

# Benbrook Texas...in brief

**Benbrook Economic Development Corporation  
August 2015**

Benbrook offers quality-of-life amenities that exceed those of our larger neighbors. From superb hike and bike trails, to over a thousand acres of parkland, to our friendly neighborhoods, Benbrook is *the* place to live, play, and do business. We are proud of our recreational amenities, annual events, schools, civic groups, and exceptional Benbrook Community Center/YMCA. Our residents consistently rate Benbrook as an excellent place to live, ranking top among hundreds of cities nationwide in the National Citizen Survey. Thank you for your interest in our community.

## 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

Year	Benbrook	Tarrant County
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	1,911,541
2014	21,850	1,930,000
2015	22,419	1,945,360

## 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.

CRS Floodplain Management Rating: 6

## GOVERNMENT

Year settled	1850
Year Incorporated	1947
Charter Adopted	1983
Land Area	12 square miles
Total Park acres	1,069
Council-Manager form of government with a seven-member city council, elected at-large.	

### 2014-2015 Budget

Total Operating Budget (incl. Transfers)	\$17,346,707
Total Debt Service	\$969,075

### Bond Rating:

Standard & Poor's	AA+
Moody's	Aa3

## PUBLIC SAFETY - 911 system in operation

### POLICE

Number of Police (full-time uniformed):	38
---	----

Benbrook has one of the lowest crime rates in Tarrant County.

### Part I crimes per 1,000 population, 2014

Benbrook	23.86
Fort Worth	49.27

### FIRE

Number of full-time firefighters:	19
Number of part-time firefighters:	12
Number of volunteer firefighters:	2
Fire Insurance ISO rating:	3



**TAXATION**

2014 Property Taxes (\$/\$100 valuation):

Benbrook	0.6575
Tarrant County	0.264
Fort Worth ISD	1.322
Tarrant County College	0.1495
Tarrant County Hosp. Dist.	<u>0.227897</u>
<b>Total Effective Rate</b>	<b>2.620897</b>

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 Tax	Sales Tax
Benbrook	2.620897	8.25
Fort Worth	2.838397	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**

Wells Fargo Bank  
851 Winscott Road

Chase Bank  
8820 Benbrook Boulevard /U.S. 377

Compass Bank  
9100 Benbrook Boulevard/U.S. 377

Pinnacle Bank  
9282 Benbrook Boulevard/U.S. 377

**EDUCATION**

2014-2015

Educational Attainment	Benbrook	Tarrant County
High School graduates	3,575	276,711
Percent	22.9%	23.9%
College graduates	4,708	313,153
Percent	34.0%	27.0%
Advanced degrees	1,959	106,057
Percent	12.5%	9.1%

Source: 2014 American Community Survey

**SCHOOLS**

Benbrook schools are served by the Fort Worth Independant School District (FWISD)

School (Met Standard)	# Students	Student/Teacher Ratio
Benbrook Elementary	729	27:1
Waverly Park Elementary	809	22:1
Wespark Elementary	489	22:1
Benbrook Middle	761	25:1
Leonard Middle	726	27:1
Western Hills High School*	1208	27:1
Benbrook High School	135	30:1

\*WHHS average SAT Score (2012): Reading 375, Math 425, Writing 380.

**UNIVERSITIES**

University	Total Enrollment	Degrees Offered
Tarrant County College South Campus	46,917 (South Campus 11,596)	AA,AAS
University of Texas at Arlington	38,000	BS, MS, PhD
Texas Christian University	10,033	BS, MS, PD
Southwestern Baptist Theological Seminary	3,579	BS, MA, M.Div, PhD
Texas Wesleyan University	2,606	BS, MS, PhD, JD
University of North Texas Health Science Center	2,142	MS, PhD, DO
Tarleton Southwest Metroplex	1,650	BS, MS, Ed.D

Vocational/technical training available through Tarrant County College.

**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 Benbrook Boulevard/ U.S. 377. Benbrook is also served by State Highway 183 (Southwest Blvd.) and the former U.S. Highway 580 (Camp Bowie West).

**(2013) Traffic Volumes** (avg. annual daily traffic)

Interstate 20*	84,847
Interstate Loop 820*	54,181
Benbrook Boulevard/U.S. 377	51,323
Southwest Boulevard (S.H. 183)*	41,963
Camp Bowie West (Spur 580)*	19,066
R.M. 2871	9,431

Source: TxDOT Fort Worth District Traffic Maps

Miles of city-owned paved streets	99
-----------------------------------	----

**DEMOGRAPHICS (2014)**

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median age	42.7	33.5
Ethnicity		
White	86.8%	70.1%
Black	5.3	15.0
Other	7.5	14.9
Hispanic (any race)	11.2	27.0
Median Family Income	\$65,568	\$56,853
Per capita Income	\$34,209	\$28,266
Persons in poverty	7.4%	15.2%

Source: 2014 American Community Survey

**HOUSING**

2014 Total Housing Units	10,010
Percent owner occupied	69.2%
Percent renter occupied	30.8%
Percent vacant	7.4%

<u>Attribute</u>	<u>Benbrook</u>	<u>Tarrant County</u>
Median value	\$134,200	\$136,400
Vacancy Rates		
Owner-occupied	1.9%	2.0%
Rental	16.1%	11.2%

Source: 2014 American Community Survey

**HEALTH CARE**

Hospitals (within one mile):

Texas Health Harris Methodist-Southwest	
Number of beds:	222
Number of Physicians:	683
Number of RNs/LVNs	452

Retirement Centers (in Benbrook):

Mirabella Retirement Center	166 appts
Renaissance Park	120 beds
Benbrook Rehab & Nursing Home	113 beds

**COMMUNITY SERVICES**

The Benbrook Public Library, operated by a separate Library District, has a total of 50,771 volumes. The Library is a member of the North Texas Regional Library System and offers access to materials throughout the system

**Churches in Benbrook:**

- Benbrook United Methodist Church
- Bibleway Community Church
- Capstone Church
- Christ the Redeemer
- First Baptist Church of Benbrook
- Heritage Baptist Church
- High Ridge Church
- Iglesia Pentacostal Hispana
- Impact Church
- Jehovah's Witnesses
- Korean Central Church
- Restoration Family Church (Assembly of God)
- New River of Fellowship Church
- Tabernacle of Praise
- Trinity Chapel Bible Church
- Trinity Hills Baptist Church

**LABOR FORCE**

<u>Attribute</u>	<u>Benbrook*</u> <u>2012 census estimate</u>	<u>Tarrant</u> <u>County</u>
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:2014 American Community Survey)

Agricultural and mining	238	9,657
Construction	494	61,318
Manufacturing	1,275	101,567
Wholesale trade	170	29,350
Retail trade	1,142	103,080
Transportation, utilities	775	65,916
Information	198	19,140
Finance, Insurance & Real Estate	633	72,908
Professional, management	1,275	92,314
Education, health, social services	2,483	172,768
Arts, Entertainment & Recreation	959	79,290
Other services	507	46,583
Public Administration	551	32,147

**TEN LARGEST EMPLOYERS (2014)**

<u>Company, Product</u>	<u>No. of Employees</u>
Walmart	311
Weatherford International, Ltd Oil & Gas	298
Western Hills High School	181
Gilco Contracting Inc.	156
Weatherford International, Ltd Drilling	150
Benbrook Community Center/YMCA	120
Renaissance Park, Nursing Home	110
Cracker Barrel Old Country Store	110
City of Benbrook	110
Oncor Electric Delivery	100

**WAGE RATES 2014 HOURLY**

<u>Occupation/Job Title</u>	<u>Median Wage</u>
Computer Systems Analysts	\$40.66
Computer Programmers	\$40.53
Cashiers	\$9.56
Secretaries	\$22.41
Office Clerks	\$14.39
Shipping/Receiving Clerks	\$14.39
Electricians	\$19.00
Team Assemblers	\$14.55
Truck Drivers-Heavy and Tractor-Trailer	\$17.43
Construction Laborers	\$12.62
Janitors	\$9.73

Source: Texas Workforce Commission, 2014. 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.

**CONTACT INFORMATION**

David R. Gattis, FAICP, CFM, ICMA-CM  
Community Development Dept.

City of Benbrook  
P.O. Box 26569  
Benbrook, TX 76126

Tel. (817) 249-6005  
FAX (817) 249-0884  
dgattis@benbrook-tx.gov

Cathy Morris

Economic Development and Marketing Director

911 Winscott Road  
Benbrook, TX 76126

Tel. (817) 249-6990  
FAX (817) 443-6241  
cmorris@benbrook-tx.gov