

# 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: 32.7644/-96.8987

RF5

## Pinnacle Park SC

### SWQ N Cockrell Hill & I-30, Dallas TX 75211

	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2020)	4,805	83,164	254,404
Projected Population (2025)	5,004	85,733	262,182
Census Population (2010)	4,753	78,021	231,406
Census Population (2000)	3,810	75,421	228,148
Projected Annual Growth (2020 to 2025)	199 0.8%	2,568 0.6%	7,778 0.6%
Historical Annual Growth (2010 to 2020)	52 0.1%	5,143 0.7%	22,998 1.0%
Historical Annual Growth (2000 to 2010)	943 2.5%	2,600 0.3%	3,258 0.1%
Estimated Population Density (2020)	1,530 psm	2,942 psm	3,241 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2020)	1,454	24,416	76,390
Projected Households (2025)	1,506	25,561	79,989
Census Households (2010)	1,403	22,143	66,632
Census Households (2000)	1,038	21,173	64,545
Estimated Households with Children (2020)	766 52.7%	12,114 49.6%	34,676 45.4%
Estimated Average Household Size (2020)	3.30	3.39	3.19
<b>Average Household Income</b>			
Estimated Average Household Income (2020)	\$55,085	\$66,067	\$70,396
Projected Average Household Income (2025)	\$62,615	\$72,990	\$79,295
Estimated Average Family Income (2020)	\$55,057	\$71,503	\$74,849
<b>Median Household Income</b>			
Estimated Median Household Income (2020)	\$39,776	\$46,316	\$52,258
Projected Median Household Income (2025)	\$45,927	\$53,764	\$60,692
Estimated Median Family Income (2020)	\$39,366	\$51,405	\$58,196
<b>Per Capita Income</b>			
Estimated Per Capita Income (2020)	\$16,675	\$19,466	\$21,697
Projected Per Capita Income (2025)	\$18,852	\$21,830	\$24,735
Estimated Per Capita Income 5 Year Growth	\$2,176 13.1%	\$2,363 12.1%	\$3,038 14.0%
Estimated Average Household Net Worth (2020)	\$220,446	\$311,556	\$360,119
<b>Daytime Demos (2020)</b>			
Total Businesses	255	2,206	13,822
Total Employees	5,120	24,723	167,904
Company Headquarter Businesses	5 2.0%	12 0.5%	77 0.6%
Company Headquarter Employees	211 4.1%	911 3.7%	38,368 22.9%
Employee Population per Business	20.0	11.2	12.1
Residential Population per Business	18.8	37.7	18.4

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<b>Race &amp; Ethnicity</b>						
White (2020)	2,380	49.5%	45,239	54.4%	135,068	53.1%
Black or African American (2020)	667	13.9%	10,120	12.2%	35,581	14.0%
American Indian or Alaska Native (2020)	45	0.9%	753	0.9%	2,306	0.9%
Asian (2020)	91	1.9%	1,563	1.9%	7,325	2.9%
Hawaiian or Pacific Islander (2020)	-	-	40	-	108	-
Other Race (2020)	1,483	30.9%	22,776	27.4%	66,387	26.1%
Two or More Races (2020)	140	2.9%	2,673	3.2%	7,629	3.0%
Not Hispanic or Latino Population (2020)	967	20.1%	18,206	21.9%	78,993	31.1%
Hispanic or Latino Population (2020)	3,838	79.9%	64,958	78.1%	175,411	68.9%
Not Hispanic or Latino Population (2025)	1,094	21.9%	20,699	24.1%	85,974	32.8%
Hispanic or Latino Population (2025)	3,910	78.1%	65,033	75.9%	176,208	67.2%
Not Hispanic or Latino Population (2010)	1,058	22.3%	16,878	21.6%	69,187	29.9%
Hispanic or Latino Population (2010)	3,695	77.7%	61,143	78.4%	162,219	70.1%
Not Hispanic or Latino Population (2000)	1,009	26.5%	20,612	27.3%	84,755	37.1%
Hispanic or Latino Population (2000)	2,801	73.5%	54,810	72.7%	143,393	62.9%
Projected Hispanic Annual Growth (2020 to 2025)	71	0.4%	76	-	798	-
Historic Hispanic Annual Growth (2000 to 2020)	1,038	1.9%	10,148	0.9%	32,017	1.1%
<b>Age Distribution (2020)</b>						
Age Under 5	517	10.8%	7,115	8.6%	19,531	7.7%
Age 5 to 9 Years	459	9.6%	7,014	8.4%	19,422	7.6%
Age 10 to 14 Years	392	8.2%	7,042	8.5%	19,600	7.7%
Age 15 to 19 Years	335	7.0%	6,932	8.3%	20,306	8.0%
Age 20 to 24 Years	469	9.8%	6,378	7.7%	20,137	7.9%
Age 25 to 29 Years	419	8.7%	6,214	7.5%	20,675	8.1%
Age 30 to 34 Years	316	6.6%	5,523	6.6%	18,664	7.3%
Age 35 to 39 Years	292	6.1%	5,257	6.3%	17,270	6.8%
Age 40 to 44 Years	276	5.7%	5,214	6.3%	16,553	6.5%
Age 45 to 49 Years	269	5.6%	5,252	6.3%	16,559	6.5%
Age 50 to 54 Years	303	6.3%	4,906	5.9%	15,310	6.0%
Age 55 to 59 Years	234	4.9%	4,606	5.5%	14,337	5.6%
Age 60 to 64 Years	176	3.7%	3,804	4.6%	11,933	4.7%
Age 65 to 74 Years	221	4.6%	4,884	5.9%	15,051	5.9%
Age 75 to 84 Years	91	1.9%	2,223	2.7%	6,512	2.6%
Age 85 Years or Over	36	0.8%	800	1.0%	2,545	1.0%
Median Age	27.0		30.0		31.3	
<b>Gender Age Distribution (2020)</b>						
Female Population	2,460	51.2%	41,559	50.0%	123,996	48.7%
Age 0 to 19 Years	871	35.4%	13,892	33.4%	38,745	31.2%
Age 20 to 64 Years	1,398	56.9%	23,243	55.9%	71,747	57.9%
Age 65 Years or Over	190	7.7%	4,423	10.6%	13,504	10.9%
Female Median Age	26.8		30.7		31.9	
Male Population	2,345	48.8%	41,605	50.0%	130,408	51.3%
Age 0 to 19 Years	832	35.5%	14,212	34.2%	40,113	30.8%
Age 20 to 64 Years	1,355	57.8%	23,910	57.5%	79,690	61.1%
Age 65 Years or Over	158	6.8%	3,484	8.4%	10,604	8.1%
Male Median Age	27.0		29.3		30.7	

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<b>Household Income Distribution (2020)</b>						
HH Income \$200,000 or More	14	1.0%	568	2.3%	2,245	2.9%
HH Income \$150,000 to \$199,999	18	1.2%	708	2.9%	2,803	3.7%
HH Income \$100,000 to \$149,999	92	6.3%	2,054	8.4%	7,936	10.4%
HH Income \$75,000 to \$99,999	152	10.5%	2,725	11.2%	9,109	11.9%
HH Income \$50,000 to \$74,999	328	22.5%	4,804	19.7%	16,039	21.0%
HH Income \$35,000 to \$49,999	206	14.1%	3,915	16.0%	12,360	16.2%
HH Income \$25,000 to \$34,999	195	13.4%	2,831	11.6%	8,202	10.7%
HH Income \$15,000 to \$24,999	145	10.0%	3,047	12.5%	8,410	11.0%
HH Income Under \$15,000	304	20.9%	3,765	15.4%	9,285	12.2%
HH Income \$35,000 or More	810	55.7%	14,772	60.5%	50,492	66.1%
HH Income \$75,000 or More	276	19.0%	6,054	24.8%	22,093	28.9%
<b>Housing (2020)</b>						
Total Housing Units	1,508		25,313		79,520	
Housing Units Occupied	1,454	96.4%	24,416	96.5%	76,390	96.1%
Housing Units Owner-Occupied	510	35.0%	12,578	51.5%	37,714	49.4%
Housing Units, Renter-Occupied	944	65.0%	11,837	48.5%	38,676	50.6%
Housing Units, Vacant	54	3.7%	897	3.7%	3,130	4.1%
<b>Marital Status (2020)</b>						
Never Married	1,558	45.3%	26,208	42.3%	85,474	43.6%
Currently Married	1,120	32.6%	22,949	37.0%	69,729	35.6%
Separated	432	12.6%	5,083	8.2%	15,530	7.9%
Widowed	60	1.8%	2,878	4.6%	8,193	4.2%
Divorced	267	7.8%	4,875	7.9%	16,925	8.6%
<b>Household Type (2020)</b>						
Population Family	4,258	88.6%	74,406	89.5%	213,097	83.8%
Population Non-Family	543	11.3%	8,273	9.9%	30,791	12.1%
Population Group Quarters	4	-	485	0.6%	10,516	4.1%
Family Households	1,063	73.1%	18,037	73.9%	53,586	70.1%
Non-Family Households	391	26.9%	6,379	26.1%	22,804	29.9%
Married Couple with Children	357	31.9%	7,135	31.1%	21,015	30.1%
Average Family Household Size	4.0		4.1		4.0	
<b>Household Size (2020)</b>						
1 Person Households	317	21.8%	5,047	20.7%	17,811	23.3%
2 Person Households	301	20.7%	4,840	19.8%	17,334	22.7%
3 Person Households	245	16.8%	3,768	15.4%	11,605	15.2%
4 Person Households	240	16.5%	3,876	15.9%	11,228	14.7%
5 Person Households	185	12.7%	3,099	12.7%	8,534	11.2%
6 or More Person Households	166	11.4%	3,784	15.5%	9,878	12.9%
<b>Household Vehicles (2020)</b>						
Households with 0 Vehicles Available	127	8.7%	2,055	8.4%	5,980	7.8%
Households with 1 Vehicles Available	586	40.3%	7,883	32.3%	25,080	32.8%
Households with 2 or More Vehicles Available	741	51.0%	14,477	59.3%	45,330	59.3%
Total Vehicles Available	2,436		46,331		143,758	
Average Vehicles Per Household	1.7		1.9		1.9	

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<b>Labor Force (2020)</b>						
Estimated Labor Population Age 16 Years or Over	3,369		60,573		191,976	
Estimated Civilian Employed	2,157	64.0%	37,522	61.9%	119,942	62.5%
Estimated Civilian Unemployed	65	1.9%	1,568	2.6%	5,021	2.6%
Estimated in Armed Forces	23	0.7%	44	-	76	-
Estimated Not in Labor Force	1,124	33.4%	21,440	35.4%	66,937	34.9%
Unemployment Rate	1.9%		2.6%		2.6%	

	1 mi radius		3 mi radius		5 mi radius	
<b>Occupation (2020)</b>						
Occupation: Population Age 16 Years or Over	2,157		37,522		119,942	
Management, Business, Financial Operations	212	9.8%	2,887	7.7%	11,526	9.6%
Professional, Related	354	16.4%	3,694	9.8%	15,022	12.5%
Service	360	16.7%	7,249	19.3%	22,272	18.6%
Sales, Office	540	25.0%	7,492	20.0%	24,623	20.5%
Farming, Fishing, Forestry	5	0.2%	76	0.2%	222	0.2%
Construct, Extraction, Maintenance	286	13.2%	7,646	20.4%	22,630	18.9%
Production, Transport Material Moving	400	18.6%	8,476	22.6%	23,647	19.7%
White Collar Workers	1,106	51.3%	14,074	37.5%	51,171	42.7%
Blue Collar Workers	1,051	48.7%	23,447	62.5%	68,771	57.3%

	1 mi radius		3 mi radius		5 mi radius	
<b>Consumer Expenditure (2020)</b>						
Total Household Expenditure	\$67.71 M		\$1.28 B		\$4.18 B	
Total Non-Retail Expenditure	\$35.66 M	52.7%	\$673.32 M	52.6%	\$2.2 B	52.7%
Total Retail Expenditure	\$32.05 M	47.3%	\$605.81 M	47.4%	\$1.98 B	47.3%
Apparel	\$2.39 M	3.5%	\$45.2 M	3.5%	\$147.55 M	3.5%
Contributions	\$1.97 M	2.9%	\$38.72 M	3.0%	\$128.14 M	3.1%
Education	\$1.83 M	2.7%	\$35.56 M	2.8%	\$117.28 M	2.8%
Entertainment	\$3.66 M	5.4%	\$70.29 M	5.5%	\$230.86 M	5.5%
Food and Beverages	\$10.27 M	15.2%	\$192.43 M	15.0%	\$625.81 M	15.0%
Furnishings and Equipment	\$2.27 M	3.4%	\$43.55 M	3.4%	\$143.22 M	3.4%
Gifts	\$1.48 M	2.2%	\$28.77 M	2.2%	\$95.85 M	2.3%
Health Care	\$5.75 M	8.5%	\$108.64 M	8.5%	\$353.92 M	8.5%
Household Operations	\$2.56 M	3.8%	\$49.05 M	3.8%	\$160.62 M	3.8%
Miscellaneous Expenses	\$1.25 M	1.8%	\$23.72 M	1.9%	\$77.84 M	1.9%
Personal Care	\$901.56 K	1.3%	\$17.05 M	1.3%	\$55.78 M	1.3%
Personal Insurance	\$418.86 K	0.6%	\$8.32 M	0.7%	\$27.53 M	0.7%
Reading	\$141.04 K	0.2%	\$2.7 M	0.2%	\$8.87 M	0.2%
Shelter	\$14.59 M	21.5%	\$272.93 M	21.3%	\$890.67 M	21.3%
Tobacco	\$495.71 K	0.7%	\$8.81 M	0.7%	\$28.05 M	0.7%
Transportation	\$12.37 M	18.3%	\$233.97 M	18.3%	\$764.94 M	18.3%
Utilities	\$5.36 M	7.9%	\$99.42 M	7.8%	\$320.67 M	7.7%

	1 mi radius		3 mi radius		5 mi radius	
<b>Educational Attainment (2020)</b>						
Adult Population Age 25 Years or Over	2,633		48,683		155,408	
Elementary (Grade Level 0 to 8)	672	25.5%	11,714	24.1%	31,937	20.6%
Some High School (Grade Level 9 to 11)	476	18.1%	7,908	16.2%	23,022	14.8%
High School Graduate	673	25.6%	14,452	29.7%	42,696	27.5%
Some College	396	15.0%	6,995	14.4%	24,091	15.5%
Associate Degree Only	94	3.6%	1,652	3.4%	6,501	4.2%
Bachelor Degree Only	173	6.6%	4,048	8.3%	18,139	11.7%
Graduate Degree	149	5.7%	1,915	3.9%	9,022	5.8%

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<b>Units In Structure (2020)</b>						
1 Detached Unit	637	45.4%	15,433	69.7%	46,546	69.9%
1 Attached Unit	4	0.3%	508	2.3%	2,526	3.8%
2 to 4 Units	59	4.2%	1,578	7.1%	4,440	6.7%
5 to 9 Units	192	13.7%	1,480	6.7%	4,263	6.4%
10 to 19 Units	247	17.6%	2,010	9.1%	5,901	8.9%
20 to 49 Units	136	9.7%	1,105	5.0%	3,873	5.8%
50 or More Units	84	6.0%	1,779	8.0%	7,407	11.1%
Mobile Home or Trailer	94	6.7%	515	2.3%	1,400	2.1%
Other Structure	-	-	6	-	34	-
<b>Homes Built By Year (2020)</b>						
Homes Built 2010 or later	185	13.2%	1,344	6.1%	6,117	9.2%
Homes Built 2000 to 2009	249	17.8%	3,259	14.7%	8,265	12.4%
Homes Built 1990 to 1999	139	9.9%	2,210	10.0%	5,664	8.5%
Homes Built 1980 to 1989	105	7.5%	2,078	9.4%	6,846	10.3%
Homes Built 1970 to 1979	174	12.4%	3,049	13.8%	9,925	14.9%
Homes Built 1960 to 1969	153	10.9%	3,180	14.4%	10,282	15.4%
Homes Built 1950 to 1959	187	13.3%	3,170	14.3%	12,786	19.2%
Homes Built Before 1949	261	18.6%	6,125	27.7%	16,504	24.8%
<b>Home Values (2020)</b>						
Home Values \$1,000,000 or More	5	1.0%	149	1.3%	455	1.3%
Home Values \$500,000 to \$999,999	21	4.3%	760	6.4%	2,153	6.1%
Home Values \$400,000 to \$499,999	14	3.0%	428	3.6%	1,659	4.7%
Home Values \$300,000 to \$399,999	33	6.9%	964	8.1%	3,444	9.8%
Home Values \$200,000 to \$299,999	63	13.0%	1,769	14.9%	5,864	16.6%
Home Values \$150,000 to \$199,999	60	12.4%	2,046	17.2%	6,552	18.6%
Home Values \$100,000 to \$149,999	89	18.4%	2,624	22.1%	7,978	22.6%
Home Values \$70,000 to \$99,999	67	13.8%	2,151	18.1%	5,449	15.5%
Home Values \$50,000 to \$69,999	43	8.8%	652	5.5%	1,592	4.5%
Home Values \$25,000 to \$49,999	76	15.7%	532	4.5%	1,176	3.3%
Home Values Under \$25,000	32	6.5%	375	3.2%	1,013	2.9%
Owner-Occupied Median Home Value	\$114,871		\$158,306		\$172,598	
Renter-Occupied Median Rent	\$756		\$814		\$884	
<b>Transportation To Work (2020)</b>						
Drive to Work Alone	1,878	76.8%	32,418	76.7%	99,760	77.0%
Drive to Work in Carpool	329	13.5%	5,746	13.6%	17,266	13.3%
Travel to Work by Public Transportation	79	3.2%	1,021	2.4%	4,032	3.1%
Drive to Work on Motorcycle	-	-	4	-	52	-
Walk or Bicycle to Work	9	0.4%	319	0.8%	1,550	1.2%
Other Means	39	1.6%	1,337	3.2%	2,417	1.9%
Work at Home	111	4.5%	1,436	3.4%	4,432	3.4%
<b>Travel Time (2020)</b>						
Travel to Work in 14 Minutes or Less	397	16.2%	6,027	14.3%	20,025	15.5%
Travel to Work in 15 to 29 Minutes	877	35.9%	13,677	32.3%	43,800	33.8%
Travel to Work in 30 to 59 Minutes	659	27.0%	14,497	34.3%	42,601	32.9%
Travel to Work in 60 Minutes or More	127	5.2%	2,173	5.1%	9,705	7.5%
Average Minutes Travel to Work	22.7		25.7		26.0	

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