



Benbrook, Texas

... in brief

Community Development Department

June 2013

LOCATION

Benbrook is located in southwest Tarrant County adjacent to Fort Worth. It is located at the intersection of Interstate 20, Interstate Loop 820, and Benbrook Boulevard (U.S. 377.)

Distance in miles to:

Fort Worth	0	Denver	760
Dallas	30	Los Angeles	1,370
Houston	267	New York	1,632
Chicago	942		

Benbrook is located in the Fort Worth-Arlington Metropolitan Statistical Area (MSA), part of the Dallas-Fort Worth Metroplex. Benbrook is located in the Central Time Zone, midway between the east and west coasts.

POPULATION

<u>Year</u>	<u>Benbrook</u>	<u>Tarrant County</u>
1970	8,169	715,587
1980	13,579	860,880
1990	19,564	1,170,103
2000	20,208	1,410,740
2010	21,234	1,809,034
2013	21,530	1,850,370

CLIMATE

Benbrook has a temperate climate, with an average high temperature of 96° F in August to an average low temperature of 33.9° F in January. Average annual rainfall is 29.46 inches, with less than 3 inches of snow.

GOVERNMENT

Year settled	1850
Year Incorporated	1947
Charter Adopted	1983
Land Area	12 square miles
Total Park acres	1,069
Council-Manager form with a seven-member city council, all elected at-large	
City has a zoning ordinance and an award-winning comprehensive plan	

2012-2013 Budget	
Total Operating Budget (incl. Transfers)	\$17,122,411
Total Debt Service	\$1,002,656
Bond Rating:	
Standard & Poor's	AA-
Moody's	Aa3

PUBLIC SAFETY

Number of Police (full-time uniformed):	41
Benbrook has one of the lowest crime rates in Tarrant County	
Part I crimes per 1,000 population, 2012	
Benbrook	21.77
Fort Worth	49.31
Number of full-time firemen:	16
Number of part-time firemen:	21
Number of volunteer firemen:	2
Fire Insurance ISO rating:	4
CRS Floodplain Management Rating:	6
911 system in operation	

TAXATION

2012 Property Taxes (\$/\$100 valuation):

City	0.6575
Tarrant County	0.264
Fort Worth ISD	1.322
Tarrant County College	0.14897
Tarrant County Hosp. Dist.	<u>0.227897</u>
Total Effective Rate	2.620367

Tax abatements are available for qualified industries. Homestead and Over 65 exemptions are available for qualified homeowners.

Sales Taxes:

State	6.25%
Benbrook	1.00%
Benbrook Economic Development Corp.	0.50%
Benbrook Library District	0.50%

Comparison with Fort Worth:

	Property	Sales
	<u>Tax</u>	<u>Tax</u>
Benbrook	2.620367	8.25
Fort Worth	2.837867	8.25

No State corporate or personal income tax. State Franchise Tax is 0.5 to 1.0% of total revenue, depending on the entity. Unemployment insurance is 2.7% or the average industry rate, based on experience.

FINANCIAL INSTITUTIONS

American National Bank (731-1444)

2012 Total Assets	\$2,251,120,414
2012 Deposits	\$1,999,644,113
2012 Loans	\$1,222,471,941

Wells Fargo Bank (249-6500)

2011 Total Assets	\$1,313,867,000
2011 Deposits	\$872,619,000
2011 Loans	\$872,619,000

Compass Bank

2012 Deposits	\$81,700,000
2012 Loans	\$5,300,000

Pinnacle Bank – Benbrook Location only

2012 Total Assets	\$17,654,733
2012 Deposits	\$27,106,446
2012 Loans	\$16,171,824

Educational

<u>Attainment</u>	<u>Benbrook</u>	<u>Tarrant County</u>
High School graduates	14,150	885,412
Percent	87.5%	83.4%
College graduates	5,627	300,228
Percent	34.8%	28.3%
Advanced degrees	1,964	90,494
Percent	12.1%	8.5%

Source: 2009 American Community Survey

EDUCATION

Benbrook is part of the Fort Worth ISD.

Benbrook Elementary School (2012 recognized rating)

Number of students	550
Student: teacher ratio	28:1

Waverly Park Elementary School (2012 recognized rating)

Number of students	790
Student: Teacher ratio	22:1

Westpark Elementary School (2012 recognized rating)

Number of students	448
Student: teacher ratio	21:1

Benbrook Middle School (new campus-no rating)

Number of students	671
Student: teacher ratio	28:1

Leonard Middle School (2012 unacceptable rating)

Number of students	760
Student: teacher ratio	16:1

Western Hills High School (2012 unacceptable rating)

Number of students	1,257
Student: teacher ratio	25:1

Average SAT score (2012): 1363

Vocational/technical training available through Tarrant County College.

Universities:

Tarrant County College

Total Enrollment	51,383
Degrees offered	AA, AAS

University of Texas at Arlington

Total Enrollment	25,419
Degrees offered	BS, MS, PhD

Texas Christian University

Total Enrollment	8,229
Degrees offered	BS, MS, PhD

Southwestern Baptist Theological Seminary

Total Enrollment	2,480
Degrees offered	BS, MA, M.Div, PhD

Texas Wesleyan University

Total Enrollment	1,724
Degrees offered	BS, MS, PhD, JD

University of North Texas Health Science Center

Total Enrollment	1,949
Degrees offered	MS, PhD, DO

Tarleton Southwest Metroplex

Total Enrollment	1,272
Degrees offered	BS, MS, Ed.D

TRANSPORTATION

Air Travel: Benbrook has access to several aviation facilities in the Dallas-Fort Worth area. Dallas-Fort Worth International Airport, the second busiest airport in the world located 23 miles northeast of Benbrook, has almost 2,000 flights daily to 163 cities worldwide. Alliance Airport, an industrial airport with a 9,600 foot runway is located just 20 miles north of Benbrook. General aviation facilities are available at Bourland Field (6.5 miles from Benbrook), Meacham Field, and Spinks Field.

Truck: Benbrook is served by numerous interstate and intrastate motor freight companies. Carriers include Central Freight Lines, Roadway Express, Yellow Freight, SAIA Motor Freight Lines, and Con-Way Southern Express.

Rail: Benbrook is served by a main line of the Union Pacific Railroad. Services in nearby Fort Worth include the Burlington Northern Santa Fe Railroad.

Highways: Benbrook is located at the intersection of Interstate Highways 20 and 820 and U.S. Highway 377 (Benbrook Blvd.) Benbrook is also served by State Highway 183 (Southwest Blvd.) and the former U.S. Highway 580 (Camp Bowie West).

2012 Traffic volumes (avg. annual daily traffic)

Interstate 20*	86,000
Interstate Loop 820*	53,000
Benbrook Boulevard (U.S. 377)	39,000
Southwest Boulevard (S.H. 183)*	36,000
Camp Bowie West (Spur 580)*	22,000
R.M. 2871	8,900

Source: GRAM Traffic North Texas, Inc.
*TxDOT, 2011

Miles of City-owned paved streets 98

DEMOGRAPHICS (2010)

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median age	40.7	33.6
Ethnicity		
White	86.8%	66.6%
Black	5.3	14.9
Other	7.9	18.5
Hispanic (any race)	11.2	26.7
Source: 2010 Census		
Median Family Income	\$71,466	\$65,072
Per capita Income	\$32,310	\$26,957
Persons in poverty	6.8%	13.1%
Source: 2009 American Community Survey		

HOUSING

2009 Total Housing Units	10,181
Percent owner occupied	63.0%
Percent renter occupied	30.0%
Percent vacant	7.0%

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median value	\$128,900	\$131,500
Vacancy Rates		
Owner-occupied	1.6%	2.5%
Rental	9.9	12.6

Source: 2009 American Community Survey

HEALTH CARE

Hospitals (within one mile):

Texas Health Harris Methodist-Southwest	
Number of beds:	222
Number of Physicians:	630
Number of RNs/LVNs	428

Retirement Centers (in Benbrook):

Mirabella Retirement Center	156 apts.
Renaissance Park	120 beds
Benbrook Rehab & Nursing Home	115 beds

COMMUNITY SERVICES

Benbrook Public Library: The Benbrook Public Library, operated by a separate Library District, has a total of 35,000 volumes. The Library is a member of the North Texas Regional Library System and has access to materials throughout the system.

- Churches in Benbrook:
- Anointed Life Ministries (United Pentecostal)
 - Baha'i of Benbrook
 - Benbrook Christian Fellowship
 - Benbrook United Methodist Church
 - Capstone Church
 - First Baptist Church of Benbrook
 - Heritage Baptist Church
 - Jehovah's Witnesses
 - Korean Central Church
 - Restoration Family Church (Assembly of God)
 - Ridge Baptist Church
 - Tabernacle of Praise
 - Trinity Chapel Bible Church
 - Trinity Hills Baptist Church

LABOR FORCE

Attribute	Benbrook* (6/10)	Tarrant County (4/13)
Total civilian labor Force	11,942	970,824
Unemployment rate	4.5%	5.9%

*Note: Separate employment statistics for Benbrook are no longer collected. Source: Texas Workforce Commission

Workers by Industry (Source: 2009 American Community Survey)

Agricultural and mining	165	6,670
Construction	573	65,531
Manufacturing	1,544	104,918
Wholesale trade	349	33,366
Retail trade	834	100,266
Transportation, utilities	609	66,540
Information	218	23,740
Finance, Insurance & Real Estate	532	69,483
Professional, management	1,029	85,058
Education, health, social services	2,201	142,217
Arts, Entertainment & Recreation	943	67,494
Other services	578	41,202
Public Administration	792	28,062

TEN LARGEST EMPLOYERS (2012)

Company, Product	No. of Employees
Weatherford Industries, geophysical	474
WalMart	330
Oncor Electric Delivery	200
Western Hills High School	181
Benbrook Community Center/YMCA, gym	120
City of Benbrook, government	110
Renaissance Park, nursing home	105
Q-Max of American, environmental	101
Benbrook Nursing & Rehab Center, nursing home	90
Cracker Barrel	90

FOR MORE INFORMATION, CONTACT

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WAGE RATES (2012 HOURLY)

Occupation/Job Title	Median Wage
Computer Systems Analysts	\$37.59
Computer Programmers	\$35.51
Cashiers	\$9.37
Secretaries	\$15.76
Office Clerks	\$14.31
Shipping/Receiving Clerks	\$15.63
Electricians	\$22.10
Team Assemblers	\$12.15
Truck Drivers-Heavy and Tractor-Trailer	\$20.39
Construction Laborers	\$13.47
Janitors	\$11.10

Source: Texas Workforce Commission, 2012. Data for Fort Worth-Arlington Metro area

UTILITIES:

Electric power is deregulated and provided by several retail electric providers, including **TXU Energy, Reliant Energy, First Choice Power, Direct Energy and Green Mountain Energy**. The transmission and distribution service provider is **Oncor Electric Delivery**. Transmission lines include two 345 KV lines, three 138 KV lines and one 69 KV line. Distribution voltage is available at 14.4/25 KV and 7.2/12.5 KV.

Natural gas is provided by **Atmos Energy Company**. Benbrook is served by an 18-inch transmission line, at 800 psi pressure.

Local telephone service is also deregulated. Among the major certified telecommunications providers is **AT&T**. Digital, fiber optics, cellular and other advanced technologies are available.

Water and sewer is provided by the **Benbrook Water Authority**, an independent special district. Water is derived from Benbrook Lake and from 14 groundwater wells. Water is treated using conventional treatment with sand filtration. The water treatment plant has a maximum rated capacity of 12.0 million gallons per day, with maximum use to date of 9.75 MGD. Additional peaking capacity of 1.1 MGD is available with the well system. Wastewater is treated by contract at the City of Fort Worth's regional Village Creek Wastewater Treatment Plant. Wastewater capacity from Benbrook is unlimited.