

EXPANDED PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 32.9903/-96.8296

RF5

Parkway Corners SC

NWC Trinity Mills & Dallas Pkwy, Dallas TX 75287

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	17,481	143,935	402,904
Projected Population (2026)	18,227	152,040	430,474
Census Population (2010)	16,519	127,932	344,994
Census Population (2000)	15,270	120,893	323,636
Projected Annual Growth (2021 to 2026)	745 0.9%	8,105 1.1%	27,570 1.4%
Historical Annual Growth (2010 to 2021)	962 0.5%	16,003 1.1%	57,910 1.5%
Historical Annual Growth (2000 to 2010)	1,249 0.8%	7,039 0.6%	21,358 0.7%
Estimated Population Density (2021)	5,567 psm	5,093 psm	5,132 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	9,480	74,671	182,779
Projected Households (2026)	9,772	78,932	196,095
Census Households (2010)	8,579	63,378	150,275
Census Households (2000)	8,034	60,191	140,451
Estimated Households with Children (2021)	1,723 18.2%	14,871 19.9%	47,317 25.9%
Estimated Average Household Size (2021)	1.84	1.92	2.19
Average Household Income			
Estimated Average Household Income (2021)	\$117,807	\$103,265	\$107,000
Projected Average Household Income (2026)	\$133,029	\$113,978	\$115,886
Estimated Average Family Income (2021)	\$196,240	\$151,930	\$144,929
Median Household Income			
Estimated Median Household Income (2021)	\$91,417	\$79,064	\$83,428
Projected Median Household Income (2026)	\$102,528	\$89,155	\$94,235
Estimated Median Family Income (2021)	\$141,445	\$112,569	\$110,976
Per Capita Income			
Estimated Per Capita Income (2021)	\$63,888	\$53,579	\$48,564
Projected Per Capita Income (2026)	\$71,323	\$59,179	\$52,811
Estimated Per Capita Income 5 Year Growth	\$7,435 11.6%	\$5,599 10.5%	\$4,247 8.7%
Estimated Average Household Net Worth (2021)	\$857,106	\$744,860	\$783,636
Daytime Demos (2021)			
Total Businesses	1,805	12,393	28,267
Total Employees	16,989	135,044	306,761
Company Headquarter Businesses	105 5.8%	673 5.4%	1,451 5.1%
Company Headquarter Employees	3,535 20.8%	31,143 23.1%	66,961 21.8%
Employee Population per Business	9.4	10.9	10.9
Residential Population per Business	9.7	11.6	14.3

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	9,606	54.9%	79,589	55.3%	231,985	57.6%
Black or African American (2021)	3,693	21.1%	29,138	20.2%	59,028	14.7%
American Indian or Alaska Native (2021)	68	0.4%	774	0.5%	2,324	0.6%
Asian (2021)	2,394	13.7%	17,796	12.4%	55,651	13.8%
Hawaiian or Pacific Islander (2021)	8	-	77	-	200	-
Other Race (2021)	1,209	6.9%	11,689	8.1%	40,108	10.0%
Two or More Races (2021)	504	2.9%	4,871	3.4%	13,609	3.4%
Not Hispanic or Latino Population (2021)	14,582	83.4%	113,722	79.0%	290,718	72.2%
Hispanic or Latino Population (2021)	2,899	16.6%	30,213	21.0%	112,186	27.8%
Not Hispanic or Latino Population (2026)	15,162	83.2%	119,268	78.4%	309,928	72.0%
Hispanic or Latino Population (2026)	3,064	16.8%	32,772	21.6%	120,546	28.0%
Not Hispanic or Latino Population (2010)	14,023	84.9%	104,525	81.7%	260,310	75.5%
Hispanic or Latino Population (2010)	2,496	15.1%	23,407	18.3%	84,684	24.5%
Not Hispanic or Latino Population (2000)	14,003	91.7%	109,641	90.7%	273,689	84.6%
Hispanic or Latino Population (2000)	1,267	8.3%	11,252	9.3%	49,947	15.4%
Projected Hispanic Annual Growth (2021 to 2026)	165	1.1%	2,559	1.7%	8,360	1.5%
Historic Hispanic Annual Growth (2000 to 2021)	1,633	6.1%	18,962	8.0%	62,239	5.9%

Age Distribution (2021)

Age Under 5	805	4.6%	7,597	5.3%	23,236	5.8%
Age 5 to 9 Years	789	4.5%	7,063	4.9%	23,072	5.7%
Age 10 to 14 Years	793	4.5%	7,202	5.0%	24,017	6.0%
Age 15 to 19 Years	863	4.9%	7,132	5.0%	24,215	6.0%
Age 20 to 24 Years	1,374	7.9%	10,730	7.5%	28,454	7.1%
Age 25 to 29 Years	1,959	11.2%	15,433	10.7%	36,607	9.1%
Age 30 to 34 Years	1,658	9.5%	13,310	9.2%	33,664	8.4%
Age 35 to 39 Years	1,217	7.0%	10,459	7.3%	28,721	7.1%
Age 40 to 44 Years	1,085	6.2%	9,534	6.6%	26,998	6.7%
Age 45 to 49 Years	1,180	6.7%	9,688	6.7%	27,272	6.8%
Age 50 to 54 Years	1,410	8.1%	10,188	7.1%	26,944	6.7%
Age 55 to 59 Years	1,375	7.9%	10,159	7.1%	25,959	6.4%
Age 60 to 64 Years	1,114	6.4%	8,778	6.1%	22,511	5.6%
Age 65 to 74 Years	1,257	7.2%	10,920	7.6%	31,145	7.7%
Age 75 to 84 Years	472	2.7%	4,346	3.0%	14,530	3.6%
Age 85 Years or Over	129	0.7%	1,397	1.0%	5,560	1.4%
Median Age	38.0		37.4		37.0	

Gender Age Distribution (2021)

Female Population	9,015	51.6%	74,363	51.7%	205,918	51.1%
Age 0 to 19 Years	1,610	17.9%	14,426	19.4%	46,219	22.4%
Age 20 to 64 Years	6,433	71.4%	50,909	68.5%	130,985	63.6%
Age 65 Years or Over	973	10.8%	9,029	12.1%	28,715	13.9%
Female Median Age	38.1		38.0		38.1	
Male Population	8,466	48.4%	69,572	48.3%	196,986	48.9%
Age 0 to 19 Years	1,641	19.4%	14,569	20.9%	48,320	24.5%
Age 20 to 64 Years	5,940	70.2%	47,370	68.1%	126,144	64.0%
Age 65 Years or Over	885	10.5%	7,634	11.0%	22,521	11.4%
Male Median Age	38.0		36.9		35.9	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	1,416	14.9%	8,575	11.5%	21,657	11.8%
HH Income \$150,000 to \$199,999	410	4.3%	4,167	5.6%	11,981	6.6%
HH Income \$100,000 to \$149,999	1,313	13.9%	10,018	13.4%	28,221	15.4%
HH Income \$75,000 to \$99,999	1,366	14.4%	10,241	13.7%	25,850	14.1%
HH Income \$50,000 to \$74,999	2,095	22.1%	16,390	21.9%	36,402	19.9%
HH Income \$35,000 to \$49,999	1,274	13.4%	11,000	14.7%	23,153	12.7%
HH Income \$25,000 to \$34,999	684	7.2%	5,385	7.2%	12,828	7.0%
HH Income \$15,000 to \$24,999	473	5.0%	4,005	5.4%	9,772	5.3%
HH Income Under \$15,000	449	4.7%	4,891	6.6%	12,916	7.1%
HH Income \$35,000 or More	7,874	83.1%	60,390	80.9%	147,263	80.6%
HH Income \$75,000 or More	4,506	47.5%	33,000	44.2%	87,709	48.0%

Housing (2021)

Total Housing Units	9,886		77,853		190,637	
Housing Units Occupied	9,480	95.9%	74,671	95.9%	182,779	95.9%
Housing Units Owner-Occupied	2,985	31.5%	26,706	35.8%	77,876	42.6%
Housing Units, Renter-Occupied	6,495	68.5%	47,965	64.2%	104,903	57.4%
Housing Units, Vacant	406	4.3%	3,182	4.3%	7,858	4.3%

Marital Status (2021)

Never Married	5,758	38.1%	45,873	37.6%	122,911	37.0%
Currently Married	6,255	41.4%	49,874	40.9%	143,572	43.2%
Separated	498	3.3%	5,756	4.7%	15,349	4.6%
Widowed	388	2.6%	3,786	3.1%	12,386	3.7%
Divorced	2,194	14.5%	16,785	13.7%	38,361	11.5%

Household Type (2021)

Population Family	11,124	63.6%	95,473	66.3%	297,908	73.9%
Population Non-Family	6,357	36.4%	48,257	33.5%	103,237	25.6%
Population Group Quarters	-	-	205	0.1%	1,760	0.4%
Family Households	4,011	42.3%	33,359	44.7%	96,782	53.0%
Non-Family Households	5,470	57.7%	41,312	55.3%	85,998	47.0%
Married Couple with Children	1,027	16.4%	8,741	17.5%	30,882	21.5%
Average Family Household Size	2.8		2.9		3.1	

Household Size (2021)

1 Person Households	4,654	49.1%	35,308	47.3%	72,326	39.6%
2 Person Households	2,910	30.7%	22,577	30.2%	55,425	30.3%
3 Person Households	1,012	10.7%	8,429	11.3%	23,589	12.9%
4 Person Households	606	6.4%	5,357	7.2%	18,403	10.1%
5 Person Households	234	2.5%	2,077	2.8%	8,184	4.5%
6 or More Person Households	63	0.7%	922	1.2%	4,853	2.7%

Household Vehicles (2021)

Households with 0 Vehicles Available	280	3.0%	2,835	3.8%	8,350	4.6%
Households with 1 Vehicles Available	4,826	50.9%	37,053	49.6%	76,286	41.7%
Households with 2 or More Vehicles Available	4,374	46.1%	34,782	46.6%	98,144	53.7%
Total Vehicles Available	15,083		117,414		310,331	
Average Vehicles Per Household	1.6		1.6		1.7	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)						
Estimated Labor Population Age 16 Years or Over	14,928		120,677		327,849	
Estimated Civilian Employed	10,919	73.1%	87,443	72.5%	225,756	68.9%
Estimated Civilian Unemployed	677	4.5%	5,871	4.9%	15,889	4.8%
Estimated in Armed Forces	64	0.4%	174	0.1%	410	0.1%
Estimated Not in Labor Force	3,267	21.9%	27,188	22.5%	85,795	26.2%
Unemployment Rate	4.5%		4.9%		4.8%	

	1 mi radius		3 mi radius		5 mi radius	
Occupation (2021)						
Occupation: Population Age 16 Years or Over	10,919		87,443		225,756	
Management, Business, Financial Operations	3,001	27.5%	20,368	23.3%	49,911	22.1%
Professional, Related	2,917	26.7%	21,452	24.5%	55,690	24.7%
Service	1,495	13.7%	12,219	14.0%	33,481	14.8%
Sales, Office	2,465	22.6%	21,532	24.6%	50,723	22.5%
Farming, Fishing, Forestry	-	-	39	-	112	-
Construct, Extraction, Maintenance	437	4.0%	4,330	5.0%	15,005	6.6%
Production, Transport Material Moving	605	5.5%	7,504	8.6%	20,833	9.2%
White Collar Workers	8,382	76.8%	63,352	72.4%	156,324	69.2%
Blue Collar Workers	2,537	23.2%	24,091	27.6%	69,431	30.8%

	1 mi radius		3 mi radius		5 mi radius	
Consumer Expenditure (2021)						
Total Household Expenditure	\$751.47 M		\$5.34 B		\$13.4 B	
Total Non-Retail Expenditure	\$400.28 M	53.3%	\$2.84 B	53.1%	\$7.11 B	53.1%
Total Retail Expenditure	\$351.2 M	46.7%	\$2.5 B	46.9%	\$6.29 B	46.9%
Apparel	\$26.85 M	3.6%	\$189.6 M	3.6%	\$477.77 M	3.6%
Contributions	\$26.11 M	3.5%	\$179.29 M	3.4%	\$452.06 M	3.4%
Education	\$24.99 M	3.3%	\$168.57 M	3.2%	\$429.19 M	3.2%
Entertainment	\$42.91 M	5.7%	\$302 M	5.7%	\$762.68 M	5.7%
Food and Beverages	\$108.99 M	14.5%	\$780.87 M	14.6%	\$1.96 B	14.6%
Furnishings and Equipment	\$26.56 M	3.5%	\$187.43 M	3.5%	\$472.78 M	3.5%
Gifts	\$20.59 M	2.7%	\$139.53 M	2.6%	\$350.32 M	2.6%
Health Care	\$61.17 M	8.1%	\$440.6 M	8.3%	\$1.1 B	8.2%
Household Operations	\$29.92 M	4.0%	\$210.5 M	3.9%	\$529.69 M	4.0%
Miscellaneous Expenses	\$14.3 M	1.9%	\$101.45 M	1.9%	\$254.28 M	1.9%
Personal Care	\$10.04 M	1.3%	\$71.49 M	1.3%	\$179.5 M	1.3%
Personal Insurance	\$5.43 M	0.7%	\$37.48 M	0.7%	\$95.6 M	0.7%
Reading	\$1.65 M	0.2%	\$11.69 M	0.2%	\$29.3 M	0.2%
Shelter	\$159.79 M	21.3%	\$1.14 B	21.3%	\$2.85 B	21.2%
Tobacco	\$4.21 M	0.6%	\$31.63 M	0.6%	\$77.43 M	0.6%
Transportation	\$134.98 M	18.0%	\$964.49 M	18.1%	\$2.42 B	18.1%
Utilities	\$52.97 M	7.0%	\$385.39 M	7.2%	\$960.51 M	7.2%

	1 mi radius		3 mi radius		5 mi radius	
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	12,857		104,211		279,910	
Elementary (Grade Level 0 to 8)	161	1.3%	2,172	2.1%	13,068	4.7%
Some High School (Grade Level 9 to 11)	178	1.4%	3,001	2.9%	12,107	4.3%
High School Graduate	1,851	14.4%	16,868	16.2%	46,269	16.5%
Some College	2,688	20.9%	20,647	19.8%	51,281	18.3%
Associate Degree Only	768	6.0%	6,674	6.4%	16,634	5.9%
Bachelor Degree Only	4,583	35.6%	35,926	34.5%	89,954	32.1%
Graduate Degree	2,629	20.4%	18,922	18.2%	50,597	18.1%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,320	38.7%	27,364	43.2%	81,876	54.5%
1 Attached Unit	299	3.5%	2,832	4.5%	6,891	4.6%
2 to 4 Units	525	6.1%	4,514	7.1%	9,405	6.3%
5 to 9 Units	988	11.5%	8,887	14.0%	18,857	12.5%
10 to 19 Units	1,746	20.3%	12,654	20.0%	24,568	16.3%
20 to 49 Units	1,604	18.7%	8,817	13.9%	16,463	11.0%
50 or More Units	945	11.0%	8,968	14.2%	22,989	15.3%
Mobile Home or Trailer	47	0.5%	525	0.8%	1,589	1.1%
Other Structure	7	-	110	0.2%	142	-

Homes Built By Year (2021)

Homes Built 2010 or later	657	7.7%	6,743	10.6%	19,147	12.7%
Homes Built 2000 to 2009	1,055	12.3%	7,252	11.4%	18,168	12.1%
Homes Built 1990 to 1999	2,965	34.6%	16,450	26.0%	36,536	24.3%
Homes Built 1980 to 1989	2,889	33.7%	26,157	41.3%	49,305	32.8%
Homes Built 1970 to 1979	1,397	16.3%	12,693	20.0%	33,693	22.4%
Homes Built 1960 to 1969	260	3.0%	2,619	4.1%	16,186	10.8%
Homes Built 1950 to 1959	136	1.6%	1,583	2.5%	6,536	4.3%
Homes Built Before 1949	121	1.4%	1,174	1.9%	3,208	2.1%

Home Values (2021)

Home Values \$1,000,000 or More	252	8.5%	846	3.2%	2,482	3.2%
Home Values \$500,000 to \$999,999	1,001	33.5%	5,021	18.8%	13,022	16.7%
Home Values \$400,000 to \$499,999	601	20.1%	4,114	15.4%	10,393	13.3%
Home Values \$300,000 to \$399,999	511	17.1%	5,858	21.9%	17,188	22.1%
Home Values \$200,000 to \$299,999	379	12.7%	6,474	24.2%	20,302	26.1%
Home Values \$150,000 to \$199,999	109	3.6%	2,288	8.6%	7,793	10.0%
Home Values \$100,000 to \$149,999	101	3.4%	1,264	4.7%	4,247	5.5%
Home Values \$70,000 to \$99,999	21	0.7%	358	1.3%	1,091	1.4%
Home Values \$50,000 to \$69,999	2	-	140	0.5%	403	0.5%
Home Values \$25,000 to \$49,999	2	-	160	0.6%	428	0.5%
Home Values Under \$25,000	7	0.2%	182	0.7%	527	0.7%
Owner-Occupied Median Home Value	\$512,725		\$369,893		\$353,632	
Renter-Occupied Median Rent	\$1,111		\$1,103		\$1,143	

Transportation To Work (2021)

Drive to Work Alone	7,329	80.4%	59,736	79.6%	165,974	79.8%
Drive to Work in Carpool	605	6.6%	5,354	7.1%	15,094	7.3%
Travel to Work by Public Transportation	183	2.0%	2,262	3.0%	5,468	2.6%
Drive to Work on Motorcycle	11	0.1%	90	0.1%	229	0.1%
Walk or Bicycle to Work	117	1.3%	1,383	1.8%	4,315	2.1%
Other Means	115	1.3%	493	0.7%	1,082	0.5%
Work at Home	758	8.3%	5,767	7.7%	15,703	7.6%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	2,063	22.6%	16,209	21.6%	44,676	21.5%
Travel to Work in 15 to 29 Minutes	4,323	47.4%	35,563	47.4%	88,822	42.7%
Travel to Work in 30 to 59 Minutes	3,158	34.6%	25,345	33.8%	66,009	31.8%
Travel to Work in 60 Minutes or More	505	5.5%	3,564	4.7%	9,221	4.4%
Average Minutes Travel to Work	23.6		23.0		22.8	

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