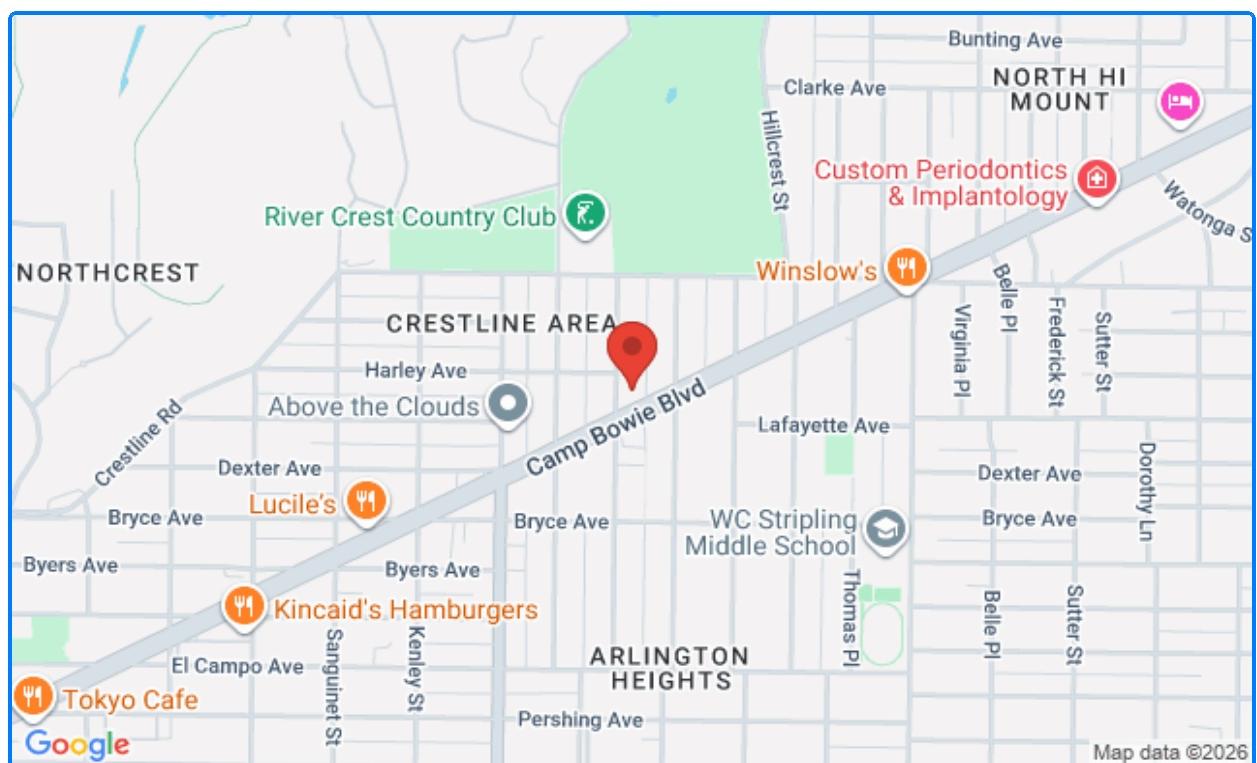


Demographic Market Analysis

Comprehensive Site Assessment Report

1805 Carleton Ave, Fort Worth, TX 76107, USA



Report Generated: February 12, 2026

Spatial Intel

Location Intelligence & Demographics Platform

Executive Summary

Report Overview This comprehensive demographic analysis provides detailed insights into the market characteristics surrounding the selected location. Data is analyzed across three concentric radii to provide a complete understanding of the trade area.

Key Findings

-Mile Radius
POPULATION

225,206
Total Residents

-Mile Radius
HOUSEHOLDS

84,408
Total Households

MARKET POTENTIAL

High
Growth Rating

Market Characteristics

Primary Trade Area Urban/Suburban Mix

Population Density Medium-High

Growth Trend (5-Year) ▲ +8.4%

Market Maturity Developing

Competitive Landscape Moderate Competition

 **Data Sources** This report utilizes data from the U.S. Census Bureau American Community Survey (ACS 5-Year Estimates), Google Maps Platform, and proprietary market analysis algorithms. All demographic figures represent the most recent available data.

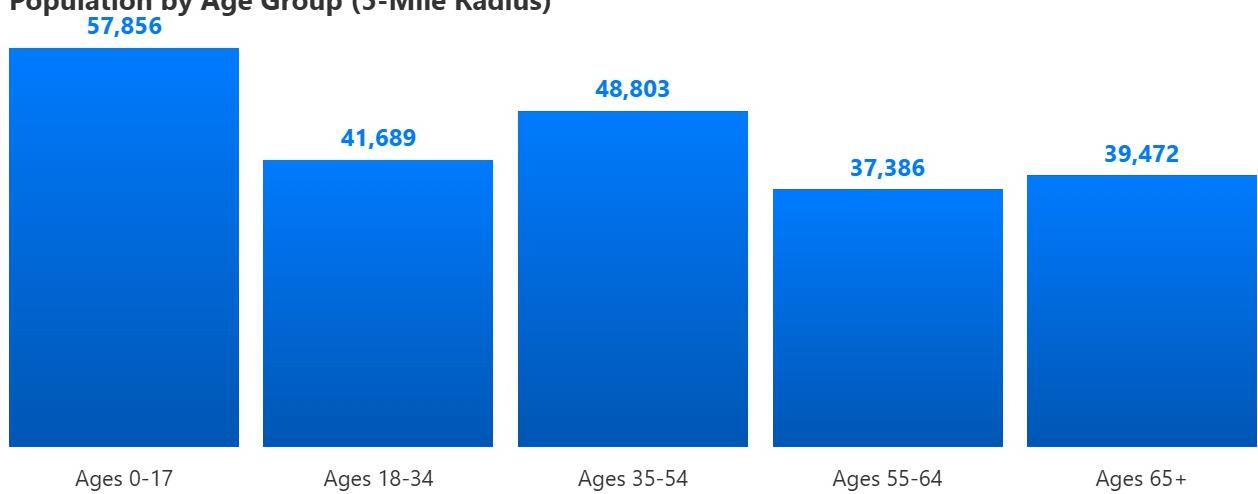
Demographic Profile

Population & Households by Radius

Age Group	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	16,874	76,770	225,206
Total Households	8,678	32,252	84,408
Total Families	3,927	16,415	49,001
Average Household Size	1.9	2.4	2.7

Age Distribution Analysis

Population by Age Group (5-Mile Radius)



Age Group	1 mi-Mile	3 mi-Mile	5 mi-Mile	% of Total
Ages 0-17	2,321	15,693	57,856	25.7%
Ages 18-34	3,901	14,352	41,689	18.5%
Ages 35-54	3,684	17,335	48,803	21.7%
Ages 55-64	2,686	13,118	37,386	16.6%
Ages 65+	4,282	16,272	39,472	17.5%

Key Insight: The age distribution shows a strong concentration in the 35-54 age range, representing prime household formation and consumer spending years. This demographic typically has the highest disposable income and purchasing power.

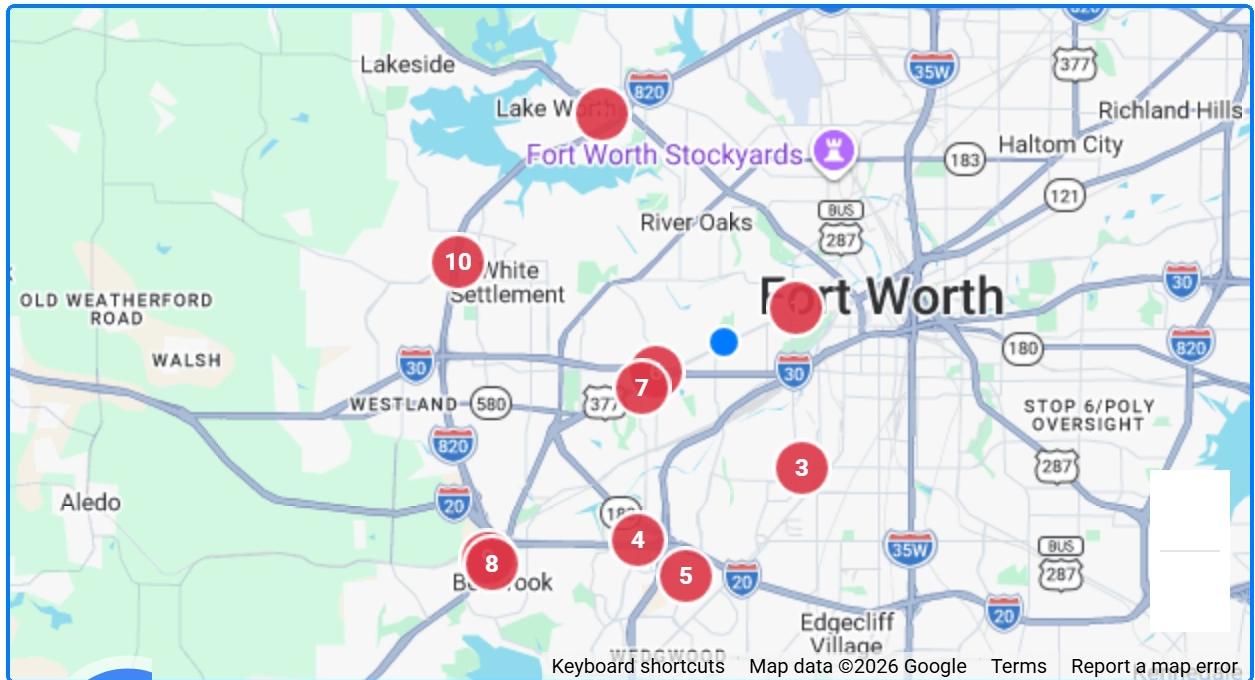
Market Trends & Analysis

Competitive Landscape

Category	Number of Locations: 5Mile Radius	Market Saturation	Opportunity
Urgent Care Centers	20	Moderate-High	Low-Moderate

⚠️ Market Opportunity: Analysis indicates underserved demand in urgent care services. The population-to-provider ratio suggests capacity for additional urgent care facilities.

Nearest Urgent Care Centers



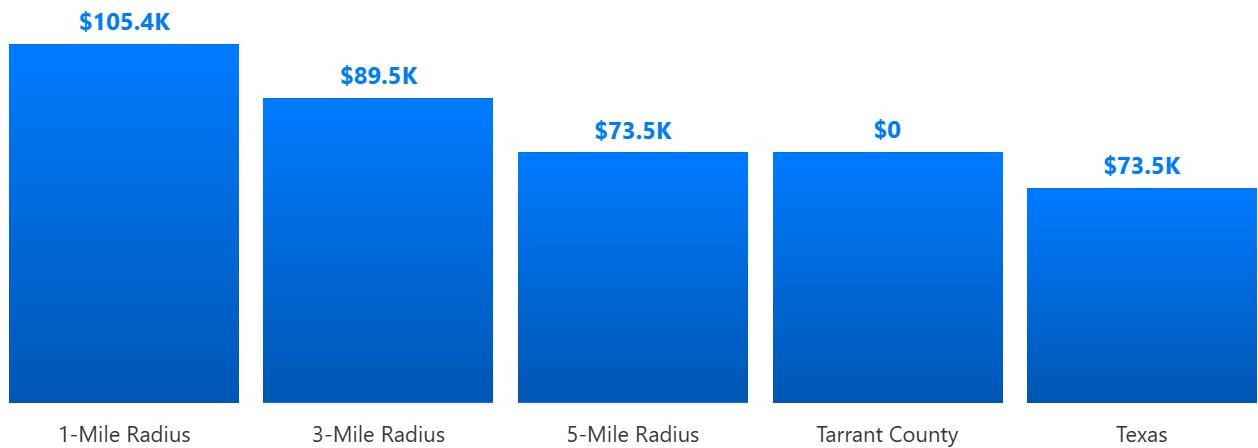
#	Facility Name	Address
1	CityDoc Urgent Care	3020 W 7th St Ste 210, Fort Worth, TX 76107, United States
2	CareNow Urgent Care - Lake Worth	3520 NW Centre Dr, Fort Worth, TX 76135, United States
3	University Urgent Care	3107 Greene Ave, Fort Worth, TX 76109, United States
4	Texas Health Breeze Urgent Care	4480 Bryant Irvin Rd, Fort Worth, TX 76132, United States
5	CareNow Urgent Care - South Hulen	5001 S Hulen St, Fort Worth, TX 76132, United States
6	CareNow Urgent Care - Horne	2700 Horne St Apt 100, Fort Worth, TX 76107, United States
7	Texas Health Breeze Urgent Care	5937 Donnelly Ave, Fort Worth, TX 76107, United States
8	Urgent Care TX - Benbrook	8735 Benbrook Blvd Suite 8735-A, Benbrook, TX 76126, United States
9	Integrity Urgent Care	371 Mercedes St, Benbrook, TX 76126, United States
10	CareNow Urgent Care - White Settlement	454 Jim Wright Fwy, White Settlement, TX 76108, United States

Economic Indicators

Income Distribution

Income Range	Households	% of Total
Under \$25,000	16,114	19.1%
\$25,000 - \$49,999	15,548	18.4%
\$50,000 - \$74,999	18,834	22.3%
\$75,000 - \$99,999	10,748	12.7%
\$100,000 - \$149,999	11,843	14.0%
\$150,000+	11,321	13.4%

Median Household Income Comparison



Employment & Education

Metric	Value	Benchmark
Labor Force Participation Rate	63.8%	63.5% (National)
Unemployment Rate	6.7%	5.2% (National)
Bachelor's Degree or Higher	30.2%	35.0% (National)
High School Graduate or Higher	76.5%	89.4% (National)
Professional/Management Occupations	17.7%	19.9% (National)

✓ **Economic Strength:** The trade area demonstrates above-average economic indicators with higher education levels, lower unemployment, and strong labor force participation. Median household income exceeds both county and state averages, indicating strong purchasing power.

Housing Characteristics

MEDIAN HOME VALUE	MEDIAN RENT	HOUSING UNITS
\$259K Owner-occupied homes	\$1,319 Monthly rent	94,851 Total units

5-Year Growth Projections

Forecast Period: 2026-2031 Projections are based on historical growth patterns, regional economic trends, planned developments, and demographic shifts. All figures represent estimated growth from current baseline.

Population Growth Forecast

Radius	Current (2026)	Projected (2031)	Change	CAGR
1-Mile	16,874	19,028	2,154	2.14%
3-Mile	76,770	86,579	9,809	3.01%
5-Mile	225,206	253,193	27,987	2.70%

Household & Income Projections

Metric (5-Mile)	2026	2031	% Change
Total Households	84,408	98,278	+16.4%
Family Households	49,001	54,643	+11.5%
Median Household Income	\$73.5K	\$226.2K	+207.8%
Per Capita Income	\$38,413	\$116,827	+204.1%

Age Group Shifts

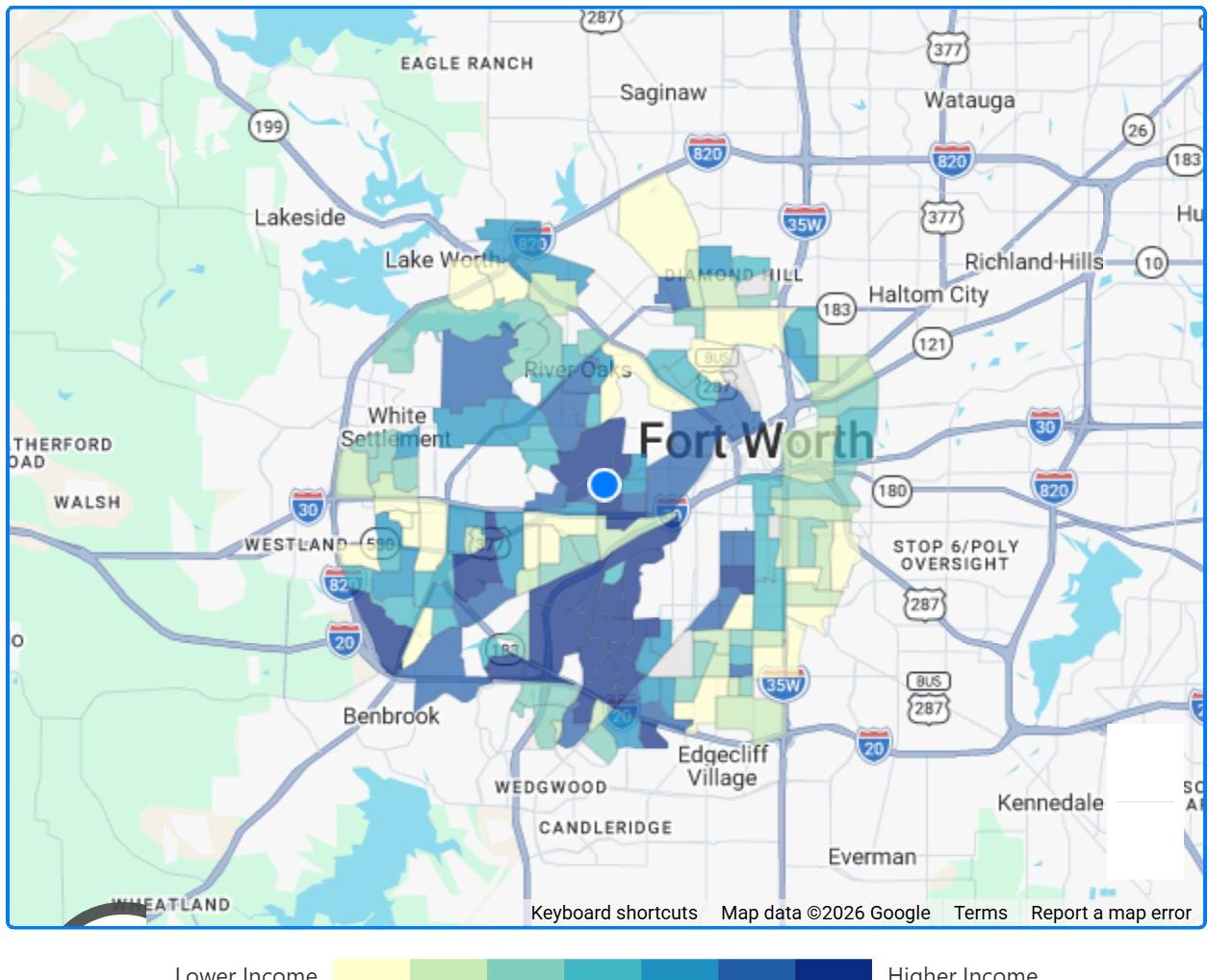
Projected Age Distribution Changes (2026-2031)

Age Group	Current Share	2031 Projected Share	Trend
Ages 0-17	25.7%	24.8%	▼ -0.9 pts
Ages 18-34	18.5%	17.8%	▼ -0.7 pts
Ages 35-54	21.7%	23.3%	▲ +1.6 pts
Ages 55-64	16.6%	15.3%	▼ -1.3 pts
Ages 65+	17.5%	18.8%	▲ +1.2 pts

 **Strategic Implications:** The projected growth in the 18-34 and 65+ age segments suggests increasing demand for both young adult services (family formation, early career) and senior services (healthcare, retirement planning). The millennial population shift into prime earning years will drive consumer spending growth.

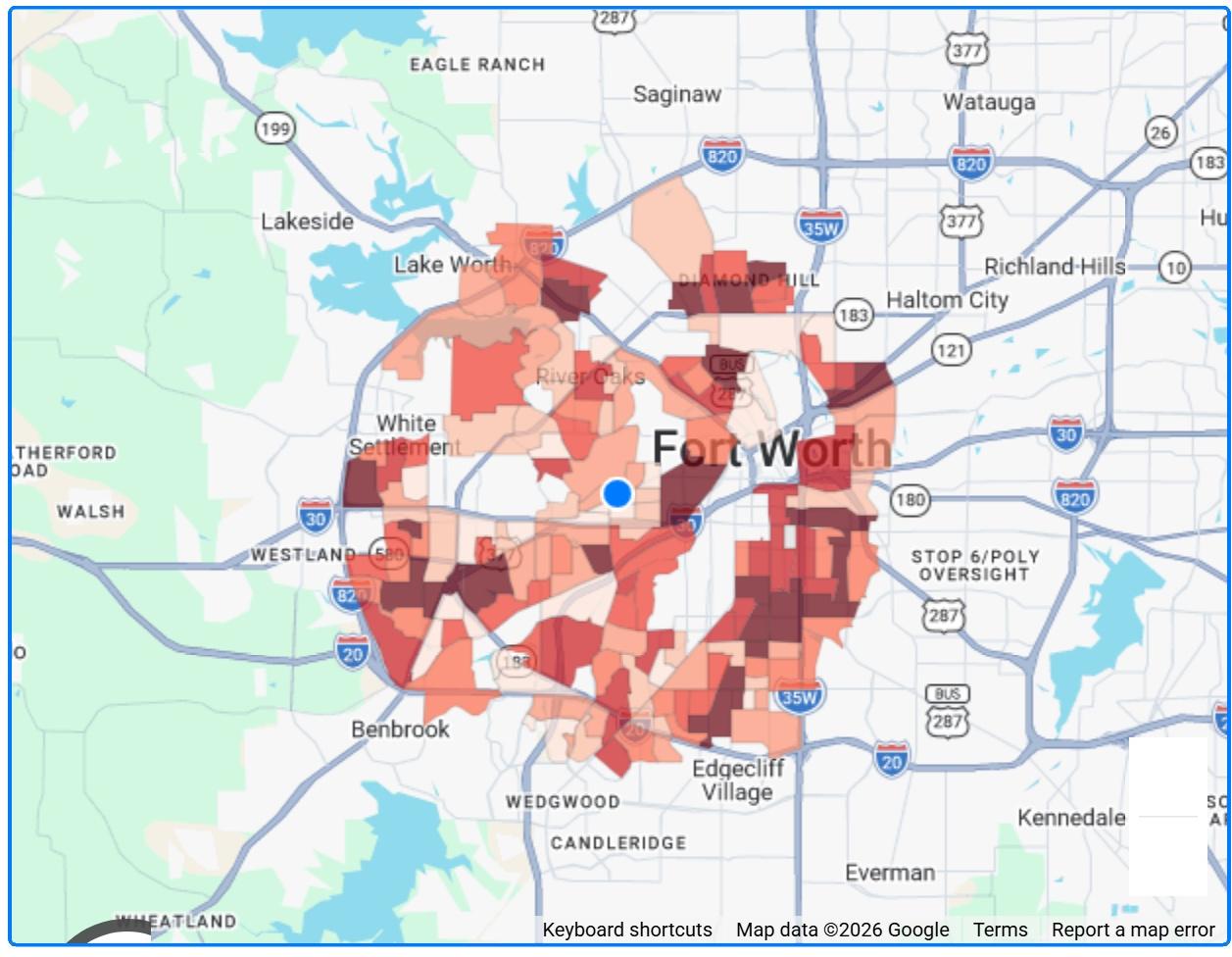
Thematic Map — Median Household Income

 **Income Distribution by Block Group** This choropleth map displays median household income across Census block groups within the trade area. Darker colors indicate higher income levels.



Thematic Map — Population Density

 **Population Distribution by Block Group** This choropleth map displays total population across Census block groups within the trade area. Darker colors indicate higher population counts.



Lower Population  Higher Population

Report Generated: January 23, 2026

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Data Sources: U.S. Census Bureau (ACS 5-Year Estimates), Google Maps Platform, Proprietary Analysis