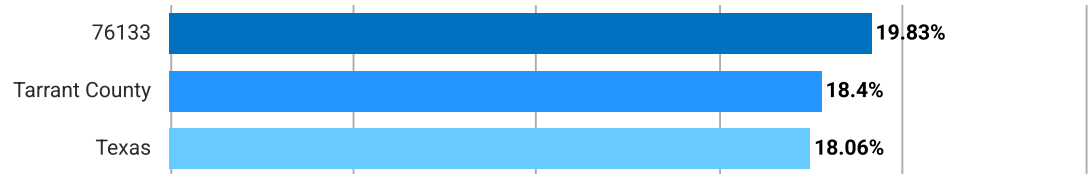
High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



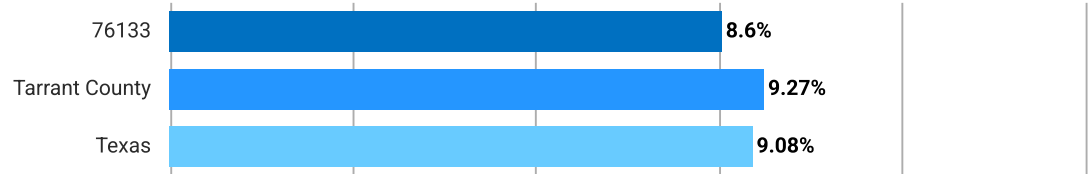
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



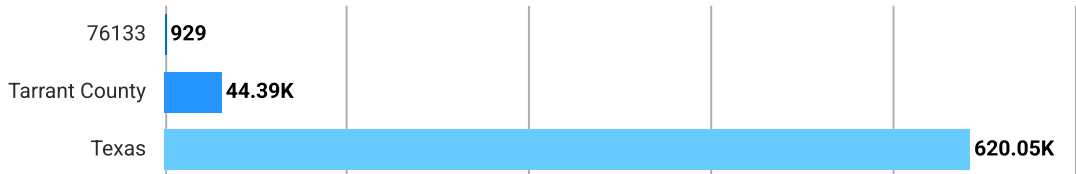
Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually

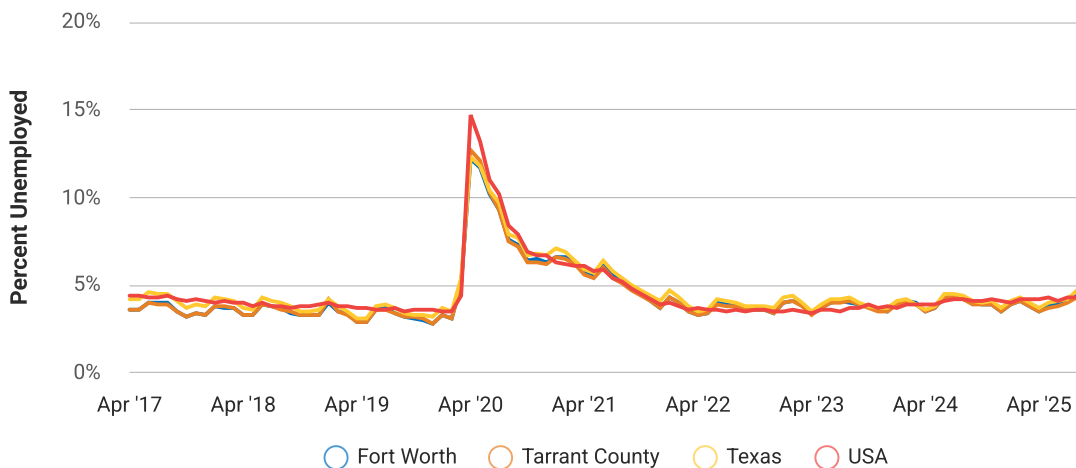


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

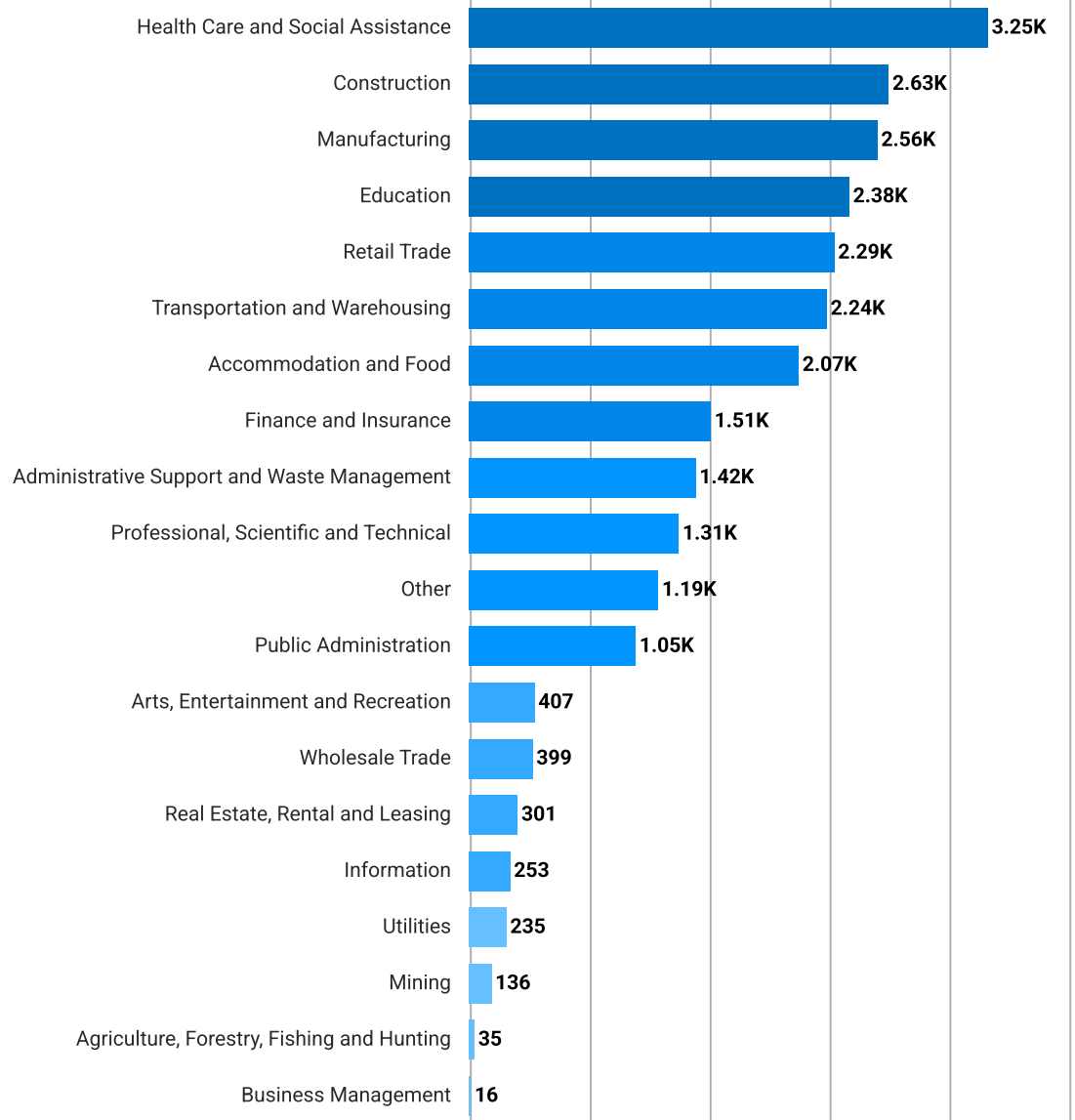


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2025

Update Frequency: Annually



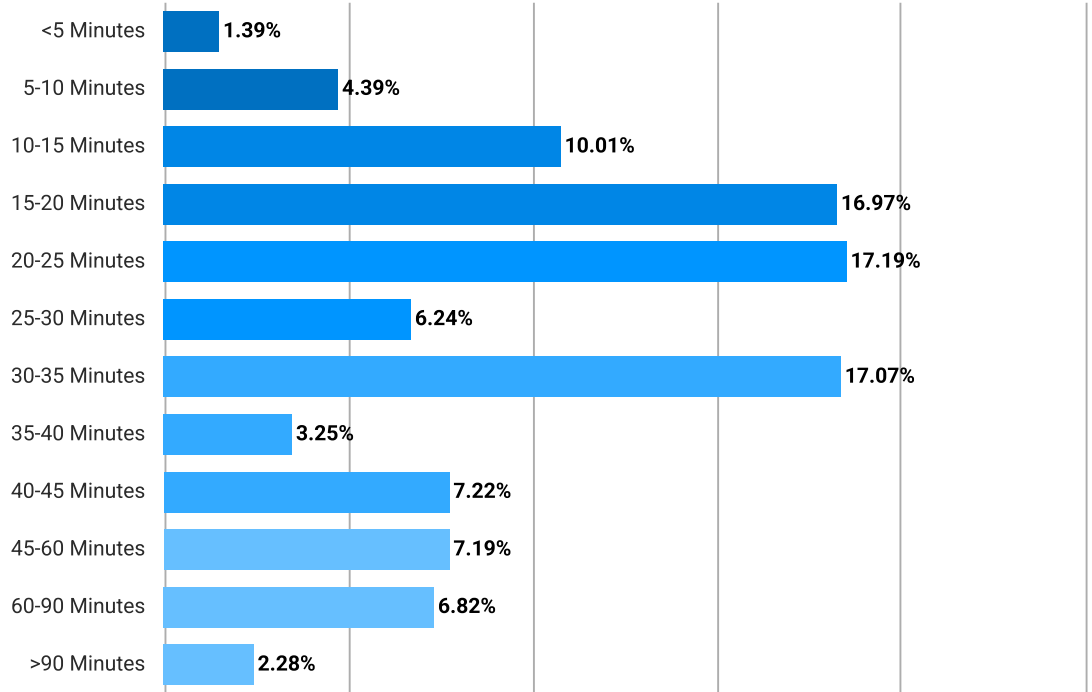
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

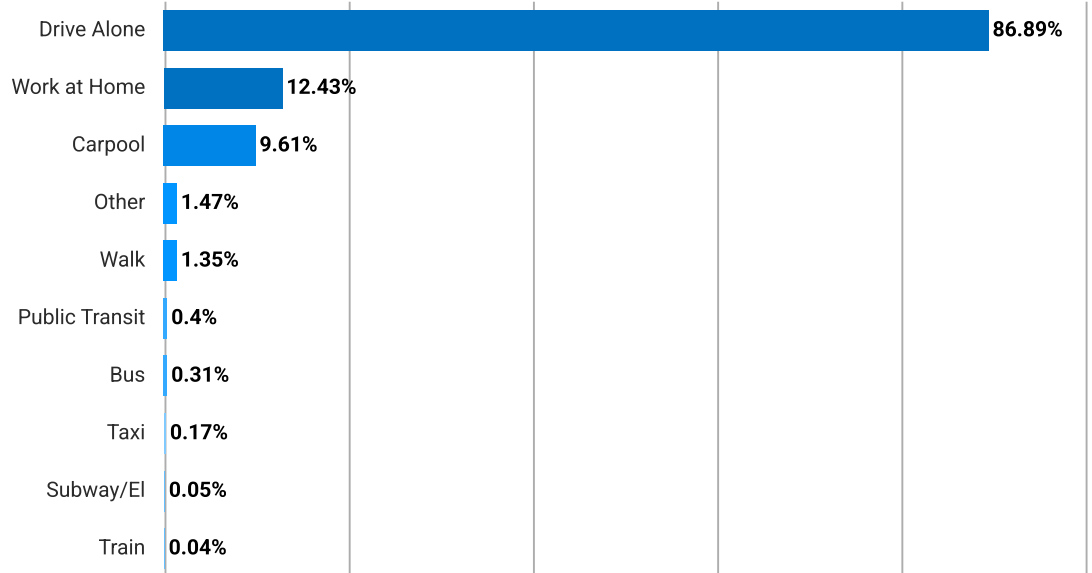


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually



Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

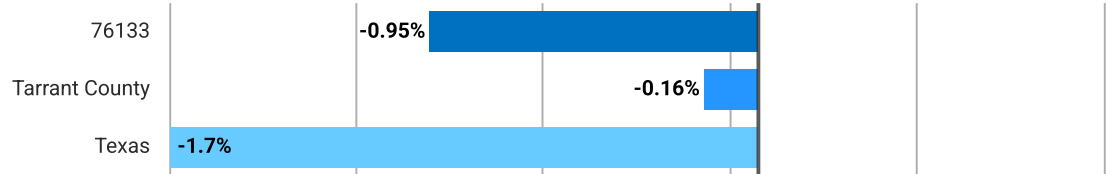


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

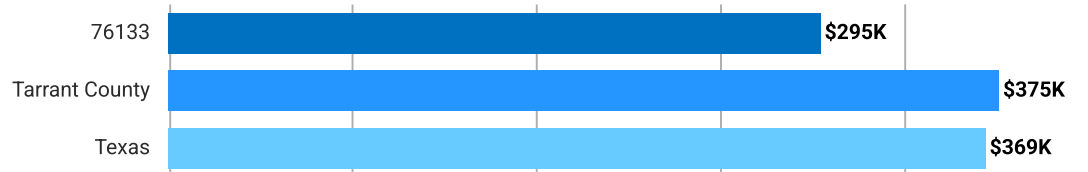


Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

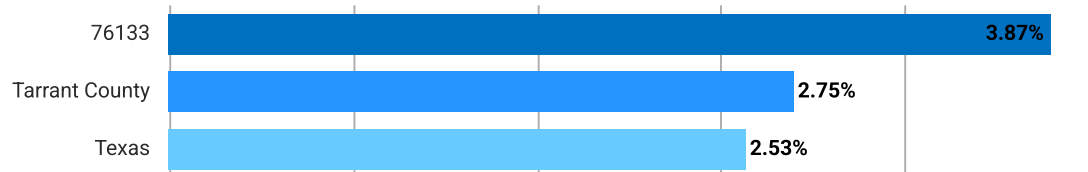


Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

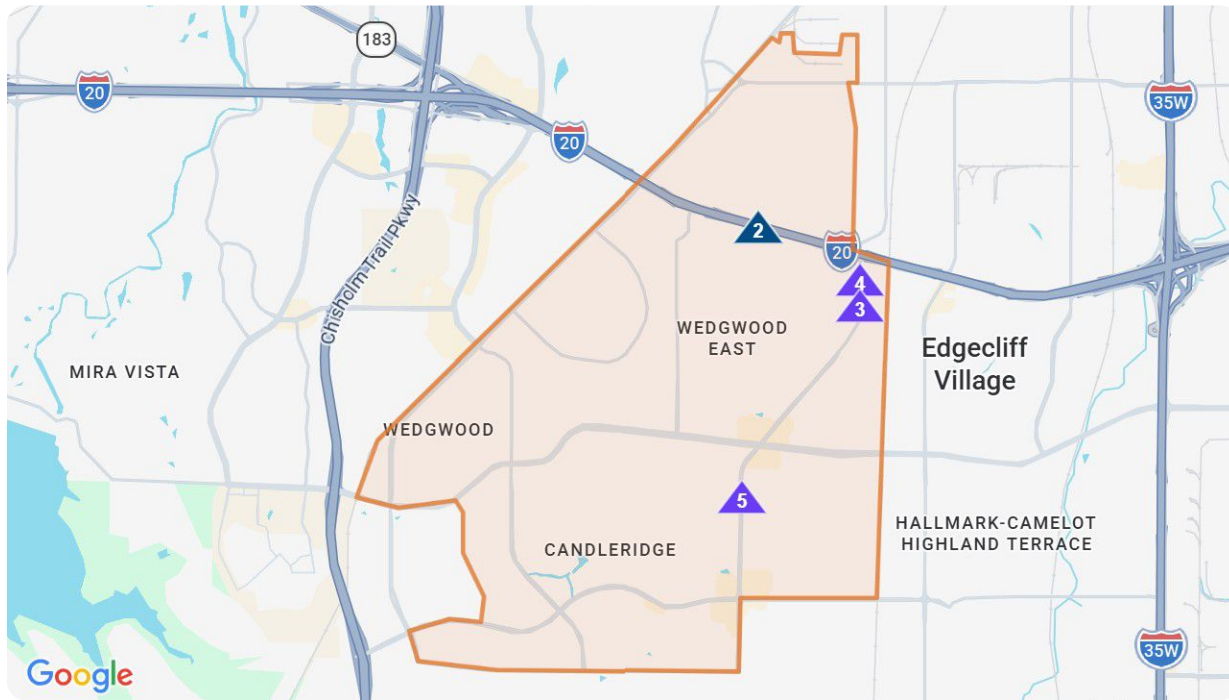
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.



Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 169,654

I 20

2025 Est. daily traffic counts

Cross: Morley Ave
Cross Dir: SE
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2021	▲ 166,576	AAWT
2009	▲ 172,770	AAWT
2002	▲ 149,000	AAWT
2000	▲ 136,000	ADT
1997	▲ 129,280	ADT

▲ 2 169,654

I 20

2025 Est. daily traffic counts

Cross: Morley Ave
Cross Dir: SE
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2022	▲ 169,467	AAWT

▲ 3 45,898

McCart Ave

2025 Est. daily traffic counts

Cross: Walton Ave
Cross Dir: S
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2006	▲ 44,602	ADT

▲ 4 37,856

McCart Ave

2025 Est. daily traffic counts

Cross: Southgate Dr
Cross Dir: N
Distance: 0.09 miles

Historical counts

Year	▲ Count	Type
2006	▲ 36,787	ADT

▲ 5 34,733

McCart Ave

2025 Est. daily traffic counts

Cross: Carlton St
Cross Dir: S
Distance: 0.06 miles

Historical counts

Year	▲ Count	Type
2009	▲ 34,280	AAWT
2004	▲ 33,170	ADT

AAWT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AAWT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Fort Worth, TX 76133

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



RPR®

