City of Sansom Park, Texas

Demographic and Market Profile for Economic Development

Prepared for the City of Sansom Park Economic Development website. Data current as of June 2026, incorporating the NCTCOG 2026 Population Estimates Publication.

At a Glance

Sansom Park sits inside one of the fastest growing major metros in the country, five miles from downtown Fort Worth and directly on a high-volume commercial corridor. The City has an active Tax Increment Reinvestment Zone, a young workforce, and an in-place customer base served daily by 27,000 to 30,000 vehicles passing through on Jacksboro Highway.

Metric	Sansom Park	Source / Vintage
Population (most recent regional estimate)	5,493	NCTCOG, January 1, 2026
Population (most recent Census estimate)	5,392	U.S. Census ACS 2020-2024 5-Year
Population (2020 Decennial Census)	5,454	U.S. Census Bureau
Median age	33.1 years	U.S. Census ACS 2020-2024
Median household income	$42,257	U.S. Census ACS 2020-2024
Per capita income	$21,519	U.S. Census ACS 2020-2024
Households	1,728	U.S. Census ACS 2020-2024
Persons per household	3.1	U.S. Census ACS 2020-2024
Land area	1.24 sq mi	U.S. Census Bureau
Population density	4,430 per sq mi	Derived from NCTCOG 2026
County	Tarrant	—
Metro area	Dallas-Fort Worth-Arlington (4th largest in U.S.)	U.S. Census Vintage 2025

Sources: NCTCOG 2026 Population Estimates Publication (released June 2026); U.S. Census Bureau 2020-2024 American Community Survey 5-Year Estimates (released December 2025); U.S. Census Bureau Vintage 2025 Population Estimates (released March 2026).

Location and Strategic Position

Sansom Park is positioned for direct access to one of the strongest economic engines in the country. The City sits inside the Dallas-Fort Worth-Arlington Metropolitan Statistical Area, the fourth largest metro in the United States, and within the 16-county NCTCOG region that totals 8,952,590 residents as of January 2026.

Drive Times from Sansom Park

Destination	Distance
Downtown Fort Worth	5 miles southeast
Naval Air Station JRB Fort Worth / Lockheed Martin Aeronautics	7 miles west
Lake Worth recreation area	Adjacent
Panther Island development district	Approx. 5 miles
DFW International Airport	Approx. 25 miles east
I-820 Loop	Direct access via Jacksboro Highway (SH-199)

Source: City of Sansom Park, City of Fort Worth, NCTCOG regional roadway network.

Workforce and Resident Profile

Sansom Park has a young, working-age population. The median age of 33.1 is below the Tarrant County median of 35.2 and well below the national median of 38.9. The community skews family-oriented with a strong share of households raising the next generation of the regional workforce.

Age and Household Structure

Metric	Value
Median age	33.1 years
Population under 18 (2020 Census)	28.3%
Population 65 and over (2020 Census)	12.2%
Total households	1,728
Persons per household	3.1
Households with children under 18 (2020 Census)	42.6%
Married-couple households (2020 Census)	42.1%

Source: U.S. Census Bureau 2020-2024 American Community Survey 5-Year Estimates and 2020 Decennial Census.

Education and Commute

Metric	Value
High school graduate or higher	74.4%
Bachelor's degree or higher	7.7%
Mean travel time to work	26.9 minutes
Veterans in population	3.3% (approx. 120 residents)

Source: U.S. Census Bureau 2020-2024 ACS 5-Year Estimates.

Resident Composition

- Hispanic or Latino origin: 71.5 percent of total population
- White, non-Hispanic: 24.9 percent
- Black or African American, non-Hispanic: 2.3 percent
- Foreign-born residents: 17.1 percent (above the national average of 14.1 percent)

Sources: U.S. Census Bureau ACS 2020-2024 5-Year Estimates; 2020 Decennial Census.

Income, Cost of Living, and Housing

Sansom Park is one of the more affordable submarkets in the Fort Worth area. That affordability is an opportunity for value-add residential investment, workforce housing, and retail concepts that serve a price-conscious household. The market is reachable from a primary trade area of more than one million residents within a ten-mile radius.

Metric	Sansom Park
Median household income	$42,257
Per capita income	$21,519
Median value of owner-occupied housing units	$158,200
Total housing units	2,081
Total households	1,728
Cost of living index	91 (national average = 100)

Sources: U.S. Census Bureau 2020-2024 ACS 5-Year Estimates (released December 2025); Council for Community and Economic Research (C2ER) Cost of Living Index.

Investor takeaway: residential price points sit well below the Tarrant County median home value of $359,500, leaving substantial room for renovation, infill, and corridor-anchored mixed-use plays as DFW continues to absorb migration northwest of downtown Fort Worth.