

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: 32.6559/-97.076

RF5

Cross Creek Market

2001 SE Green Oaks Blvd, Arlington TX
76018

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2021)	13,794	116,989	320,248
Projected Population (2026)	14,037	120,033	331,284
Census Population (2010)	13,432	109,307	291,419
Census Population (2000)	10,840	73,434	206,444
Projected Annual Growth (2021 to 2026)	243 0.4%	3,044 0.5%	11,036 0.7%
Historical Annual Growth (2010 to 2021)	362 0.2%	7,682 0.6%	28,829 0.9%
Historical Annual Growth (2000 to 2010)	2,592 2.4%	35,873 4.9%	84,974 4.1%
Estimated Population Density (2021)	4,393 psm	4,141 psm	4,079 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2021)	4,333	38,054	105,847
Projected Households (2026)	4,477	39,652	111,047
Census Households (2010)	4,146	34,938	94,993
Census Households (2000)	3,329	23,783	69,715
Estimated Households with Children (2021)	2,152 49.7%	18,037 47.4%	48,494 45.8%
Estimated Average Household Size (2021)	3.18	3.07	3.02
Average Household Income			
Estimated Average Household Income (2021)	\$86,672	\$88,895	\$89,191
Projected Average Household Income (2026)	\$95,137	\$98,971	\$99,016
Estimated Average Family Income (2021)	\$94,603	\$97,081	\$100,374
Median Household Income			
Estimated Median Household Income (2021)	\$75,133	\$76,760	\$76,690
Projected Median Household Income (2026)	\$86,655	\$87,767	\$88,315
Estimated Median Family Income (2021)	\$79,632	\$82,887	\$86,205
Per Capita Income			
Estimated Per Capita Income (2021)	\$27,244	\$28,929	\$29,494
Projected Per Capita Income (2026)	\$30,364	\$32,708	\$33,205
Estimated Per Capita Income 5 Year Growth	\$3,119 11.5%	\$3,778 13.1%	\$3,711 12.6%
Estimated Average Household Net Worth (2021)	\$485,287	\$519,298	\$579,127
Daytime Demos (2021)			
Total Businesses	305	3,114	10,067
Total Employees	2,351	27,762	89,611
Company Headquarter Businesses	8 2.5%	63 2.0%	257 2.6%
Company Headquarter Employees	109 4.6%	1,920 6.9%	8,656 9.7%
Employee Population per Business	7.7	8.9	8.9
Residential Population per Business	45.3	37.6	31.8

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2021)	5,719	41.5%	47,709	40.8%	151,199	47.2%
Black or African American (2021)	4,128	29.9%	36,624	31.3%	81,344	25.4%
American Indian or Alaska Native (2021)	74	0.5%	681	0.6%	2,085	0.7%
Asian (2021)	1,864	13.5%	14,690	12.6%	32,494	10.1%
Hawaiian or Pacific Islander (2021)	21	0.2%	158	0.1%	416	0.1%
Other Race (2021)	1,493	10.8%	12,871	11.0%	41,131	12.8%
Two or More Races (2021)	495	3.6%	4,256	3.6%	11,579	3.6%
Not Hispanic or Latino Population (2021)	9,861	71.5%	85,039	72.7%	217,594	67.9%
Hispanic or Latino Population (2021)	3,933	28.5%	31,950	27.3%	102,654	32.1%
Not Hispanic or Latino Population (2026)	9,975	71.1%	86,739	72.3%	223,901	67.6%
Hispanic or Latino Population (2026)	4,062	28.9%	33,294	27.7%	107,383	32.4%
Not Hispanic or Latino Population (2010)	9,768	72.7%	80,242	73.4%	201,507	69.1%
Hispanic or Latino Population (2010)	3,664	27.3%	29,065	26.6%	89,912	30.9%
Not Hispanic or Latino Population (2000)	9,345	86.2%	62,255	84.8%	164,616	79.7%
Hispanic or Latino Population (2000)	1,495	13.8%	11,179	15.2%	41,829	20.3%
Projected Hispanic Annual Growth (2021 to 2026)	130	0.7%	1,344	0.8%	4,729	0.9%
Historic Hispanic Annual Growth (2000 to 2021)	2,438	7.8%	20,771	8.8%	60,825	6.9%

Age Distribution (2021)

Age Under 5	853	6.2%	7,839	6.7%	22,491	7.0%
Age 5 to 9 Years	1,054	7.6%	9,141	7.8%	25,093	7.8%
Age 10 to 14 Years	1,258	9.1%	10,210	8.7%	27,096	8.5%
Age 15 to 19 Years	1,170	8.5%	9,297	7.9%	24,909	7.8%
Age 20 to 24 Years	851	6.2%	7,532	6.4%	21,301	6.7%
Age 25 to 29 Years	928	6.7%	8,497	7.3%	22,870	7.1%
Age 30 to 34 Years	1,060	7.7%	9,448	8.1%	24,986	7.8%
Age 35 to 39 Years	1,078	7.8%	9,411	8.0%	25,135	7.8%
Age 40 to 44 Years	1,090	7.9%	8,898	7.6%	23,481	7.3%
Age 45 to 49 Years	1,050	7.6%	8,107	6.9%	21,386	6.7%
Age 50 to 54 Years	973	7.1%	7,533	6.4%	19,497	6.1%
Age 55 to 59 Years	831	6.0%	6,507	5.6%	17,705	5.5%
Age 60 to 64 Years	628	4.6%	5,347	4.6%	15,157	4.7%
Age 65 to 74 Years	684	5.0%	6,161	5.3%	19,090	6.0%
Age 75 to 84 Years	222	1.6%	2,314	2.0%	7,513	2.3%
Age 85 Years or Over	63	0.5%	746	0.6%	2,537	0.8%
Median Age	32.7		32.3		32.7	

Gender Age Distribution (2021)

Female Population	7,089	51.4%	60,773	51.9%	164,262	51.3%
Age 0 to 19 Years	2,126	30.0%	17,933	29.5%	48,715	29.7%
Age 20 to 64 Years	4,435	62.6%	37,536	61.8%	99,099	60.3%
Age 65 Years or Over	529	7.5%	5,304	8.7%	16,448	10.0%
Female Median Age	33.3		33.2		33.6	
Male Population	6,705	48.6%	56,216	48.1%	155,986	48.7%
Age 0 to 19 Years	2,209	33.0%	18,555	33.0%	50,873	32.6%
Age 20 to 64 Years	4,055	60.5%	33,743	60.0%	92,421	59.2%
Age 65 Years or Over	441	6.6%	3,918	7.0%	12,692	8.1%
Male Median Age	32.0		31.3		31.8	

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Household Income Distribution (2021)

	1 mi radius		3 mi radius		5 mi radius	
HH Income \$200,000 or More	175	4.0%	1,598	4.2%	6,071	5.7%
HH Income \$150,000 to \$199,999	202	4.7%	2,478	6.5%	7,700	7.3%
HH Income \$100,000 to \$149,999	796	18.4%	7,510	19.7%	19,310	18.2%
HH Income \$75,000 to \$99,999	952	22.0%	7,370	19.4%	17,724	16.7%
HH Income \$50,000 to \$74,999	1,192	27.5%	8,926	23.5%	22,206	21.0%
HH Income \$35,000 to \$49,999	600	13.8%	4,410	11.6%	12,045	11.4%
HH Income \$25,000 to \$34,999	182	4.2%	2,580	6.8%	7,905	7.5%
HH Income \$15,000 to \$24,999	146	3.4%	1,307	3.4%	5,553	5.2%
HH Income Under \$15,000	89	2.1%	1,875	4.9%	7,333	6.9%
HH Income \$35,000 or More	3,916	90.4%	32,293	84.9%	85,056	80.4%
HH Income \$75,000 or More	2,124	49.0%	18,956	49.8%	50,805	48.0%

Housing (2021)

	1 mi radius		3 mi radius		5 mi radius	
Total Housing Units	4,442		38,956		109,030	
Housing Units Occupied	4,333	97.5%	38,054	97.7%	105,847	97.1%
Housing Units Owner-Occupied	3,674	84.8%	26,910	70.7%	68,901	65.1%
Housing Units, Renter-Occupied	659	15.2%	11,145	29.3%	36,946	34.9%
Housing Units, Vacant	110	2.5%	902	2.4%	3,183	3.0%

Marital Status (2021)

	1 mi radius		3 mi radius		5 mi radius	
Never Married	4,210	39.6%	34,150	38.0%	89,379	36.4%
Currently Married	4,443	41.8%	37,640	41.9%	110,152	44.9%
Separated	451	4.2%	4,581	5.1%	12,817	5.2%
Widowed	466	4.4%	4,251	4.7%	9,297	3.8%
Divorced	1,060	10.0%	9,177	10.2%	23,924	9.7%

Household Type (2021)

	1 mi radius		3 mi radius		5 mi radius	
Population Family	12,696	92.0%	105,210	89.9%	286,239	89.4%
Population Non-Family	1,075	7.8%	11,579	9.9%	33,267	10.4%
Population Group Quarters	23	0.2%	200	0.2%	742	0.2%
Family Households	3,526	81.4%	29,234	76.8%	80,076	75.7%
Non-Family Households	807	18.6%	8,821	23.2%	25,771	24.3%
Married Couple with Children	1,495	33.7%	11,904	31.6%	32,091	29.1%
Average Family Household Size	3.6		3.6		3.6	

Household Size (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Person Households	609	14.1%	6,948	18.3%	20,374	19.2%
2 Person Households	1,094	25.2%	9,661	25.4%	27,695	26.2%
3 Person Households	887	20.5%	7,407	19.5%	19,994	18.9%
4 Person Households	917	21.2%	7,148	18.8%	19,054	18.0%
5 Person Households	475	11.0%	3,932	10.3%	10,662	10.1%
6 or More Person Households	351	8.1%	2,960	7.8%	8,068	7.6%

Household Vehicles (2021)

	1 mi radius		3 mi radius		5 mi radius	
Households with 0 Vehicles Available	35	0.8%	763	2.0%	3,303	3.1%
Households with 1 Vehicles Available	1,032	23.8%	9,614	25.3%	28,904	27.3%
Households with 2 or More Vehicles Available	3,266	75.4%	27,677	72.7%	73,640	69.6%
Total Vehicles Available	9,632		82,787		220,456	
Average Vehicles Per Household	2.2		2.2		2.1	

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2021)						
Estimated Labor Population Age 16 Years or Over	10,383		87,872		240,377	
Estimated Civilian Employed	6,945	66.9%	58,440	66.5%	157,658	65.6%
Estimated Civilian Unemployed	465	4.5%	4,136	4.7%	11,432	4.8%
Estimated in Armed Forces	-	-	63	-	315	0.1%
Estimated Not in Labor Force	2,973	28.6%	25,233	28.7%	70,972	29.5%
Unemployment Rate	4.5%		4.7%		4.8%	

	1 mi radius		3 mi radius		5 mi radius	
Occupation (2021)						
Occupation: Population Age 16 Years or Over	6,945		58,440		157,658	
Management, Business, Financial Operations	756	10.9%	7,669	13.1%	22,824	14.5%
Professional, Related	1,557	22.4%	12,571	21.5%	32,652	20.7%
Service	1,196	17.2%	10,093	17.3%	26,571	16.9%
Sales, Office	1,778	25.6%	13,852	23.7%	36,151	22.9%
Farming, Fishing, Forestry	-	-	2	-	62	-
Construct, Extraction, Maintenance	557	8.0%	4,542	7.8%	13,771	8.7%
Production, Transport Material Moving	1,101	15.9%	9,710	16.6%	25,627	16.3%
White Collar Workers	4,091	58.9%	34,092	58.3%	91,627	58.1%
Blue Collar Workers	2,854	41.1%	24,347	41.7%	66,031	41.9%

	1 mi radius		3 mi radius		5 mi radius	
Consumer Expenditure (2021)						
Total Household Expenditure	\$278.13 M		\$2.47 B		\$6.82 B	
Total Non-Retail Expenditure	\$145.22 M	52.2%	\$1.29 B	52.4%	\$3.58 B	52.5%
Total Retail Expenditure	\$132.91 M	47.8%	\$1.18 B	47.6%	\$3.24 B	47.5%
Apparel	\$9.83 M	3.5%	\$87.64 M	3.5%	\$242.88 M	3.6%
Contributions	\$8.68 M	3.1%	\$77.46 M	3.1%	\$217.5 M	3.2%
Education	\$7.72 M	2.8%	\$70.73 M	2.9%	\$202.67 M	3.0%
Entertainment	\$15.74 M	5.7%	\$139.84 M	5.7%	\$387.08 M	5.7%
Food and Beverages	\$41.42 M	14.9%	\$367.38 M	14.9%	\$1.01 B	14.8%
Furnishings and Equipment	\$9.8 M	3.5%	\$86.94 M	3.5%	\$240.34 M	3.5%
Gifts	\$6.51 M	2.3%	\$58.02 M	2.3%	\$163.61 M	2.4%
Health Care	\$23.71 M	8.5%	\$208.4 M	8.4%	\$571.3 M	8.4%
Household Operations	\$10.76 M	3.9%	\$95.64 M	3.9%	\$265.75 M	3.9%
Miscellaneous Expenses	\$5.22 M	1.9%	\$46.29 M	1.9%	\$128.03 M	1.9%
Personal Care	\$3.73 M	1.3%	\$33.15 M	1.3%	\$91.51 M	1.3%
Personal Insurance	\$1.94 M	0.7%	\$17.18 M	0.7%	\$47.95 M	0.7%
Reading	\$592.22 K	0.2%	\$5.26 M	0.2%	\$14.6 M	0.2%
Shelter	\$57.85 M	20.8%	\$517.69 M	21.0%	\$1.43 B	21.0%
Tobacco	\$1.72 M	0.6%	\$15.14 M	0.6%	\$41.06 M	0.6%
Transportation	\$52.02 M	18.7%	\$459.42 M	18.6%	\$1.26 B	18.5%
Utilities	\$20.9 M	7.5%	\$183.96 M	7.4%	\$503.11 M	7.4%

	1 mi radius		3 mi radius		5 mi radius	
Educational Attainment (2021)						
Adult Population Age 25 Years or Over	8,607		72,970		199,358	
Elementary (Grade Level 0 to 8)	342	4.0%	4,330	5.9%	14,154	7.1%
Some High School (Grade Level 9 to 11)	806	9.4%	5,702	7.8%	15,506	7.8%
High School Graduate	2,483	28.8%	18,998	26.0%	50,017	25.1%
Some College	2,228	25.9%	17,887	24.5%	44,009	22.1%
Associate Degree Only	645	7.5%	6,406	8.8%	16,887	8.5%
Bachelor Degree Only	1,438	16.7%	13,264	18.2%	39,902	20.0%
Graduate Degree	664	7.7%	6,382	8.7%	18,884	9.5%

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Units In Structure (2021)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	4,097	98.8%	30,463	87.2%	77,739	81.8%
1 Attached Unit	44	1.1%	736	2.1%	2,587	2.7%
2 to 4 Units	48	1.2%	1,288	3.7%	5,285	5.6%
5 to 9 Units	24	0.6%	906	2.6%	4,368	4.6%
10 to 19 Units	61	1.5%	2,362	6.8%	8,222	8.7%
20 to 49 Units	8	0.2%	1,231	3.5%	3,707	3.9%
50 or More Units	8	0.2%	698	2.0%	2,910	3.1%
Mobile Home or Trailer	43	1.0%	331	0.9%	913	1.0%
Other Structure	-	-	39	0.1%	117	0.1%

Homes Built By Year (2021)

Homes Built 2010 or later	216	5.2%	2,623	7.5%	7,460	7.9%
Homes Built 2000 to 2009	644	15.5%	8,720	25.0%	23,740	25.0%
Homes Built 1990 to 1999	1,142	27.6%	8,617	24.7%	19,986	21.0%
Homes Built 1980 to 1989	1,817	43.8%	11,383	32.6%	25,173	26.5%
Homes Built 1970 to 1979	276	6.7%	3,877	11.1%	15,060	15.9%
Homes Built 1960 to 1969	92	2.2%	1,003	2.9%	5,843	6.2%
Homes Built 1950 to 1959	92	2.2%	906	2.6%	5,826	6.1%
Homes Built Before 1949	53	1.3%	923	2.6%	2,759	2.9%

Home Values (2021)

Home Values \$1,000,000 or More	19	0.5%	199	0.7%	551	0.8%
Home Values \$500,000 to \$999,999	92	2.5%	669	2.5%	2,000	2.9%
Home Values \$400,000 to \$499,999	82	2.2%	643	2.4%	2,261	3.3%
Home Values \$300,000 to \$399,999	214	5.8%	1,783	6.6%	6,849	9.9%
Home Values \$200,000 to \$299,999	1,003	27.3%	8,783	32.6%	23,928	34.7%
Home Values \$150,000 to \$199,999	1,202	32.7%	7,607	28.3%	17,390	25.2%
Home Values \$100,000 to \$149,999	752	20.5%	5,196	19.3%	10,500	15.2%
Home Values \$70,000 to \$99,999	207	5.6%	1,350	5.0%	3,456	5.0%
Home Values \$50,000 to \$69,999	42	1.2%	188	0.7%	611	0.9%
Home Values \$25,000 to \$49,999	19	0.5%	170	0.6%	466	0.7%
Home Values Under \$25,000	41	1.1%	322	1.2%	890	1.3%
Owner-Occupied Median Home Value	\$181,122		\$189,057		\$204,448	
Renter-Occupied Median Rent	\$1,311		\$1,150		\$1,058	

Transportation To Work (2021)

Drive to Work Alone	5,589	83.3%	47,603	83.4%	128,997	82.4%
Drive to Work in Carpool	761	11.4%	5,914	10.4%	16,871	10.8%
Travel to Work by Public Transportation	21	0.3%	206	0.4%	732	0.5%
Drive to Work on Motorcycle	-	-	29	-	93	-
Walk or Bicycle to Work	35	0.5%	426	0.7%	1,336	0.9%
Other Means	68	1.0%	399	0.7%	1,460	0.9%
Work at Home	233	3.5%	2,487	4.4%	6,988	4.5%

Travel Time (2021)

Travel to Work in 14 Minutes or Less	958	14.3%	9,347	16.4%	27,893	17.8%
Travel to Work in 15 to 29 Minutes	2,439	36.4%	19,708	34.5%	54,470	34.8%
Travel to Work in 30 to 59 Minutes	2,841	42.4%	22,026	38.6%	54,994	35.1%
Travel to Work in 60 Minutes or More	475	7.1%	4,930	8.6%	13,469	8.6%
Average Minutes Travel to Work	27.5		27.2		26.2	

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