



Executive Summary

NWQ Granbury Rd & Altamesa Blvd

Summary

The trade area is showing sustained growth and household formation: the 3-mile population increased from 96,629 (2020) to an estimated 104,365 (2026) with continued projections to 109,232 (2031), and households rose to 41,406 (2026). Income metrics point to an above-market spending base—estimated average household income of \$123,416 and median household income near \$98,849 (3-mile). The area presents a mixed tenure profile with roughly 56% owner-occupied units and 44% renter-occupied, a substantial share of family households (77.5%), and notable educational attainment (over 41% BA/graduate within 3 miles), supporting a stable consumer base.

Live Insights

Active commercial marketing shows multiple pad and vacant-land listings at the SWC of Altamesa Blvd & Granbury Rd with several immediate-available pads totaling roughly 10–11 acres and advertised traffic counts on Altamesa (~21,500 VPD) and Granbury (~24,300 VPD), indicating active site marketing and drive-by visibility for retail users. Nearby small-to-mid strip retail (multiple Granbury Rd listings) show current vacancy/leasing activity, while a proposed/moving multifamily project nearer Chisholm Trail and Granbury Rd signals ongoing residential development in the submarket; additionally, municipal roadwork/closures on Altamesa have been posted, which may affect short-term access and construction timing.

Key Takeaways

- 3-mile population is estimated at 104,365 in 2026 (up 7,736 from 2020), projected to reach 109,232 by 2031.
- Estimated average household income within 3 miles is \$123,416 (2026) with median household income of \$98,849.
- Owner-occupied housing is 56.1% and renter-occupied 43.9% (3-mile), with 92.7% of housing units occupied overall.
- Households earning \$75,000 or more represent 58.2% of the 3-mile trade area (2026).
- Unemployment is low at about 2.5% (3-mile) with white-collar occupations comprising roughly 63.1% of workers (3-mile).

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
 Calculated using Weighted Block Centroid from Block Groups
 Granbury & Altamesa Land
 Quine & Associates, Inc.
 Lat/Lon: 32.644/-97.4096



NWQ Granbury Rd & Altamesa Blvd		1 mi radius		3 mi radius		5 mi radius	
Fort Worth, TX 76133							
Population							
Estimated Population (2026)	17,255		104,365		226,728		
Projected Population (2031)	19,036		109,232		236,488		
Census Population (2020)	12,972		96,629		207,644		
Census Population (2010)	11,604		86,392		183,238		
Projected Annual Growth (2026 to 2031)	1,781	2.1%	4,867	0.9%	9,760	0.9%	
Historical Annual Growth (2020 to 2026)	4,283	5.5%	7,736	1.3%	19,084	1.5%	
Historical Annual Growth (2010 to 2020)	1,368	1.2%	10,237	1.2%	24,406	1.3%	
Estimated Population Density (2026)	5,495	psm	3,692	psm	2,888	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2026)	6,887		41,406		87,743		
Projected Households (2031)	7,671		43,447		92,298		
Census Households (2020)	5,150		38,046		79,164		
Census Households (2010)	4,859		34,626		70,852		
Estimated Households with Children (2026)	2,094	30.4%	13,073	31.6%	29,074	33.1%	
Estimated Average Household Size (2026)	2.45		2.50		2.55		
Average Household Income							
Estimated Average Household Income (2026)	\$120,084		\$123,416		\$127,074		
Projected Average Household Income (2031)	\$121,075		\$123,810		\$127,131		
Estimated Average Family Income (2026)	\$160,298		\$156,137		\$153,346		
Median Household Income							
Estimated Median Household Income (2026)	\$100,403		\$98,849		\$97,497		
Projected Median Household Income (2031)	\$99,818		\$99,286		\$97,483		
Estimated Median Family Income (2026)	\$142,706		\$123,539		\$116,781		
Per Capita Income							
Estimated Per Capita Income (2026)	\$48,101		\$49,031		\$49,257		
Projected Per Capita Income (2031)	\$48,945		\$49,310		\$49,694		
Estimated Per Capita Income 5 Year Growth	\$844	1.8%	\$279	0.6%	\$437	0.9%	
Estimated Average Household Net Worth (2026)	\$1,318,838		\$1,107,200		\$1,112,155		
Daytime Demos (2026)							
Total Businesses	430		3,720		7,632		
Total Employees	3,446		28,283		61,656		
Company Headquarter Businesses	5	1.2%	62	1.7%	159	2.1%	
Company Headquarter Employees	35	1.0%	880	3.1%	6,568	10.7%	
Employee Population per Business	8.0		7.6		8.1		
Residential Population per Business	40.2		28.1		29.7		

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1 mi radius

3 mi radius

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Race & Ethnicity

White (2026)	8,328	48.3%	47,058	45.1%	106,175	46.8%
Black or African American (2026)	4,625	26.8%	29,079	27.9%	53,429	23.6%
American Indian or Alaska Native (2026)	110	0.6%	685	0.7%	1,643	0.7%
Asian (2026)	1,271	7.4%	6,544	6.3%	11,987	5.3%
Hawaiian or Pacific Islander (2026)	33	0.2%	90	-	192	-
Other Race (2026)	1,020	5.9%	8,471	8.1%	23,649	10.4%
Two or More Races (2026)	1,867	10.8%	12,437	11.9%	29,653	13.1%
Not Hispanic or Latino Population (2026)	13,559	78.6%	77,965	74.7%	158,042	69.7%
Hispanic or Latino Population (2026)	3,696	21.4%	26,401	25.3%	68,686	30.3%
Not Hispanic or Latino Population (2031)	14,660	77.0%	80,299	73.5%	163,636	69.2%
Hispanic or Latino Population (2031)	4,376	23.0%	28,933	26.5%	72,852	30.8%
Not Hispanic or Latino Population (2020)	10,705	82.5%	74,691	77.3%	146,780	70.7%
Hispanic or Latino Population (2020)	2,267	17.5%	21,938	22.7%	60,864	29.3%
Not Hispanic or Latino Population (2010)	9,843	84.8%	69,661	80.6%	135,714	74.1%
Hispanic or Latino Population (2010)	1,761	15.2%	16,731	19.4%	47,523	25.9%
Projected Hispanic Annual Growth (2026 to 2031)	679	3.7%	2,533	1.9%	4,166	1.2%
Historic Hispanic Annual Growth (2010 to 2026)	1,936	6.9%	9,669	3.6%	21,162	2.8%

Age Distribution (2026)

Age Under 5	1,076	6.2%	6,625	6.3%	14,506	6.4%
Age 5 to 9 Years	1,081	6.3%	6,671	6.4%	14,712	6.5%
Age 10 to 14 Years	1,142	6.6%	7,016	6.7%	15,336	6.8%
Age 15 to 19 Years	1,049	6.1%	7,024	6.7%	15,686	6.9%
Age 20 to 24 Years	925	5.4%	6,498	6.2%	16,141	7.1%
Age 25 to 29 Years	1,144	6.6%	7,911	7.6%	17,409	7.7%
Age 30 to 34 Years	1,212	7.0%	7,918	7.6%	17,219	7.6%
Age 35 to 39 Years	1,226	7.1%	7,330	7.0%	16,132	7.1%
Age 40 to 44 Years	1,047	6.1%	6,714	6.4%	14,783	6.5%
Age 45 to 49 Years	997	5.8%	6,163	5.9%	13,116	5.8%
Age 50 to 54 Years	941	5.5%	5,969	5.7%	12,808	5.6%
Age 55 to 59 Years	1,005	5.8%	5,812	5.6%	12,168	5.4%
Age 60 to 64 Years	1,042	6.0%	5,989	5.7%	12,547	5.5%
Age 65 to 74 Years	1,806	10.5%	9,673	9.3%	19,913	8.8%
Age 75 to 84 Years	1,103	6.4%	5,100	4.9%	10,524	4.6%
Age 85 Years or Over	458	2.7%	1,951	1.9%	3,729	1.6%
Median Age	38.5		36.5		35.6	

Gender Age Distribution (2026)

Female Population	9,197	53.3%	55,051	52.7%	117,159	51.7%
Age 0 to 19 Years	2,236	24.3%	13,697	24.9%	29,761	25.4%
Age 20 to 64 Years	5,144	55.9%	32,062	58.2%	68,515	58.5%
Age 65 Years or Over	1,817	19.8%	9,291	16.9%	18,884	16.1%
Female Median Age	39.1		37.5		36.7	
Male Population	8,058	46.7%	49,314	47.3%	109,568	48.3%
Age 0 to 19 Years	2,113	26.2%	13,638	27.7%	30,479	27.8%
Age 20 to 64 Years	4,395	54.5%	28,243	57.3%	63,807	58.2%
Age 65 Years or Over	1,550	19.2%	7,434	15.1%	15,283	13.9%
Male Median Age	38.1		35.4		34.5	

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Household Income Distribution (2026)

HH Income \$200,000 or More	1,229	17.8%	5,843	14.1%	12,822	14.6%
HH Income \$150,000 to \$199,999	1,012	14.7%	4,867	11.8%	9,324	10.6%
HH Income \$100,000 to \$149,999	1,116	16.2%	8,008	19.3%	16,647	19.0%
HH Income \$75,000 to \$99,999	841	12.2%	5,387	13.0%	11,820	13.5%
HH Income \$50,000 to \$74,999	842	12.2%	5,904	14.3%	13,631	15.5%
HH Income \$35,000 to \$49,999	640	9.3%	4,308	10.4%	8,398	9.6%
HH Income \$25,000 to \$34,999	280	4.1%	2,278	5.5%	5,105	5.8%
HH Income \$15,000 to \$24,999	370	5.4%	1,858	4.5%	3,543	4.0%
HH Income Under \$15,000	557	8.1%	2,952	7.1%	6,452	7.4%
HH Income \$35,000 or More	5,681	82.5%	34,318	82.9%	72,643	82.8%
HH Income \$75,000 or More	4,198	61.0%	24,105	58.2%	50,613	57.7%

Housing (2026)

Total Housing Units	7,416		44,646		94,797	
Housing Units Occupied	6,887	92.9%	41,406	92.7%	87,743	92.6%
Housing Units Owner-Occupied	4,136	60.1%	23,211	56.1%	49,457	56.4%
Housing Units, Renter-Occupied	2,751	39.9%	18,194	43.9%	38,286	43.6%
Housing Units, Vacant	528	7.1%	3,240	7.3%	7,053	7.4%

Marital Status (2026)

Never Married	4,490	32.2%	31,422	37.4%	69,003	37.9%
Currently Married	6,364	45.6%	35,162	41.8%	77,184	42.4%
Separated	413	3.0%	4,165	5.0%	8,933	4.9%
Widowed	857	6.1%	4,286	5.1%	8,909	4.9%
Divorced	1,832	13.1%	9,018	10.7%	18,146	10.0%

Household Type (2026)

Population Family	13,002	75.4%	80,838	77.5%	177,033	78.1%
Population Non-Family	3,854	22.3%	22,725	21.8%	47,059	20.8%
Population Group Quarters	399	2.3%	803	0.8%	2,635	1.2%
Family Households	4,003	58.1%	24,740	59.7%	53,269	60.7%
Non-Family Households	2,884	41.9%	16,666	40.3%	34,475	39.3%
Married Couple with Children	1,347	21.2%	8,704	24.8%	19,605	25.4%
Average Family Household Size	3.2		3.3		3.3	

Household Size (2026)

1 Person Households	2,329	33.8%	13,223	31.9%	27,418	31.2%
2 Person Households	2,110	30.6%	12,720	30.7%	26,747	30.5%
3 Person Households	937	13.6%	5,866	14.2%	12,465	14.2%
4 Person Households	815	11.8%	5,033	12.2%	10,701	12.2%
5 Person Households	415	6.0%	2,661	6.4%	5,960	6.8%
6 or More Person Households	281	4.1%	1,903	4.6%	4,453	5.1%

Household Vehicles (2026)

Households with 0 Vehicles Available	635	9.2%	3,296	8.0%	5,237	6.0%
Households with 1 Vehicles Available	2,416	35.1%	14,348	34.7%	31,980	36.4%
Households with 2 or More Vehicles Available	3,836	55.7%	23,761	57.4%	50,527	57.6%
Total Vehicles Available	11,833		72,925		157,865	
Average Vehicles Per Household	1.7		1.8		1.8	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	13,739		82,636		179,052	
Estimated Civilian Employed	8,875	64.6%	54,523	66.0%	117,510	65.6%
Estimated Civilian Unemployed	244	1.8%	2,025	2.5%	4,680	2.6%
Estimated in Armed Forces	172	1.2%	277	0.3%	615	0.3%
Estimated Not in Labor Force	4,448	32.4%	25,811	31.2%	56,248	31.4%
Unemployment Rate	1.8%		2.5%		2.6%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	8,874		54,519		117,505	
Management, Business, Financial Operations	1,851	20.9%	9,775	17.9%	20,516	17.5%
Professional, Related Service	2,591	29.2%	13,696	25.1%	28,522	24.3%
Sales, Office	1,537	17.3%	9,300	17.1%	19,876	16.9%
Farming, Fishing, Forestry	1,529	17.2%	10,926	20.0%	23,623	20.1%
Construct, Extraction, Maintenance	3	-	11	-	26	-
Production, Transport Material Moving	388	4.4%	3,363	6.2%	9,003	7.7%
White Collar Workers	975	11.0%	7,448	13.7%	15,938	13.6%
Blue Collar Workers	5,971	67.3%	34,397	63.1%	72,662	61.8%
	2,903	32.7%	20,123	36.9%	44,843	38.2%

Consumer Expenditure (2026)

Total Household Expenditure	\$710.97 M		\$4.07 B		\$8.69 B	
Total Non-Retail Expenditure	\$354.31 M	49.8%	\$2 B	49.2%	\$4.28 B	49.3%
Total Retail Expenditure	\$356.66 M	50.2%	\$2.07 B	50.8%	\$4.41 B	50.7%
Alcoholic Beverages	\$5.03 M	0.7%	\$28.81 M	0.7%	\$61.39 M	0.7%
Apparel	\$15.44 M	2.2%	\$89.64 M	2.2%	\$191.48 M	2.2%
Contributions	\$18.26 M	2.6%	\$102.9 M	2.5%	\$218.71 M	2.5%
Education	\$12.42 M	1.7%	\$70.41 M	1.7%	\$149.82 M	1.7%
Entertainment	\$34.89 M	4.9%	\$202.54 M	5.0%	\$432.6 M	5.0%
Food Away From Home	\$34.4 M	4.8%	\$198.11 M	4.9%	\$422.59 M	4.9%
Grocery	\$46.61 M	6.6%	\$280.11 M	6.9%	\$601.56 M	6.9%
Health Care	\$45.31 M	6.4%	\$265.13 M	6.5%	\$562 M	6.5%
Household Furnishings and Equipment	\$18.55 M	2.6%	\$106.82 M	2.6%	\$227.83 M	2.6%
Household Operations	\$13.95 M	2.0%	\$81.02 M	2.0%	\$173.31 M	2.0%
Miscellaneous Expenses	\$10.82 M	1.5%	\$62.38 M	1.5%	\$132.92 M	1.5%
Personal Care	\$7.6 M	1.1%	\$45.18 M	1.1%	\$96.85 M	1.1%
Shelter	\$125.12 M	17.6%	\$734.39 M	18.0%	\$1.57 B	18.0%
Tax and Retirement	\$183.82 M	25.9%	\$988.63 M	24.3%	\$2.1 B	24.2%
Tobacco and Related	\$2.4 M	0.3%	\$15.48 M	0.4%	\$33.9 M	0.4%
Transportation	\$101.39 M	14.3%	\$586.94 M	14.4%	\$1.26 B	14.5%
Utilities	\$34.95 M	4.9%	\$210.91 M	5.2%	\$453.25 M	5.2%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	11,982		70,531		150,347	
Elementary (Grade Level 0 to 8)	291	2.4%	2,382	3.4%	7,918	5.3%
Some High School (Grade Level 9 to 11)	430	3.6%	3,381	4.8%	8,281	5.5%
High School Graduate	2,659	22.2%	16,536	23.4%	34,456	22.9%
Some College	1,934	16.1%	13,849	19.6%	28,549	19.0%
Associate Degree Only	750	6.3%	4,899	6.9%	11,096	7.4%
Bachelor Degree Only	3,194	26.7%	17,030	24.1%	35,060	23.3%
Graduate Degree	2,722	22.7%	12,454	17.7%	24,988	16.6%

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Units In Structure (2026)

1 Detached Unit	4,323	62.8%	26,330	63.6%	57,260	65.3%
1 Attached Unit	172	2.5%	1,107	2.7%	2,393	2.7%
2 to 4 Units	393	5.7%	2,219	5.4%	5,264	6.0%
5 to 9 Units	467	6.8%	3,196	7.7%	6,269	7.1%
10 to 19 Units	507	7.4%	3,200	7.7%	5,877	6.7%
20 to 49 Units	278	4.0%	1,817	4.4%	3,482	4.0%
50 or More Units	644	9.3%	3,072	7.4%	6,244	7.1%
Mobile Home or Trailer	94	1.4%	417	1.0%	849	1.0%
Other Structure	9	0.1%	48	0.1%	105	0.1%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	732	10.6%	3,062	7.4%	6,205	7.1%
Homes Built 2010 to 2019	1,291	18.7%	5,814	14.0%	12,622	14.4%
Homes Built 2000 to 2009	1,571	22.8%	7,847	19.0%	14,860	16.9%
Homes Built 1990 to 1999	715	10.4%	5,808	14.0%	10,130	11.5%
Homes Built 1980 to 1989	1,137	16.5%	8,387	20.3%	16,003	18.2%
Homes Built 1970 to 1979	675	9.8%	4,828	11.7%	9,707	11.1%
Homes Built 1960 to 1969	545	7.9%	2,970	7.2%	6,771	7.7%
Homes Built Before 1959	223	3.2%	2,689	6.5%	11,445	13.0%

Home Values (2026)

Home Values \$1,000,000 or More	106	2.6%	735	3.2%	2,071	4.2%
Home Values \$500,000 to \$999,999	894	21.6%	3,740	16.1%	8,194	16.6%
Home Values \$400,000 to \$499,999	659	15.9%	3,141	13.5%	5,920	12.0%
Home Values \$300,000 to \$399,999	1,279	30.9%	7,041	30.3%	13,230	26.8%
Home Values \$200,000 to \$299,999	931	22.5%	6,241	26.9%	13,252	26.8%
Home Values \$150,000 to \$199,999	81	2.0%	1,021	4.4%	3,141	6.4%
Home Values \$100,000 to \$149,999	138	3.3%	654	2.8%	1,940	3.9%
Home Values \$70,000 to \$99,999	14	0.3%	112	0.5%	423	0.9%
Home Values \$50,000 to \$69,999	5	0.1%	40	0.2%	130	0.3%
Home Values \$25,000 to \$49,999	14	0.3%	242	1.0%	501	1.0%
Home Values Under \$25,000	15	0.4%	245	1.1%	656	1.3%
Owner-Occupied Median Home Value	\$394,867		\$373,094		\$368,211	
Renter-Occupied Median Rent	\$1,410		\$1,454		\$1,457	

Transportation To Work (2026)

Drive to Work Alone	6,702	75.5%	40,633	74.5%	87,475	74.4%
Drive to Work in Carpool	516	5.8%	5,365	9.8%	12,715	10.8%
Travel to Work by Public Transportation	36	0.4%	495	0.9%	1,165	1.0%
Drive to Work on Motorcycle	25	0.3%	59	0.1%	108	-
Walk or Bicycle to Work	102	1.1%	673	1.2%	1,593	1.4%
Other Means	309	3.5%	897	1.6%	2,077	1.8%
Work at Home	1,185	13.4%	6,397	11.7%	12,370	10.5%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,209	13.6%	7,621	14.0%	20,774	17.7%
Travel to Work in 15 to 29 Minutes	3,054	34.4%	20,916	38.4%	42,949	36.6%
Travel to Work in 30 to 59 Minutes	2,705	30.5%	15,710	28.8%	32,160	27.4%
Travel to Work in 60 Minutes or More	720	8.1%	3,875	7.1%	9,251	7.9%
Average Minutes Travel to Work	25.5		24.7		23.6	