

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: 32.9197/-97.2554

RF5

Bear Creek Plaza I

800-900 S Main, Keller TX 76248

Population

	1 mi radius	3 mi radius	5 mi radius
Estimated Population (2021)	6,827	118,537	277,417
Projected Population (2026)	7,373	127,672	303,099
Census Population (2010)	6,447	101,339	218,044
Census Population (2000)	3,451	44,963	123,254
Projected Annual Growth (2021 to 2026)	546 1.6%	9,136 1.5%	25,682 1.9%
Historical Annual Growth (2010 to 2021)	380 0.5%	17,198 1.5%	59,373 2.5%
Historical Annual Growth (2000 to 2010)	2,996 8.7%	56,375 12.5%	94,790 7.7%
Estimated Population Density (2021)	2,174 psm	4,193 psm	3,534 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi

Households

Estimated Households (2021)	2,352	39,640	94,919
Projected Households (2026)	2,579	43,359	105,125
Census Households (2010)	2,174	33,468	73,665
Census Households (2000)	1,131	14,435	40,868
Estimated Households with Children (2021)	1,071 45.5%	18,869 47.6%	42,508 44.8%
Estimated Average Household Size (2021)	2.90	2.98	2.91

Average Household Income

Estimated Average Household Income (2021)	\$158,539	\$137,991	\$123,774
Projected Average Household Income (2026)	\$173,641	\$145,953	\$129,377
Estimated Average Family Income (2021)	\$171,857	\$153,325	\$137,640

Median Household Income

Estimated Median Household Income (2021)	\$124,904	\$115,002	\$105,953
Projected Median Household Income (2026)	\$139,803	\$130,109	\$119,992
Estimated Median Family Income (2021)	\$133,478	\$128,242	\$119,498

Per Capita Income

Estimated Per Capita Income (2021)	\$54,620	\$46,168	\$42,365
Projected Per Capita Income (2026)	\$60,731	\$49,588	\$44,887
Estimated Per Capita Income 5 Year Growth	\$6,111 11.2%	\$3,420 7.4%	\$2,521 6.0%
Estimated Average Household Net Worth (2021)	\$1,256,477	\$1,158,865	\$997,722

Daytime Demos (2021)

Total Businesses	375	3,821	8,702
Total Employees	2,488	26,324	69,119
Company Headquarter Businesses	8 2.2%	92 2.4%	211 2.4%
Company Headquarter Employees	225 9.0%	1,397 5.3%	4,917 7.1%
Employee Population per Business	6.6	6.9	7.9
Residential Population per Business	18.2	31.0	31.9

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2021)	5,171	75.7%	86,630	73.1%	200,758	72.4%
Black or African American (2021)	682	10.0%	12,409	10.5%	29,024	10.5%
American Indian or Alaska Native (2021)	51	0.8%	824	0.7%	1,929	0.7%
Asian (2021)	406	5.9%	8,149	6.9%	18,493	6.7%
Hawaiian or Pacific Islander (2021)	12	0.2%	237	0.2%	484	0.2%
Other Race (2021)	264	3.9%	5,367	4.5%	15,579	5.6%
Two or More Races (2021)	241	3.5%	4,920	4.2%	11,150	4.0%
Not Hispanic or Latino Population (2021)	5,519	80.8%	94,015	79.3%	215,753	77.8%
Hispanic or Latino Population (2021)	1,308	19.2%	24,522	20.7%	61,663	22.2%
Not Hispanic or Latino Population (2026)	5,858	79.5%	99,602	78.0%	231,973	76.5%
Hispanic or Latino Population (2026)	1,515	20.5%	28,070	22.0%	71,126	23.5%
Not Hispanic or Latino Population (2010)	5,745	89.1%	88,294	87.1%	184,716	84.7%
Hispanic or Latino Population (2010)	702	10.9%	13,045	12.9%	33,328	15.3%
Not Hispanic or Latino Population (2000)	3,274	94.9%	41,991	93.4%	112,614	91.4%
Hispanic or Latino Population (2000)	176	5.1%	2,972	6.6%	10,640	8.6%
Projected Hispanic Annual Growth (2021 to 2026)	208	3.2%	3,548	2.9%	9,463	3.1%
Historic Hispanic Annual Growth (2000 to 2021)	1,131	30.5%	21,549	34.5%	51,023	22.8%

Age Distribution (2021)

Age Under 5	412	6.0%	8,163	6.9%	18,912	6.8%
Age 5 to 9 Years	472	6.9%	9,543	8.1%	21,654	7.8%
Age 10 to 14 Years	588	8.6%	10,386	8.8%	23,267	8.4%
Age 15 to 19 Years	531	7.8%	8,682	7.3%	19,974	7.2%
Age 20 to 24 Years	298	4.4%	5,455	4.6%	14,555	5.2%
Age 25 to 29 Years	356	5.2%	7,013	5.9%	17,833	6.4%
Age 30 to 34 Years	493	7.2%	9,253	7.8%	21,797	7.9%
Age 35 to 39 Years	505	7.4%	10,215	8.6%	22,387	8.1%
Age 40 to 44 Years	521	7.6%	9,467	8.0%	20,919	7.5%
Age 45 to 49 Years	507	7.4%	8,362	7.1%	19,015	6.9%
Age 50 to 54 Years	482	7.1%	7,438	6.3%	17,541	6.3%
Age 55 to 59 Years	425	6.2%	6,694	5.6%	16,434	5.9%
Age 60 to 64 Years	394	5.8%	5,857	4.9%	14,634	5.3%
Age 65 to 74 Years	493	7.2%	7,591	6.4%	18,767	6.8%
Age 75 to 84 Years	259	3.8%	3,208	2.7%	7,264	2.6%
Age 85 Years or Over	90	1.3%	1,210	1.0%	2,466	0.9%
Median Age	37.1		35.0		34.8	

Gender Age Distribution (2021)

Female Population	3,510	51.4%	60,752	51.3%	141,451	51.0%
Age 0 to 19 Years	994	28.3%	17,916	29.5%	40,696	28.8%
Age 20 to 64 Years	2,047	58.3%	36,065	59.4%	84,816	60.0%
Age 65 Years or Over	469	13.4%	6,772	11.1%	15,940	11.3%
Female Median Age	37.7		35.6		35.4	
Male Population	3,317	48.6%	57,785	48.7%	135,965	49.0%
Age 0 to 19 Years	1,009	30.4%	18,858	32.6%	43,111	31.7%
Age 20 to 64 Years	1,935	58.3%	33,689	58.3%	80,298	59.1%
Age 65 Years or Over	373	11.3%	5,238	9.1%	12,557	9.2%
Male Median Age	36.5		34.3		34.1	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	412	17.5%	6,961	17.6%	13,817	14.6%
HH Income \$150,000 to \$199,999	429	18.3%	5,229	13.2%	10,352	10.9%
HH Income \$100,000 to \$149,999	694	29.5%	9,455	23.9%	21,074	22.2%
HH Income \$75,000 to \$99,999	228	9.7%	6,438	16.2%	16,351	17.2%
HH Income \$50,000 to \$74,999	282	12.0%	5,549	14.0%	15,568	16.4%
HH Income \$35,000 to \$49,999	143	6.1%	2,334	5.9%	7,445	7.8%
HH Income \$25,000 to \$34,999	75	3.2%	1,266	3.2%	4,327	4.6%
HH Income \$15,000 to \$24,999	49	2.1%	930	2.3%	2,596	2.7%
HH Income Under \$15,000	40	1.7%	1,478	3.7%	3,389	3.6%
HH Income \$35,000 or More	2,188	93.0%	35,966	90.7%	84,607	89.1%
HH Income \$75,000 or More	1,763	75.0%	28,083	70.8%	61,594	64.9%

Housing (2021)

Total Housing Units	2,401		40,337		96,744	
Housing Units Occupied	2,352	97.9%	39,640	98.3%	94,919	98.1%
Housing Units Owner-Occupied	1,986	84.4%	31,620	79.8%	73,498	77.4%
Housing Units, Renter-Occupied	366	15.6%	8,020	20.2%	21,421	22.6%
Housing Units, Vacant	49	2.1%	697	1.8%	1,825	1.9%

Marital Status (2021)

Never Married	1,406	26.2%	22,746	25.1%	57,882	27.1%
Currently Married	3,192	59.6%	53,926	59.6%	121,355	56.8%
Separated	65	1.2%	2,501	2.8%	6,387	3.0%
Widowed	149	2.8%	3,262	3.6%	7,580	3.5%
Divorced	544	10.2%	8,010	8.9%	20,380	9.5%

Household Type (2021)

Population Family	6,293	92.2%	108,132	91.2%	250,478	90.3%
Population Non-Family	534	7.8%	9,902	8.4%	26,122	9.4%
Population Group Quarters	-	-	503	0.4%	817	0.3%
Family Households	1,897	80.6%	31,739	80.1%	74,273	78.2%
Non-Family Households	455	19.4%	7,901	19.9%	20,646	21.8%
Married Couple with Children	877	27.5%	14,851	27.5%	32,308	26.6%
Average Family Household Size	3.3		3.4		3.4	

Household Size (2021)

1 Person Households	397	16.9%	6,313	15.9%	16,112	17.0%
2 Person Households	697	29.7%	11,260	28.4%	28,201	29.7%
3 Person Households	434	18.4%	7,806	19.7%	18,399	19.4%
4 Person Households	512	21.8%	8,732	22.0%	19,009	20.0%
5 Person Households	222	9.4%	3,817	9.6%	8,651	9.1%
6 or More Person Households	90	3.8%	1,712	4.3%	4,547	4.8%

Household Vehicles (2021)

Households with 0 Vehicles Available	46	2.0%	844	2.1%	1,791	1.9%
Households with 1 Vehicles Available	510	21.7%	7,811	19.7%	21,165	22.3%
Households with 2 or More Vehicles Available	1,796	76.4%	30,985	78.2%	71,963	75.8%
Total Vehicles Available	5,059		85,748		202,054	
Average Vehicles Per Household	2.2		2.2		2.1	

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Labor Force (2021)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	5,231		88,438		209,140	
Estimated Civilian Employed	3,859	73.8%	61,130	69.1%	141,610	67.7%
Estimated Civilian Unemployed	223	4.3%	4,013	4.5%	9,506	4.5%
Estimated in Armed Forces	-	-	87	-	223	0.1%
Estimated Not in Labor Force	1,150	22.0%	23,207	26.2%	57,800	27.6%
Unemployment Rate	4.3%		4.5%		4.5%	

Occupation (2021)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	3,859		61,130		141,610	
Management, Business, Financial Operations	886	23.0%	14,049	23.0%	30,422	21.5%
Professional, Related	1,146	29.7%	15,319	25.1%	34,302	24.2%
Service	486	12.6%	8,097	13.2%	19,025	13.4%
Sales, Office	797	20.6%	13,351	21.8%	31,145	22.0%
Farming, Fishing, Forestry	-	-	21	-	79	-
Construct, Extraction, Maintenance	344	8.9%	3,584	5.9%	9,533	6.7%
Production, Transport Material Moving	200	5.2%	6,709	11.0%	17,103	12.1%
White Collar Workers	2,829	73.3%	42,719	69.9%	95,870	67.7%
Blue Collar Workers	1,030	26.7%	18,411	30.1%	45,740	32.3%

Consumer Expenditure (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$229.78 M		\$3.51 B		\$7.77 B	
Total Non-Retail Expenditure	\$121.42 M	52.8%	\$1.86 B	52.9%	\$4.1 B	52.8%
Total Retail Expenditure	\$108.36 M	47.2%	\$1.66 B	47.1%	\$3.67 B	47.2%
Apparel	\$8.35 M	3.6%	\$127.5 M	3.6%	\$280.1 M	3.6%
Contributions	\$7.99 M	3.5%	\$121.8 M	3.5%	\$265.54 M	3.4%
Education	\$7.94 M	3.5%	\$120.32 M	3.4%	\$257.47 M	3.3%
Entertainment	\$13.52 M	5.9%	\$205.64 M	5.9%	\$451.47 M	5.8%
Food and Beverages	\$33.28 M	14.5%	\$509.76 M	14.5%	\$1.13 B	14.6%
Furnishings and Equipment	\$8.36 M	3.6%	\$127 M	3.6%	\$279.18 M	3.6%
Gifts	\$6.01 M	2.6%	\$93.07 M	2.6%	\$202.5 M	2.6%
Health Care	\$18.59 M	8.1%	\$284.21 M	8.1%	\$634.59 M	8.2%
Household Operations	\$9.25 M	4.0%	\$140.87 M	4.0%	\$309.64 M	4.0%
Miscellaneous Expenses	\$4.39 M	1.9%	\$66.71 M	1.9%	\$147.17 M	1.9%
Personal Care	\$3.09 M	1.3%	\$47.14 M	1.3%	\$104.15 M	1.3%
Personal Insurance	\$1.77 M	0.8%	\$26.79 M	0.8%	\$58.27 M	0.8%
Reading	\$503.42 K	0.2%	\$7.66 M	0.2%	\$16.9 M	0.2%
Shelter	\$47.9 M	20.8%	\$734.42 M	20.9%	\$1.62 B	20.9%
Tobacco	\$1.13 M	0.5%	\$17.81 M	0.5%	\$40.99 M	0.5%
Transportation	\$41.96 M	18.3%	\$640.33 M	18.2%	\$1.42 B	18.3%
Utilities	\$15.74 M	6.9%	\$242.55 M	6.9%	\$544.31 M	7.0%

Educational Attainment (2021)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	4,526		76,308		179,056	
Elementary (Grade Level 0 to 8)	21	0.5%	1,219	1.6%	4,160	2.3%
Some High School (Grade Level 9 to 11)	117	2.6%	2,195	2.9%	6,426	3.6%
High School Graduate	515	11.4%	13,108	17.2%	35,528	19.8%
Some College	872	19.3%	15,207	19.9%	39,775	22.2%
Associate Degree Only	290	6.4%	7,015	9.2%	14,906	8.3%
Bachelor Degree Only	1,804	39.9%	26,046	34.1%	54,870	30.6%
Graduate Degree	908	20.1%	11,518	15.1%	23,391	13.1%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	2,133	98.1%	34,699	103.7%	80,564	109.4%
1 Attached Unit	28	1.3%	560	1.7%	1,837	2.5%
2 to 4 Units	18	0.8%	956	2.9%	1,874	2.5%
5 to 9 Units	63	2.9%	730	2.2%	2,088	2.8%
10 to 19 Units	35	1.6%	766	2.3%	2,641	3.6%
20 to 49 Units	9	0.4%	463	1.4%	1,841	2.5%
50 or More Units	61	2.8%	1,059	3.2%	2,497	3.4%
Mobile Home or Trailer	5	0.2%	395	1.2%	1,545	2.1%
Other Structure	-	-	11	-	33	-

Homes Built By Year (2021)

Homes Built 2010 or later	271	12.4%	4,855	14.5%	14,309	19.4%
Homes Built 2000 to 2009	803	37.0%	16,547	49.4%	30,825	41.8%
Homes Built 1990 to 1999	421	19.4%	7,660	22.9%	17,928	24.3%
Homes Built 1980 to 1989	478	22.0%	5,673	17.0%	15,687	21.3%
Homes Built 1970 to 1979	276	12.7%	2,631	7.9%	9,383	12.7%
Homes Built 1960 to 1969	45	2.1%	720	2.1%	2,843	3.9%
Homes Built 1950 to 1959	33	1.5%	799	2.4%	2,166	2.9%
Homes Built Before 1949	25	1.2%	755	2.3%	1,778	2.4%

Home Values (2021)

Home Values \$1,000,000 or More	1	-	185	0.6%	829	1.1%
Home Values \$500,000 to \$999,999	112	5.6%	2,381	7.5%	6,696	9.1%
Home Values \$400,000 to \$499,999	299	15.0%	3,287	10.4%	6,207	8.4%
Home Values \$300,000 to \$399,999	768	38.7%	6,562	20.8%	11,898	16.2%
Home Values \$200,000 to \$299,999	442	22.3%	11,983	37.9%	26,226	35.7%
Home Values \$150,000 to \$199,999	267	13.5%	4,748	15.0%	12,444	16.9%
Home Values \$100,000 to \$149,999	46	2.3%	1,599	5.1%	5,735	7.8%
Home Values \$70,000 to \$99,999	12	0.6%	364	1.2%	1,660	2.3%
Home Values \$50,000 to \$69,999	2	0.1%	116	0.4%	376	0.5%
Home Values \$25,000 to \$49,999	8	0.4%	135	0.4%	516	0.7%
Home Values Under \$25,000	28	1.4%	260	0.8%	912	1.2%
Owner-Occupied Median Home Value	\$322,332		\$290,059		\$279,316	
Renter-Occupied Median Rent	\$1,358		\$1,270		\$1,216	

Transportation To Work (2021)

Drive to Work Alone	2,865	85.2%	48,308	82.4%	112,869	82.4%
Drive to Work in Carpool	210	6.2%	4,336	7.4%	10,643	7.8%
Travel to Work by Public Transportation	9	0.3%	259	0.4%	714	0.5%
Drive to Work on Motorcycle	-	-	8	-	133	-
Walk or Bicycle to Work	9	0.3%	446	0.8%	877	0.6%
Other Means	5	0.2%	415	0.7%	1,281	0.9%
Work at Home	267	7.9%	4,851	8.3%	10,494	7.7%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	609	18.1%	10,142	17.3%	22,922	16.7%
Travel to Work in 15 to 29 Minutes	917	27.2%	18,474	31.5%	45,481	33.2%
Travel to Work in 30 to 59 Minutes	1,514	45.0%	22,140	37.8%	51,217	37.4%
Travel to Work in 60 Minutes or More	494	14.7%	5,293	9.0%	11,170	8.2%
Average Minutes Travel to Work	30.4		27.7		27.4	

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