

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Quine & Associates, Inc.
 Lat/Lon: 32.9091/-96.8691



2nd Gen FS Restaurant 3312 Forest Ln, Dallas TX 75229	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2022)	17,518	104,368	263,105
Projected Population (2027)	17,854	107,158	275,218
Census Population (2020)	17,802	105,685	265,569
Census Population (2010)	17,814	101,910	238,770
Projected Annual Growth (2022 to 2027)	336 0.4%	2,790 0.5%	12,113 0.9%
Historical Annual Growth (2020 to 2022)	-284 -0.8%	-1,317 -0.6%	-2,464 -0.5%
Historical Annual Growth (2010 to 2020)	-12 -	3,775 1.9%	26,799 5.6%
Estimated Population Density (2022)	5,579 psm	3,693 psm	3,351 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2022)	6,202	38,549	111,605
Projected Households (2027)	6,269	39,455	117,154
Census Households (2020)	6,300	39,075	113,020
Census Households (2010)	6,200	35,907	95,401
Estimated Households with Children (2022)	2,479 40.0%	13,991 36.3%	31,710 28.4%
Estimated Average Household Size (2022)	2.80	2.70	2.35
Average Household Income			
Estimated Average Household Income (2022)	\$97,322	\$126,348	\$122,455
Projected Average Household Income (2027)	\$117,843	\$155,434	\$143,557
Estimated Average Family Income (2022)	\$119,361	\$149,296	\$149,865
Median Household Income			
Estimated Median Household Income (2022)	\$78,630	\$86,548	\$87,435
Projected Median Household Income (2027)	\$94,841	\$101,901	\$102,455
Estimated Median Family Income (2022)	\$87,108	\$101,502	\$107,011
Per Capita Income			
Estimated Per Capita Income (2022)	\$34,538	\$46,694	\$51,976
Projected Per Capita Income (2027)	\$41,462	\$57,257	\$61,141
Estimated Per Capita Income 5 Year Growth	\$6,924 20.0%	\$10,563 22.6%	\$9,164 17.6%
Estimated Average Household Net Worth (2022)	\$546,590	\$691,350	\$685,346
Daytime Demos (2022)			
Total Businesses	1,290	9,845	31,860
Total Employees	16,192	116,072	400,283
Company Headquarter Businesses	55 4.3%	546 5.6%	1,738 5.5%
Company Headquarter Employees	6,138 37.9%	36,024 31.0%	129,288 32.3%
Employee Population per Business	12.5	11.8	12.6
Residential Population per Business	13.6	10.6	8.3

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Race & Ethnicity							
White (2022)		7,172	40.9%	47,396	45.4%	117,054	44.5%
Black or African American (2022)		1,165	6.7%	7,611	7.3%	29,303	11.1%
American Indian or Alaska Native (2022)		349	2.0%	1,377	1.3%	2,762	1.0%
Asian (2022)		599	3.4%	4,913	4.7%	21,997	8.4%
Hawaiian or Pacific Islander (2022)		5	-	28	-	144	-
Other Race (2022)		2,184	12.5%	12,330	11.8%	26,085	9.9%
Two or More Races (2022)		6,043	34.5%	30,713	29.4%	65,760	25.0%
Not Hispanic or Latino Population (2022)		7,074	40.4%	51,308	49.2%	154,013	58.5%
Hispanic or Latino Population (2022)		10,445	59.6%	53,060	50.8%	109,092	41.5%
Not Hispanic or Latino Population (2027)		7,216	40.4%	52,760	49.2%	162,627	59.1%
Hispanic or Latino Population (2027)		10,638	59.6%	54,398	50.8%	112,591	40.9%
Not Hispanic or Latino Population (2020)		6,979	39.2%	51,072	48.3%	155,632	58.6%
Hispanic or Latino Population (2020)		10,823	60.8%	54,613	51.7%	109,938	41.4%
Not Hispanic or Latino Population (2010)		7,127	40.0%	47,866	47.0%	132,981	55.7%
Hispanic or Latino Population (2010)		10,687	60.0%	54,044	53.0%	105,789	44.3%
Projected Hispanic Annual Growth (2022 to 2027)		193	0.4%	1,338	0.5%	3,499	0.6%
Historic Hispanic Annual Growth (2010 to 2022)		-242	-0.2%	-984	-0.2%	3,304	0.3%
Age Distribution (2022)							
Age Under 5		1,231	7.0%	6,833	6.5%	16,592	6.3%
Age 5 to 9 Years		1,251	7.1%	6,804	6.5%	15,229	5.8%
Age 10 to 14 Years		1,156	6.6%	6,849	6.6%	14,296	5.4%
Age 15 to 19 Years		1,047	6.0%	6,300	6.0%	13,333	5.1%
Age 20 to 24 Years		1,231	7.0%	7,123	6.8%	18,317	7.0%
Age 25 to 29 Years		1,481	8.5%	8,559	8.2%	23,902	9.1%
Age 30 to 34 Years		1,574	9.0%	9,150	8.8%	24,506	9.3%
Age 35 to 39 Years		1,436	8.2%	8,226	7.9%	21,432	8.1%
Age 40 to 44 Years		1,205	6.9%	7,176	6.9%	18,250	6.9%
Age 45 to 49 Years		996	5.7%	6,091	5.8%	15,476	5.9%
Age 50 to 54 Years		972	5.5%	6,152	5.9%	15,928	6.1%
Age 55 to 59 Years		893	5.1%	5,824	5.6%	15,456	5.9%
Age 60 to 64 Years		819	4.7%	5,442	5.2%	14,563	5.5%
Age 65 to 74 Years		1,294	7.4%	8,370	8.0%	22,017	8.4%
Age 75 to 84 Years		673	3.8%	4,103	3.9%	10,272	3.9%
Age 85 Years or Over		258	1.5%	1,367	1.3%	3,536	1.3%
Median Age		34.0		35.2		36.0	
Gender Age Distribution (2022)							
Female Population		8,567	48.9%	51,711	49.5%	131,427	50.0%
Age 0 to 19 Years		2,240	26.1%	13,001	25.1%	28,870	22.0%
Age 20 to 64 Years		5,061	59.1%	31,058	60.1%	82,693	62.9%
Age 65 Years or Over		1,266	14.8%	7,652	14.8%	19,863	15.1%
Female Median Age		35.1		36.1		36.9	
Male Population		8,951	51.1%	52,657	50.5%	131,677	50.0%
Age 0 to 19 Years		2,445	27.3%	13,785	26.2%	30,579	23.2%
Age 20 to 64 Years		5,546	62.0%	32,685	62.1%	85,137	64.7%
Age 65 Years or Over		960	10.7%	6,187	11.7%	15,962	12.1%
Male Median Age		33.0		34.3		35.2	

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Household Income Distribution (2022)						
HH Income \$200,000 or More	494	8.0%	4,763	12.4%	13,881	12.4%
HH Income \$150,000 to \$199,999	438	7.1%	2,728	7.1%	7,071	6.3%
HH Income \$100,000 to \$149,999	1,194	19.3%	6,345	16.5%	17,250	15.5%
HH Income \$75,000 to \$99,999	828	13.4%	5,417	14.1%	16,873	15.1%
HH Income \$50,000 to \$74,999	1,408	22.7%	7,832	20.3%	22,560	20.2%
HH Income \$35,000 to \$49,999	843	13.6%	4,615	12.0%	13,421	12.0%
HH Income \$25,000 to \$34,999	560	9.0%	3,094	8.0%	8,002	7.2%
HH Income \$15,000 to \$24,999	290	4.7%	1,948	5.1%	6,078	5.4%
HH Income Under \$15,000	146	2.4%	1,807	4.7%	6,470	5.8%
HH Income \$35,000 or More	5,206	83.9%	31,700	82.2%	91,056	81.6%
HH Income \$75,000 or More	2,955	47.7%	19,253	49.9%	55,075	49.3%
Housing (2022)						
Total Housing Units	6,507		42,019		121,906	
Housing Units Occupied	6,202	95.3%	38,549	91.7%	111,605	91.6%
Housing Units Owner-Occupied	3,423	55.2%	21,838	56.6%	47,850	42.9%
Housing Units, Renter-Occupied	2,779	44.8%	16,711	43.4%	63,756	57.1%
Housing Units, Vacant	305	4.9%	3,470	9.0%	10,301	9.2%
Marital Status (2022)						
Never Married	5,063	36.5%	29,590	35.3%	79,879	36.8%
Currently Married	6,007	43.3%	38,835	46.3%	94,143	43.4%
Separated	973	7.0%	4,717	5.6%	12,224	5.6%
Widowed	528	3.8%	3,037	3.6%	7,788	3.6%
Divorced	1,309	9.4%	7,703	9.2%	22,955	10.6%
Household Type (2022)						
Population Family	14,683	83.8%	87,641	84.0%	203,380	77.3%
Population Non-Family	2,681	15.3%	16,380	15.7%	58,617	22.3%
Population Group Quarters	153	0.9%	347	0.3%	1,108	0.4%
Family Households	4,135	66.7%	25,631	66.5%	63,462	56.9%
Non-Family Households	2,067	33.3%	12,918	33.5%	48,144	43.1%
Married Couple with Children	1,726	28.7%	9,895	25.5%	21,625	23.0%
Average Family Household Size	3.6		3.4		3.2	
Household Size (2022)						
1 Person Households	1,614	26.0%	10,505	27.3%	40,094	35.9%
2 Person Households	1,677	27.0%	11,726	30.4%	34,688	31.1%
3 Person Households	842	13.6%	5,401	14.0%	14,174	12.7%
4 Person Households	927	15.0%	5,009	13.0%	11,336	10.2%
5 Person Households	563	9.1%	3,076	8.0%	6,467	5.8%
6 or More Person Households	578	9.3%	2,832	7.3%	4,847	4.3%
Household Vehicles (2022)						
Households with 0 Vehicles Available	240	3.9%	1,430	3.7%	5,838	5.2%
Households with 1 Vehicles Available	1,728	27.9%	11,940	31.0%	45,117	40.4%
Households with 2 or More Vehicles Available	4,234	68.3%	25,179	65.3%	60,651	54.3%
Total Vehicles Available	12,295		74,581		189,803	
Average Vehicles Per Household	2.0		1.9		1.7	

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Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	13,650		82,460		214,089	
Estimated Civilian Employed	9,653	70.7%	58,258	70.6%	153,966	71.9%
Estimated Civilian Unemployed	295	2.2%	1,854	2.2%	5,451	2.5%
Estimated in Armed Forces	-	-	-	-	101	-
Estimated Not in Labor Force	3,702 27.1%		22,349 27.1%		54,571 25.5%	
Unemployment Rate	2.2%		2.2%		2.5%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	9,653		58,258		153,966	
Management, Business, Financial Operations	1,338	13.9%	11,402	19.6%	30,832	20.0%
Professional, Related	1,280	13.3%	10,492	18.0%	31,981	20.8%
Service	2,118	21.9%	9,641	16.5%	24,434	15.9%
Sales, Office	1,782	18.5%	11,525	19.8%	31,406	20.4%
Farming, Fishing, Forestry	6	-	84	0.1%	147	-
Construct, Extraction, Maintenance	1,711	17.7%	7,758	13.3%	16,707	10.9%
Production, Transport Material Moving	1,418	14.7%	7,355	12.6%	18,459	12.0%
White Collar Workers	4,400 45.6%		33,420 57.4%		94,220 61.2%	
Blue Collar Workers	5,253 54.4%		24,838 42.6%		59,746 38.8%	
Consumer Expenditure (2022)						
Total Household Expenditure	\$421.43 M		\$3.2 B		\$9.07 B	
Total Non-Retail Expenditure	\$221.96 M	52.7%	\$1.7 B	52.9%	\$4.82 B	53.1%
Total Retail Expenditure	\$199.47 M	47.3%	\$1.51 B	47.1%	\$4.26 B	46.9%
Apparel	\$14.99 M	3.6%	\$114.56 M	3.6%	\$324.49 M	3.6%
Contributions	\$13.78 M	3.3%	\$108.92 M	3.4%	\$310.3 M	3.4%
Education	\$12.69 M	3.0%	\$103.16 M	3.2%	\$295.65 M	3.3%
Entertainment	\$23.99 M	5.7%	\$183.69 M	5.7%	\$518.82 M	5.7%
Food and Beverages	\$62.06 M	14.7%	\$467.5 M	14.6%	\$1.32 B	14.6%
Furnishings and Equipment	\$14.89 M	3.5%	\$113.69 M	3.5%	\$321.23 M	3.5%
Gifts	\$10.44 M	2.5%	\$83.76 M	2.6%	\$241.11 M	2.7%
Health Care	\$35.19 M	8.3%	\$263.9 M	8.2%	\$743.98 M	8.2%
Household Operations	\$16.51 M	3.9%	\$127.15 M	4.0%	\$360.37 M	4.0%
Miscellaneous Expenses	\$7.95 M	1.9%	\$60.63 M	1.9%	\$172.04 M	1.9%
Personal Care	\$5.65 M	1.3%	\$42.85 M	1.3%	\$121.45 M	1.3%
Personal Insurance	\$2.99 M	0.7%	\$23.31 M	0.7%	\$65.57 M	0.7%
Reading	\$912.51 K	0.2%	\$7 M	0.2%	\$19.9 M	0.2%
Shelter	\$88.74 M	21.1%	\$675.1 M	21.1%	\$1.92 B	21.2%
Tobacco	\$2.46 M	0.6%	\$17.93 M	0.6%	\$51.05 M	0.6%
Transportation	\$77.49 M	18.4%	\$581.83 M	18.2%	\$1.64 B	18.1%
Utilities	\$30.69 M	7.3%	\$228.45 M	7.1%	\$644.67 M	7.1%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	11,602		70,459		185,338	
Elementary (Grade Level 0 to 8)	2,134	18.4%	10,280	14.6%	19,832	10.7%
Some High School (Grade Level 9 to 11)	1,552	13.4%	6,100	8.7%	12,641	6.8%
High School Graduate	2,434	21.0%	12,871	18.3%	31,065	16.8%
Some College	2,011	17.3%	10,811	15.3%	29,572	16.0%
Associate Degree Only	483	4.2%	2,759	3.9%	8,710	4.7%
Bachelor Degree Only	1,995	17.2%	17,001	24.1%	51,574	27.8%
Graduate Degree	994	8.6%	10,637	15.1%	31,944	17.2%

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Units In Structure (2022)						
1 Detached Unit	3,629	58.5%	22,645	63.1%	47,869	50.2%
1 Attached Unit	340	5.5%	1,529	4.3%	5,023	5.3%
2 to 4 Units	459	7.4%	2,081	5.8%	6,666	7.0%
5 to 9 Units	587	9.5%	2,717	7.6%	10,046	10.5%
10 to 19 Units	502	8.1%	3,308	9.2%	12,478	13.1%
20 to 49 Units	209	3.4%	1,976	5.5%	9,194	9.6%
50 or More Units	445	7.2%	3,862	10.8%	19,331	20.3%
Mobile Home or Trailer	22	0.4%	416	1.2%	960	1.0%
Other Structure	9	0.1%	15	-	39	-
Homes Built By Year (2022)						
Homes Built 2010 or later	183	2.9%	4,593	12.8%	15,110	15.8%
Homes Built 2000 to 2009	91	1.5%	1,741	4.8%	10,973	11.5%
Homes Built 1990 to 1999	326	5.3%	2,643	7.4%	13,260	13.9%
Homes Built 1980 to 1989	812	13.1%	3,854	10.7%	18,263	19.1%
Homes Built 1970 to 1979	794	12.8%	5,532	15.4%	17,765	18.6%
Homes Built 1960 to 1969	2,643	42.6%	11,210	31.2%	18,015	18.9%
Homes Built 1950 to 1959	1,218	19.6%	7,858	21.9%	13,827	14.5%
Homes Built Before 1949	135	2.2%	1,118	3.1%	4,392	4.6%
Home Values (2022)						
Home Values \$1,000,000 or More	42	1.2%	997	4.6%	4,898	10.2%
Home Values \$500,000 to \$999,999	255	7.4%	3,758	17.2%	8,409	17.6%
Home Values \$400,000 to \$499,999	263	7.7%	2,247	10.3%	4,040	8.4%
Home Values \$300,000 to \$399,999	742	21.7%	3,875	17.7%	9,028	18.9%
Home Values \$200,000 to \$299,999	1,108	32.4%	4,957	22.7%	10,062	21.0%
Home Values \$150,000 to \$199,999	530	15.5%	2,963	13.6%	5,620	11.7%
Home Values \$100,000 to \$149,999	356	10.4%	1,875	8.6%	3,593	7.5%
Home Values \$70,000 to \$99,999	64	1.9%	493	2.3%	981	2.1%
Home Values \$50,000 to \$69,999	23	0.7%	242	1.1%	440	0.9%
Home Values \$25,000 to \$49,999	22	0.6%	136	0.6%	274	0.6%
Home Values Under \$25,000	17	0.5%	294	1.3%	504	1.1%
Owner-Occupied Median Home Value	\$266,898		\$353,749		\$444,260	
Renter-Occupied Median Rent	\$1,036		\$1,162		\$1,158	
Transportation To Work (2022)						
Drive to Work Alone	7,242	75.0%	44,865	77.0%	118,800	77.2%
Drive to Work in Carpool	1,571	16.3%	7,257	12.5%	15,973	10.4%
Travel to Work by Public Transportation	230	2.4%	1,469	2.5%	4,589	3.0%
Drive to Work on Motorcycle	1	-	25	-	75	-
Walk or Bicycle to Work	157	1.6%	881	1.5%	3,150	2.0%
Other Means	28	0.3%	335	0.6%	1,125	0.7%
Work at Home	423	4.4%	3,426	5.9%	10,253	6.7%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	1,815	18.8%	11,261	19.3%	32,812	21.3%
Travel to Work in 15 to 29 Minutes	3,965	41.1%	24,869	42.7%	62,335	40.5%
Travel to Work in 30 to 59 Minutes	2,699	28.0%	15,266	26.2%	40,868	26.5%
Travel to Work in 60 Minutes or More	751	7.8%	3,436	5.9%	7,697	5.0%
Average Minutes Travel to Work	23.8		22.8		22.2	

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