

July 2020

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Demographics and Data

Welcome to the Euless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:

<https://www.eulesstx.gov/departments/planning-and-economic-development/development-reports>

**Building Permits and
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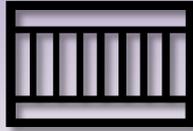
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Residential Growth



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NEW RESIDENTIAL PERMITS

NEW RESIDENTIAL FENCE PERMITS

RESIDENTIAL ADDITIONS/ ALTERATIONS PERMITS

Residential Permits Jul 2020	Permits in Jul		Permits YTD	
	2019	2020	2019	2020
New Residential Construction	3	10	65	54
Additions/Alterations	11	6	44	39
Residential Fence Permits	17	3	98	31
Total Residential Permits	31	19	207	124

Note: As of May 2019, the City of Euless will no longer be gathering valuation data for residential construction due to changes made in Texas State Law.

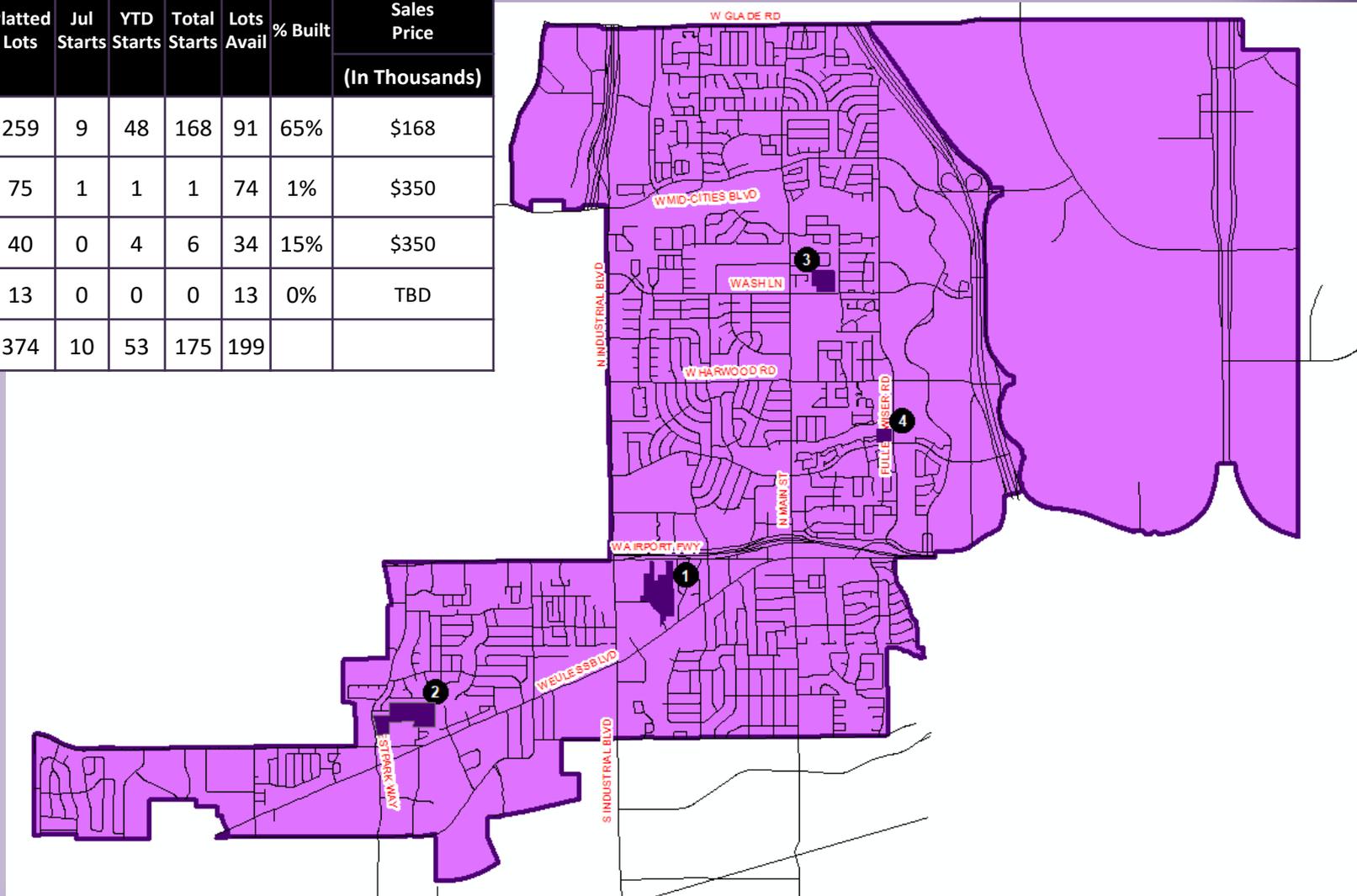
Development Case Activity

Development Review Cases July 2020

Case Number	Project Name	Location	Initial Submittal Date	DSG Approval Date	Planning & Zoning Date	City Council Date
20-03-PD	Valvoline	2500 Block of Rio Grande Blvd	6/23/2020	7/7/2020	8/4/2020	8/24/2020
20-04-PD	Fire Station #1	201 E Ash Ln	6/30/2020	Still in Progress		
19-03-PP	Shreeya Development	SWC SH 360 and E Glade Rd	8/27/2019	Still in Progress		
20-01-PP	Quiktrip Main Street	NEC S. Main Street and SH 10	1/30/2020	7/28/2020	8/18/2020	NA
20-02-PP	Bear Park Estates	NWC N. Main Street and Mid-Cities	5/28/2020	7/21/2020	8/4/2020	NA
18-02-RP	Airport Freeway Addition	1811 W Airport Freeway	4/1/2018	Still in Progress		
19-04-RP	International Village Addition	Midway Drive at International	9/17/2019	8/11/2020	8/18/2020	NA
19-07-RP	Oakwood Terrance Addition	323 Norman Drive	10/29/2019	12/10/2019	8/4/2020	NA
20-03-RP	Oakwood Terrance Elementary	700 Ranger	2/10/2020	3/17/2020		
20-05-RP	Sapphire Event Center	1300 N Main	4/28/2020	Still in Progress		
20-06-RP	Villages of Bear Creek	Mid Cities Blvd	4/28/2020	5/12/2020	6/2/2020	NA
20-07-RP	Oakland Estates Blk 2, Lot 1	Oak Ln at N. Main Street	5/10/2020	6/16/2020	7/21/2020	NA
20-07-RP	Oakland Estates Blk 2, Lot 1 (2 nd)	Oak Ln at N. Main Street	7/28/2020	8/4/2020	8/18/2020	NA
18-07-FP	Hurst Electric	W Airport Freeway	10/31/2018	Still in Progress		
19-06-FP	Lonestar Estates PH 1	Westpark Way and SH 10	5/7/2019	6/16/2020	7/21/2020	NA
19-14-FP	Sammy's Addition	400 W Eules Blvd	10/1/2019	Still in Progress		
20-03-FP	Harwood 360 Addition	NWC Harwood Road and SH 360	1/30/2020	Still in Progress		
20-05-FP	Glade Parks Walk Ons	2500 Block SH 121	3/2/2020	Still in Progress		
20-07-FP	Midway Square Ph II Final Lot X	NEC Fuller Wiser and SH 183	4/7/2020	Still in Progress		
20-08-FP	Glade Parks Blk D, Lot 2	2500 Block of SH 121	6/7/2020	Still in Progress		
20-09-FP	Harwood 360 Blk A, Lot 3	900 Block of E Harwood Road	6/16/2020	7/14/2020	8/4/2020	NA
19-05-SUP	SIT Auto Care	400 Block of W. Eules Blvd	5/21/2019	Still in Progress		
20-07-SUP	Atwell Suites Hotel	Fuller Wiser Road at SH 183	4/28/2020	6/9/2020	6/16/2020	8/11/2020
20-09-SUP	Frank's Speed Shop	716 W Eules Blvd	6/23/2020	7/7/2020	7/21/2020	8/11/2020
20-10-SUP	Motel 6	110 W Airport Freeway	6/30/2020	7/7/2020	7/21/2020	8/11/2020
20-11-SUP	Urban Grooming	101 W Glade Rd #201	7/21/2020	7/28/2020	8/18/2020	9/8/2020
20-12-SUP	Miller Auto Care	301 W Eules Blvd	7/28/2020	Still in Progress		

Active Residential Subdivisions

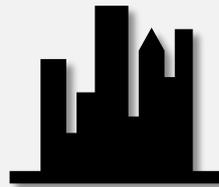
Map Ref #	Most Active Subdivisions	Platted Lots	Jul Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price
								(In Thousands)
1	Founders Parc	259	9	48	168	91	65%	\$168
2	Lonestar Estates PH I	75	1	1	1	74	1%	\$350
3	Ashlyn Estates	40	0	4	6	34	15%	\$350
4	Bear Park	13	0	0	0	13	0%	TBD
Totals:		374	10	53	175	199		



Commercial Development

Commercial Permits Jul 2020	Permits in Jul		Permits YTD		Value in Jul		Value YTD	
	2019	2020	2019	2020	2019	2020	2019	2020
New Commercial Construction	0	3	9	6	\$0	\$3,700,000	\$13,826,000	\$31,350,000
Additions/Alterations	7	10	46	35	\$16,284,363	\$881,810	\$41,478,652	\$6,339,777
Total Commercial Permits	7	13	55	41	\$16,284,363	\$4,581,810	\$55,304,652	\$37,689,777

Miscellaneous Permits	Permits in Jul		Permits YTD	
	2019	2020	2019	2020
Accessory Building	0	0	6	9
Com. Electrical Permit	4	2	31	28
Res. Electrical Permit	12	12	69	44
Garage Sale	52	24	367	116
Lawn Sprinkler	21	2	112	35
Com. Mech. Permit	1	3	10	6
Res. Mech. Permit	41	30	170	153
Com. Plumbing Permit	0	4	31	20
Res. Plumbing Permit	4	18	97	125
Res. Water Heater	15	19	142	133
Roofing Permit	3	13	15	22
Sign Permit	22	19	113	94
Total Misc. Permits	175	146	1163	785



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NEW COMMERCIAL PERMITS



\$3,700,000

TOTAL NEW COMMERCIAL CONSTRUCTION VALUATION

Commercial Development

Commercial Permits Jul 2020		
Issue Date	Address	Permit Type
7/1/2020	1375 W Eules Blvd #A	Building Commercial Remodel
7/2/2020	501 W Harwood Rd	Building Commercial Remodel
7/9/2020	3191 W Pipeline Rd	Building Commercial Remodel
7/13/2020	2321 SH 121 #200	Building Commercial Remodel
7/13/2020	201 N Ector Dr	Building Commercial Remodel
7/15/2020	201 W Glade Rd	Building Commercial Remodel
7/17/2020	901 Grange Hall Dr	Building Commercial Remodel
7/17/2020	118 W Fuller Dr	Building Commercial Remodel
7/21/2020	2221 SH 121	Building New Commercial
7/24/2020	201 N Ector Dr	Building Commercial Remodel
7/27/2020	2591 N Main St	Building New Commercial
7/27/2020	118 W Fuller Dr	Building New Commercial

Certificates of Occupancy by Type	Month	Year to Date
	Jul	2020
New Business	10	54
Change in Ownership	0	13
Change in Address	0	0
Change in Business Name	0	2
Total	10	69

Commercial Certificates of Occupancy Jul 2020				
Issue Date	Business Name	Address	Classification	Type
7/7/2020	T&J Park Village Nail	3001 SH 121 #286	Beauty Shop	New Business
7/7/2020	Garmen	1101 Royal Pkwy #123	Freight/Cargo	New Business
7/7/2020	Mileny'S Salon	415 N Main St #106	Beauty Shop	New Business
7/7/2020	Torchy's Tacos	2501 SH 121 #100	Restaurant	New Business
7/27/2020	St Mark Specialty Food	501 N Main St #129	Grocery Store	New Business
7/27/2020	Westpark Rehabilitation and Living	900 Westpark Way	Medical Office	New Business
7/27/2020	Nexcourt	1127 S Airport Cir	Sporting Goods	New Business
7/27/2020	Rock + Rose Wellness PLLC	350 Westpark Way #121	Medical Office	New Business
7/27/2020	Vag-Texh Automotive	1135 S Airport Cir	Office	New Business
7/28/2020	Top Shelf Training Center	1400 S Pipeline Rd	Membership Sports and Recreation	New Business

Code Compliance

Code Compliance Calls by Topic	Count
License to be Delivered	30
Parking	31
Health Inspections	45
C. O. Inspection	8
Property Maintenance	36
Vehicle	4
Signs	2
Trash	20
Public Nuisance	9
Rental Inspection	1
Zoning	3
Streets and Sidewalks	3
High Grass and Weeds	28
Day Care Inspection	0
Pool Inspection	9
Animals	0
Watering	7
Permit	0
COVID-19 Concerns	10
Mosquito	2
Fire	1



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PROPERTY MAINTENANCE VIOLATIONS

Code Violations July 2020		Jul	YTD	
Case Type	Common Violation	2020	2020	
Building Cases	Dangerous Conditions/Structures	0	0	
	Electrical Violation	0	0	
	No Violation	27	184	
	Plumbing Violation	0	1	
	Property Maintenance	16	119	
	Screening Swimming Pools/Spa	1	1	
Health	Approved Source/Labeling	5	22	
	Cross Contamination	12	59	
	Evidence of Insect/Rodent Contamination	4	11	
	Food Contact Surfaces / Cleaning	14	47	
	Handwash Facilities	4	25	
	Mechanical Sanitizing	1	4	
	No Alcohol License / Expired	0	2	
	No Food Handler Card	0	5	
	No Health License/Expired	0	2	
	Non Food Contact Surfaces	14	62	
	Nuisance - Pools/Spas Clarity	2	10	
	Other Health Equipment	15	53	
	Toxic Item Storage	0	3	
Littering and Trash	Junked Vehicles	4	31	
	Littering/Life Safety (24hrs)	0	3	
	Trash/Littering	8	50	
High Grass and Weeds Watering	High Grass and Weeds	29	235	
	Watering	6	12	
Zoning Violations	Fences/Walls In Disrepair	10	27	
	Illegal Outdoor Storage (N)	0	5	
	Illegal Outdoor Storage (R)	7	48	
	Landscaping (Residential)	0	5	
	Nuisance Other	3	28	
	Parking Violations	0	13	
	Parking on Unpaved Surfaces	4	19	
	Signs/Billboards	2	40	
	Solid Waste Other	4	11	
	Street and Sidewalk Obstruction	6	13	
	Zoning Violation (Other)	1	20	
	Totals		199	1170

July 2020

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

Served by award winning Hurst-Eules-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Eules maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheatres; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

CITY OF EULESS – CENSUS 2010 DATA

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	51,277	100	38,967	100
RACE				
One race	49,393	96.3	37,995	97.5
White	33,833	66	26,926	69.1
Black or African American	5,497	10.7	3,932	10.1
American Indian and Alaska Native	330	0.6	252	0.6
Asian	5,301	10.3	3,961	10.2
Native Hawaiian and Other Pacific Islander	1,101	2.1	674	1.7
Some Other Race	3,331	6.5	2,250	5.8
Two or More Races	1,884	3.7	972	2.5
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	9,719	19	6,396	16.4
Not Hispanic or Latino	41,558	81	32,571	83.6
One race	40,296	78.6	31,919	81.9
White	28,345	55.3	23,264	59.7
Black or African American	5,315	10.4	3,819	9.8
American Indian and Alaska Native	241	0.5	196	0.5
Asian	5,232	10.2	3,922	10.1
Native Hawaiian and Other Pacific Islander	1,078	2.1	665	1.7
Some Other Race	85	0.2	53	0.1
Two or More Races	1,262	2.5	652	1.7
HOUSING UNITS				
Total housing units	23,447	100		
OCCUPANCY STATUS				
Occupied housing units	21,531	91.8		
Vacant housing units	1,916	8.2		

Demographics and Data

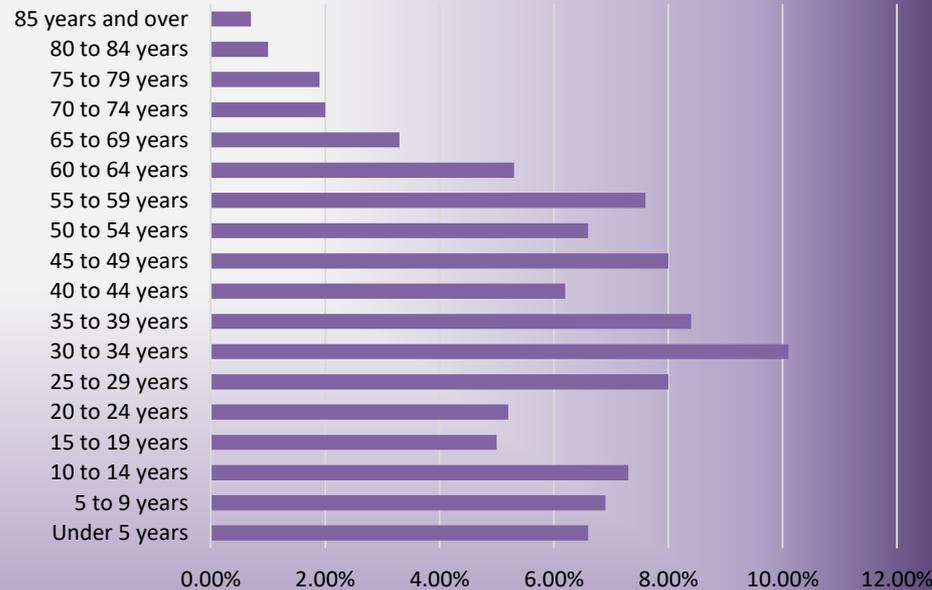
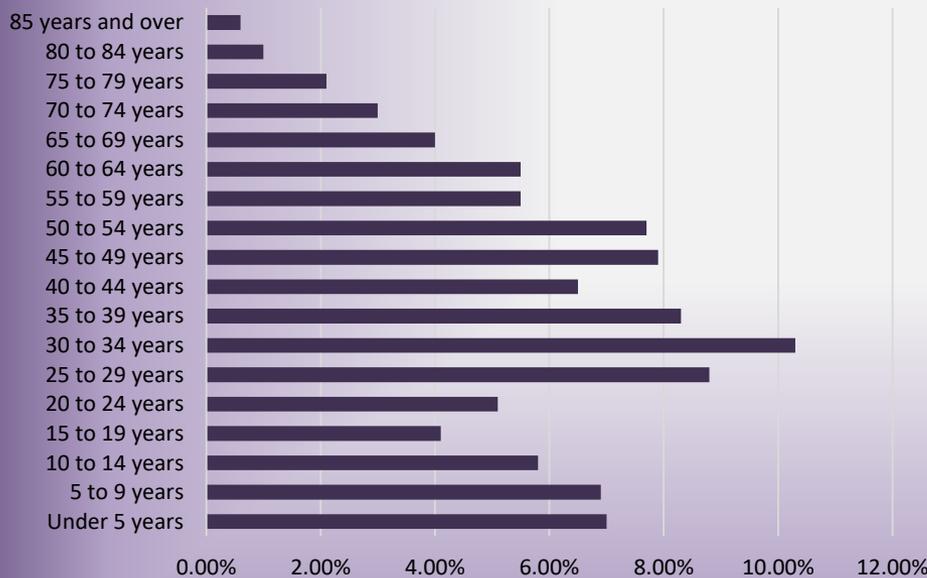
Age -

The age pyramid is a graphic representation of the distribution of age groups in the City. The color represents male and female age groups of Euless and the black outline represents a comparison to Tarrant County as a whole.

The graphic shows that Euless has greater percentages of population within the 25-54 age ranges than the county as a whole. This is an indicator that there are a significant number of working age individuals living in the community.

City of Euless – Age Cohort Pyramid

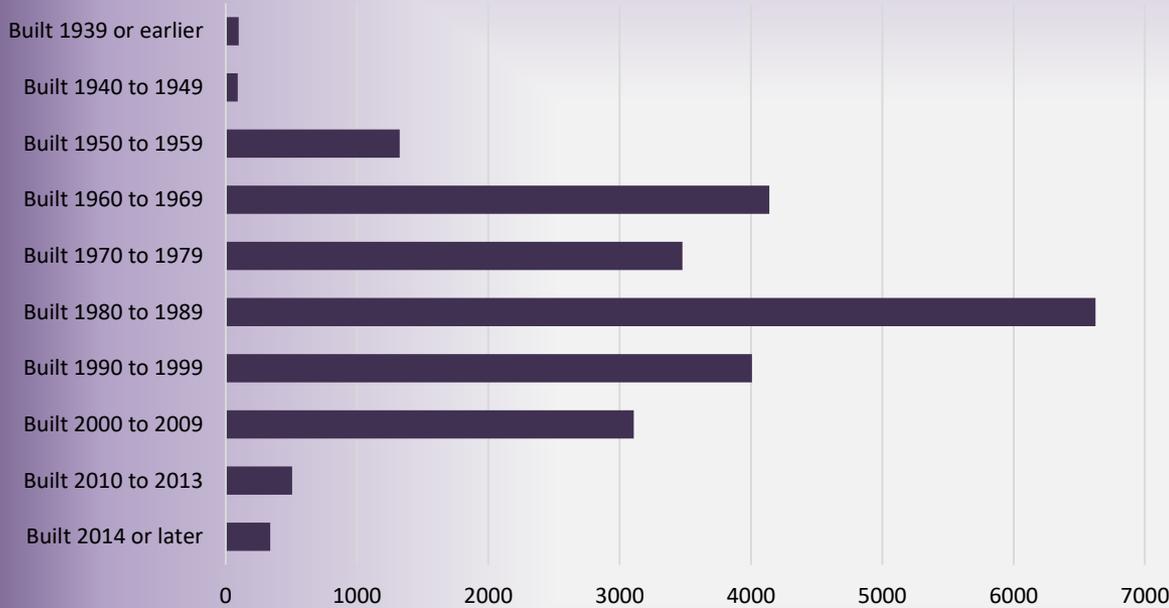
City of Euless Male
City of Euless Female



Source: US Bureau of Census ACS 2018

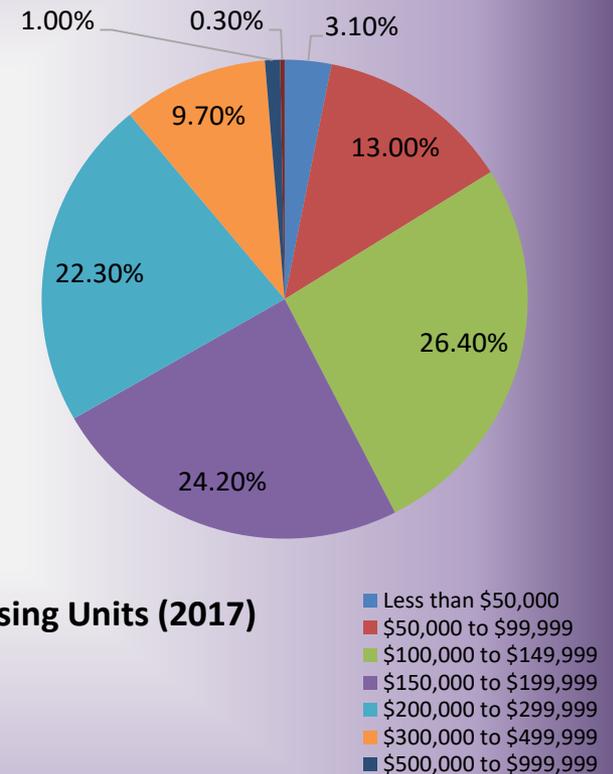
Demographics and Data

Total Housing Units (2018) 23,710
Year Structure Built



Source: US Bureau of Census ACS 2018

Housing Valuation Percentage of Housing Units (2017)
 2017 Median Home Value \$163,700



- Less than \$50,000
- \$50,000 to \$99,999
- \$100,000 to \$149,999
- \$150,000 to \$199,999
- \$200,000 to \$299,999
- \$300,000 to \$499,999
- \$500,000 to \$999,999

Demographics and Data

Income -

Median income levels in Northeast Tarrant County are consistent with the rest of the County, with the obvious outlier. Euless income levels by percentage have steadily increased over time as more families have built homes in the past decade.

Median Income Levels



Source: US Bureau of Census ACS 2018

Euless Income Levels by Percentage of Households

