



WEATHERFORD COMMUNITY DATA PROFILE

CITY: Weatherford COUNTY: Parker STATE: Texas

Updated July, 2010

LOCATION

Nearest MSA:	Fort Worth-Arlington
PMSA:	Tarrant, Parker, Hood, Johnson Counties
Nearest Interstate:	IH-20 (in city limits)
Nearest Major Highway:	US Hwy 80-180 (in city limits)
State Highway:	171/51 (in city limits)
Square Miles in City:	26.52 Square Miles; in County: 903 Square Miles
Avg. Elevation (ft):	1,052
Latitude: 39 45 40 Longitude: 97 48 45 (App.)	

POPULATION

	<u>City</u>	<u>County</u>
2010 (Est)	27,050 (1.50% Increase)	126,000 (1.65% Increase)
2009 (Est.)*	26,650 (2.70% Increase)	123,950 (3.03% Increase)
2008 (Est.)*	25,000 (3.95% Increase)	116,200 (3.68% Increase)
2006 (Est.)*	24,000 (2.3% Increase)	112,000 (3.9% Increase)
2005	23,450 (7.05% Increase)	107,800 (4.61% Increase)
2004	21,900 (6.57% Increase)	103,050 (4.67% Increase)
2003	20,550 (3.79% Increase)	98,450 (3.91% Increase)
2000 (Census)	19,000	88,495
1990	14,804	64,785
1970	11,750	33,888

* 2006-2010 Estimate provided by North Central Texas Council of Governments.

DEMOGRAPHIC FORECAST DATA

	2000	2005	2010	2015	2020	2025	2030
POPULATIONS*							
Weatherford	18,534	23,488	26,877	29,551	30,656	35,786	38,584
Parker	85,617	95,629	116,151	146,617	187,892	258,140	328,418
HOUSEHOLDS*							
Weatherford	7,442	9,352	10,668	11,810	12,213	14,260	15,315
Parker	31,131	35,371	42,927	54,321	70,625	96,704	123,631

*NCTCOG estimate adjusted from 2000 Census count. Does not include group quarters.

RACE/ETHNICITY*

White	90.90%
Hispanic	10.20%
Black	2.10%
American Indian	0.90%
Asian	0.70%
Other	4.10%
Two or more	1.40%

*Totals are greater than 100 because some individuals select two or more categories.

EFFECTIVE BUYING INCOME*

TOTAL	PER CAPITA EBI	MEDIAN HOUSEHOLD EBI	AVERAGE HOUSEHOLD EBI
\$1,969,583,000	\$19,030	\$43,474	\$53,814

HOUSEHOLDS BY EBI GROUP	# OF HOUSEHOLDS	% OF HOUSEHOLDS
\$ 0 - \$19,999	6,185	16.9%
\$ 20,000 - \$34,999	7,796	21.3%
\$ 35,000 - \$49,999	7,540	20.6%
OVER \$50,000	15,079	41.2%
TOTAL	36,600	100.0%

*Information provided by Sales & Marketing Management Magazine, Sept. 2005 – Survey of Buying Power

HOUSEHOLD INCOME STATISTICS*

<u>Per Capita Income (Personal Income)</u>	<u>2000</u>	<u>2007 Estimate</u>	<u>2008 Estimate</u>
U.S. Census (Earnings-Wages & Salaries)	\$20,305	\$23,094 (Est.)	\$ 23,925 (W'fd)
Bureau of Economic Analysis (BEA-Table CAI-3) (All Sources of Income)	\$26,231	\$29,834	\$38,575 (TX) \$39,751 (U.S.)
Average Household Income: 2006 Estimate		\$62,718	
Median Household Income: 2008 Estimate		\$47,345 (W'fd)	

This information is deemed to be from a reliable source, but is not warranted in any way by the Weatherford Economic Development Authority, Inc.

WEATHERFORD ECONOMIC DEVELOPMENT AUTHORITY, INC.

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HOUSING COSTS

Average Value of New Home Permits:

Weatherford: \$151,011 ⁽¹⁾
 Parker County: \$136,296 ⁽¹⁾

Average Value of All Existing Home Sales:

Weatherford/PC Combined: \$166,785 ⁽²⁾

(1) YTD Economic Indicator, June 2010 – City of Weatherford

(2) June 2010 N. TX Monthly NAR Report

CLIMATE

	<u>Annual</u>	<u>January</u>	<u>July</u>
Temperature Average:	65.4	43.4	95.3
Average Rainfall (inches):	33.7		
Average Snowfall (inches):	4.1		
Prevailing Wind:	South		

TAXATION

Tax Rate Per \$100 Assessed Value: 2010 Rate (Updated 12/2009)

Parker Co. & Lateral Rd.	\$0.37535
City of Weatherford	\$0.46360
Weatherford ISD	\$1.40000
Hospital District:	\$0.11360
Jr. College District:	<u>\$0.10492</u>
Total	\$2.45747

City Retail Sales:	\$1.5%
County Retail Sales:	\$0.5%
State Retail Sales:	<u>\$6.25%</u>
Total	\$8.25%

CITY GOVERNMENT

Type:	Council / Manager
Number on Council:	5
Municipal Police:	60
Paid Firemen:	47
Reserve:	15
City Zoning Body:	Yes
Zoning Regulations:	Yes
Chamber of Commerce:	Yes
Member Council of Governments	Yes
Master Plan:	Yes

UTILITIES: NATURAL GAS

Texas Gas Service Company

Basic Rate: \$10.75 Residential + 0.21270 per Ccf + purchase gas adjustment
 \$22.50 Commercial + 0.20380 per Ccf

As of Sept. 2008

UTILITIES: TELEPHONE

AT&T (with approximately 40 alternatives)

Digital:	Yes
Analog:	No
Fiber Optics:	Yes
911:	Yes
DSL Level Service:	Yes



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UTILITIES: ELECTRIC POWER

City - Weatherford Municipal Utility – Weatherford Electric

Residential	\$ 4.25 Customer Charge \$0.0750 per KWH (May-Oct.) \$0.0690 per KWH (Nov. –Apr.)
Small General Service (Demand does not exceed 20.00)	\$16.00 Customer Charge \$.0765 per KWH
Large General Service – 1 (Demand 20.00 – 200.00)	\$21.00 Customer Charge \$ 3.25 per KW Demand \$.0605 per KWH
Large General Service – 2 (Demand 200.00 – 1000.00)	\$22.25 Customer Charge \$ 2.55 per KW Demand \$.0565 per KWH \$.0545 per KWH (if Primary Metered)
Large General Service – 3 (Demand 1000.00 or more)	\$22.25 Customer Charge \$ 8.10 KVA Demand in excess of 10 KVA \$.0860 per KWH for first 2500 KWH \$.0520 per KWH for next 3500 KWH** \$.0260 per KWH for all additional KWH

**Add 215 KWH per KVA of demand in excess of 10 KVA

LGS-1, LGS2 and LGS3 customers are subject to minimum KW demand billing equal to 75% of highest demand billed within the last 12 months.

County Locations – TXU & Tri-County Coop. – Service to areas in Parker County not in the city limits.

UTILITIES: WATER

Sources:	City of Weatherford Lake Weatherford
Max. Daily Capacity (MGPD):	14.00 MG
Overhead Storage (MG)	0.85
Peak Load (MGPD):	8.00
Ground Storage (MG)	6.00
Basic Rate per 1000 Gallons:	
Residential - Customer Chg.	\$8.55 (minimum)
0-1000	+ \$0.0265/cu. ft.
1001-3500	+ \$0.0330/cu. ft.
3501-5000	+ \$0.0415/cu. ft.
All over 5000	+ \$0.0500/cu. ft.
Commercial – Customer Chg.	\$12.40 (Minimum)
	+ \$0.0300/cu. ft.

(Rates Effective 10/01/06)

UTILITIES: SEWER SYSTEM

	City of Weatherford
Treatment Plant Type:	Tertiary
Capacity (MGPD):	2.70 (Upgradeable to 4.5)
Present Load:	75%
Storm Sewer:	Yes Coverage 75%
Sanitary Sewer:	Yes Coverage 98%

Residential Rate:

Basic Rate first 400 cu. ft. \$12.35 Customer Chg.(Min.)
 .0420/cf >400CF (Maximum Billed -2000CF)

Residential Wastewater volume based on lower month's actual use or average of water billed during months of Dec-Jan-Feb.

Commercial Rate:

Basic Rate first 400 cu. ft. \$17.55 Customer Chg.(Min.)
 .0360/cf > 400 CF

Commercial volume based on percent of actual water billed each month
 (Rates Effective 03/01/07)



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UTILITIES: SOLID WASTE DISPOSAL

Landfill – Owned by IESI

Garbage Collection:
 Residential – Inside City: \$17.00 – 2 pickups/week & 2 boxes of bags/year

 Residential – Outside City: \$21.25 – 1 pickup/week

 Commercial – Basic Service: \$36.40 – 2 pickups/week & 2 boxes of bags/year
 (Rates Effective 10/01/02)

EDUCATION – WEATHERFORD ISD

Number of Schools		11
Elementary	Enrollment:	4,135
TEA* District Rating	4 of 7	Exemplary
TEA* District Rating	3 of 7	Recognized
Middle School	Enrollment:	1,130
TEA* District Rating	2 of 3	Recognized
TEA* District Rating	1 of 3	Academically Acceptable
High School	Enrollment:	4,135
TEA* District Rating	1 of 1	Academically Acceptable
Number of Teachers:		
Elementary		245
Secondary		255

*TEA – Texas Education Agency District Rating August 2009
WISD Total Enrollment for 2009-2010 = 7,469 2010 Graduates = 429

EDUCATION – PARKER COUNTY

Number of School Districts	8
Total Number of Schools in Districts:	37
Total Enrollment (2009)	18,514
Teachers:	1,525

**EDUCATION – COLLEGES (STATE & PRIVATE)
 WITHIN 30 MILES**

Weatherford College:	Enrollment:	2009-2010 Individuals enrolled = 7,393, Graduated with Degrees = 484
University (UNT):	Enrollment:	2009-2010 = 28,474
(TCU)	Enrollment	2009 = 8,853 Graduated w/degrees = 1,213

TRANSPORTATION - HIGHWAYS

Interstate 20 & 30: East to Fort Worth – 25 miles
 East to Dallas – 55 miles
 West to Abilene – 125 miles

 State Highway 180: East to Fort Worth–25 mi.
 Northwest to Mineral Wells – 20 miles

 Highway 51/171: Northeast to Decatur (Hwy 51) – 40 miles
 Southwest to Granbury (Hwy 51) – 20 miles
 South to Cleburne (Hwy 171) – 40 miles

TRANSPORTATION - RAILROADS

Union Pacific Railroad Co.:	Piggyback – No	Switching -Yes
Number of Motor Freight Carriers with Terminal in City:	0	
Total Number of Motor Freight Carriers Serving City:	32 (+ many independents)	

TRANSPORTATION - AIRPORTS

Commercial/International:	Dallas/Ft. Worth Airport
	Distance: 52 miles via IH-20/30
	Love Field (Dallas)
	Distance: 65 miles via IH-20/30
Industrial:	Alliance – Fort Worth
	Distance: 40 miles via IH-30/35W
Nearest Airport:	Weatherford/Parker Co.
	Runway Surface: Asphalt
	Runway Length (ft): 2,900



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TRANSPORTATION – OTHER

Waterway: Deepwater Port - Houston Channel Dept (ft): 40
 Distance (miles): 276
 Bus Service: Greyhound Trailways

PARCEL SERVICE

UPS Pronto Courier Service Federal Express
 O&A Tex- Pac Express (RPS Roadway)

COMMUNICATIONS

Newspapers in City Daily: 1-6 days/week
 Weekly 2-Parker County Shopper;
 Largest Newspaper in City: *The Weatherford Democrat* The Weatherford Telegram
 Circulation: Daily: 7,000 Sunday: 9,000
 Radio Station in City 3 (1-AM; 2-FM)
 Television Stations: 0
 Cable Television Available Yes

INDUSTRIAL PROPERTIES AVAILABLE

<u>Name</u>	<u>Acres</u>	<u>\$ Range/Per Acres</u>	<u>City</u>	<u>Industrial Property</u>
Burette Hobson Ind. Park	70	\$30,000+	W'fd	Available in other W'fd
Bankhead Industrial Park	16	\$20,000 – 30,000	W'fd	Communities and in County

FINANCIAL INSTITUTIONS

Banks (Weatherford) 8 Total Deposits: \$857,266,059
 Banks (County) 10 Total Deposits: \$928,588,634
 Source: Economic Indicator –April 2010 *3 Bank's deposits are estimates based on prior data, due to lack of participation.

WORKFORCE

	<u>Weatherford</u>	<u>Parker County</u>	<u>Fort Worth/Arlington MSA</u>
Labor Force	12,741	55,215	1,074,500
Employed	11,786	50,740	982,800
Unemployed	955	4,475	91,700
% Unemployed	7.5%	8.1 %	8.5%

Source: Texas Workforce Center Labor Review – June 2010

UNEMPLOYMENT RATE –

June 2010 Weatherford –6.8% Parker County – 8.1%
 Texas –8.5% U. S. – 9.1%

LABOR ANALYSIS

Radius of the Labor Drawing Area (Miles): 20 plus
 Estimated Labor Unemployed: 5,531
 Total High School Graduates 2008 1,091+ (County) 470 (Weatherford)
 Number of Work Stoppages in Last 5 Years: 0
 Wage/Labor Survey Available: Yes
 Mfg. Workers in Unions: 0%
 Union Security Contracts are prohibited

AVAILABLE WORKFORCE

(Commuting Pattern)

To Tarrant County/Fort Worth 49%
 Remaining in Parker County/Weatherford 41%

AVERAGE WEEKLY WAGE -4th Qtr 2009

PARKER COUNTY: \$678.88 Weekly*

*Source: Texas Quarterly Census Employment & Wage Report
http://www.windowstate.tx.us/taxinfo/franchise/sia_05wage.html

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EDUCATIONAL ATTAINMENT*						
	2000 Census	%	2006 Estimate	%	2011 Estimate	%
Population 25 Years and over	57,124	64.6	69,303	67.4	81,909	68.0
Grade Kindergarten - 8	2,488	2.8	3,371	3.3	3,810	3.2
Grade 9 – 12	8,256	9.3	8,806	8.6	9,332	7.8
High School Graduate	17,348	19.6	21,541	21.0	25,907	21.5
Some College, no Degree	14,428	16.3	17,507	17.0	20,643	17.1
Associate Degree	3,547	4.0	4,705	4.6	5,877	4.9
Bachelor’s Degree	7,166	8.1	9,076	8.8	11,128	9.2
Graduate or Professional Degree	3,466	3.9	4,297	4.2	5,212	4.3

*Source: Sites on Texas

DEMOGRAPHIC FORECAST DATA							
	2000	2005	2010	2015	2020	2025	2030
EMPLOYMENT							
Weatherford	9,003	11,008	12,714	14,606	16,931	18,482	19,626
Parker	29,816	34,900	38,547	46,277	54,972	69,681	94,703

*NCTCOG estimate adjusted from 2000 Census count. Does not include group quarters.

*EMPLOYMENT DISTRIBUTION BY INDUSTRY SECTION –4th QUARTER 2009		
PARKER COUNTY (Total Employment 25,665)		
Natural Resources & Mining		3.6%
Construction		6.7%
Manufacturing		8.1%
Trade, Trans., WH & Utilities		9.6 %
Retail		12.6%
Information		1.1%
Financial Activities (Real Estate)		3.1%
Prof & Business / Education & Health Services		20.0%
Leisure & Hospitality		11.4%
Other Services		3.0%
Public Administration		18.7%

*TWFC - Parker County – Employment & Wages –4th Quarter 2009

COMMUNITY FACILITIES						
Lodging:	Hotels:	0	Rooms:	N/A	Bed & Breakfast:	5
	Motels:	24	Rooms:	998		
Medial:	Hospital	1	Beds:	99	New Births '06:	628
	Clinics:	19	Beds:	0	Physicians:	155
Audiology:		1	Hearing Aids:	6	Optometrists:	9
Home Health:		9	Pharmacies:	10	Speech Pathologists	2
Chiropractors:		11	Podiatrists:	3	Med.Equip/Supply:	4
Crisis Intervention		10	Mental Health:	3	Dentists/Orthodontics:	29
Nursing Homes		5	Asst. Living Ctrs:	8	# of Churches-W'fd	46
# of Churches-County		159	City Parks w/300+ acres	9	Community Centers:	2
City Pool		1	Golf Courses: (Co)	9	Lakes (in City)	3

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Major Private Employers

<u>NAME</u>	<u>PRODUCT</u>	<u>EMPL.</u>	<u>YR/EST.</u>	<u>TOWN</u>
Albertson's	Retail Grocery	100	2001	Weatherford
Baker's Ribs	Restaurant	12	2000	Weatherford
Belk	Retail	70	2008	Weatherford
Best Buy	Retail	85	2005	Weatherford
Brookshires	Retail Grocery	70	2002	Weatherford
C.D. Hartnett Co.	Wholesale Grocery	276	1880	Weatherford
Chick-Fil-A	Restaurant	35	2005	Weatherford
Chili's	Restaurant	52	2005	Weatherford
Compass	Financial	46	2005	Weatherford
Cracker Barrel	Restaurant	89	2005	Weatherford
Dralco, Inc.	Fabricated Metal Products	30	1983	Weatherford
First National Bank	Financial	51	1880	Weatherford
Heritage Plastics Central	PVC Pipe & Conduit	50	2000	Weatherford
Hobson A/C & Htg	Home Comfort	103	1962	Weatherford
Hooks Lincoln/Mercury	Retail Vehicles	21	1981	Hudson Oaks
IHOP	Restaurant	40	2001	Weatherford
JAMAK, Inc.	Silicone Rubber	251	1974	Weatherford
J. C. Penney	Retail	73		Weatherford
Jerry's Transportation Center	Retail Vehicles	336	1970	Hudson Oaks
Kohl's	Retail	100	2005	Weatherford
Kennedy Sausage	Meat Products	45	1964	Weatherford
LaFluer Petroleum(Now TOPKO)	Oil Field Products/Machinery	34	1986	Weatherford
Love's County Store	Truck Stop w/restaurant	21	1992	Weatherford
Lowe's	Retail	120	2005	Weatherford
Magic Touch	Car Wash	31	1982	Weatherford
Mesquite Pit	Restaurant	50	1993	Weatherford
Montana's	Restaurant	55	1999	Weatherford
On-The-Border	Restaurant	70	2005	Weatherford
Petro	Truck Stop / Restaurant	125	1975	Weatherford
PetSmart	Retail	30	2005	Weatherford
Pilot Truck Stop	Truck Stop/Restaurant	21	1997	Weatherford
Power Service Products, Inc.	Diesel Fuel Additives	43	1956	Weatherford
RIM, Inc.	Plastics/Rubber Products	50	1979	Weatherford
Rip Griffin Truck Service	Truck Maintenance w/ Restaurant	15	2002	Weatherford
Roger Williams	Chrysler Auto Dealer	62	1939	Weatherford
Ross	Retail	73	2005	Weatherford
Southwest Ford	Retail Vehicles	160	1987	Hudson Oaks
Summa Labs	Pharmaceuticals	21	1972	Millsap
Super Save	Retail Grocery	60	1992	Weatherford
Target	Retail	90	2005	Weatherford
The Home Depot	Retail	109	1999	Weatherford
The Scotts Co.	Compost	60	1976	Cresson
Wal-Mart	Retail	326	1987	Weatherford
Weatherford Aerospace	Chem. Milling & Aircraft Pts.	128	1973	Weatherford
Weatherford Cushion Co.	Textile Products	40	1956	Weatherford
Weatherford National Bank	Financial	96	1984	Weatherford

MAJOR PUBLIC EMPLOYERS – 2010

<u>Name</u>	<u>Product</u>	<u>Empl.</u>	<u>Yr/Est.</u>	<u>Town</u>
Weatherford Regional Medical Center	Hospital/Health Care	486	1968	Weatherford
City of Weatherford	City Government	374	1918	Weatherford
Parker County	County Government	483	1854	Weatherford
Weatherford College	Education	298	1869	Weatherford
Weatherford ISD	Education	1,017	1954	Weatherford
U.S. Postal	Federal Government	98	1886	Weatherford

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