

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: 33.1244/-96.8893

RF5

Shoppes @ Westside Market II

5480 FM 423, Frisco, TX 75036

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2020)	13,238	91,077	223,021
Projected Population (2025)	15,073	103,677	255,155
Census Population (2010)	2,983	57,344	132,349
Census Population (2000)	276	26,612	44,460
Projected Annual Growth (2020 to 2025)	1,835 2.8%	12,600 2.8%	32,134 2.9%
Historical Annual Growth (2010 to 2020)	10,255 34.4%	33,733 5.9%	90,672 6.9%
Historical Annual Growth (2000 to 2010)	2,707 98.1%	30,732 11.5%	87,889 19.8%
Estimated Population Density (2020)	4,216 psm	3,223 psm	2,841 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2020)	4,194	30,677	81,059
Projected Households (2025)	4,708	34,469	91,191
Census Households (2010)	923	18,774	45,383
Census Households (2000)	90	8,687	14,809
Estimated Households with Children (2020)	2,211 52.7%	14,023 45.7%	32,933 40.6%
Estimated Average Household Size (2020)	3.16	2.96	2.75
Average Household Income			
Estimated Average Household Income (2020)	\$185,645	\$155,649	\$140,446
Projected Average Household Income (2025)	\$207,220	\$169,076	\$150,520
Estimated Average Family Income (2020)	\$202,203	\$172,741	\$169,361
Median Household Income			
Estimated Median Household Income (2020)	\$164,480	\$130,261	\$113,070
Projected Median Household Income (2025)	\$197,950	\$152,263	\$131,843
Estimated Median Family Income (2020)	\$181,886	\$147,178	\$136,510
Per Capita Income			
Estimated Per Capita Income (2020)	\$58,809	\$52,436	\$51,050
Projected Per Capita Income (2025)	\$64,720	\$56,220	\$53,798
Estimated Per Capita Income 5 Year Growth	\$5,911 10.1%	\$3,783 7.2%	\$2,747 5.4%
Estimated Average Household Net Worth (2020)	\$1,934,389	\$1,377,928	\$1,176,325
Daytime Demos (2020)			
Total Businesses	234	1,747	8,508
Total Employees	1,204	10,157	103,346
Company Headquarter Businesses	-	5 0.3%	101 1.2%
Company Headquarter Employees	-	181 1.8%	22,104 21.4%
Employee Population per Business	5.1	5.8	12.1
Residential Population per Business	56.5	52.1	26.2

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2020)	9,013	68.1%	63,977	70.2%	153,115	68.7%
Black or African American (2020)	1,136	8.6%	8,205	9.0%	25,969	11.6%
American Indian or Alaska Native (2020)	24	0.2%	410	0.5%	1,245	0.6%
Asian (2020)	2,404	18.2%	11,244	12.3%	23,912	10.7%
Hawaiian or Pacific Islander (2020)	4	-	50	-	135	-
Other Race (2020)	256	1.9%	4,305	4.7%	11,125	5.0%
Two or More Races (2020)	401	3.0%	2,886	3.2%	7,520	3.4%
Not Hispanic or Latino Population (2020)	11,927	90.1%	76,398	83.9%	184,881	82.9%
Hispanic or Latino Population (2020)	1,311	9.9%	14,679	16.1%	38,140	17.1%
Not Hispanic or Latino Population (2025)	13,572	90.0%	86,751	83.7%	211,091	82.7%
Hispanic or Latino Population (2025)	1,501	10.0%	16,927	16.3%	44,064	17.3%
Not Hispanic or Latino Population (2010)	2,689	90.2%	47,500	82.8%	109,202	82.5%
Hispanic or Latino Population (2010)	294	9.8%	9,844	17.2%	23,147	17.5%
Not Hispanic or Latino Population (2000)	219	79.4%	23,019	86.5%	37,443	84.2%
Hispanic or Latino Population (2000)	57	20.6%	3,593	13.5%	7,017	15.8%
Projected Hispanic Annual Growth (2020 to 2025)	190	2.9%	2,248	3.1%	5,924	3.1%
Historic Hispanic Annual Growth (2000 to 2020)	1,254	110.3%	11,085	15.4%	31,123	22.2%

Age Distribution (2020)

Age Under 5	998	7.5%	6,230	6.8%	15,213	6.8%
Age 5 to 9 Years	1,189	9.0%	7,067	7.8%	16,736	7.5%
Age 10 to 14 Years	1,142	8.6%	7,140	7.8%	16,976	7.6%
Age 15 to 19 Years	785	5.9%	5,584	6.1%	13,843	6.2%
Age 20 to 24 Years	420	3.2%	3,539	3.9%	11,338	5.1%
Age 25 to 29 Years	623	4.7%	5,083	5.6%	14,950	6.7%
Age 30 to 34 Years	1,032	7.8%	6,925	7.6%	17,770	8.0%
Age 35 to 39 Years	1,381	10.4%	8,309	9.1%	19,972	9.0%
Age 40 to 44 Years	1,319	10.0%	7,875	8.6%	18,597	8.3%
Age 45 to 49 Years	1,052	7.9%	7,125	7.8%	16,672	7.5%
Age 50 to 54 Years	794	6.0%	6,027	6.6%	13,913	6.2%
Age 55 to 59 Years	703	5.3%	5,532	6.1%	13,053	5.9%
Age 60 to 64 Years	612	4.6%	4,846	5.3%	11,351	5.1%
Age 65 to 74 Years	805	6.1%	6,586	7.2%	14,774	6.6%
Age 75 to 84 Years	314	2.4%	2,611	2.9%	6,352	2.8%
Age 85 Years or Over	70	0.5%	597	0.7%	1,513	0.7%
Median Age	35.6		36.7		35.4	

Gender Age Distribution (2020)

Female Population	6,670	50.4%	46,160	50.7%	113,807	51.0%
Age 0 to 19 Years	1,993	29.9%	12,568	27.2%	30,566	26.9%
Age 20 to 64 Years	4,046	60.7%	28,221	61.1%	70,592	62.0%
Age 65 Years or Over	631	9.5%	5,370	11.6%	12,649	11.1%
Female Median Age	35.5		37.2		36.0	
Male Population	6,568	49.6%	44,917	49.3%	109,214	49.0%
Age 0 to 19 Years	2,120	32.3%	13,453	30.0%	32,202	29.5%
Age 20 to 64 Years	3,890	59.2%	27,040	60.2%	67,023	61.4%
Age 65 Years or Over	558	8.5%	4,424	9.8%	9,989	9.1%
Male Median Age	35.7		36.2		34.9	

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1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2020)

HH Income \$200,000 or More	1,496	35.7%	7,014	22.9%	14,999	18.5%
HH Income \$150,000 to \$199,999	816	19.5%	4,694	15.3%	10,815	13.3%
HH Income \$100,000 to \$149,999	825	19.7%	6,362	20.7%	16,665	20.6%
HH Income \$75,000 to \$99,999	371	8.8%	3,429	11.2%	10,085	12.4%
HH Income \$50,000 to \$74,999	241	5.8%	3,859	12.6%	11,463	14.1%
HH Income \$35,000 to \$49,999	215	5.1%	2,384	7.8%	7,494	9.2%
HH Income \$25,000 to \$34,999	93	2.2%	1,019	3.3%	3,417	4.2%
HH Income \$15,000 to \$24,999	70	1.7%	1,014	3.3%	2,946	3.6%
HH Income Under \$15,000	67	1.6%	902	2.9%	3,177	3.9%
HH Income \$35,000 or More	3,963	94.5%	27,742	90.4%	71,520	88.2%
HH Income \$75,000 or More	3,508	83.6%	21,499	70.1%	52,563	64.8%

Housing (2020)

Total Housing Units	4,234		31,096		82,139	
Housing Units Occupied	4,194	99.0%	30,677	98.7%	81,059	98.7%
Housing Units Owner-Occupied	3,478	82.9%	25,984	84.7%	52,948	65.3%
Housing Units, Renter-Occupied	716	17.1%	4,693	15.3%	28,112	34.7%
Housing Units, Vacant	41	1.0%	419	1.4%	1,080	1.3%

Marital Status (2020)

Never Married	1,915	19.3%	15,843	22.4%	46,253	26.6%
Currently Married	6,837	69.0%	44,275	62.7%	100,607	57.8%
Separated	170	1.7%	2,081	2.9%	5,380	3.1%
Widowed	314	3.2%	2,578	3.7%	5,997	3.4%
Divorced	673	6.8%	5,862	8.3%	15,859	9.1%

Household Type (2020)

Population Family	12,514	94.5%	83,204	91.4%	192,988	86.5%
Population Non-Family	724	5.5%	7,720	8.5%	29,880	13.4%
Population Group Quarters	-	-	153	0.2%	153	-
Family Households	3,609	86.1%	24,708	80.5%	57,250	70.6%
Non-Family Households	584	13.9%	5,970	19.5%	23,810	29.4%
Married Couple with Children	1,891	27.7%	11,253	25.4%	24,842	24.7%
Average Family Household Size	3.5		3.4		3.4	

Household Size (2020)

1 Person Households	460	11.0%	4,828	15.7%	19,821	24.5%
2 Person Households	1,089	26.0%	9,432	30.7%	23,182	28.6%
3 Person Households	931	22.2%	5,838	19.0%	13,877	17.1%
4 Person Households	1,065	25.4%	6,333	20.6%	14,339	17.7%
5 Person Households	452	10.8%	2,858	9.3%	6,572	8.1%
6 or More Person Households	196	4.7%	1,389	4.5%	3,268	4.0%

Household Vehicles (2020)

Households with 0 Vehicles Available	31	0.7%	364	1.2%	1,716	2.1%
Households with 1 Vehicles Available	966	23.0%	6,757	22.0%	22,900	28.3%
Households with 2 or More Vehicles Available	3,197	76.2%	23,557	76.8%	56,444	69.6%
Total Vehicles Available	8,468		63,671		159,497	
Average Vehicles Per Household	2.0		2.1		2.0	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	9,712		69,359		171,001	
Estimated Civilian Employed	7,008	72.2%	47,736	68.8%	121,287	70.9%
Estimated Civilian Unemployed	113	1.2%	1,188	1.7%	3,488	2.0%
Estimated in Armed Forces	4	-	49	-	215	0.1%
Estimated Not in Labor Force	2,585	26.6%	20,386	29.4%	46,010	26.9%
Unemployment Rate	1.2%		1.7%		2.0%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	7,008		47,736		121,287	
Management, Business, Financial Operations	2,115	30.2%	13,116	27.5%	31,396	25.9%
Professional, Related	2,157	30.8%	11,797	24.7%	32,454	26.8%
Service	495	7.1%	5,107	10.7%	13,827	11.4%
Sales, Office	1,774	25.3%	12,073	25.3%	28,428	23.4%
Farming, Fishing, Forestry	-	-	14	-	81	-
Construct, Extraction, Maintenance	192	2.7%	2,193	4.6%	5,322	4.4%
Production, Transport Material Moving	275	3.9%	3,435	7.2%	9,779	8.1%
White Collar Workers	6,046	86.3%	36,987	77.5%	92,279	76.1%
Blue Collar Workers	962	13.7%	10,749	22.5%	29,008	23.9%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$461.21 M		\$2.99 B		\$7.3 B	
Total Non-Retail Expenditure	\$245.81 M	53.3%	\$1.58 B	53.0%	\$3.87 B	53.0%
Total Retail Expenditure	\$215.39 M	46.7%	\$1.4 B	47.0%	\$3.43 B	47.0%
Apparel	\$17.09 M	3.7%	\$108.86 M	3.6%	\$264.84 M	3.6%
Contributions	\$16.95 M	3.7%	\$105.86 M	3.5%	\$253.7 M	3.5%
Education	\$17.71 M	3.8%	\$106.02 M	3.5%	\$252.06 M	3.5%
Entertainment	\$27.46 M	6.0%	\$175.7 M	5.9%	\$424.97 M	5.8%
Food and Beverages	\$65.87 M	14.3%	\$430.91 M	14.4%	\$1.06 B	14.5%
Furnishings and Equipment	\$16.87 M	3.7%	\$108.34 M	3.6%	\$262.36 M	3.6%
Gifts	\$13.12 M	2.8%	\$80.87 M	2.7%	\$194.63 M	2.7%
Health Care	\$35.89 M	7.8%	\$239.55 M	8.0%	\$586.88 M	8.0%
Household Operations	\$18.92 M	4.1%	\$120.84 M	4.0%	\$292.6 M	4.0%
Miscellaneous Expenses	\$8.82 M	1.9%	\$56.99 M	1.9%	\$138.8 M	1.9%
Personal Care	\$6.17 M	1.3%	\$40 M	1.3%	\$97.72 M	1.3%
Personal Insurance	\$3.69 M	0.8%	\$23.13 M	0.8%	\$55.05 M	0.8%
Reading	\$1.02 M	0.2%	\$6.56 M	0.2%	\$15.94 M	0.2%
Shelter	\$96.62 M	20.9%	\$624.75 M	20.9%	\$1.54 B	21.0%
Tobacco	\$2.05 M	0.4%	\$14.64 M	0.5%	\$37.56 M	0.5%
Transportation	\$82.68 M	17.9%	\$540.98 M	18.1%	\$1.32 B	18.1%
Utilities	\$30.29 M	6.6%	\$203.69 M	6.8%	\$503.64 M	6.9%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	8,705		61,517		148,915	
Elementary (Grade Level 0 to 8)	87	1.0%	1,339	2.2%	3,431	2.3%
Some High School (Grade Level 9 to 11)	113	1.3%	1,553	2.5%	3,910	2.6%
High School Graduate	920	10.6%	9,741	15.8%	21,542	14.5%
Some College	1,042	12.0%	12,011	19.5%	29,602	19.9%
Associate Degree Only	439	5.0%	4,092	6.7%	10,688	7.2%
Bachelor Degree Only	3,271	37.6%	20,432	33.2%	50,469	33.9%
Graduate Degree	2,833	32.5%	12,349	20.1%	29,273	19.7%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,562	385.8%	27,088	144.3%	57,358	126.4%
1 Attached Unit	9	1.0%	579	3.1%	1,758	3.9%
2 to 4 Units	49	5.3%	214	1.1%	1,435	3.2%
5 to 9 Units	34	3.6%	326	1.7%	2,188	4.8%
10 to 19 Units	170	18.4%	605	3.2%	4,157	9.2%
20 to 49 Units	185	20.0%	645	3.4%	3,493	7.7%
50 or More Units	137	14.8%	463	2.5%	8,934	19.7%
Mobile Home or Trailer	46	5.0%	749	4.0%	1,705	3.8%
Other Structure	1	0.1%	9	-	32	-

Homes Built By Year (2020)

Homes Built 2010 or later	2,260	244.7%	10,200	54.3%	25,459	56.1%
Homes Built 2000 to 2009	1,336	144.7%	10,233	54.5%	29,524	65.1%
Homes Built 1990 to 1999	262	28.4%	3,232	17.2%	11,126	24.5%
Homes Built 1980 to 1989	155	16.8%	3,252	17.3%	7,061	15.6%
Homes Built 1970 to 1979	132	14.3%	3,177	16.9%	5,658	12.5%
Homes Built 1960 to 1969	13	1.4%	204	1.1%	944	2.1%
Homes Built 1950 to 1959	22	2.4%	244	1.3%	580	1.3%
Homes Built Before 1949	14	1.5%	136	0.7%	708	1.6%

Home Values (2020)

Home Values \$1,000,000 or More	4	0.3%	116	0.7%	602	1.8%
Home Values \$500,000 to \$999,999	1,557	150.0%	5,365	32.6%	10,087	29.9%
Home Values \$400,000 to \$499,999	803	77.4%	4,849	29.5%	9,393	27.8%
Home Values \$300,000 to \$399,999	715	68.9%	6,640	40.4%	13,170	39.0%
Home Values \$200,000 to \$299,999	315	30.4%	5,860	35.7%	13,254	39.3%
Home Values \$150,000 to \$199,999	39	3.8%	1,485	9.0%	3,128	9.3%
Home Values \$100,000 to \$149,999	5	0.5%	886	5.4%	1,592	4.7%
Home Values \$70,000 to \$99,999	3	0.3%	203	1.2%	349	1.0%
Home Values \$50,000 to \$69,999	-	-	44	0.3%	82	0.2%
Home Values \$25,000 to \$49,999	2	0.2%	89	0.5%	146	0.4%
Home Values Under \$25,000	5	0.5%	333	2.0%	645	1.9%
Owner-Occupied Median Home Value	\$485,893		\$342,319		\$364,789	
Renter-Occupied Median Rent	\$1,259		\$1,339		\$1,241	

Transportation To Work (2020)

Drive to Work Alone	6,073	81.4%	41,924	82.2%	99,892	80.2%
Drive to Work in Carpool	440	5.9%	3,183	6.2%	8,570	6.9%
Travel to Work by Public Transportation	26	0.4%	189	0.4%	783	0.6%
Drive to Work on Motorcycle	1	-	75	0.1%	158	0.1%
Walk or Bicycle to Work	8	0.1%	349	0.7%	1,115	0.9%
Other Means	42	0.6%	374	0.7%	1,378	1.1%
Work at Home	868	11.6%	4,884	9.6%	12,587	10.1%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	753	10.1%	6,369	12.5%	20,910	16.8%
Travel to Work in 15 to 29 Minutes	2,136	28.6%	14,151	27.8%	34,185	27.5%
Travel to Work in 30 to 59 Minutes	2,555	34.3%	18,689	36.7%	43,832	35.2%
Travel to Work in 60 Minutes or More	726	9.7%	3,931	7.7%	10,126	8.1%
Average Minutes Travel to Work	30.0		28.9		27.6	

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