

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: 32.9091/-96.8692

RF5

3312 Forest Ln

Dallas, TX 75229

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	19,949	130,189	301,500
Projected Population (2026)	20,647	140,564	320,209
Census Population (2010)	17,799	101,212	237,366
Census Population (2000)	17,496	106,047	235,298
Projected Annual Growth (2021 to 2026)	698 0.7%	10,375 1.6%	18,709 1.2%
Historical Annual Growth (2010 to 2021)	2,150 1.1%	28,977 2.6%	64,134 2.5%
Historical Annual Growth (2000 to 2010)	303 0.2%	-4,835 -0.5%	2,069 -
Estimated Population Density (2021)	6,353 psm	4,607 psm	3,840 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	7,050	47,836	126,157
Projected Households (2026)	7,445	53,368	138,359
Census Households (2010)	6,168	35,716	94,351
Census Households (2000)	6,327	37,689	91,533
Estimated Households with Children (2021)	2,607 37.0%	16,710 34.9%	36,234 28.7%
Estimated Average Household Size (2021)	2.82	2.72	2.38
Average Household Income			
Estimated Average Household Income (2021)	\$80,704	\$106,229	\$115,490
Projected Average Household Income (2026)	\$88,099	\$111,999	\$123,845
Estimated Average Family Income (2021)	\$96,099	\$128,141	\$149,674
Median Household Income			
Estimated Median Household Income (2021)	\$73,540	\$86,893	\$86,040
Projected Median Household Income (2026)	\$84,338	\$97,596	\$96,411
Estimated Median Family Income (2021)	\$80,249	\$102,985	\$106,517
Per Capita Income			
Estimated Per Capita Income (2021)	\$28,535	\$39,038	\$48,339
Projected Per Capita Income (2026)	\$31,782	\$42,529	\$53,525
Estimated Per Capita Income 5 Year Growth	\$3,246 11.4%	\$3,490 8.9%	\$5,187 10.7%
Estimated Average Household Net Worth (2021)	\$572,849	\$805,646	\$790,044
Daytime Demos (2021)			
Total Businesses	1,131	8,690	27,860
Total Employees	13,910	107,255	365,773
Company Headquarter Businesses	54 4.8%	555 6.4%	1,771 6.4%
Company Headquarter Employees	4,480 32.2%	31,307 29.2%	103,273 28.2%
Employee Population per Business	12.3	12.3	13.1
Residential Population per Business	17.6	15.0	10.8

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Race & Ethnicity

White (2021)	13,417	67.3%	84,452	64.9%	181,111	60.1%
Black or African American (2021)	1,045	5.2%	9,580	7.4%	32,244	10.7%
American Indian or Alaska Native (2021)	160	0.8%	997	0.8%	2,029	0.7%
Asian (2021)	817	4.1%	6,176	4.7%	23,874	7.9%
Hawaiian or Pacific Islander (2021)	4	-	61	-	149	-
Other Race (2021)	3,994	20.0%	24,558	18.9%	52,379	17.4%
Two or More Races (2021)	511	2.6%	4,366	3.4%	9,713	3.2%
Not Hispanic or Latino Population (2021)	7,351	36.8%	58,543	45.0%	161,087	53.4%
Hispanic or Latino Population (2021)	12,598	63.2%	71,645	55.0%	140,413	46.6%
Not Hispanic or Latino Population (2026)	7,821	37.9%	64,491	45.9%	173,473	54.2%
Hispanic or Latino Population (2026)	12,826	62.1%	76,073	54.1%	146,735	45.8%
Not Hispanic or Latino Population (2010)	7,091	39.8%	47,871	47.3%	131,745	55.5%
Hispanic or Latino Population (2010)	10,708	60.2%	53,341	52.7%	105,621	44.5%
Not Hispanic or Latino Population (2000)	9,703	55.5%	60,132	56.7%	144,303	61.3%
Hispanic or Latino Population (2000)	7,793	44.5%	45,915	43.3%	90,994	38.7%
Projected Hispanic Annual Growth (2021 to 2026)	228	0.4%	4,428	1.2%	6,322	0.9%
Historic Hispanic Annual Growth (2000 to 2021)	4,806	2.9%	25,730	2.7%	49,419	2.6%

Age Distribution (2021)

Age Under 5	1,421	7.1%	9,184	7.1%	21,541	7.1%
Age 5 to 9 Years	1,424	7.1%	9,089	7.0%	20,391	6.8%
Age 10 to 14 Years	1,461	7.3%	9,364	7.2%	19,848	6.6%
Age 15 to 19 Years	1,396	7.0%	8,881	6.8%	18,431	6.1%
Age 20 to 24 Years	1,337	6.7%	8,476	6.5%	20,234	6.7%
Age 25 to 29 Years	1,430	7.2%	9,852	7.6%	27,085	9.0%
Age 30 to 34 Years	1,444	7.2%	9,979	7.7%	26,419	8.8%
Age 35 to 39 Years	1,374	6.9%	8,912	6.8%	22,244	7.4%
Age 40 to 44 Years	1,311	6.6%	8,598	6.6%	19,921	6.6%
Age 45 to 49 Years	1,215	6.1%	8,178	6.3%	18,697	6.2%
Age 50 to 54 Years	1,188	6.0%	7,890	6.1%	17,637	5.8%
Age 55 to 59 Years	1,090	5.5%	7,564	5.8%	17,222	5.7%
Age 60 to 64 Years	942	4.7%	6,575	5.1%	15,124	5.0%
Age 65 to 74 Years	1,567	7.9%	10,174	7.8%	21,825	7.2%
Age 75 to 84 Years	911	4.6%	5,386	4.1%	10,624	3.5%
Age 85 Years or Over	440	2.2%	2,086	1.6%	4,258	1.4%
Median Age	35.2		35.3		34.7	

Gender Age Distribution (2021)

Female Population	9,802	49.1%	64,985	49.9%	150,948	50.1%
Age 0 to 19 Years	2,778	28.3%	17,819	27.4%	39,178	26.0%
Age 20 to 64 Years	5,357	54.6%	37,257	57.3%	91,201	60.4%
Age 65 Years or Over	1,667	17.0%	9,909	15.2%	20,568	13.6%
Female Median Age	36.8		36.5		35.7	
Male Population	10,148	50.9%	65,204	50.1%	150,552	49.9%
Age 0 to 19 Years	2,923	28.8%	18,700	28.7%	41,033	27.3%
Age 20 to 64 Years	5,974	58.9%	38,767	59.5%	93,381	62.0%
Age 65 Years or Over	1,250	12.3%	7,737	11.9%	16,139	10.7%
Male Median Age	34.0		34.1		33.8	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	476	6.7%	5,860	12.2%	15,404	12.2%
HH Income \$150,000 to \$199,999	374	5.3%	3,225	6.7%	7,839	6.2%
HH Income \$100,000 to \$149,999	1,179	16.7%	7,663	16.0%	18,506	14.7%
HH Income \$75,000 to \$99,999	1,064	15.1%	6,840	14.3%	18,809	14.9%
HH Income \$50,000 to \$74,999	1,650	23.4%	9,739	20.4%	25,925	20.5%
HH Income \$35,000 to \$49,999	1,060	15.0%	5,854	12.2%	15,797	12.5%
HH Income \$25,000 to \$34,999	610	8.7%	3,475	7.3%	9,187	7.3%
HH Income \$15,000 to \$24,999	402	5.7%	2,658	5.6%	7,270	5.8%
HH Income Under \$15,000	235	3.3%	2,523	5.3%	7,421	5.9%
HH Income \$35,000 or More	5,803	82.3%	39,180	81.9%	102,280	81.1%
HH Income \$75,000 or More	3,093	43.9%	23,587	49.3%	60,558	48.0%

Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	7,419		50,664		134,736	
Housing Units Occupied	7,050	95.0%	47,836	94.4%	126,157	93.6%
Housing Units Owner-Occupied	4,048	57.4%	26,267	54.9%	51,809	41.1%
Housing Units, Renter-Occupied	3,002	42.6%	21,569	45.1%	74,348	58.9%
Housing Units, Vacant	369	5.2%	2,829	5.9%	8,579	6.8%

Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	5,445	34.8%	35,583	34.7%	86,174	35.9%
Currently Married	6,481	41.4%	47,091	45.9%	103,890	43.3%
Separated	1,325	8.5%	6,223	6.1%	14,896	6.2%
Widowed	727	4.6%	3,974	3.9%	8,221	3.4%
Divorced	1,665	10.6%	9,680	9.4%	26,539	11.1%

Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	16,752	84.0%	108,834	83.6%	232,903	77.2%
Population Non-Family	3,145	15.8%	21,219	16.3%	67,812	22.5%
Population Group Quarters	52	0.3%	135	0.1%	785	0.3%
Family Households	4,612	65.4%	31,183	65.2%	70,435	55.8%
Non-Family Households	2,438	34.6%	16,653	34.8%	55,722	44.2%
Married Couple with Children	1,806	27.9%	11,318	24.0%	23,581	22.7%
Average Family Household Size	3.6		3.5		3.3	

Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	1,935	27.5%	13,182	27.6%	46,123	36.6%
2 Person Households	1,917	27.2%	14,064	29.4%	36,099	28.6%
3 Person Households	971	13.8%	6,888	14.4%	16,604	13.2%
4 Person Households	999	14.2%	6,282	13.1%	13,672	10.8%
5 Person Households	571	8.1%	3,762	7.9%	7,581	6.0%
6 or More Person Households	658	9.3%	3,657	7.6%	6,078	4.8%

Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	304	4.3%	1,707	3.6%	6,369	5.0%
Households with 1 Vehicles Available	2,077	29.5%	14,777	30.9%	50,080	39.7%
Households with 2 or More Vehicles Available	4,669	66.2%	31,352	65.5%	69,709	55.3%
Total Vehicles Available	13,486		93,734		218,293	
Average Vehicles Per Household	1.9		2.0		1.7	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	15,348		100,760		235,945	
Estimated Civilian Employed	10,215	66.6%	68,849	68.3%	163,385	69.2%
Estimated Civilian Unemployed	770	5.0%	4,977	4.9%	11,874	5.0%
Estimated in Armed Forces	-	-	13	-	225	-
Estimated Not in Labor Force	4,362	28.4%	26,921	26.7%	60,462	25.6%
Unemployment Rate	5.0%		4.9%		5.0%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	10,215		68,849		163,385	
Management, Business, Financial Operations	1,487	14.6%	13,231	19.2%	32,662	20.0%
Professional, Related	1,319	12.9%	12,730	18.5%	34,187	20.9%
Service	2,416	23.7%	11,553	16.8%	26,173	16.0%
Sales, Office	1,683	16.5%	13,230	19.2%	31,772	19.4%
Farming, Fishing, Forestry	13	0.1%	110	0.2%	136	-
Construct, Extraction, Maintenance	1,931	18.9%	9,379	13.6%	19,466	11.9%
Production, Transport Material Moving	1,365	13.4%	8,618	12.5%	18,990	11.6%
White Collar Workers	4,489	43.9%	39,190	56.9%	98,621	60.4%
Blue Collar Workers	5,726	56.1%	29,659	43.1%	64,764	39.6%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$421.52 M		\$3.48 B		\$9.8 B	
Total Non-Retail Expenditure	\$221.96 M	52.7%	\$1.84 B	53.0%	\$5.2 B	53.1%
Total Retail Expenditure	\$199.57 M	47.3%	\$1.64 B	47.0%	\$4.59 B	46.9%
Apparel	\$14.89 M	3.5%	\$124.41 M	3.6%	\$350.67 M	3.6%
Contributions	\$13.65 M	3.2%	\$118.63 M	3.4%	\$334.73 M	3.4%
Education	\$12.32 M	2.9%	\$112.56 M	3.2%	\$319.63 M	3.3%
Entertainment	\$23.83 M	5.7%	\$199.31 M	5.7%	\$559.61 M	5.7%
Food and Beverages	\$62.26 M	14.8%	\$507.42 M	14.6%	\$1.43 B	14.6%
Furnishings and Equipment	\$14.8 M	3.5%	\$123.3 M	3.5%	\$346.28 M	3.5%
Gifts	\$10.29 M	2.4%	\$91.47 M	2.6%	\$260.51 M	2.7%
Health Care	\$35.58 M	8.4%	\$286.29 M	8.2%	\$801.83 M	8.2%
Household Operations	\$16.46 M	3.9%	\$138.17 M	4.0%	\$388.89 M	4.0%
Miscellaneous Expenses	\$7.95 M	1.9%	\$65.88 M	1.9%	\$185.75 M	1.9%
Personal Care	\$5.64 M	1.3%	\$46.5 M	1.3%	\$131.02 M	1.3%
Personal Insurance	\$2.94 M	0.7%	\$25.31 M	0.7%	\$70.62 M	0.7%
Reading	\$913.69 K	0.2%	\$7.61 M	0.2%	\$21.46 M	0.2%
Shelter	\$88.81 M	21.1%	\$734.14 M	21.1%	\$2.08 B	21.2%
Tobacco	\$2.55 M	0.6%	\$19.5 M	0.6%	\$55.32 M	0.6%
Transportation	\$77.48 M	18.4%	\$630.64 M	18.1%	\$1.77 B	18.0%
Utilities	\$31.16 M	7.4%	\$247.94 M	7.1%	\$696.37 M	7.1%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	12,911		85,194		201,054	
Elementary (Grade Level 0 to 8)	2,254	17.5%	11,984	14.1%	22,056	11.0%
Some High School (Grade Level 9 to 11)	1,441	11.2%	6,750	7.9%	13,200	6.6%
High School Graduate	2,801	21.7%	15,998	18.8%	35,153	17.5%
Some College	2,214	17.1%	14,059	16.5%	33,620	16.7%
Associate Degree Only	568	4.4%	3,701	4.3%	9,395	4.7%
Bachelor Degree Only	2,450	19.0%	20,921	24.6%	54,520	27.1%
Graduate Degree	1,182	9.2%	11,781	13.8%	33,111	16.5%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,281	69.4%	28,017	78.4%	53,483	56.7%
1 Attached Unit	409	6.6%	1,889	5.3%	5,024	5.3%
2 to 4 Units	511	8.3%	2,407	6.7%	7,280	7.7%
5 to 9 Units	550	8.9%	2,932	8.2%	10,899	11.6%
10 to 19 Units	515	8.3%	4,045	11.3%	14,804	15.7%
20 to 49 Units	265	4.3%	2,815	7.9%	11,214	11.9%
50 or More Units	485	7.9%	5,337	14.9%	22,309	23.6%
Mobile Home or Trailer	22	0.4%	369	1.0%	1,107	1.2%
Other Structure	11	0.2%	25	-	38	-

Homes Built By Year (2021)

Homes Built 2010 or later	296	4.8%	4,501	12.6%	15,552	16.5%
Homes Built 2000 to 2009	213	3.5%	2,915	8.2%	11,932	12.6%
Homes Built 1990 to 1999	441	7.2%	3,886	10.9%	15,769	16.7%
Homes Built 1980 to 1989	912	14.8%	4,972	13.9%	20,834	22.1%
Homes Built 1970 to 1979	867	14.1%	7,237	20.3%	20,240	21.5%
Homes Built 1960 to 1969	2,830	45.9%	13,559	38.0%	20,907	22.2%
Homes Built 1950 to 1959	1,303	21.1%	9,309	26.1%	15,697	16.6%
Homes Built Before 1949	187	3.0%	1,456	4.1%	5,227	5.5%

Home Values (2021)

Home Values \$1,000,000 or More	49	1.2%	981	3.7%	4,515	8.7%
Home Values \$500,000 to \$999,999	246	6.1%	3,641	13.9%	8,140	15.7%
Home Values \$400,000 to \$499,999	214	5.3%	2,200	8.4%	4,001	7.7%
Home Values \$300,000 to \$399,999	722	17.8%	4,434	16.9%	8,215	15.9%
Home Values \$200,000 to \$299,999	1,300	32.1%	6,689	25.5%	12,263	23.7%
Home Values \$150,000 to \$199,999	818	20.2%	3,972	15.1%	7,067	13.6%
Home Values \$100,000 to \$149,999	516	12.7%	2,853	10.9%	4,693	9.1%
Home Values \$70,000 to \$99,999	93	2.3%	783	3.0%	1,406	2.7%
Home Values \$50,000 to \$69,999	39	1.0%	326	1.2%	555	1.1%
Home Values \$25,000 to \$49,999	29	0.7%	153	0.6%	371	0.7%
Home Values Under \$25,000	23	0.6%	233	0.9%	583	1.1%
Owner-Occupied Median Home Value	\$236,671		\$309,935		\$392,965	
Renter-Occupied Median Rent	\$1,037		\$1,138		\$1,138	

Transportation To Work (2021)

Drive to Work Alone	7,241	73.8%	49,412	76.6%	115,796	76.8%
Drive to Work in Carpool	1,678	17.1%	8,116	12.6%	15,662	10.4%
Travel to Work by Public Transportation	191	1.9%	1,366	2.1%	4,312	2.9%
Drive to Work on Motorcycle	-	-	61	-	69	-
Walk or Bicycle to Work	214	2.2%	1,021	1.6%	3,585	2.4%
Other Means	23	0.2%	343	0.5%	858	0.6%
Work at Home	470	4.8%	4,159	6.4%	10,556	7.0%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	1,893	19.3%	13,556	21.0%	34,623	23.0%
Travel to Work in 15 to 29 Minutes	4,372	44.5%	29,463	45.7%	65,945	43.7%
Travel to Work in 30 to 59 Minutes	2,700	27.5%	17,648	27.4%	43,551	28.9%
Travel to Work in 60 Minutes or More	769	7.8%	3,760	5.8%	7,979	5.3%
Average Minutes Travel to Work	23.8		22.7		22.5	

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