

# EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.9197/-97.2554

RF5

## Bear Creek Pavilion

NEQ Hwy 377 & Wall Price Keller, Keller  
TX 76248

### Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2019)	6,956	118,658	265,290
Projected Population (2024)	7,462	127,418	284,637
Census Population (2010)	6,386	101,269	217,846
Census Population (2000)	3,402	44,935	123,293
Projected Annual Growth (2019 to 2024)	507 1.5%	8,760 1.5%	19,347 1.5%
Historical Annual Growth (2010 to 2019)	570 0.9%	17,389 1.6%	47,444 2.0%
Historical Annual Growth (2000 to 2010)	2,984 8.8%	56,334 12.5%	94,553 7.7%
Estimated Population Density (2019)	2,215 psm	4,199 psm	3,379 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

### Households

Estimated Households (2019)	2,357	39,420	90,336
Projected Households (2024)	2,492	41,708	95,512
Census Households (2010)	2,145	33,447	73,615
Census Households (2000)	1,114	14,426	40,879
Estimated Households with Children (2019)	1,107 46.9%	19,134 48.5%	40,801 45.2%
Estimated Average Household Size (2019)	2.95	3.00	2.93

### Average Household Income

Estimated Average Household Income (2019)	\$128,356	\$129,722	\$120,814
Projected Average Household Income (2024)	\$142,014	\$147,504	\$137,099
Estimated Average Family Income (2019)	\$131,382	\$143,115	\$134,623

### Median Household Income

Estimated Median Household Income (2019)	\$116,345	\$110,204	\$103,320
Projected Median Household Income (2024)	\$134,610	\$127,876	\$119,609
Estimated Median Family Income (2019)	\$121,460	\$121,026	\$115,352

### Per Capita Income

Estimated Per Capita Income (2019)	\$43,495	\$43,119	\$41,156
Projected Per Capita Income (2024)	\$47,433	\$48,303	\$46,019
Estimated Per Capita Income 5 Year Growth	\$3,937 9.1%	\$5,185 12.0%	\$4,864 11.8%
Estimated Average Household Net Worth (2019)	\$1,053,854	\$1,039,717	\$938,062

### Daytime Demos (2019)

Total Businesses	447	3,132	6,587
Total Employees	3,568	25,081	58,115
Company Headquarter Businesses	-	1	11 0.2%
Company Headquarter Employees	-	49 0.2%	826 1.4%
Employee Population per Business	8.0	8.0	8.8
Residential Population per Business	15.6	37.9	40.3

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### Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2019)	5,414	77.8%	90,346	76.1%	199,076	75.0%
Black or African American (2019)	600	8.6%	10,209	8.6%	23,187	8.7%
American Indian or Alaska Native (2019)	47	0.7%	742	0.6%	1,690	0.6%
Asian (2019)	420	6.0%	7,982	6.7%	17,794	6.7%
Hawaiian or Pacific Islander (2019)	11	0.2%	209	0.2%	415	0.2%
Other Race (2019)	242	3.5%	4,775	4.0%	13,412	5.1%
Two or More Races (2019)	222	3.2%	4,395	3.7%	9,717	3.7%
Not Hispanic or Latino Population (2019)	5,830	83.8%	97,636	82.3%	213,099	80.3%
Hispanic or Latino Population (2019)	1,125	16.2%	21,022	17.7%	52,191	19.7%
Not Hispanic or Latino Population (2024)	6,181	82.8%	103,698	81.4%	226,167	79.5%
Hispanic or Latino Population (2024)	1,281	17.2%	23,720	18.6%	58,470	20.5%
Not Hispanic or Latino Population (2010)	5,689	89.1%	88,234	87.1%	184,624	84.7%
Hispanic or Latino Population (2010)	697	10.9%	13,035	12.9%	33,222	15.3%
Not Hispanic or Latino Population (2000)	3,228	94.9%	41,964	93.4%	112,658	91.4%
Hispanic or Latino Population (2000)	175	5.1%	2,970	6.6%	10,635	8.6%
Projected Hispanic Annual Growth (2019 to 2024)	156	2.8%	2,698	2.6%	6,279	2.4%
Historic Hispanic Annual Growth (2000 to 2019)	951	28.7%	18,052	32.0%	41,556	20.6%

### Age Distribution (2019)

Age Under 5	462	6.6%	8,980	7.6%	19,253	7.3%
Age 5 to 9 Years	517	7.4%	10,023	8.4%	21,305	8.0%
Age 10 to 14 Years	638	9.2%	10,756	9.1%	22,711	8.6%
Age 15 to 19 Years	561	8.1%	8,633	7.3%	18,958	7.1%
Age 20 to 24 Years	271	3.9%	5,066	4.3%	13,237	5.0%
Age 25 to 29 Years	340	4.9%	6,855	5.8%	16,857	6.4%
Age 30 to 34 Years	504	7.2%	9,397	7.9%	20,739	7.8%
Age 35 to 39 Years	552	7.9%	10,694	9.0%	21,840	8.2%
Age 40 to 44 Years	535	7.7%	9,457	8.0%	19,769	7.5%
Age 45 to 49 Years	544	7.8%	8,753	7.4%	19,092	7.2%
Age 50 to 54 Years	490	7.0%	7,268	6.1%	16,736	6.3%
Age 55 to 59 Years	429	6.2%	6,652	5.6%	16,129	6.1%
Age 60 to 64 Years	367	5.3%	5,488	4.6%	13,479	5.1%
Age 65 to 74 Years	453	6.5%	6,999	5.9%	16,794	6.3%
Age 75 to 84 Years	216	3.1%	2,654	2.2%	6,262	2.4%
Age 85 Years or Over	78	1.1%	984	0.8%	2,126	0.8%
Median Age	36.3		34.4		34.6	

### Gender Age Distribution (2019)

Female Population	3,544	50.9%	60,608	51.1%	135,298	51.0%
Age 0 to 19 Years	1,070	30.2%	18,686	30.8%	40,005	29.6%
Age 20 to 64 Years	2,051	57.9%	35,923	59.3%	81,189	60.0%
Age 65 Years or Over	423	11.9%	5,999	9.9%	14,104	10.4%
Female Median Age	36.9		34.9		35.2	
Male Population	3,412	49.1%	58,050	48.9%	129,992	49.0%
Age 0 to 19 Years	1,107	32.4%	19,705	33.9%	42,223	32.5%
Age 20 to 64 Years	1,981	58.1%	33,707	58.1%	76,690	59.0%
Age 65 Years or Over	324	9.5%	4,638	8.0%	11,078	8.5%
Male Median Age	35.6		33.8		34.0	

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### Household Income Distribution (2019)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	276	11.7%	5,220	13.2%	10,786	11.9%
HH Income \$150,000 to \$199,999	460	19.5%	6,059	15.4%	11,731	13.0%
HH Income \$100,000 to \$149,999	696	29.5%	9,670	24.5%	19,792	21.9%
HH Income \$75,000 to \$99,999	238	10.1%	6,669	16.9%	15,955	17.7%
HH Income \$50,000 to \$74,999	292	12.4%	5,868	14.9%	15,338	17.0%
HH Income \$35,000 to \$49,999	218	9.2%	2,469	6.3%	7,260	8.0%
HH Income \$25,000 to \$34,999	85	3.6%	1,553	3.9%	4,073	4.5%
HH Income \$15,000 to \$24,999	40	1.7%	750	1.9%	2,800	3.1%
HH Income Under \$15,000	52	2.2%	1,162	2.9%	2,601	2.9%
HH Income \$35,000 or More	2,179	92.5%	35,955	91.2%	80,862	89.5%
HH Income \$75,000 or More	1,670	70.8%	27,618	70.1%	58,264	64.5%

### Housing (2019)

Total Housing Units	2,383		39,771		91,235	
Housing Units Occupied	2,357	98.9%	39,420	99.1%	90,336	99.0%
Housing Units Owner-Occupied	2,002	84.9%	31,607	80.2%	71,074	78.7%
Housing Units, Renter-Occupied	355	15.1%	7,813	19.8%	19,262	21.3%
Housing Units, Vacant	26	1.1%	350	0.9%	899	1.0%

### Marital Status (2019)

Never Married	1,306	24.5%	21,939	24.7%	52,414	25.9%
Currently Married	3,241	60.7%	52,811	59.4%	115,281	57.1%
Separated	148	2.8%	3,145	3.5%	7,523	3.7%
Widowed	154	2.9%	3,030	3.4%	7,086	3.5%
Divorced	489	9.2%	7,975	9.0%	19,716	9.8%

### Household Type (2019)

Population Family	6,450	92.7%	108,750	91.6%	240,026	90.5%
Population Non-Family	506	7.3%	9,401	7.9%	24,442	9.2%
Population Group Quarters	-	-	507	0.4%	822	0.3%
Family Households	1,928	81.8%	31,828	80.7%	70,919	78.5%
Non-Family Households	429	18.2%	7,592	19.3%	19,417	21.5%
Married Couple with Children	913	28.2%	15,312	29.0%	31,525	27.3%
Average Family Household Size	3.3		3.4		3.4	

### Household Size (2019)

1 Person Households	370	15.7%	6,153	15.6%	15,436	17.1%
2 Person Households	700	29.7%	11,008	27.9%	26,591	29.4%
3 Person Households	446	18.9%	7,819	19.8%	17,506	19.4%
4 Person Households	505	21.4%	8,801	22.3%	18,180	20.1%
5 Person Households	234	9.9%	3,918	9.9%	8,394	9.3%
6 or More Person Households	101	4.3%	1,721	4.4%	4,229	4.7%

### Household Vehicles (2019)

Households with 0 Vehicles Available	30	1.3%	778	2.0%	1,635	1.8%
Households with 1 Vehicles Available	396	16.8%	7,662	19.4%	20,091	22.2%
Households with 2 or More Vehicles Available	1,932	82.0%	30,980	78.6%	68,610	75.9%
Total Vehicles Available	5,521		85,427		192,659	
Average Vehicles Per Household	2.3		2.2		2.1	

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	1 mi radius		3 mi radius		5 mi radius	
<b>Labor Force (2019)</b>						
Estimated Labor Population Age 16 Years or Over	5,202		86,898		197,811	
Estimated Civilian Employed	3,930	75.5%	63,217	72.7%	140,853	71.2%
Estimated Civilian Unemployed	74	1.4%	1,320	1.5%	3,703	1.9%
Estimated in Armed Forces	8	0.2%	137	0.2%	191	-
Estimated Not in Labor Force	1,190	22.9%	22,224	25.6%	53,064	26.8%
Unemployment Rate	1.4%		1.5%		1.9%	

	1 mi radius		3 mi radius		5 mi radius	
<b>Occupation (2019)</b>						
Occupation: Population Age 16 Years or Over	3,930		63,217		140,853	
Management, Business, Financial Operations	939	23.9%	14,122	22.3%	29,884	21.2%
Professional, Related	963	24.5%	14,792	23.4%	31,847	22.6%
Service	525	13.4%	9,004	14.2%	19,848	14.1%
Sales, Office	938	23.9%	16,089	25.5%	36,176	25.7%
Farming, Fishing, Forestry	-	-	2	-	64	-
Construct, Extraction, Maintenance	386	9.8%	3,785	6.0%	9,988	7.1%
Production, Transport Material Moving	178	4.5%	5,423	8.6%	13,047	9.3%
White Collar Workers	2,840	72.3%	45,003	71.2%	97,906	69.5%
Blue Collar Workers	1,089	27.7%	18,214	28.8%	42,947	30.5%

	1 mi radius		3 mi radius		5 mi radius	
<b>Consumer Expenditure (2019)</b>						
Total Household Expenditure	\$196.34 M		\$3.34 B		\$7.27 B	
Total Non-Retail Expenditure	\$103.48 M	52.7%	\$1.76 B	52.7%	\$3.84 B	52.7%
Total Retail Expenditure	\$92.86 M	47.3%	\$1.58 B	47.3%	\$3.44 B	47.3%
Apparel	\$7.1 M	3.6%	\$120.93 M	3.6%	\$262.16 M	3.6%
Contributions	\$6.67 M	3.4%	\$113.48 M	3.4%	\$245.92 M	3.4%
Education	\$6.54 M	3.3%	\$111.56 M	3.3%	\$237.89 M	3.3%
Entertainment	\$11.51 M	5.9%	\$194.96 M	5.8%	\$422.55 M	5.8%
Food and Beverages	\$28.58 M	14.6%	\$486 M	14.6%	\$1.06 B	14.6%
Furnishings and Equipment	\$7.12 M	3.6%	\$120.62 M	3.6%	\$261.63 M	3.6%
Gifts	\$4.93 M	2.5%	\$85.68 M	2.6%	\$185.85 M	2.6%
Health Care	\$16.03 M	8.2%	\$271.34 M	8.1%	\$596.23 M	8.2%
Household Operations	\$7.84 M	4.0%	\$133.08 M	4.0%	\$289.2 M	4.0%
Miscellaneous Expenses	\$3.75 M	1.9%	\$63.33 M	1.9%	\$137.87 M	1.9%
Personal Care	\$2.64 M	1.3%	\$44.85 M	1.3%	\$97.66 M	1.3%
Personal Insurance	\$1.49 M	0.8%	\$25.24 M	0.8%	\$54.37 M	0.7%
Reading	\$427.91 K	0.2%	\$7.24 M	0.2%	\$15.8 M	0.2%
Shelter	\$40.98 M	20.9%	\$697.34 M	20.9%	\$1.52 B	20.9%
Tobacco	\$1 M	0.5%	\$17.22 M	0.5%	\$38.73 M	0.5%
Transportation	\$36.07 M	18.4%	\$611.64 M	18.3%	\$1.33 B	18.3%
Utilities	\$13.65 M	7.0%	\$232.25 M	7.0%	\$512.15 M	7.0%

	1 mi radius		3 mi radius		5 mi radius	
<b>Educational Attainment (2019)</b>						
Adult Population Age 25 Years or Over	4,507		75,201		169,824	
Elementary (Grade Level 0 to 8)	39	0.9%	1,263	1.7%	4,088	2.4%
Some High School (Grade Level 9 to 11)	104	2.3%	2,054	2.7%	5,876	3.5%
High School Graduate	677	15.0%	12,546	16.7%	32,583	19.2%
Some College	934	20.7%	16,835	22.4%	40,179	23.7%
Associate Degree Only	348	7.7%	6,857	9.1%	14,910	8.8%
Bachelor Degree Only	1,686	37.4%	25,267	33.6%	51,011	30.0%
Graduate Degree	720	16.0%	10,381	13.8%	21,177	12.5%

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### Units In Structure (2019)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,151	100.2%	34,370	102.8%	77,802	105.7%
1 Attached Unit	28	1.3%	768	2.3%	1,884	2.6%
2 to 4 Units	7	0.3%	766	2.3%	1,456	2.0%
5 to 9 Units	40	1.9%	695	2.1%	1,978	2.7%
10 to 19 Units	34	1.6%	733	2.2%	2,350	3.2%
20 to 49 Units	13	0.6%	504	1.5%	1,624	2.2%
50 or More Units	63	2.9%	1,015	3.0%	1,858	2.5%
Mobile Home or Trailer	19	0.9%	540	1.6%	1,311	1.8%
Other Structure	2	-	30	-	72	-

### Homes Built By Year (2019)

Homes Built 2010 or later	220	10.3%	4,312	12.9%	11,044	15.0%
Homes Built 2000 to 2009	956	44.5%	18,040	53.9%	32,697	44.4%
Homes Built 1990 to 1999	476	22.2%	7,834	23.4%	17,839	24.2%
Homes Built 1980 to 1989	381	17.8%	5,142	15.4%	14,267	19.4%
Homes Built 1970 to 1979	226	10.5%	2,199	6.6%	8,825	12.0%
Homes Built 1960 to 1969	59	2.7%	753	2.3%	2,668	3.6%
Homes Built 1950 to 1959	31	1.5%	738	2.2%	2,071	2.8%
Homes Built Before 1949	9	0.4%	402	1.2%	927	1.3%

### Home Values (2019)

Home Values \$1,000,000 or More	5	0.3%	173	0.6%	474	0.8%
Home Values \$500,000 to \$999,999	43	2.4%	1,821	6.7%	4,829	8.1%
Home Values \$400,000 to \$499,999	180	10.3%	2,562	9.4%	4,959	8.4%
Home Values \$300,000 to \$399,999	498	28.5%	4,681	17.3%	8,804	14.9%
Home Values \$200,000 to \$299,999	499	28.5%	9,497	35.0%	18,876	31.8%
Home Values \$150,000 to \$199,999	429	24.5%	6,842	25.2%	15,567	26.3%
Home Values \$100,000 to \$149,999	241	13.8%	3,923	14.5%	10,844	18.3%
Home Values \$70,000 to \$99,999	45	2.6%	1,015	3.7%	3,896	6.6%
Home Values \$50,000 to \$69,999	8	0.4%	291	1.1%	684	1.2%
Home Values \$25,000 to \$49,999	15	0.9%	360	1.3%	899	1.5%
Home Values Under \$25,000	35	2.0%	378	1.4%	968	1.6%
Owner-Occupied Median Home Value	\$237,886		\$236,733		\$221,046	
Renter-Occupied Median Rent	\$1,240		\$1,174		\$1,112	

### Transportation To Work (2019)

Drive to Work Alone	2,941	82.7%	50,395	83.5%	113,238	84.0%
Drive to Work in Carpool	312	8.8%	5,114	8.5%	10,868	8.1%
Travel to Work by Public Transportation	13	0.4%	217	0.4%	617	0.5%
Drive to Work on Motorcycle	-	-	65	0.1%	201	0.1%
Walk or Bicycle to Work	15	0.4%	712	1.2%	1,309	1.0%
Other Means	13	0.4%	414	0.7%	967	0.7%
Work at Home	263	7.4%	3,436	5.7%	7,683	5.7%

### Travel Time (2019)

Travel to Work in 14 Minutes or Less	613	17.2%	9,946	16.5%	21,993	16.3%
Travel to Work in 15 to 29 Minutes	1,033	29.0%	19,255	31.9%	44,481	33.0%
Travel to Work in 30 to 59 Minutes	1,533	43.1%	24,635	40.8%	54,335	40.3%
Travel to Work in 60 Minutes or More	451	12.7%	5,765	9.6%	12,084	9.0%
Average Minutes Travel to Work	30.1		28.4		28.2	

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