# Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

Quine & Associates, Inc.
Lat/Lon: 32.9773/-96.739

**Q&A**
RETAIL PROPERTY SPECIALISTS

| Campbell Center<br>561 W Campbell, Richardson, TX 75080 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|---|---|
| **Population** | | | | | | |
| Estimated Population (2023) | 14,435 | | 128,999 | | 384,643 | |
| Projected Population (2028) | 14,941 | | 138,549 | | 408,570 | |
| Census Population (2020) | 14,422 | | 125,650 | | 377,586 | |
| Census Population (2010) | 12,463 | | 98,085 | | 330,145 | |
| Projected Annual Growth (2023 to 2028) | 506 | 0.7% | 9,550 | 1.5% | 23,927 | 1.2% |
| Historical Annual Growth (2020 to 2023) | 13 | - | 3,349 | 0.9% | 7,057 | 0.6% |
| Historical Annual Growth (2010 to 2020) | 1,959 | 5.2% | 27,565 | 9.4% | 47,441 | 4.8% |
| Estimated Population Density (2023) | 4,597 | psm | 4,565 | psm | 4,900 | psm |
| Trade Area Size | 3.1 | sq mi | 28.3 | sq mi | 78.5 | sq mi |
| **Households** | | | | | | |
| Estimated Households (2023) | 5,000 | | 51,456 | | 159,220 | |
| Projected Households (2028) | 5,198 | | 56,910 | | 172,289 | |
| Census Households (2020) | 4,931 | | 49,597 | | 154,432 | |
| Census Households (2010) | 5,443 | | 39,835 | | 134,908 | |
| Estimated Households with Children (2023) | 1,385 | 27.7% | 14,808 | 28.8% | 45,993 | 28.9% |
| Estimated Average Household Size (2023) | 2.36 | | 2.37 | | 2.37 | |
| **Average Household Income** | | | | | | |
| Estimated Average Household Income (2023) | $139,897 | | $122,625 | | $118,913 | |
| Projected Average Household Income (2028) | $140,817 | | $116,103 | | $114,587 | |
| Estimated Average Family Income (2023) | $183,311 | | $145,263 | | $142,325 | |
| **Median Household Income** | | | | | | |
| Estimated Median Household Income (2023) | $98,506 | | $94,820 | | $89,582 | |
| Projected Median Household Income (2028) | $95,853 | | $91,608 | | $86,604 | |
| Estimated Median Family Income (2023) | $140,247 | | $123,879 | | $115,144 | |
| **Per Capita Income** | | | | | | |
| Estimated Per Capita Income (2023) | $49,379 | | $49,184 | | $49,336 | |
| Projected Per Capita Income (2028) | $49,874 | | $47,942 | | $48,426 | |
| Estimated Per Capita Income 5 Year Growth | $495 | 1.0% | -$1,242 | -2.5% | -$910 | -1.8% |
| Estimated Average Household Net Worth (2023) | $767,855 | | $682,839 | | $615,706 | |
| **Daytime Demos (2023)** | | | | | | |
| Total Businesses | 834 | | 8,889 | | 29,130 | |
| Total Employees | 7,421 | | 84,657 | | 255,126 | |
| Company Headquarter Businesses | 36 | 4.4% | 379 | 4.3% | 1,113 | 3.8% |
| Company Headquarter Employees | 932 | 12.6% | 15,085 | 17.8% | 48,138 | 18.9% |
| Employee Population per Business | 8.9 | | 9.5 | | 8.8 | |
| Residential Population per Business | 17.3 | | 14.5 | | 13.2 | |

| Campbell Center<br>561 W Campbell, Richardson, TX 75080 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|---|---|
| **Race & Ethnicity** | | | | | | |
| White (2023) | 8,147 | 56.4% | 67,326 | 52.2% | 186,135 | 48.4% |
| Black or African American (2023) | 835 | 5.8% | 14,578 | 11.3% | 63,200 | 16.4% |
| American Indian or Alaska Native (2023) | 69 | 0.5% | 726 | 0.6% | 2,692 | 0.7% |
| Asian (2023) | 3,414 | 23.7% | 23,338 | 18.1% | 54,090 | 14.1% |
| Hawaiian or Pacific Islander (2023) | 3 | - | 55 | - | 202 | - |
| Other Race (2023) | 543 | 3.8% | 9,400 | 7.3% | 34,998 | 9.1% |
| Two or More Races (2023) | 1,423 | 9.9% | 13,575 | 10.5% | 43,326 | 11.3% |
| Not Hispanic or Latino Population (2023) | 12,005 | 83.2% | 102,231 | 79.2% | 291,863 | 75.9% |
| Hispanic or Latino Population (2023) | 2,430 | 16.8% | 26,768 | 20.8% | 92,780 | 24.1% |
| Not Hispanic or Latino Population (2028) | 12,433 | 83.2% | 110,466 | 79.7% | 310,725 | 76.1% |
| Hispanic or Latino Population (2028) | 2,508 | 16.8% | 28,083 | 20.3% | 97,845 | 23.9% |
| Not Hispanic or Latino Population (2020) | 12,039 | 83.5% | 100,011 | 79.6% | 288,069 | 76.3% |
| Hispanic or Latino Population (2020) | 2,383 | 16.5% | 25,640 | 20.4% | 89,517 | 23.7% |
| Not Hispanic or Latino Population (2010) | 10,824 | 86.9% | 77,582 | 79.1% | 252,595 | 76.5% |
| Hispanic or Latino Population (2010) | 1,639 | 13.1% | 20,503 | 20.9% | 77,550 | 23.5% |
| Projected Hispanic Annual Growth (2023 to 2028) | 78 | 0.6% | 1,315 | 1.0% | 5,065 | 1.1% |
| Historic Hispanic Annual Growth (2010 to 2023) | 791 | 3.7% | 6,264 | 2.4% | 15,230 | 1.5% |
| **Age Distribution (2023)** | | | | | | |
| Age Under 5 | 653 | 4.5% | 6,912 | 5.4% | 22,035 | 5.7% |
| Age 5 to 9 Years | 695 | 4.8% | 7,339 | 5.7% | 22,455 | 5.8% |
| Age 10 to 14 Years | 780 | 5.4% | 7,693 | 6.0% | 23,966 | 6.2% |
| Age 15 to 19 Years | 1,752 | 12.1% | 12,202 | 9.5% | 27,741 | 7.2% |
| Age 20 to 24 Years | 1,814 | 12.6% | 10,376 | 8.0% | 27,542 | 7.2% |
| Age 25 to 29 Years | 946 | 6.6% | 9,180 | 7.1% | 29,981 | 7.8% |
| Age 30 to 34 Years | 882 | 6.1% | 8,968 | 7.0% | 28,155 | 7.3% |
| Age 35 to 39 Years | 839 | 5.8% | 8,310 | 6.4% | 26,059 | 6.8% |
| Age 40 to 44 Years | 715 | 5.0% | 7,730 | 6.0% | 24,340 | 6.3% |
| Age 45 to 49 Years | 712 | 4.9% | 7,462 | 5.8% | 23,891 | 6.2% |
| Age 50 to 54 Years | 721 | 5.0% | 7,695 | 6.0% | 24,844 | 6.5% |
| Age 55 to 59 Years | 705 | 4.9% | 7,368 | 5.7% | 24,356 | 6.3% |
| Age 60 to 64 Years | 651 | 4.5% | 6,766 | 5.2% | 22,592 | 5.9% |
| Age 65 to 74 Years | 1,347 | 9.3% | 11,812 | 9.2% | 34,204 | 8.9% |
| Age 75 to 84 Years | 840 | 5.8% | 6,775 | 5.3% | 16,673 | 4.3% |
| Age 85 Years or Over | 383 | 2.7% | 2,414 | 1.9% | 5,809 | 1.5% |
| Median Age | 36.5 | | 37.3 | | 37.4 | |
| **Gender Age Distribution (2023)** | | | | | | |
| Female Population | 7,395 | 51.2% | 64,603 | 50.1% | 194,107 | 50.5% |
| Age 0 to 19 Years | 1,884 | 25.5% | 16,332 | 25.3% | 46,792 | 24.1% |
| Age 20 to 64 Years | 4,012 | 54.2% | 36,495 | 56.5% | 115,746 | 59.6% |
| Age 65 Years or Over | 1,500 | 20.3% | 11,777 | 18.2% | 31,570 | 16.3% |
| Female Median Age | 38.6 | | 38.8 | | 38.5 | |
| Male Population | 7,040 | 48.8% | 64,396 | 49.9% | 190,536 | 49.5% |
| Age 0 to 19 Years | 1,997 | 28.4% | 17,814 | 27.7% | 49,405 | 25.9% |
| Age 20 to 64 Years | 3,973 | 56.4% | 37,358 | 58.0% | 116,015 | 60.9% |
| Age 65 Years or Over | 1,070 | 15.2% | 9,224 | 14.3% | 25,116 | 13.2% |
| Male Median Age | 34.5 | | 35.9 | | 36.3 | |

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|---|---|---|---|---|---|---|
| **Household Income Distribution (2023)** | | | | | | |
| HH Income $200,000 or More | 1,015 | 20.3% | 8,622 | 16.8% | 23,149 | 14.5% |
| HH Income $150,000 to $199,999 | 337 | 6.7% | 5,431 | 10.6% | 15,629 | 9.8% |
| HH Income $100,000 to $149,999 | 842 | 16.8% | 8,190 | 15.9% | 24,866 | 15.6% |
| HH Income $75,000 to $99,999 | 478 | 9.6% | 5,791 | 11.3% | 18,554 | 11.7% |
| HH Income $50,000 to $74,999 | 855 | 17.1% | 8,094 | 15.7% | 26,490 | 16.6% |
| HH Income $35,000 to $49,999 | 441 | 8.8% | 4,932 | 9.6% | 16,994 | 10.7% |
| HH Income $25,000 to $34,999 | 359 | 7.2% | 3,122 | 6.1% | 10,387 | 6.5% |
| HH Income $15,000 to $24,999 | 209 | 4.2% | 2,809 | 5.5% | 9,681 | 6.1% |
| HH Income Under $15,000 | 464 | 9.3% | 4,464 | 8.7% | 13,470 | 8.5% |
| HH Income $35,000 or More | 3,969 | 79.4% | 41,061 | 79.8% | 125,682 | 78.9% |
| HH Income $75,000 or More | 2,673 | 53.4% | 28,035 | 54.5% | 82,198 | 51.6% |
| **Housing (2023)** | | | | | | |
| Total Housing Units | 5,292 | | 55,893 | | 172,614 | |
| Housing Units Occupied | 5,000 | 94.5% | 51,456 | 92.1% | 159,220 | 92.2% |
| Housing Units Owner-Occupied | 3,294 | 65.9% | 24,971 | 48.5% | 75,753 | 47.6% |
| Housing Units, Renter-Occupied | 1,706 | 34.1% | 26,485 | 51.5% | 83,467 | 52.4% |
| Housing Units, Vacant | 291 | 5.8% | 4,436 | 8.6% | 13,394 | 8.4% |
| **Marital Status (2023)** | | | | | | |
| Never Married | 5,296 | 43.0% | 43,499 | 40.6% | 116,549 | 36.9% |
| Currently Married | 4,839 | 39.3% | 45,275 | 42.3% | 139,560 | 44.1% |
| Separated | 516 | 4.2% | 4,302 | 4.0% | 15,292 | 4.8% |
| Widowed | 613 | 5.0% | 4,737 | 4.4% | 14,670 | 4.6% |
| Divorced | 1,043 | 8.5% | 9,242 | 8.6% | 30,116 | 9.5% |
| **Household Type (2023)** | | | | | | |
| Population Family | 9,465 | 65.6% | 99,200 | 76.9% | 301,275 | 78.3% |
| Population Non-Family | 2,326 | 16.1% | 22,905 | 17.8% | 75,371 | 19.6% |
| Population Group Quarters | 2,644 | 18.3% | 6,895 | 5.3% | 7,997 | 2.1% |
| Family Households | 3,124 | 62.5% | 32,757 | 63.7% | 97,289 | 61.1% |
| Non-Family Households | 1,876 | 37.5% | 18,699 | 36.3% | 61,931 | 38.9% |
| Married Couple with Children | 997 | 20.6% | 10,110 | 22.3% | 30,179 | 21.6% |
| Average Family Household Size | 3.0 | | 3.0 | | 3.1 | |
| **Household Size (2023)** | | | | | | |
| 1 Person Households | 1,571 | 31.4% | 15,766 | 30.6% | 51,895 | 32.6% |
| 2 Person Households | 1,715 | 34.3% | 17,971 | 34.9% | 52,968 | 33.3% |
| 3 Person Households | 736 | 14.7% | 7,907 | 15.4% | 23,343 | 14.7% |
| 4 Person Households | 591 | 11.8% | 5,715 | 11.1% | 17,383 | 10.9% |
| 5 Person Households | 277 | 5.5% | 2,606 | 5.1% | 8,252 | 5.2% |
| 6 or More Person Households | 111 | 2.2% | 1,492 | 2.9% | 5,380 | 3.4% |
| **Household Vehicles (2023)** | | | | | | |
| Households with 0 Vehicles Available | 379 | 7.6% | 3,206 | 6.2% | 9,336 | 5.9% |
| Households with 1 Vehicles Available | 1,699 | 34.0% | 19,849 | 38.6% | 63,310 | 39.8% |
| Households with 2 or More Vehicles Available | 2,922 | 58.4% | 28,401 | 55.2% | 86,575 | 54.4% |
| Total Vehicles Available | 9,301 | | 88,714 | | 270,964 | |
| Average Vehicles Per Household | 1.9 | | 1.7 | | 1.7 | |

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| Campbell Center<br>561 W Campbell, Richardson, TX 75080 | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|---|---|---|---|---|---|
| **Labor Force (2023)** | | | | | | |
| Estimated Labor Population Age 16 Years or Over | 12,155 | | 105,487 | | 311,294 | |
| Estimated Civilian Employed | 7,284 | 59.9% | 72,707 | 68.9% | 219,360 | 70.5% |
| Estimated Civilian Unemployed | 339 | 2.8% | 3,036 | 2.9% | 8,851 | 2.8% |
| Estimated in Armed Forces | 4 | - | 50 | - | 134 | - |
| Estimated Not in Labor Force | 4,529 | 37.3% | 29,695 | 28.2% | 82,949 | 26.6% |
| Unemployment Rate | 2.8% | | 2.9% | | 2.8% | |
| **Occupation (2023)** | | | | | | |
| Occupation: Population Age 16 Years or Over | 7,284 | | 72,707 | | 219,360 | |
| Management, Business, Financial Operations | 1,418 | 19.5% | 16,284 | 22.4% | 45,730 | 20.8% |
| Professional, Related | 3,017 | 41.4% | 23,000 | 31.6% | 60,563 | 27.6% |
| Service | 883 | 12.1% | 9,882 | 13.6% | 32,116 | 14.6% |
| Sales, Office | 1,165 | 16.0% | 14,306 | 19.7% | 45,292 | 20.6% |
| Farming, Fishing, Forestry | 1 | - | 40 | - | 163 | - |
| Construct, Extraction, Maintenance | 236 | 3.2% | 4,158 | 5.7% | 14,143 | 6.4% |
| Production, Transport Material Moving | 564 | 7.7% | 5,037 | 6.9% | 21,353 | 9.7% |
| White Collar Workers | 5,600 | 76.9% | 53,590 | 73.7% | 151,585 | 69.1% |
| Blue Collar Workers | 1,684 | 23.1% | 19,116 | 26.3% | 67,775 | 30.9% |
| **Consumer Expenditure (2023)** | | | | | | |
| Total Household Expenditure | $447.81 M | | $4.17 B | | $12.63 B | |
|   Total Non-Retail Expenditure | $238.38 M | 53.2% | $2.22 B | 53.2% | $6.72 B | 53.2% |
|   Total Retail Expenditure | $209.42 M | 46.8% | $1.95 B | 46.8% | $5.92 B | 46.8% |
| Apparel | $16.06 M | 3.6% | $150.01 M | 3.6% | $452.99 M | 3.6% |
| Contributions | $15.95 M | 3.6% | $145.49 M | 3.5% | $434.3 M | 3.4% |
| Education | $15.43 M | 3.4% | $142.26 M | 3.4% | $421.77 M | 3.3% |
| Entertainment | $25.93 M | 5.8% | $240.77 M | 5.8% | $725.09 M | 5.7% |
| Food and Beverages | $64.62 M | 14.4% | $604.7 M | 14.5% | $1.84 B | 14.5% |
| Furnishings and Equipment | $16.01 M | 3.6% | $148.92 M | 3.6% | $448.87 M | 3.6% |
| Gifts | $12.46 M | 2.8% | $112.53 M | 2.7% | $335.2 M | 2.7% |
| Health Care | $36.59 M | 8.2% | $339.74 M | 8.1% | $1.03 B | 8.2% |
| Household Operations | $18.08 M | 4.0% | $167.3 M | 4.0% | $503.8 M | 4.0% |
| Miscellaneous Expenses | $8.55 M | 1.9% | $79.48 M | 1.9% | $240.22 M | 1.9% |
| Personal Care | $5.99 M | 1.3% | $55.9 M | 1.3% | $169.28 M | 1.3% |
| Personal Insurance | $3.37 M | 0.8% | $31 M | 0.7% | $92.49 M | 0.7% |
| Reading | $995.11 K | 0.2% | $9.21 M | 0.2% | $27.78 M | 0.2% |
| Shelter | $94.09 M | 21.0% | $882.87 M | 21.2% | $2.68 B | 21.2% |
| Tobacco | $2.35 M | 0.5% | $22.39 M | 0.5% | $69.81 M | 0.6% |
| Transportation | $80.19 M | 17.9% | $749.44 M | 18.0% | $2.27 B | 18.0% |
| Utilities | $31.15 M | 7.0% | $291.4 M | 7.0% | $891.34 M | 7.1% |
| **Educational Attainment (2023)** | | | | | | |
| Adult Population Age 25 Years or Over | 8,741 | | 84,478 | | 260,904 | |
| Elementary (Grade Level 0 to 8) | 346 | 4.0% | 4,003 | 4.7% | 16,453 | 6.3% |
| Some High School (Grade Level 9 to 11) | 305 | 3.5% | 2,909 | 3.4% | 11,858 | 4.5% |
| High School Graduate | 1,069 | 12.2% | 10,839 | 12.8% | 38,538 | 14.8% |
| Some College | 1,339 | 15.3% | 14,242 | 16.9% | 47,558 | 18.2% |
| Associate Degree Only | 604 | 6.9% | 5,105 | 6.0% | 18,708 | 7.2% |
| Bachelor Degree Only | 2,764 | 31.6% | 27,767 | 32.9% | 79,094 | 30.3% |
| Graduate Degree | 2,313 | 26.5% | 19,612 | 23.2% | 48,695 | 18.7% |

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|---|---|---|---|---|---|---|
| **Units In Structure (2023)** | | | | | | |
| 1 Detached Unit | 3,617 | 66.4% | 26,995 | 67.8% | 79,754 | 59.1% |
| 1 Attached Unit | 187 | 3.4% | 2,228 | 5.6% | 6,175 | 4.6% |
| 2 to 4 Units | 131 | 2.4% | 2,641 | 6.6% | 9,530 | 7.1% |
| 5 to 9 Units | 92 | 1.7% | 3,406 | 8.6% | 11,356 | 8.4% |
| 10 to 19 Units | 265 | 4.9% | 3,841 | 9.6% | 16,959 | 12.6% |
| 20 to 49 Units | 180 | 3.3% | 2,744 | 6.9% | 9,996 | 7.4% |
| 50 or More Units | 468 | 8.6% | 9,048 | 22.7% | 23,901 | 17.7% |
| Mobile Home or Trailer | 61 | 1.1% | 547 | 1.4% | 1,535 | 1.1% |
| Other Structure | 1 | - | 6 | - | 14 | - |
| **Homes Built By Year (2023)** | | | | | | |
| Homes Built 2010 or later | 310 | 5.7% | 11,505 | 28.9% | 27,111 | 20.1% |
| Homes Built 2000 to 2009 | 243 | 4.5% | 5,575 | 14.0% | 16,833 | 12.5% |
| Homes Built 1990 to 1999 | 419 | 7.7% | 4,889 | 12.3% | 18,412 | 13.6% |
| Homes Built 1980 to 1989 | 442 | 8.1% | 6,362 | 16.0% | 34,119 | 25.3% |
| Homes Built 1970 to 1979 | 955 | 17.5% | 10,081 | 25.3% | 36,938 | 27.4% |
| Homes Built 1960 to 1969 | 2,064 | 37.9% | 8,709 | 21.9% | 16,787 | 12.4% |
| Homes Built 1950 to 1959 | 489 | 9.0% | 3,622 | 9.1% | 6,490 | 4.8% |
| Homes Built Before 1949 | 78 | 1.4% | 713 | 1.8% | 2,531 | 1.9% |
| **Home Values (2023)** | | | | | | |
| Home Values $1,000,000 or More | 62 | 1.9% | 409 | 1.6% | 1,987 | 2.6% |
| Home Values $500,000 to $999,999 | 629 | 19.1% | 4,811 | 19.3% | 13,663 | 18.0% |
| Home Values $400,000 to $499,999 | 325 | 9.9% | 4,297 | 17.2% | 11,252 | 14.9% |
| Home Values $300,000 to $399,999 | 794 | 24.1% | 6,815 | 27.3% | 18,796 | 24.8% |
| Home Values $200,000 to $299,999 | 967 | 29.4% | 5,805 | 23.2% | 18,884 | 24.9% |
| Home Values $150,000 to $199,999 | 288 | 8.8% | 1,501 | 6.0% | 5,702 | 7.5% |
| Home Values $100,000 to $149,999 | 143 | 4.3% | 665 | 2.7% | 3,067 | 4.0% |
| Home Values $70,000 to $99,999 | 34 | 1.0% | 167 | 0.7% | 689 | 0.9% |
| Home Values $50,000 to $69,999 | 6 | 0.2% | 111 | 0.4% | 535 | 0.7% |
| Home Values $25,000 to $49,999 | 13 | 0.4% | 163 | 0.7% | 423 | 0.6% |
| Home Values Under $25,000 | 33 | 1.0% | 226 | 0.9% | 753 | 1.0% |
| Owner-Occupied Median Home Value | $348,837 | | $366,906 | | $362,169 | |
| Renter-Occupied Median Rent | $1,258 | | $1,336 | | $1,236 | |
| **Transportation To Work (2023)** | | | | | | |
| Drive to Work Alone | 4,424 | 60.7% | 42,459 | 58.4% | 133,629 | 60.9% |
| Drive to Work in Carpool | 589 | 8.1% | 5,321 | 7.3% | 17,071 | 7.8% |
| Travel to Work by Public Transportation | 97 | 1.3% | 1,075 | 1.5% | 2,474 | 1.1% |
| Drive to Work on Motorcycle | 1 | - | 17 | - | 101 | - |
| Walk or Bicycle to Work | 151 | 2.1% | 1,833 | 2.5% | 3,871 | 1.8% |
| Other Means | 127 | 1.7% | 1,008 | 1.4% | 3,207 | 1.5% |
| Work at Home | 1,895 | 26.0% | 20,993 | 28.9% | 59,007 | 26.9% |
| **Travel Time (2023)** | | | | | | |
| Travel to Work in 14 Minutes or Less | 1,317 | 18.1% | 13,779 | 19.0% | 38,202 | 17.4% |
| Travel to Work in 15 to 29 Minutes | 2,067 | 28.4% | 20,751 | 28.5% | 63,468 | 28.9% |
| Travel to Work in 30 to 59 Minutes | 1,672 | 23.0% | 15,063 | 20.7% | 51,535 | 23.5% |
| Travel to Work in 60 Minutes or More | 332 | 4.6% | 2,120 | 2.9% | 7,148 | 3.3% |
| Average Minutes Travel to Work | 22.7 | | 21.2 | | 22.4 | |

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