

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: 32.9746/-96.8885

RF5

Josey Ranch SC

2150 N Josey Lane, Carrollton TX 75006

Population

	1 mi radius		3 mi radius		5 mi radius	
Estimated Population (2020)	16,549		134,662		341,900	
Projected Population (2025)	16,872		144,603		368,323	
Census Population (2010)	14,795		117,758		286,742	
Census Population (2000)	14,539		115,720		260,825	
Projected Annual Growth (2020 to 2025)	323	0.4%	9,941	1.5%	26,423	1.5%
Historical Annual Growth (2010 to 2020)	1,754	1.2%	16,904	1.4%	55,158	1.9%
Historical Annual Growth (2000 to 2010)	256	0.2%	2,038	0.2%	25,917	1.0%
Estimated Population Density (2020)	5,270 psm		4,765 psm		4,355 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	

Households

Estimated Households (2020)	5,985		52,670		148,478	
Projected Households (2025)	6,222		57,028		160,315	
Census Households (2010)	5,215		45,105		120,834	
Census Households (2000)	5,231		43,774		110,856	
Estimated Households with Children (2020)	2,212	37.0%	17,848	33.9%	42,646	28.7%
Estimated Average Household Size (2020)	2.76		2.55		2.30	

Average Household Income

Estimated Average Household Income (2020)	\$100,740		\$86,802		\$103,156	
Projected Average Household Income (2025)	\$105,402		\$93,454		\$112,308	
Estimated Average Family Income (2020)	\$113,756		\$100,608		\$133,046	

Median Household Income

Estimated Median Household Income (2020)	\$77,774		\$70,253		\$79,984	
Projected Median Household Income (2025)	\$90,828		\$81,702		\$93,199	
Estimated Median Family Income (2020)	\$86,822		\$82,438		\$101,362	

Per Capita Income

Estimated Per Capita Income (2020)	\$36,445		\$33,960		\$44,807	
Projected Per Capita Income (2025)	\$38,882		\$36,865		\$48,892	
Estimated Per Capita Income 5 Year Growth	\$2,438	6.7%	\$2,905	8.6%	\$4,084	9.1%
Estimated Average Household Net Worth (2020)	\$676,980		\$543,596		\$711,478	

Daytime Demos (2020)

Total Businesses	580		5,823		19,804	
Total Employees	5,561		54,641		214,202	
Company Headquarter Businesses	1	0.2%	40	0.7%	322	1.6%
Company Headquarter Employees	66	1.2%	2,434	4.5%	22,195	10.4%
Employee Population per Business	9.6		9.4		10.8	
Residential Population per Business	28.6		23.1		17.3	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	9,769	59.0%	75,154	55.8%	192,650	56.3%
Black or African American (2020)	1,680	10.2%	18,082	13.4%	51,774	15.1%
American Indian or Alaska Native (2020)	112	0.7%	991	0.7%	2,047	0.6%
Asian (2020)	1,994	12.0%	16,350	12.1%	47,030	13.8%
Hawaiian or Pacific Islander (2020)	2	-	53	-	149	-
Other Race (2020)	2,467	14.9%	19,412	14.4%	36,420	10.7%
Two or More Races (2020)	524	3.2%	4,621	3.4%	11,829	3.5%
Not Hispanic or Latino Population (2020)	9,717	58.7%	80,280	59.6%	235,887	69.0%
Hispanic or Latino Population (2020)	6,832	41.3%	54,382	40.4%	106,013	31.0%
Not Hispanic or Latino Population (2025)	10,023	59.4%	87,691	60.6%	256,516	69.6%
Hispanic or Latino Population (2025)	6,849	40.6%	56,912	39.4%	111,807	30.4%
Not Hispanic or Latino Population (2010)	9,366	63.3%	73,769	62.6%	205,967	71.8%
Hispanic or Latino Population (2010)	5,429	36.7%	43,989	37.4%	80,775	28.2%
Not Hispanic or Latino Population (2000)	11,811	81.2%	87,415	75.5%	208,442	79.9%
Hispanic or Latino Population (2000)	2,728	18.8%	28,305	24.5%	52,382	20.1%
Projected Hispanic Annual Growth (2020 to 2025)	17	-	2,530	0.9%	5,794	1.1%
Historic Hispanic Annual Growth (2000 to 2020)	4,104	7.5%	26,077	4.6%	53,631	5.1%

Age Distribution (2020)

Age Under 5	1,044	6.3%	8,673	6.4%	21,423	6.3%
Age 5 to 9 Years	1,157	7.0%	8,754	6.5%	20,944	6.1%
Age 10 to 14 Years	1,187	7.2%	9,347	6.9%	21,589	6.3%
Age 15 to 19 Years	1,136	6.9%	9,050	6.7%	20,686	6.1%
Age 20 to 24 Years	935	5.7%	8,638	6.4%	22,819	6.7%
Age 25 to 29 Years	1,161	7.0%	11,075	8.2%	32,233	9.4%
Age 30 to 34 Years	1,175	7.1%	10,679	7.9%	29,878	8.7%
Age 35 to 39 Years	1,157	7.0%	9,708	7.2%	26,073	7.6%
Age 40 to 44 Years	1,125	6.8%	9,289	6.9%	24,035	7.0%
Age 45 to 49 Years	1,151	7.0%	9,695	7.2%	24,394	7.1%
Age 50 to 54 Years	1,040	6.3%	9,182	6.8%	22,811	6.7%
Age 55 to 59 Years	1,145	6.9%	8,897	6.6%	21,557	6.3%
Age 60 to 64 Years	1,016	6.1%	7,276	5.4%	17,682	5.2%
Age 65 to 74 Years	1,444	8.7%	9,407	7.0%	22,745	6.7%
Age 75 to 84 Years	522	3.2%	3,832	2.8%	9,815	2.9%
Age 85 Years or Over	157	1.0%	1,162	0.9%	3,216	0.9%
Median Age	36.4		35.3		35.3	

Gender Age Distribution (2020)

Female Population	8,397	50.7%	68,564	50.9%	175,056	51.2%
Age 0 to 19 Years	2,109	25.1%	17,340	25.3%	41,375	23.6%
Age 20 to 64 Years	5,123	61.0%	43,211	63.0%	113,675	64.9%
Age 65 Years or Over	1,165	13.9%	8,013	11.7%	20,005	11.4%
Female Median Age	38.0		36.4		36.1	
Male Population	8,152	49.3%	66,098	49.1%	166,844	48.8%
Age 0 to 19 Years	2,415	29.6%	18,484	28.0%	43,267	25.9%
Age 20 to 64 Years	4,780	58.6%	41,227	62.4%	107,807	64.6%
Age 65 Years or Over	957	11.7%	6,387	9.7%	15,770	9.5%
Male Median Age	34.8		34.3		34.6	

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Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	478	8.0%	2,984	5.7%	14,161	9.5%
HH Income \$150,000 to \$199,999	506	8.4%	3,434	6.5%	11,004	7.4%
HH Income \$100,000 to \$149,999	1,041	17.4%	7,946	15.1%	23,718	16.0%
HH Income \$75,000 to \$99,999	845	14.1%	7,068	13.4%	20,168	13.6%
HH Income \$50,000 to \$74,999	1,045	17.5%	11,481	21.8%	30,536	20.6%
HH Income \$35,000 to \$49,999	883	14.7%	8,347	15.8%	21,284	14.3%
HH Income \$25,000 to \$34,999	442	7.4%	4,048	7.7%	9,953	6.7%
HH Income \$15,000 to \$24,999	428	7.2%	4,150	7.9%	9,422	6.3%
HH Income Under \$15,000	318	5.3%	3,211	6.1%	8,234	5.5%
HH Income \$35,000 or More	4,797	80.2%	41,260	78.3%	120,870	81.4%
HH Income \$75,000 or More	2,870	47.9%	21,432	40.7%	69,051	46.5%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	6,095		53,881		151,992	
Housing Units Occupied	5,985	98.2%	52,670	97.8%	148,478	97.7%
Housing Units Owner-Occupied	4,055	67.8%	26,581	50.5%	63,718	42.9%
Housing Units, Renter-Occupied	1,930	32.2%	26,089	49.5%	84,759	57.1%
Housing Units, Vacant	110	1.8%	1,211	2.3%	3,514	2.4%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	3,888	29.5%	38,530	35.7%	97,584	35.1%
Currently Married	6,910	52.5%	47,245	43.8%	126,176	45.4%
Separated	445	3.4%	6,091	5.6%	13,936	5.0%
Widowed	862	6.6%	4,712	4.4%	10,030	3.6%
Divorced	1,056	8.0%	11,310	10.5%	30,218	10.9%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	14,511	87.7%	110,629	82.2%	261,747	76.6%
Population Non-Family	2,024	12.2%	23,818	17.7%	79,575	23.3%
Population Group Quarters	14	-	216	0.2%	579	0.2%
Family Households	4,357	72.8%	33,238	63.1%	81,971	55.2%
Non-Family Households	1,628	27.2%	19,432	36.9%	66,507	44.8%
Married Couple with Children	1,510	21.8%	11,383	24.1%	27,696	22.0%
Average Family Household Size	3.3		3.3		3.2	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,315	22.0%	15,867	30.1%	55,667	37.5%
2 Person Households	1,936	32.4%	15,504	29.4%	43,013	29.0%
3 Person Households	1,015	17.0%	8,157	15.5%	20,519	13.8%
4 Person Households	887	14.8%	6,804	12.9%	16,742	11.3%
5 Person Households	495	8.3%	3,627	6.9%	7,646	5.1%
6 or More Person Households	337	5.6%	2,711	5.1%	4,890	3.3%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	136	2.3%	1,805	3.4%	5,064	3.4%
Households with 1 Vehicles Available	1,687	28.2%	19,703	37.4%	60,910	41.0%
Households with 2 or More Vehicles Available	4,162	69.5%	31,162	59.2%	82,503	55.6%
Total Vehicles Available	12,225		97,170		259,723	
Average Vehicles Per Household	2.0		1.8		1.7	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	12,946		106,154		273,869	
Estimated Civilian Employed	8,565	66.2%	76,022	71.6%	201,779	73.7%
Estimated Civilian Unemployed	281	2.2%	2,102	2.0%	5,109	1.9%
Estimated in Armed Forces	20	0.2%	29	-	197	-
Estimated Not in Labor Force	4,080	31.5%	28,001	26.4%	66,784	24.4%
Unemployment Rate	2.2%		2.0%		1.9%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	8,565		76,022		201,779	
Management, Business, Financial Operations	1,417	16.5%	12,345	16.2%	42,647	21.1%
Professional, Related	1,576	18.4%	13,641	17.9%	46,996	23.3%
Service	1,520	17.8%	12,497	16.4%	28,703	14.2%
Sales, Office	2,099	24.5%	18,347	24.1%	47,329	23.5%
Farming, Fishing, Forestry	15	0.2%	73	-	133	-
Construct, Extraction, Maintenance	940	11.0%	7,469	9.8%	14,099	7.0%
Production, Transport Material Moving	997	11.6%	11,650	15.3%	21,873	10.8%
White Collar Workers	5,091	59.4%	44,332	58.3%	136,971	67.9%
Blue Collar Workers	3,473	40.6%	31,690	41.7%	64,808	32.1%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$423.14 M		\$3.34 B		\$10.62 B	
Total Non-Retail Expenditure	\$223.04 M	52.7%	\$1.76 B	52.7%	\$5.62 B	53.0%
Total Retail Expenditure	\$200.11 M	47.3%	\$1.58 B	47.3%	\$5 B	47.0%
Apparel	\$15.02 M	3.5%	\$117.85 M	3.5%	\$378.29 M	3.6%
Contributions	\$13.87 M	3.3%	\$106.57 M	3.2%	\$351.03 M	3.3%
Education	\$12.84 M	3.0%	\$97.79 M	2.9%	\$331.23 M	3.1%
Entertainment	\$24.07 M	5.7%	\$187.36 M	5.6%	\$602.19 M	5.7%
Food and Beverages	\$62.27 M	14.7%	\$493.53 M	14.8%	\$1.56 B	14.7%
Furnishings and Equipment	\$14.94 M	3.5%	\$116.5 M	3.5%	\$373.64 M	3.5%
Gifts	\$10.45 M	2.5%	\$80.66 M	2.4%	\$269.65 M	2.5%
Health Care	\$35.51 M	8.4%	\$280.49 M	8.4%	\$877.13 M	8.3%
Household Operations	\$16.63 M	3.9%	\$129.75 M	3.9%	\$417.26 M	3.9%
Miscellaneous Expenses	\$8 M	1.9%	\$62.88 M	1.9%	\$201.19 M	1.9%
Personal Care	\$5.68 M	1.3%	\$44.7 M	1.3%	\$142.31 M	1.3%
Personal Insurance	\$3.02 M	0.7%	\$22.95 M	0.7%	\$74.74 M	0.7%
Reading	\$918.53 K	0.2%	\$7.19 M	0.2%	\$23.08 M	0.2%
Shelter	\$88.96 M	21.0%	\$706.75 M	21.2%	\$2.26 B	21.3%
Tobacco	\$2.5 M	0.6%	\$20.77 M	0.6%	\$62.72 M	0.6%
Transportation	\$77.49 M	18.3%	\$611.45 M	18.3%	\$1.93 B	18.2%
Utilities	\$30.96 M	7.3%	\$247.85 M	7.4%	\$768.54 M	7.2%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	11,090		90,200		234,439	
Elementary (Grade Level 0 to 8)	1,017	9.2%	7,955	8.8%	12,961	5.5%
Some High School (Grade Level 9 to 11)	931	8.4%	6,118	6.8%	10,572	4.5%
High School Graduate	2,680	24.2%	21,559	23.9%	42,211	18.0%
Some College	1,936	17.5%	17,885	19.8%	45,782	19.5%
Associate Degree Only	688	6.2%	5,859	6.5%	14,936	6.4%
Bachelor Degree Only	2,688	24.2%	22,025	24.4%	71,500	30.5%
Graduate Degree	1,150	10.4%	8,800	9.8%	36,477	15.6%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,245	81.4%	28,358	62.9%	67,786	56.1%
1 Attached Unit	333	6.4%	2,083	4.6%	5,458	4.5%
2 to 4 Units	127	2.4%	2,547	5.6%	7,868	6.5%
5 to 9 Units	609	11.7%	5,976	13.2%	16,863	14.0%
10 to 19 Units	364	7.0%	7,134	15.8%	20,778	17.2%
20 to 49 Units	28	0.5%	3,465	7.7%	13,311	11.0%
50 or More Units	222	4.2%	2,682	5.9%	15,388	12.7%
Mobile Home or Trailer	58	1.1%	417	0.9%	958	0.8%
Other Structure	-	-	8	-	68	-

Homes Built By Year (2020)

Homes Built 2010 or later	228	4.4%	3,580	7.9%	14,772	12.2%
Homes Built 2000 to 2009	356	6.8%	4,192	9.3%	17,818	14.7%
Homes Built 1990 to 1999	613	11.8%	7,839	17.4%	32,382	26.8%
Homes Built 1980 to 1989	1,799	34.5%	16,412	36.4%	39,263	32.5%
Homes Built 1970 to 1979	2,078	39.9%	11,724	26.0%	23,296	19.3%
Homes Built 1960 to 1969	575	11.0%	5,268	11.7%	12,485	10.3%
Homes Built 1950 to 1959	249	4.8%	2,694	6.0%	6,032	5.0%
Homes Built Before 1949	87	1.7%	961	2.1%	2,429	2.0%

Home Values (2020)

Home Values \$1,000,000 or More	25	0.7%	114	0.5%	635	1.1%
Home Values \$500,000 to \$999,999	83	2.3%	1,246	5.2%	7,276	13.1%
Home Values \$400,000 to \$499,999	79	2.2%	1,298	5.4%	7,234	13.0%
Home Values \$300,000 to \$399,999	472	13.0%	4,051	16.9%	12,258	22.1%
Home Values \$200,000 to \$299,999	1,523	42.1%	9,287	38.8%	18,636	33.6%
Home Values \$150,000 to \$199,999	902	24.9%	5,112	21.3%	8,701	15.7%
Home Values \$100,000 to \$149,999	711	19.7%	3,849	16.1%	5,636	10.2%
Home Values \$70,000 to \$99,999	146	4.0%	894	3.7%	1,573	2.8%
Home Values \$50,000 to \$69,999	30	0.8%	175	0.7%	365	0.7%
Home Values \$25,000 to \$49,999	27	0.7%	163	0.7%	343	0.6%
Home Values Under \$25,000	38	1.0%	295	1.2%	557	1.0%
Owner-Occupied Median Home Value	\$210,248		\$231,767		\$296,671	
Renter-Occupied Median Rent	\$1,215		\$1,036		\$1,074	

Transportation To Work (2020)

Drive to Work Alone	6,898	81.5%	58,593	81.8%	148,016	81.2%
Drive to Work in Carpool	766	9.1%	6,311	8.8%	14,855	8.1%
Travel to Work by Public Transportation	176	2.1%	1,638	2.3%	4,291	2.4%
Drive to Work on Motorcycle	14	0.2%	82	0.1%	144	-
Walk or Bicycle to Work	108	1.3%	1,190	1.7%	2,693	1.5%
Other Means	36	0.4%	362	0.5%	1,260	0.7%
Work at Home	462	5.5%	3,455	4.8%	11,091	6.1%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,640	19.4%	14,890	20.8%	37,857	20.8%
Travel to Work in 15 to 29 Minutes	3,547	41.9%	31,936	44.6%	82,903	45.5%
Travel to Work in 30 to 59 Minutes	2,689	31.8%	22,550	31.5%	60,773	33.3%
Travel to Work in 60 Minutes or More	217	2.6%	2,883	4.0%	7,793	4.3%
Average Minutes Travel to Work	22.6		22.8		23.2	

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