

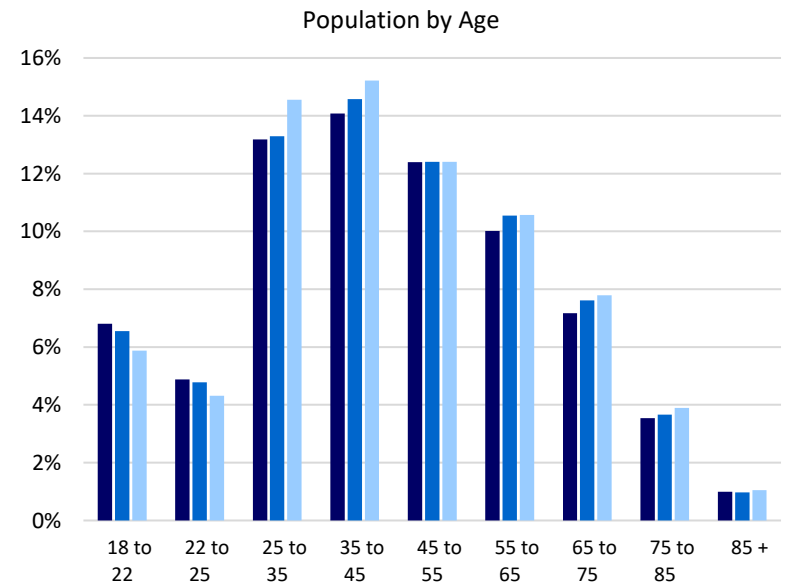
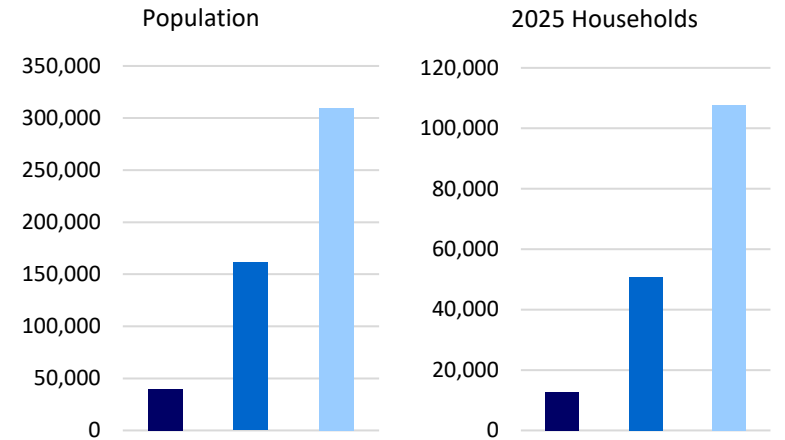
# Marine Creek

2401 NW Loop 829 | Fort Worth, TX

## Consumer Profile Report

STI: PopStats, 2025 Q4

|                           | 2 Miles |       | 4 Miles |       | 6 Miles |       |
|---------------------------|---------|-------|---------|-------|---------|-------|
|                           |         |       |         |       |         |       |
| Current                   |         |       |         |       |         |       |
| 2025 Population           | 39,381  | ---   | 161,306 | ---   | 309,758 | ---   |
| 2030 Projected Population | 42,613  | ---   | 176,400 | ---   | 344,936 | ---   |
| Pop Growth (%)            | 8.2%    | ---   | 9.4%    | ---   | 11.4%   | ---   |
| 2025 Households           | 12,599  | ---   | 50,752  | ---   | 107,636 | ---   |
| 2030 Projected Households | 13,625  | ---   | 55,588  | ---   | 119,897 | ---   |
| HH Growth (%)             | 8.1%    | ---   | 9.5%    | ---   | 11.4%   | ---   |
| Census Year               |         |       |         |       |         |       |
| 2010 Population           | 29,404  | ---   | 125,145 | ---   | 217,138 | ---   |
| 2020 Population           | 35,656  | ---   | 144,843 | ---   | 272,957 | ---   |
| Pop Growth (%)            | 21.3%   | ---   | 15.7%   | ---   | 25.7%   | ---   |
| 2010 Households           | 9,137   | ---   | 38,334  | ---   | 73,597  | ---   |
| 2020 Households           | 11,413  | ---   | 45,473  | ---   | 94,645  | ---   |
| HH Growth (%)             | 24.9%   | ---   | 18.6%   | ---   | 28.6%   | ---   |
| Total Population by Age   |         |       |         |       |         |       |
| Average Age (2025)        | 35.5    |       | 36.2    |       | 36.8    |       |
| Children (2025)           |         |       |         |       |         |       |
| 0 - 4 Years               | 2,644   |       | 10,483  |       | 20,851  |       |
| 5 - 9 Years               | 2,774   |       | 10,637  |       | 19,435  |       |
| 10-13 Years               | 2,475   |       | 9,649   |       | 16,880  |       |
| 14-17 Years               | 2,719   |       | 10,495  |       | 18,154  |       |
| Adults (2025)             |         |       |         |       |         |       |
| 18 to 22                  | 2,680   | 6.8%  | 10,566  | 6.6%  | 18,207  | 5.9%  |
| 22 to 25                  | 1,920   | 4.9%  | 7,716   | 4.8%  | 13,352  | 4.3%  |
| 25 to 35                  | 5,191   | 13.2% | 21,441  | 13.3% | 45,099  | 14.6% |
| 35 to 45                  | 5,544   | 14.1% | 23,517  | 14.6% | 47,129  | 15.2% |
| 45 to 55                  | 4,881   | 12.4% | 20,015  | 12.4% | 38,438  | 12.4% |
| 55 to 65                  | 3,945   | 10.0% | 17,017  | 10.5% | 32,748  | 10.6% |
| 65 to 75                  | 2,823   | 7.2%  | 12,282  | 7.6%  | 24,147  | 7.8%  |
| 75 to 85                  | 1,395   | 3.5%  | 5,911   | 3.7%  | 12,067  | 3.9%  |
| 85 +                      | 390     | 1.0%  | 1,576   | 1.0%  | 3,253   | 1.1%  |



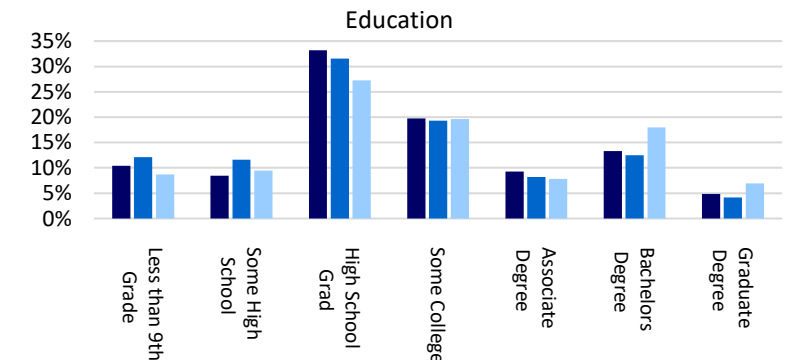
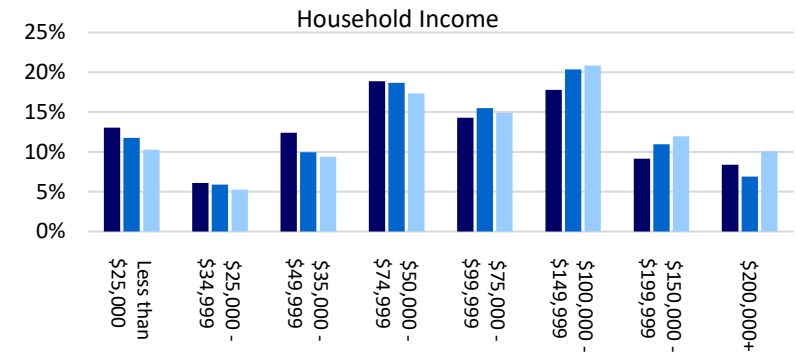
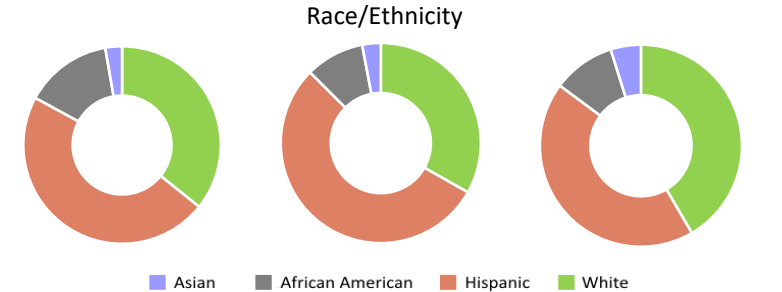
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STI: PopStats, 2025 Q4

|                                     | 2 Miles  |       | 4 Miles  |       | 6 Miles   |       |
|-------------------------------------|----------|-------|----------|-------|-----------|-------|
|                                     |          |       |          |       |           |       |
| Population by Race/Ethnicity (2025) |          |       |          |       |           |       |
| White, Non-Hispanic                 | 13,600   | 34.5% | 51,859   | 32.1% | 124,209   | 40.1% |
| Hispanic                            | 17,943   | 45.6% | 84,807   | 52.6% | 130,072   | 42.0% |
| Black                               | 5,457    | 13.9% | 14,849   | 9.2%  | 29,854    | 9.6%  |
| Asian                               | 1,037    | 2.6%  | 4,681    | 2.9%  | 14,452    | 4.7%  |
| Language at Home (2025)             |          |       |          |       |           |       |
| Spanish                             | 12,574   | 34.2% | 57,070   | 37.8% | 86,256    | 29.9% |
| Asian Language                      | 437      | 1.2%  | 2,509    | 1.7%  | 6,186     | 2.1%  |
| Ancestry (2025)                     |          |       |          |       |           |       |
| American Indian (ancestry)          | 110      | 0.3%  | 471      | 0.3%  | 1,044     | 0.3%  |
| Hawaiin (ancestry)                  | 29       | 0.1%  | 153      | 0.1%  | 310       | 0.1%  |
| Household Income (2025)             |          |       |          |       |           |       |
| Per Capita Income                   | \$31,027 | ---   | \$30,785 | ---   | \$38,537  | ---   |
| Average HH Income                   | \$96,980 | ---   | \$97,845 | ---   | \$110,902 | ---   |
| Median HH Income                    | \$74,443 | ---   | \$81,075 | ---   | \$87,736  | ---   |
| Less than \$25,000                  | 1,642    | 13.0% | 5,961    | 11.7% | 11,038    | 10.3% |
| \$25,000 - \$34,999                 | 768      | 6.1%  | 3,001    | 5.9%  | 5,645     | 5.2%  |
| \$35,000 - \$49,999                 | 1,564    | 12.4% | 5,055    | 10.0% | 10,096    | 9.4%  |
| \$50,000 - \$74,999                 | 2,378    | 18.9% | 9,469    | 18.7% | 18,684    | 17.4% |
| \$75,000 - \$99,999                 | 1,799    | 14.3% | 7,863    | 15.5% | 16,021    | 14.9% |
| \$100,000 - \$149,999               | 2,239    | 17.8% | 10,338   | 20.4% | 22,421    | 20.8% |
| \$150,000 - \$199,999               | 1,151    | 9.1%  | 5,557    | 10.9% | 12,883    | 12.0% |
| \$200,000+                          | 1,058    | 8.4%  | 3,507    | 6.9%  | 10,848    | 10.1% |
| Education (2025)                    |          |       |          |       |           |       |
| Less than 9th Grade                 | 2,514    | 10.4% | 12,301   | 12.1% | 17,682    | 8.7%  |
| Some High School                    | 2,046    | 8.5%  | 11,777   | 11.6% | 19,190    | 9.5%  |
| High School Grad                    | 8,019    | 33.2% | 32,081   | 31.5% | 55,239    | 27.2% |
| Some College                        | 4,766    | 19.7% | 19,613   | 19.3% | 39,836    | 19.6% |
| Associate Degree                    | 2,234    | 9.2%  | 8,316    | 8.2%  | 15,874    | 7.8%  |
| Bachelors Degree                    | 3,221    | 13.3% | 12,708   | 12.5% | 36,500    | 18.0% |
| Graduate Degree                     | 1,177    | 4.9%  | 4,241    | 4.2%  | 14,112    | 7.0%  |



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|                                    | 2 Miles |       | 4 Miles |       | 6 Miles |       |
|------------------------------------|---------|-------|---------|-------|---------|-------|
| <b>Family Structure (2025)</b>     | 9,452   |       | 38,249  |       | 72,849  |       |
| Single - Male                      | 349     | 3.7%  | 1,306   | 3.4%  | 2,605   | 3.6%  |
| Single - Female                    | 1,150   | 12.2% | 3,911   | 10.2% | 6,039   | 8.3%  |
| Single Parent - Male               | 517     | 5.5%  | 1,807   | 4.7%  | 2,730   | 3.7%  |
| Single Parent - Female             | 1,235   | 13.1% | 4,756   | 12.4% | 8,420   | 11.6% |
| Married w/ Children                | 3,311   | 35.0% | 12,367  | 32.3% | 23,030  | 31.6% |
| Married w/out Children             | 2,890   | 30.6% | 14,102  | 36.9% | 30,025  | 41.2% |
| <b>Household Size (2025)</b>       |         |       |         |       |         |       |
| 1 Person                           | 2,389   | 19.0% | 9,094   | 17.9% | 26,360  | 24.5% |
| 2 Persons                          | 3,079   | 24.4% | 13,162  | 25.9% | 30,444  | 28.3% |
| 3 Persons                          | 2,367   | 18.8% | 9,386   | 18.5% | 17,464  | 16.2% |
| 4 Persons                          | 2,310   | 18.3% | 9,096   | 17.9% | 16,452  | 15.3% |
| 5+ Persons                         | 2,454   | 19.5% | 10,013  | 19.7% | 16,916  | 15.7% |
| <b>Home Ownership (2025)</b>       | 12,599  |       | 50,752  |       | 107,636 |       |
| Owners                             | 7,456   | 59.2% | 31,813  | 62.7% | 64,655  | 60.1% |
| Renters                            | 5,143   | 40.8% | 18,939  | 37.3% | 42,981  | 39.9% |
| <b>Components of Change (2025)</b> |         |       |         |       |         |       |
| Births                             | 532     | 1.4%  | 2,085   | 1.3%  | 3,936   | 1.3%  |
| Deaths                             | 208     | 0.5%  | 901     | 0.6%  | 1,795   | 0.6%  |
| Migration                          | 58      | 0.1%  | 1,481   | 0.9%  | 3,110   | 1.0%  |
| <b>Unemployment Rate (2025)</b>    | 4.1%    |       | 4.0%    |       | 3.4%    |       |
| <b>Employment, Pop 16+ (2025)</b>  | 30,104  |       | 125,187 |       | 243,346 |       |
| Armed Services                     | 139     | 0.5%  | 782     | 0.6%  | 1,517   | 0.6%  |
| Civilian                           | 21,248  | 70.6% | 85,357  | 68.2% | 164,537 | 67.6% |
| Employed                           | 20,492  | 68.1% | 82,308  | 65.7% | 159,462 | 65.5% |
| Unemployed                         | 756     | 2.5%  | 3,050   | 2.4%  | 5,075   | 2.1%  |
| Not in Labor Force                 | 8,856   | 29.4% | 39,829  | 31.8% | 78,809  | 32.4% |
| <b>Businesses</b>                  |         |       |         |       |         |       |
| Establishments                     | 372     | ---   | 2,279   | ---   | 6,572   | ---   |
| Employees (FTEs)                   | 7,295   | ---   | 46,230  | ---   | 153,900 | ---   |

