

## Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.1588/-96.6835



Lake Forest Crossing 5261 McKinney Ranch Pkwy, McKinney TX 75070	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2023)	20,427		117,908		298,815	
Projected Population (2028)	22,487		131,306		335,842	
Census Population (2020)	19,160		109,501		277,644	
Census Population (2010)	14,202		69,998		192,401	
Projected Annual Growth (2023 to 2028)	2,060	2.0%	13,398	2.3%	37,028	2.5%
Historical Annual Growth (2020 to 2023)	1,267	2.2%	8,407	2.6%	21,171	2.5%
Historical Annual Growth (2010 to 2020)	4,958	11.6%	39,503	18.8%	85,243	14.8%
Estimated Population Density (2023)	6,505 psm		4,172 psm		3,807 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2023)	7,642		42,760		105,491	
Projected Households (2028)	8,906		50,664		125,669	
Census Households (2020)	7,077		38,983		96,744	
Census Households (2010)	4,893		23,878		65,736	
Estimated Households with Children (2023)	2,695	35.3%	18,230	42.6%	47,265	44.8%
Estimated Average Household Size (2023)	2.67		2.75		2.82	
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$130,189		\$153,337		\$159,149	
Projected Average Household Income (2028)	\$116,062		\$135,780		\$141,085	
Estimated Average Family Income (2023)	\$152,844		\$166,333		\$177,805	
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$118,714		\$136,437		\$139,394	
Projected Median Household Income (2028)	\$118,218		\$134,460		\$139,936	
Estimated Median Family Income (2023)	\$144,185		\$160,818		\$162,171	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$48,711		\$55,630		\$56,204	
Projected Per Capita Income (2028)	\$45,972		\$52,410		\$52,810	
Estimated Per Capita Income 5 Year Growth	-\$2,739	-5.6%	-\$3,220	-5.8%	-\$3,395	-6.0%
Estimated Average Household Net Worth (2023)	\$808,942		\$1,014,610		\$1,029,869	
<b>Daytime Demos (2023)</b>						
Total Businesses	666		5,174		14,210	
Total Employees	2,441		32,945		89,401	
Company Headquarter Businesses	14	2.1%	120	2.3%	321	2.3%
Company Headquarter Employees	72	3.0%	4,846	14.7%	11,103	12.4%
Employee Population per Business	3.7		6.4		6.3	
Residential Population per Business	30.7		22.8		21.0	

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Lake Forest Crossing 5261 McKinney Ranch Pkwy, McKinney TX 75070		1 mi radius		3 mi radius		5 mi radius	
<b>Race &amp; Ethnicity</b>							
White (2023)	11,284	55.2%	69,039	58.6%	167,098	55.9%	
Black or African American (2023)	3,354	16.4%	14,934	12.7%	36,753	12.3%	
American Indian or Alaska Native (2023)	87	0.4%	493	0.4%	1,417	0.5%	
Asian (2023)	3,328	16.3%	20,387	17.3%	56,024	18.7%	
Hawaiian or Pacific Islander (2023)	18	-	82	-	198	-	
Other Race (2023)	545	2.7%	2,829	2.4%	10,478	3.5%	
Two or More Races (2023)	1,810	8.9%	10,145	8.6%	26,848	9.0%	
Not Hispanic or Latino Population (2023)	17,782	87.1%	104,189	88.4%	258,108	86.4%	
Hispanic or Latino Population (2023)	2,645	12.9%	13,719	11.6%	40,706	13.6%	
Not Hispanic or Latino Population (2028)	19,577	87.1%	115,733	88.1%	289,780	86.3%	
Hispanic or Latino Population (2028)	2,910	12.9%	15,573	11.9%	46,063	13.7%	
Not Hispanic or Latino Population (2020)	16,659	86.9%	97,287	88.8%	239,731	86.3%	
Hispanic or Latino Population (2020)	2,501	13.1%	12,214	11.2%	37,912	13.7%	
Not Hispanic or Latino Population (2010)	12,355	87.0%	62,866	89.8%	165,098	85.8%	
Hispanic or Latino Population (2010)	1,847	13.0%	7,132	10.2%	27,303	14.2%	
Projected Hispanic Annual Growth (2023 to 2028)	265	2.0%	1,855	2.7%	5,356	2.6%	
Historic Hispanic Annual Growth (2010 to 2023)	798	3.3%	6,587	7.1%	13,404	3.8%	
<b>Age Distribution (2023)</b>							
Age Under 5	1,346	6.6%	7,300	6.2%	18,800	6.3%	
Age 5 to 9 Years	1,557	7.6%	8,823	7.5%	22,457	7.5%	
Age 10 to 14 Years	1,598	7.8%	9,247	7.8%	23,882	8.0%	
Age 15 to 19 Years	1,319	6.5%	7,801	6.6%	20,127	6.7%	
Age 20 to 24 Years	1,330	6.5%	6,260	5.3%	15,979	5.3%	
Age 25 to 29 Years	1,452	7.1%	6,809	5.8%	17,376	5.8%	
Age 30 to 34 Years	1,669	8.2%	8,555	7.3%	21,458	7.2%	
Age 35 to 39 Years	1,922	9.4%	10,580	9.0%	26,416	8.8%	
Age 40 to 44 Years	1,795	8.8%	10,220	8.7%	26,122	8.7%	
Age 45 to 49 Years	1,447	7.1%	8,991	7.6%	23,083	7.7%	
Age 50 to 54 Years	1,229	6.0%	8,006	6.8%	20,097	6.7%	
Age 55 to 59 Years	1,054	5.2%	6,817	5.8%	16,963	5.7%	
Age 60 to 64 Years	846	4.1%	5,896	5.0%	14,473	4.8%	
Age 65 to 74 Years	1,251	6.1%	8,080	6.9%	19,995	6.7%	
Age 75 to 84 Years	489	2.4%	3,515	3.0%	8,933	3.0%	
Age 85 Years or Over	124	0.6%	1,007	0.9%	2,654	0.9%	
Median Age	33.9		36.4		36.2		
<b>Gender Age Distribution (2023)</b>							
Female Population	10,490	51.4%	59,854	50.8%	151,749	50.8%	
Age 0 to 19 Years	2,960	28.2%	16,377	27.4%	41,889	27.6%	
Age 20 to 64 Years	6,520	62.2%	36,541	61.1%	92,098	60.7%	
Age 65 Years or Over	1,010	9.6%	6,935	11.6%	17,763	11.7%	
Female Median Age	34.1		36.7		36.6		
Male Population	9,937	48.6%	58,054	49.2%	147,066	49.2%	
Age 0 to 19 Years	2,860	28.8%	16,793	28.9%	43,378	29.5%	
Age 20 to 64 Years	6,223	62.6%	35,594	61.3%	89,870	61.1%	
Age 65 Years or Over	853	8.6%	5,667	9.8%	13,818	9.4%	
Male Median Age	33.7		36.1		35.6		

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<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	1,553	20.3%	11,825	27.7%	29,663	28.1%
HH Income \$150,000 to \$199,999	1,031	13.5%	5,901	13.8%	15,061	14.3%
HH Income \$100,000 to \$149,999	1,500	19.6%	7,601	17.8%	19,286	18.3%
HH Income \$75,000 to \$99,999	864	11.3%	5,067	11.8%	11,453	10.9%
HH Income \$50,000 to \$74,999	1,333	17.5%	5,102	11.9%	11,692	11.1%
HH Income \$35,000 to \$49,999	446	5.8%	2,632	6.2%	6,612	6.3%
HH Income \$25,000 to \$34,999	390	5.1%	1,656	3.9%	4,132	3.9%
HH Income \$15,000 to \$24,999	241	3.1%	1,280	3.0%	3,483	3.3%
HH Income Under \$15,000	283	3.7%	1,696	4.0%	4,110	3.9%
HH Income \$35,000 or More	6,728	88.0%	38,128	89.2%	93,766	88.9%
HH Income \$75,000 or More	4,949	64.8%	30,394	71.1%	75,462	71.5%
<b>Housing (2023)</b>						
Total Housing Units	8,279		46,908		113,395	
Housing Units Occupied	7,642	92.3%	42,760	91.2%	105,491	93.0%
Housing Units Owner-Occupied	4,676	61.2%	26,360	61.6%	68,204	64.7%
Housing Units, Renter-Occupied	2,965	38.8%	16,400	38.4%	37,287	35.3%
Housing Units, Vacant	638	8.3%	4,148	9.7%	7,905	7.5%
<b>Marital Status (2023)</b>						
Never Married	4,044	25.4%	22,388	24.2%	58,031	24.8%
Currently Married	9,462	59.4%	55,815	60.3%	140,751	60.2%
Separated	365	2.3%	2,252	2.4%	6,460	2.8%
Widowed	585	3.7%	3,281	3.5%	8,703	3.7%
Divorced	1,470	9.2%	8,801	9.5%	19,730	8.4%
<b>Household Type (2023)</b>						
Population Family	17,825	87.3%	105,739	89.7%	268,516	89.9%
Population Non-Family	2,578	12.6%	11,756	10.0%	29,376	9.8%
Population Group Quarters	24	0.1%	412	0.3%	923	0.3%
Family Households	5,531	72.4%	32,909	77.0%	81,390	77.2%
Non-Family Households	2,111	27.6%	9,851	23.0%	24,101	22.8%
Married Couple with Children	2,014	21.3%	14,111	25.3%	36,256	25.8%
Average Family Household Size	3.2		3.2		3.3	
<b>Household Size (2023)</b>						
1 Person Households	1,750	22.9%	8,356	19.5%	20,162	19.1%
2 Person Households	2,399	31.4%	13,911	32.5%	32,324	30.6%
3 Person Households	1,437	18.8%	8,264	19.3%	20,234	19.2%
4 Person Households	1,318	17.2%	7,792	18.2%	20,431	19.4%
5 Person Households	493	6.5%	3,144	7.4%	8,464	8.0%
6 or More Person Households	244	3.2%	1,292	3.0%	3,876	3.7%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	134	1.8%	1,129	2.6%	3,216	3.0%
Households with 1 Vehicles Available	2,478	32.4%	13,450	31.5%	29,355	27.8%
Households with 2 or More Vehicles Available	5,029	65.8%	28,181	65.9%	72,920	69.1%
Total Vehicles Available	14,529		80,898		204,814	
Average Vehicles Per Household	1.9		1.9		1.9	

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<b>Labor Force (2023)</b>						
Estimated Labor Population Age 16 Years or Over	15,615		90,673		228,925	
Estimated Civilian Employed	11,844	75.9%	66,608	73.5%	167,023	73.0%
Estimated Civilian Unemployed	255	1.6%	2,013	2.2%	5,003	2.2%
Estimated in Armed Forces	-	-	24	-	44	-
Estimated Not in Labor Force	3,516	22.5%	22,027	24.3%	56,855	24.8%
Unemployment Rate	1.6%		2.2%		2.2%	
<b>Occupation (2023)</b>						
Occupation: Population Age 16 Years or Over	11,844		66,608		167,023	
Management, Business, Financial Operations	3,077	26.0%	19,462	29.2%	45,962	27.5%
Professional, Related	3,578	30.2%	20,406	30.6%	51,803	31.0%
Service	1,412	11.9%	7,310	11.0%	19,089	11.4%
Sales, Office	2,488	21.0%	12,695	19.1%	32,487	19.5%
Farming, Fishing, Forestry	121	1.0%	184	0.3%	359	0.2%
Construct, Extraction, Maintenance	493	4.2%	2,476	3.7%	7,068	4.2%
Production, Transport Material Moving	675	5.7%	4,075	6.1%	10,255	6.1%
White Collar Workers	9,143	77.2%	52,563	78.9%	130,252	78.0%
Blue Collar Workers	2,701	22.8%	14,046	21.1%	36,771	22.0%
<b>Consumer Expenditure (2023)</b>						
Total Household Expenditure	\$641.56 M		\$4.1 B		\$10.47 B	
Total Non-Retail Expenditure	\$340.48 M	53.1%	\$2.18 B	53.3%	\$5.58 B	53.3%
Total Retail Expenditure	\$301.08 M	46.9%	\$1.91 B	46.7%	\$4.89 B	46.7%
Apparel	\$23.3 M	3.6%	\$150.1 M	3.7%	\$384.12 M	3.7%
Contributions	\$22.36 M	3.5%	\$148.17 M	3.6%	\$380.2 M	3.6%
Education	\$22.37 M	3.5%	\$151.08 M	3.7%	\$389.55 M	3.7%
Entertainment	\$37.38 M	5.8%	\$241.18 M	5.9%	\$617.23 M	5.9%
Food and Beverages	\$92.86 M	14.5%	\$588.12 M	14.3%	\$1.5 B	14.3%
Furnishings and Equipment	\$23.1 M	3.6%	\$148.55 M	3.6%	\$379.77 M	3.6%
Gifts	\$17.38 M	2.7%	\$115.85 M	2.8%	\$296.96 M	2.8%
Health Care	\$51.44 M	8.0%	\$323.91 M	7.9%	\$824.01 M	7.9%
Household Operations	\$25.76 M	4.0%	\$166.57 M	4.1%	\$426.12 M	4.1%
Miscellaneous Expenses	\$12.2 M	1.9%	\$78.2 M	1.9%	\$199.72 M	1.9%
Personal Care	\$8.59 M	1.3%	\$54.82 M	1.3%	\$139.88 M	1.3%
Personal Insurance	\$4.84 M	0.8%	\$31.9 M	0.8%	\$81.94 M	0.8%
Reading	\$1.4 M	0.2%	\$9.03 M	0.2%	\$23.05 M	0.2%
Shelter	\$135.05 M	21.0%	\$862.01 M	21.0%	\$2.2 B	21.0%
Tobacco	\$3.28 M	0.5%	\$19.63 M	0.5%	\$49.37 M	0.5%
Transportation	\$116.13 M	18.1%	\$734.9 M	17.9%	\$1.87 B	17.9%
Utilities	\$44.11 M	6.9%	\$274.86 M	6.7%	\$698.43 M	6.7%
<b>Educational Attainment (2023)</b>						
Adult Population Age 25 Years or Over	13,277		78,477		197,570	
Elementary (Grade Level 0 to 8)	219	1.6%	911	1.2%	4,821	2.4%
Some High School (Grade Level 9 to 11)	125	0.9%	904	1.2%	4,029	2.0%
High School Graduate	1,547	11.7%	8,415	10.7%	25,866	13.1%
Some College	2,461	18.5%	13,949	17.8%	33,223	16.8%
Associate Degree Only	1,251	9.4%	5,941	7.6%	14,805	7.5%
Bachelor Degree Only	5,621	42.3%	30,879	39.3%	71,402	36.1%
Graduate Degree	2,052	15.5%	17,478	22.3%	43,423	22.0%

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Lake Forest Crossing		1 mi radius		3 mi radius		5 mi radius	
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<b>Units In Structure (2023)</b>							
1 Detached Unit		5,229	106.9%	28,701	120.2%	74,304	113.0%
1 Attached Unit		300	6.1%	1,363	5.7%	2,746	4.2%
2 to 4 Units		165	3.4%	1,234	5.2%	3,112	4.7%
5 to 9 Units		368	7.5%	2,239	9.4%	5,305	8.1%
10 to 19 Units		655	13.4%	2,858	12.0%	6,033	9.2%
20 to 49 Units		199	4.1%	1,409	5.9%	2,999	4.6%
50 or More Units		675	13.8%	4,613	19.3%	9,958	15.1%
Mobile Home or Trailer		51	1.0%	344	1.4%	1,026	1.6%
Other Structure		-	-	-	-	9	-
<b>Homes Built By Year (2023)</b>							
Homes Built 2010 or later		2,734	55.9%	15,837	66.3%	35,541	54.1%
Homes Built 2000 to 2009		2,341	47.8%	13,906	58.2%	33,148	50.4%
Homes Built 1990 to 1999		1,426	29.1%	7,135	29.9%	17,445	26.5%
Homes Built 1980 to 1989		585	12.0%	3,096	13.0%	9,871	15.0%
Homes Built 1970 to 1979		306	6.3%	1,551	6.5%	5,023	7.6%
Homes Built 1960 to 1969		130	2.7%	726	3.0%	2,498	3.8%
Homes Built 1950 to 1959		90	1.8%	391	1.6%	1,165	1.8%
Homes Built Before 1949		28	0.6%	117	0.5%	801	1.2%
<b>Home Values (2023)</b>							
Home Values \$1,000,000 or More		48	1.0%	408	1.5%	1,319	1.9%
Home Values \$500,000 to \$999,999		732	15.7%	6,794	25.8%	19,799	29.0%
Home Values \$400,000 to \$499,999		860	18.4%	6,366	24.1%	15,040	22.1%
Home Values \$300,000 to \$399,999		1,569	33.5%	7,543	28.6%	17,429	25.6%
Home Values \$200,000 to \$299,999		1,177	25.2%	4,261	16.2%	11,022	16.2%
Home Values \$150,000 to \$199,999		86	1.8%	289	1.1%	1,248	1.8%
Home Values \$100,000 to \$149,999		40	0.9%	127	0.5%	564	0.8%
Home Values \$70,000 to \$99,999		16	0.3%	74	0.3%	239	0.4%
Home Values \$50,000 to \$69,999		105	2.2%	190	0.7%	412	0.6%
Home Values \$25,000 to \$49,999		18	0.4%	121	0.5%	363	0.5%
Home Values Under \$25,000		26	0.6%	187	0.7%	769	1.1%
Owner-Occupied Median Home Value		\$354,214		\$412,642		\$421,956	
Renter-Occupied Median Rent		\$1,457		\$1,424		\$1,436	
<b>Transportation To Work (2023)</b>							
Drive to Work Alone		7,831	66.1%	39,972	60.0%	96,463	57.8%
Drive to Work in Carpool		660	5.6%	3,929	5.9%	10,344	6.2%
Travel to Work by Public Transportation		27	0.2%	183	0.3%	418	0.3%
Drive to Work on Motorcycle		3	-	17	-	79	-
Walk or Bicycle to Work		90	0.8%	355	0.5%	880	0.5%
Other Means		179	1.5%	916	1.4%	2,319	1.4%
Work at Home		3,054	25.8%	21,236	31.9%	56,521	33.8%
<b>Travel Time (2023)</b>							
Travel to Work in 14 Minutes or Less		2,089	17.6%	9,497	14.3%	24,244	14.5%
Travel to Work in 15 to 29 Minutes		3,247	27.4%	17,287	26.0%	41,747	25.0%
Travel to Work in 30 to 59 Minutes		2,816	23.8%	15,499	23.3%	37,688	22.6%
Travel to Work in 60 Minutes or More		637	5.4%	3,089	4.6%	6,822	4.1%
Average Minutes Travel to Work		24.1		24.7		24.1	

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