

EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.923/-97.2549

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 (2020)	6,659		117,408		260,790	
Projected Population (2025)	7,044		124,657		276,442	
Census Population (2010)	6,010		98,217		209,998	
Census Population (2000)	3,465		39,704		117,860	
Projected Annual Growth (2020 to 2025)	385	1.2%	7,249	1.2%	15,652	1.2%
Historical Annual Growth (2010 to 2020)	649	1.1%	19,191	2.0%	50,792	2.4%
Historical Annual Growth (2000 to 2010)	2,545	7.3%	58,513	14.7%	92,138	7.8%
Estimated Population Density (2020)	2,121 psm		4,153 psm		3,322 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

Households

Estimated Households (2020)	2,377		38,827		88,421	
Projected Households (2025)	2,503		40,948		93,158	
Census Households (2010)	2,129		32,383		70,728	
Census Households (2000)	1,151		12,769		38,794	
Estimated Households with Children (2020)	1,013	42.6%	18,866	48.6%	40,172	45.4%
Estimated Average Household Size (2020)	2.80		3.01		2.94	

Average Household Income

Estimated Average Household Income (2020)	\$133,788		\$138,440		\$127,520	
Projected Average Household Income (2025)	\$150,009		\$155,842		\$143,204	
Estimated Average Family Income (2020)	\$143,589		\$150,925		\$140,911	

Median Household Income

Estimated Median Household Income (2020)	\$112,872		\$116,372		\$106,950	
Projected Median Household Income (2025)	\$129,306		\$135,436		\$124,166	
Estimated Median Family Income (2020)	\$124,428		\$129,030		\$120,472	

Per Capita Income

Estimated Per Capita Income (2020)	\$47,757		\$45,801		\$43,251	
Projected Per Capita Income (2025)	\$53,314		\$51,210		\$48,273	
Estimated Per Capita Income 5 Year Growth	\$5,556	11.6%	\$5,409	11.8%	\$5,022	11.6%
Estimated Average Household Net Worth (2020)	\$1,081,218		\$1,132,659		\$986,163	

Daytime Demos (2020)

Total Businesses	512		3,215		6,835	
Total Employees	3,967		24,922		57,760	
Company Headquarter Businesses	-	-	-	-	10	0.1%
Company Headquarter Employees	-	-	71	0.3%	734	1.3%
Employee Population per Business	7.7		7.8		8.5	
Residential Population per Business	13.0		36.5		38.2	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	5,119	76.9%	87,178	74.3%	192,641	73.9%
Black or African American (2020)	619	9.3%	11,549	9.8%	24,896	9.5%
American Indian or Alaska Native (2020)	51	0.8%	766	0.7%	1,693	0.6%
Asian (2020)	394	5.9%	8,181	7.0%	17,921	6.9%
Hawaiian or Pacific Islander (2020)	12	0.2%	208	0.2%	431	0.2%
Other Race (2020)	245	3.7%	4,909	4.2%	13,266	5.1%
Two or More Races (2020)	219	3.3%	4,619	3.9%	9,942	3.8%
Not Hispanic or Latino Population (2020)	5,478	82.3%	94,900	80.8%	207,545	79.6%
Hispanic or Latino Population (2020)	1,181	17.7%	22,508	19.2%	53,245	20.4%
Not Hispanic or Latino Population (2025)	5,736	81.4%	99,873	80.1%	218,086	78.9%
Hispanic or Latino Population (2025)	1,308	18.6%	24,784	19.9%	58,357	21.1%
Not Hispanic or Latino Population (2010)	5,380	89.5%	85,551	87.1%	178,478	85.0%
Hispanic or Latino Population (2010)	630	10.5%	12,666	12.9%	31,520	15.0%
Not Hispanic or Latino Population (2000)	3,299	95.2%	37,162	93.6%	107,828	91.5%
Hispanic or Latino Population (2000)	167	4.8%	2,542	6.4%	10,032	8.5%
Projected Hispanic Annual Growth (2020 to 2025)	127	2.2%	2,276	2.0%	5,111	1.9%
Historic Hispanic Annual Growth (2000 to 2020)	1,014	30.4%	19,967	39.3%	43,213	21.5%

Age Distribution (2020)

Age Under 5	392	5.9%	8,523	7.3%	18,261	7.0%
Age 5 to 9 Years	471	7.1%	9,889	8.4%	20,889	8.0%
Age 10 to 14 Years	581	8.7%	10,534	9.0%	22,399	8.6%
Age 15 to 19 Years	526	7.9%	8,607	7.3%	18,876	7.2%
Age 20 to 24 Years	308	4.6%	5,435	4.6%	13,232	5.1%
Age 25 to 29 Years	348	5.2%	7,115	6.1%	16,654	6.4%
Age 30 to 34 Years	458	6.9%	9,292	7.9%	20,253	7.8%
Age 35 to 39 Years	489	7.3%	10,365	8.8%	21,367	8.2%
Age 40 to 44 Years	484	7.3%	9,246	7.9%	19,539	7.5%
Age 45 to 49 Years	506	7.6%	8,476	7.2%	18,580	7.1%
Age 50 to 54 Years	464	7.0%	7,112	6.1%	16,414	6.3%
Age 55 to 59 Years	426	6.4%	6,571	5.6%	15,790	6.1%
Age 60 to 64 Years	387	5.8%	5,556	4.7%	13,346	5.1%
Age 65 to 74 Years	486	7.3%	7,017	6.0%	16,886	6.5%
Age 75 to 84 Years	241	3.6%	2,679	2.3%	6,248	2.4%
Age 85 Years or Over	92	1.4%	992	0.8%	2,056	0.8%
Median Age	37.1		34.3		34.6	

Gender Age Distribution (2020)

Female Population	3,397	51.0%	59,976	51.1%	133,031	51.0%
Age 0 to 19 Years	969	28.5%	18,316	30.5%	39,182	29.5%
Age 20 to 64 Years	1,964	57.8%	35,652	59.4%	79,781	60.0%
Age 65 Years or Over	465	13.7%	6,008	10.0%	14,068	10.6%
Female Median Age	37.7		34.8		35.2	
Male Population	3,262	49.0%	57,432	48.9%	127,760	49.0%
Age 0 to 19 Years	1,001	30.7%	19,236	33.5%	41,245	32.3%
Age 20 to 64 Years	1,906	58.4%	33,516	58.4%	75,393	59.0%
Age 65 Years or Over	355	10.9%	4,680	8.1%	11,122	8.7%
Male Median Age	36.3		33.7		34.0	

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Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	332	14.0%	6,235	16.1%	12,033	13.6%
HH Income \$150,000 to \$199,999	388	16.3%	5,795	14.9%	10,972	12.4%
HH Income \$100,000 to \$149,999	681	28.7%	9,630	24.8%	20,313	23.0%
HH Income \$75,000 to \$99,999	218	9.2%	5,633	14.5%	13,469	15.2%
HH Income \$50,000 to \$74,999	312	13.1%	5,715	14.7%	14,877	16.8%
HH Income \$35,000 to \$49,999	229	9.7%	2,463	6.3%	7,390	8.4%
HH Income \$25,000 to \$34,999	74	3.1%	1,115	2.9%	3,687	4.2%
HH Income \$15,000 to \$24,999	76	3.2%	913	2.4%	2,895	3.3%
HH Income Under \$15,000	66	2.8%	1,327	3.4%	2,786	3.2%
HH Income \$35,000 or More	2,161	90.9%	35,471	91.4%	79,053	89.4%
HH Income \$75,000 or More	1,619	68.1%	27,293	70.3%	56,787	64.2%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	2,409		39,193		89,342	
Housing Units Occupied	2,377	98.7%	38,827	99.1%	88,421	99.0%
Housing Units Owner-Occupied	1,841	77.5%	31,176	80.3%	69,860	79.0%
Housing Units, Renter-Occupied	535	22.5%	7,650	19.7%	18,560	21.0%
Housing Units, Vacant	32	1.3%	367	0.9%	921	1.0%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	1,424	27.3%	23,108	26.1%	56,049	28.1%
Currently Married	3,107	59.6%	51,752	58.5%	110,622	55.5%
Separated	100	1.9%	2,686	3.0%	6,125	3.1%
Widowed	207	4.0%	3,152	3.6%	7,303	3.7%
Divorced	378	7.3%	7,764	8.8%	19,141	9.6%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	6,009	90.2%	107,744	91.8%	236,588	90.7%
Population Non-Family	640	9.6%	9,255	7.9%	23,480	9.0%
Population Group Quarters	11	0.2%	409	0.3%	722	0.3%
Family Households	1,819	76.5%	31,403	80.9%	69,806	78.9%
Non-Family Households	558	23.5%	7,424	19.1%	18,614	21.1%
Married Couple with Children	808	26.0%	14,896	28.8%	30,772	27.8%
Average Family Household Size	3.3		3.4		3.4	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	487	20.5%	5,944	15.3%	14,750	16.7%
2 Person Households	704	29.6%	10,666	27.5%	25,882	29.3%
3 Person Households	413	17.4%	7,860	20.2%	17,420	19.7%
4 Person Households	465	19.6%	8,739	22.5%	17,983	20.3%
5 Person Households	215	9.1%	3,914	10.1%	8,266	9.3%
6 or More Person Households	93	3.9%	1,703	4.4%	4,119	4.7%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	57	2.4%	691	1.8%	1,571	1.8%
Households with 1 Vehicles Available	521	21.9%	7,642	19.7%	19,066	21.6%
Households with 2 or More Vehicles Available	1,799	75.7%	30,493	78.5%	67,784	76.7%
Total Vehicles Available	5,157		84,303		190,005	
Average Vehicles Per Household	2.2		2.2		2.1	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	5,094		86,475		195,072	
Estimated Civilian Employed	3,780	74.2%	63,000	72.9%	138,605	71.1%
Estimated Civilian Unemployed	80	1.6%	1,344	1.6%	3,725	1.9%
Estimated in Armed Forces	-	-	49	-	120	-
Estimated Not in Labor Force	1,234	24.2%	22,082	25.5%	52,623	27.0%
Unemployment Rate	1.6%		1.6%		1.9%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	3,780		63,000		138,605	
Management, Business, Financial Operations	836	22.1%	14,643	23.2%	29,924	21.6%
Professional, Related	1,020	27.0%	14,791	23.5%	30,667	22.1%
Service	472	12.5%	7,810	12.4%	17,447	12.6%
Sales, Office	884	23.4%	14,759	23.4%	33,316	24.0%
Farming, Fishing, Forestry	1	-	32	-	149	0.1%
Construct, Extraction, Maintenance	318	8.4%	3,591	5.7%	9,829	7.1%
Production, Transport Material Moving	249	6.6%	7,373	11.7%	17,273	12.5%
White Collar Workers	2,740	72.5%	44,194	70.1%	93,907	67.8%
Blue Collar Workers	1,040	27.5%	18,807	29.9%	44,698	32.2%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$203.57 M		\$3.44 B		\$7.39 B	
Total Non-Retail Expenditure	\$107.48 M	52.8%	\$1.82 B	52.8%	\$3.9 B	52.8%
Total Retail Expenditure	\$96.08 M	47.2%	\$1.62 B	47.2%	\$3.49 B	47.2%
Apparel	\$7.35 M	3.6%	\$124.93 M	3.6%	\$266.64 M	3.6%
Contributions	\$6.96 M	3.4%	\$118.57 M	3.4%	\$252.08 M	3.4%
Education	\$6.81 M	3.3%	\$117.54 M	3.4%	\$245.16 M	3.3%
Entertainment	\$11.88 M	5.8%	\$201.45 M	5.9%	\$430.02 M	5.8%
Food and Beverages	\$29.61 M	14.5%	\$499.51 M	14.5%	\$1.08 B	14.6%
Furnishings and Equipment	\$7.36 M	3.6%	\$124.44 M	3.6%	\$265.86 M	3.6%
Gifts	\$5.22 M	2.6%	\$90.09 M	2.6%	\$191.06 M	2.6%
Health Care	\$16.6 M	8.2%	\$278.09 M	8.1%	\$603.37 M	8.2%
Household Operations	\$8.13 M	4.0%	\$137.78 M	4.0%	\$294.6 M	4.0%
Miscellaneous Expenses	\$3.89 M	1.9%	\$65.36 M	1.9%	\$140.2 M	1.9%
Personal Care	\$2.74 M	1.3%	\$46.16 M	1.3%	\$99.07 M	1.3%
Personal Insurance	\$1.54 M	0.8%	\$26.21 M	0.8%	\$55.5 M	0.8%
Reading	\$444.69 K	0.2%	\$7.48 M	0.2%	\$16.07 M	0.2%
Shelter	\$42.57 M	20.9%	\$718.95 M	20.9%	\$1.54 B	20.9%
Tobacco	\$1.05 M	0.5%	\$17.42 M	0.5%	\$38.86 M	0.5%
Transportation	\$37.26 M	18.3%	\$628.29 M	18.3%	\$1.35 B	18.3%
Utilities	\$14.16 M	7.0%	\$237.61 M	6.9%	\$517.58 M	7.0%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	4,381		74,421		167,133	
Elementary (Grade Level 0 to 8)	23	0.5%	1,146	1.5%	3,828	2.3%
Some High School (Grade Level 9 to 11)	93	2.1%	2,064	2.8%	6,179	3.7%
High School Graduate	630	14.4%	12,562	16.9%	32,264	19.3%
Some College	926	21.1%	15,158	20.4%	37,485	22.4%
Associate Degree Only	286	6.5%	7,266	9.8%	14,926	8.9%
Bachelor Degree Only	1,658	37.8%	25,057	33.7%	50,387	30.1%
Graduate Degree	765	17.5%	11,167	15.0%	22,064	13.2%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,042	95.9%	34,038	105.1%	76,506	108.2%
1 Attached Unit	35	1.7%	454	1.4%	1,206	1.7%
2 to 4 Units	30	1.4%	830	2.6%	1,537	2.2%
5 to 9 Units	82	3.9%	761	2.4%	1,980	2.8%
10 to 19 Units	49	2.3%	719	2.2%	2,137	3.0%
20 to 49 Units	11	0.5%	389	1.2%	1,519	2.1%
50 or More Units	114	5.4%	937	2.9%	1,812	2.6%
Mobile Home or Trailer	12	0.6%	676	2.1%	1,677	2.4%
Other Structure	1	-	23	-	47	-

Homes Built By Year (2020)

Homes Built 2010 or later	280	13.1%	4,575	14.1%	11,354	16.1%
Homes Built 2000 to 2009	731	34.3%	18,294	56.5%	31,175	44.1%
Homes Built 1990 to 1999	447	21.0%	7,149	22.1%	17,506	24.8%
Homes Built 1980 to 1989	486	22.8%	4,991	15.4%	14,389	20.3%
Homes Built 1970 to 1979	346	16.2%	2,171	6.7%	8,765	12.4%
Homes Built 1960 to 1969	47	2.2%	610	1.9%	2,432	3.4%
Homes Built 1950 to 1959	23	1.1%	605	1.9%	1,787	2.5%
Homes Built Before 1949	17	0.8%	431	1.3%	1,013	1.4%

Home Values (2020)

Home Values \$1,000,000 or More	1	-	115	0.4%	420	0.7%
Home Values \$500,000 to \$999,999	44	2.8%	1,974	7.5%	5,930	10.3%
Home Values \$400,000 to \$499,999	195	12.5%	2,581	9.9%	4,635	8.0%
Home Values \$300,000 to \$399,999	639	41.1%	6,434	24.6%	11,289	19.6%
Home Values \$200,000 to \$299,999	469	30.2%	11,657	44.6%	22,729	39.4%
Home Values \$150,000 to \$199,999	307	19.8%	5,003	19.1%	12,550	21.8%
Home Values \$100,000 to \$149,999	128	8.2%	2,194	8.4%	7,628	13.2%
Home Values \$70,000 to \$99,999	21	1.3%	458	1.7%	2,397	4.2%
Home Values \$50,000 to \$69,999	4	0.3%	228	0.9%	643	1.1%
Home Values \$25,000 to \$49,999	8	0.5%	207	0.8%	542	0.9%
Home Values Under \$25,000	25	1.6%	281	1.1%	743	1.3%
Owner-Occupied Median Home Value	\$294,177		\$273,701		\$259,520	
Renter-Occupied Median Rent	\$1,251		\$1,235		\$1,164	

Transportation To Work (2020)

Drive to Work Alone	2,870	83.9%	49,967	83.0%	111,058	83.0%
Drive to Work in Carpool	251	7.3%	4,826	8.0%	10,597	7.9%
Travel to Work by Public Transportation	13	0.4%	239	0.4%	632	0.5%
Drive to Work on Motorcycle	-	-	47	-	222	0.2%
Walk or Bicycle to Work	20	0.6%	610	1.0%	1,151	0.9%
Other Means	14	0.4%	396	0.7%	956	0.7%
Work at Home	253	7.4%	4,111	6.8%	9,113	6.8%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	598	17.5%	10,489	17.4%	22,231	16.6%
Travel to Work in 15 to 29 Minutes	968	28.3%	18,773	31.2%	43,525	32.5%
Travel to Work in 30 to 59 Minutes	1,624	47.5%	24,441	40.6%	53,408	39.9%
Travel to Work in 60 Minutes or More	296	8.7%	4,994	8.3%	10,123	7.6%
Average Minutes Travel to Work	29.6		28.3		28.0	

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