

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: 32.924/-96.719

RF5

Richland Plaza SC

9751-61 Walnut St, Dallas TX 75243

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	30,347	173,593	409,031
Projected Population (2026)	30,178	174,207	416,352
Census Population (2010)	26,638	153,863	360,173
Census Population (2000)	26,321	161,961	379,793
Projected Annual Growth (2021 to 2026)	-169 -0.1%	614 -	7,321 0.4%
Historical Annual Growth (2010 to 2021)	3,709 1.3%	19,730 1.2%	48,858 1.2%
Historical Annual Growth (2000 to 2010)	317 0.1%	-8,098 -0.5%	-19,620 -0.5%
Estimated Population Density (2021)	9,665 psm	6,143 psm	5,210 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	12,278	67,794	164,602
Projected Households (2026)	12,460	69,814	172,308
Census Households (2010)	10,591	58,690	140,798
Census Households (2000)	11,507	63,693	152,276
Estimated Households with Children (2021)	4,022 32.8%	22,946 33.8%	51,974 31.6%
Estimated Average Household Size (2021)	2.47	2.55	2.47
Average Household Income			
Estimated Average Household Income (2021)	\$73,666	\$80,515	\$95,875
Projected Average Household Income (2026)	\$86,600	\$92,413	\$107,842
Estimated Average Family Income (2021)	\$90,183	\$96,963	\$120,707
Median Household Income			
Estimated Median Household Income (2021)	\$61,339	\$63,058	\$72,096
Projected Median Household Income (2026)	\$70,920	\$72,552	\$82,072
Estimated Median Family Income (2021)	\$75,412	\$77,841	\$91,555
Per Capita Income			
Estimated Per Capita Income (2021)	\$29,818	\$31,463	\$38,610
Projected Per Capita Income (2026)	\$35,768	\$37,054	\$44,658
Estimated Per Capita Income 5 Year Growth	\$5,950 20.0%	\$5,591 17.8%	\$6,048 15.7%
Estimated Average Household Net Worth (2021)	\$476,756	\$522,495	\$645,929
Daytime Demos (2021)			
Total Businesses	791	8,907	23,036
Total Employees	4,629	85,859	235,099
Company Headquarter Businesses	21 2.6%	493 5.5%	1,214 5.3%
Company Headquarter Employees	207 4.5%	14,289 16.6%	49,194 20.9%
Employee Population per Business	5.8	9.6	10.2
Residential Population per Business	38.3	19.5	17.8

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	10,848	35.7%	77,440	44.6%	216,299	52.9%
Black or African American (2021)	9,314	30.7%	42,860	24.7%	75,411	18.4%
American Indian or Alaska Native (2021)	130	0.4%	1,168	0.7%	2,973	0.7%
Asian (2021)	5,240	17.3%	19,103	11.0%	42,837	10.5%
Hawaiian or Pacific Islander (2021)	18	-	90	-	204	-
Other Race (2021)	3,760	12.4%	26,733	15.4%	56,784	13.9%
Two or More Races (2021)	1,038	3.4%	6,199	3.6%	14,524	3.6%
Not Hispanic or Latino Population (2021)	22,320	73.6%	111,292	64.1%	267,977	65.5%
Hispanic or Latino Population (2021)	8,027	26.4%	62,301	35.9%	141,054	34.5%
Not Hispanic or Latino Population (2026)	22,303	73.9%	111,894	64.2%	273,205	65.6%
Hispanic or Latino Population (2026)	7,875	26.1%	62,313	35.8%	143,147	34.4%
Not Hispanic or Latino Population (2010)	20,282	76.1%	103,429	67.2%	249,821	69.4%
Hispanic or Latino Population (2010)	6,356	23.9%	50,434	32.8%	110,352	30.6%
Not Hispanic or Latino Population (2000)	23,149	88.0%	123,217	76.1%	294,246	77.5%
Hispanic or Latino Population (2000)	3,171	12.0%	38,744	23.9%	85,546	22.5%
Projected Hispanic Annual Growth (2021 to 2026)	-152	-0.4%	12	-	2,093	0.3%
Historic Hispanic Annual Growth (2000 to 2021)	4,855	7.3%	23,557	2.9%	55,508	3.1%

Age Distribution (2021)

Age Under 5	2,290	7.5%	13,307	7.7%	29,765	7.3%
Age 5 to 9 Years	2,117	7.0%	12,556	7.2%	28,246	6.9%
Age 10 to 14 Years	1,989	6.6%	11,902	6.9%	26,887	6.6%
Age 15 to 19 Years	1,832	6.0%	10,859	6.3%	25,322	6.2%
Age 20 to 24 Years	2,092	6.9%	12,065	7.0%	28,248	6.9%
Age 25 to 29 Years	2,687	8.9%	14,566	8.4%	33,561	8.2%
Age 30 to 34 Years	2,715	8.9%	14,745	8.5%	33,670	8.2%
Age 35 to 39 Years	2,371	7.8%	12,905	7.4%	29,975	7.3%
Age 40 to 44 Years	2,018	6.6%	11,404	6.6%	26,208	6.4%
Age 45 to 49 Years	1,841	6.1%	10,109	5.8%	23,738	5.8%
Age 50 to 54 Years	1,781	5.9%	9,843	5.7%	23,153	5.7%
Age 55 to 59 Years	1,752	5.8%	9,746	5.6%	23,121	5.7%
Age 60 to 64 Years	1,614	5.3%	8,956	5.2%	21,790	5.3%
Age 65 to 74 Years	2,135	7.0%	12,688	7.3%	32,631	8.0%
Age 75 to 84 Years	858	2.8%	5,798	3.3%	16,021	3.9%
Age 85 Years or Over	256	0.8%	2,145	1.2%	6,694	1.6%
Median Age	33.9		34.1		35.1	

Gender Age Distribution (2021)

Female Population	15,474	51.0%	87,847	50.6%	206,485	50.5%
Age 0 to 19 Years	4,105	26.5%	23,613	26.9%	53,244	25.8%
Age 20 to 64 Years	9,560	61.8%	52,630	59.9%	121,861	59.0%
Age 65 Years or Over	1,810	11.7%	11,604	13.2%	31,380	15.2%
Female Median Age	34.4		35.1		36.5	
Male Population	14,872	49.0%	85,746	49.4%	202,547	49.5%
Age 0 to 19 Years	4,123	27.7%	25,011	29.2%	56,977	28.1%
Age 20 to 64 Years	9,310	62.6%	51,708	60.3%	121,604	60.0%
Age 65 Years or Over	1,439	9.7%	9,027	10.5%	23,966	11.8%
Male Median Age	33.4		33.0		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	585	4.8%	4,172	6.2%	14,738	9.0%
HH Income \$150,000 to \$199,999	701	5.7%	3,640	5.4%	9,522	5.8%
HH Income \$100,000 to \$149,999	1,640	13.4%	8,255	12.2%	22,581	13.7%
HH Income \$75,000 to \$99,999	1,411	11.5%	7,679	11.3%	20,172	12.3%
HH Income \$50,000 to \$74,999	2,156	17.6%	13,432	19.8%	31,273	19.0%
HH Income \$35,000 to \$49,999	1,694	13.8%	9,985	14.7%	22,787	13.8%
HH Income \$25,000 to \$34,999	1,294	10.5%	7,652	11.3%	16,554	10.1%
HH Income \$15,000 to \$24,999	1,291	10.5%	6,493	9.6%	12,764	7.8%
HH Income Under \$15,000	1,507	12.3%	6,485	9.6%	14,211	8.6%
HH Income \$35,000 or More	8,187	66.7%	47,163	69.6%	121,073	73.6%
HH Income \$75,000 or More	4,338	35.3%	23,746	35.0%	67,013	40.7%

Housing (2021)

Total Housing Units	13,461		73,306		176,300	
Housing Units Occupied	12,278	91.2%	67,794	92.5%	164,602	93.4%
Housing Units Owner-Occupied	4,214	34.3%	27,585	40.7%	74,460	45.2%
Housing Units, Renter-Occupied	8,064	65.7%	40,209	59.3%	90,141	54.8%
Housing Units, Vacant	1,182	9.6%	5,512	8.1%	11,699	7.1%

Marital Status (2021)

Never Married	9,219	38.5%	53,555	39.4%	119,499	36.9%
Currently Married	9,705	40.5%	53,296	39.2%	137,609	42.5%
Separated	1,420	5.9%	9,035	6.7%	18,492	5.7%
Widowed	1,076	4.5%	5,511	4.1%	14,448	4.5%
Divorced	2,530	10.6%	14,431	10.6%	34,085	10.5%

Household Type (2021)

Population Family	24,266	80.0%	140,975	81.2%	325,345	79.5%
Population Non-Family	6,047	19.9%	32,097	18.5%	81,447	19.9%
Population Group Quarters	34	0.1%	521	0.3%	2,239	0.5%
Family Households	7,380	60.1%	41,789	61.6%	98,882	60.1%
Non-Family Households	4,899	39.9%	26,005	38.4%	65,719	39.9%
Married Couple with Children	2,262	23.3%	13,216	24.8%	32,284	23.5%
Average Family Household Size	3.3		3.4		3.3	

Household Size (2021)

1 Person Households	4,006	32.6%	21,482	31.7%	54,315	33.0%
2 Person Households	3,585	29.2%	19,246	28.4%	49,051	29.8%
3 Person Households	1,887	15.4%	10,269	15.1%	23,794	14.5%
4 Person Households	1,494	12.2%	8,380	12.4%	19,300	11.7%
5 Person Households	743	6.1%	4,679	6.9%	10,288	6.2%
6 or More Person Households	563	4.6%	3,739	5.5%	7,854	4.8%

Household Vehicles (2021)

Households with 0 Vehicles Available	1,115	9.1%	5,421	8.0%	12,355	7.5%
Households with 1 Vehicles Available	5,177	42.2%	27,052	39.9%	63,350	38.5%
Households with 2 or More Vehicles Available	5,986	48.8%	35,321	52.1%	88,897	54.0%
Total Vehicles Available	19,373		112,305		278,763	
Average Vehicles Per Household	1.6		1.7		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	23,623		133,672		319,183	
Estimated Civilian Employed	14,940	63.2%	87,569	65.5%	207,617	65.0%
Estimated Civilian Unemployed	1,184	5.0%	7,358	5.5%	16,637	5.2%
Estimated in Armed Forces	19	-	105	-	265	-
Estimated Not in Labor Force	7,480	31.7%	38,640	28.9%	94,663	29.7%
Unemployment Rate	5.0%		5.5%		5.2%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	14,940		87,569		207,617	
Management, Business, Financial Operations	1,804	12.1%	11,685	13.3%	33,128	16.0%
Professional, Related	3,122	20.9%	16,815	19.2%	46,064	22.2%
Service	3,160	21.2%	18,281	20.9%	38,258	18.4%
Sales, Office	3,388	22.7%	18,694	21.3%	43,753	21.1%
Farming, Fishing, Forestry	-	-	56	-	182	-
Construct, Extraction, Maintenance	1,406	9.4%	9,844	11.2%	20,317	9.8%
Production, Transport Material Moving	2,059	13.8%	12,195	13.9%	25,915	12.5%
White Collar Workers	8,314	55.7%	47,194	53.9%	122,945	59.2%
Blue Collar Workers	6,625	44.3%	40,375	46.1%	84,672	40.8%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$688.64 M		\$4.04 B		\$11.09 B	
Total Non-Retail Expenditure	\$364.42 M	52.9%	\$2.14 B	52.9%	\$5.88 B	53.0%
Total Retail Expenditure	\$324.22 M	47.1%	\$1.9 B	47.1%	\$5.21 B	47.0%
Apparel	\$24.39 M	3.5%	\$143.08 M	3.5%	\$394.21 M	3.6%
Contributions	\$21.69 M	3.1%	\$129.64 M	3.2%	\$368.29 M	3.3%
Education	\$20.4 M	3.0%	\$120.59 M	3.0%	\$345.99 M	3.1%
Entertainment	\$38.33 M	5.6%	\$225.91 M	5.6%	\$627.45 M	5.7%
Food and Beverages	\$102.34 M	14.9%	\$598.1 M	14.8%	\$1.63 B	14.7%
Furnishings and Equipment	\$23.8 M	3.5%	\$140.19 M	3.5%	\$388.96 M	3.5%
Gifts	\$16.46 M	2.4%	\$98.87 M	2.4%	\$283.09 M	2.6%
Health Care	\$57.67 M	8.4%	\$338.8 M	8.4%	\$922.28 M	8.3%
Household Operations	\$26.7 M	3.9%	\$157.55 M	3.9%	\$436.99 M	3.9%
Miscellaneous Expenses	\$12.93 M	1.9%	\$76.03 M	1.9%	\$209.72 M	1.9%
Personal Care	\$9.24 M	1.3%	\$54.11 M	1.3%	\$148.52 M	1.3%
Personal Insurance	\$4.63 M	0.7%	\$27.54 M	0.7%	\$78.16 M	0.7%
Reading	\$1.48 M	0.2%	\$8.73 M	0.2%	\$24.18 M	0.2%
Shelter	\$147.6 M	21.4%	\$862.25 M	21.3%	\$2.36 B	21.2%
Tobacco	\$4.44 M	0.6%	\$25.53 M	0.6%	\$66.13 M	0.6%
Transportation	\$124.99 M	18.2%	\$733.72 M	18.2%	\$2.01 B	18.1%
Utilities	\$51.55 M	7.5%	\$300.86 M	7.4%	\$807.45 M	7.3%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	20,027		112,904		270,563	
Elementary (Grade Level 0 to 8)	1,385	6.9%	11,244	10.0%	23,097	8.5%
Some High School (Grade Level 9 to 11)	1,119	5.6%	8,372	7.4%	18,036	6.7%
High School Graduate	4,190	20.9%	22,922	20.3%	51,793	19.1%
Some College	4,475	22.3%	23,911	21.2%	52,249	19.3%
Associate Degree Only	1,588	7.9%	7,566	6.7%	16,452	6.1%
Bachelor Degree Only	5,232	26.1%	26,278	23.3%	70,216	26.0%
Graduate Degree	2,038	10.2%	12,611	11.2%	38,721	14.3%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,392	41.5%	28,581	48.7%	79,133	56.2%
1 Attached Unit	481	4.5%	3,034	5.2%	6,093	4.3%
2 to 4 Units	773	7.3%	4,116	7.0%	9,250	6.6%
5 to 9 Units	1,159	10.9%	6,126	10.4%	13,258	9.4%
10 to 19 Units	3,214	30.3%	13,173	22.4%	24,485	17.4%
20 to 49 Units	1,150	10.9%	6,616	11.3%	13,774	9.8%
50 or More Units	1,042	9.8%	5,790	9.9%	17,668	12.5%
Mobile Home or Trailer	67	0.6%	350	0.6%	892	0.6%
Other Structure	1	-	8	-	49	-

Homes Built By Year (2021)

Homes Built 2010 or later	673	6.4%	4,142	7.1%	13,223	9.4%
Homes Built 2000 to 2009	784	7.4%	3,567	6.1%	9,627	6.8%
Homes Built 1990 to 1999	1,603	15.1%	6,125	10.4%	15,079	10.7%
Homes Built 1980 to 1989	3,406	32.2%	14,961	25.5%	29,940	21.3%
Homes Built 1970 to 1979	3,703	35.0%	20,218	34.4%	45,463	32.3%
Homes Built 1960 to 1969	1,132	10.7%	10,653	18.2%	28,798	20.5%
Homes Built 1950 to 1959	633	6.0%	6,099	10.4%	17,208	12.2%
Homes Built Before 1949	344	3.2%	2,029	3.5%	5,264	3.7%

Home Values (2021)

Home Values \$1,000,000 or More	33	0.8%	387	1.4%	2,373	3.2%
Home Values \$500,000 to \$999,999	167	4.0%	1,851	6.7%	8,278	11.1%
Home Values \$400,000 to \$499,999	231	5.5%	1,866	6.8%	6,206	8.3%
Home Values \$300,000 to \$399,999	790	18.7%	4,415	16.0%	12,335	16.6%
Home Values \$200,000 to \$299,999	1,590	37.7%	8,707	31.6%	20,662	27.7%
Home Values \$150,000 to \$199,999	787	18.7%	5,297	19.2%	12,467	16.7%
Home Values \$100,000 to \$149,999	345	8.2%	3,194	11.6%	7,479	10.0%
Home Values \$70,000 to \$99,999	106	2.5%	980	3.6%	2,478	3.3%
Home Values \$50,000 to \$69,999	52	1.2%	358	1.3%	947	1.3%
Home Values \$25,000 to \$49,999	95	2.3%	285	1.0%	604	0.8%
Home Values Under \$25,000	18	0.4%	246	0.9%	631	0.8%
Owner-Occupied Median Home Value	\$240,801		\$251,938		\$296,298	
Renter-Occupied Median Rent	\$972		\$953		\$1,016	

Transportation To Work (2021)

Drive to Work Alone	11,984	79.7%	66,622	77.3%	157,450	77.2%
Drive to Work in Carpool	1,418	9.4%	9,645	11.2%	20,360	10.0%
Travel to Work by Public Transportation	510	3.4%	3,062	3.6%	7,181	3.5%
Drive to Work on Motorcycle	3	-	47	-	126	-
Walk or Bicycle to Work	204	1.4%	1,973	2.3%	4,811	2.4%
Other Means	42	0.3%	416	0.5%	1,064	0.5%
Work at Home	868	5.8%	4,387	5.1%	13,014	6.4%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	2,693	17.9%	16,342	19.0%	39,061	19.1%
Travel to Work in 15 to 29 Minutes	5,277	35.1%	31,489	36.5%	74,482	36.5%
Travel to Work in 30 to 59 Minutes	5,296	35.2%	29,968	34.8%	68,754	33.7%
Travel to Work in 60 Minutes or More	862	5.7%	5,454	6.3%	12,365	6.1%
Average Minutes Travel to Work	25.1		24.9		24.7	

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