

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.8612/-96.6424



Meadow Creek Village W Centerville Rd & Northwest Hwy, Garland TX 75041	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	20,774		143,924		333,884	
Projected Population (2028)	22,544		149,005		348,416	
Census Population (2020)	20,667		145,208		336,400	
Census Population (2010)	20,180		139,857		321,953	
Projected Annual Growth (2023 to 2028)	1,770	1.7%	5,081	0.7%	14,532	0.9%
Historical Annual Growth (2020 to 2023)	107	0.2%	-1,284	-0.3%	-2,516	-0.2%
Historical Annual Growth (2010 to 2020)	486	0.8%	5,351	1.3%	14,447	1.5%
Estimated Population Density (2023)	6,616 psm		5,093 psm		4,253 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2023)	7,617		49,933		119,553	
Projected Households (2028)	8,149		51,163		123,584	
Census Households (2020)	7,487		49,700		118,873	
Census Households (2010)	7,232		47,711		113,518	
Estimated Households with Children (2023)	3,033	39.8%	19,791	39.6%	46,286	38.7%
Estimated Average Household Size (2023)	2.71		2.87		2.78	
Average Household Income						
Estimated Average Household Income (2023)	\$85,959		\$87,864		\$99,910	
Projected Average Household Income (2028)	\$80,660		\$86,496		\$99,549	
Estimated Average Family Income (2023)	\$91,766		\$95,017		\$115,962	
Median Household Income						
Estimated Median Household Income (2023)	\$63,226		\$64,742		\$72,864	
Projected Median Household Income (2028)	\$58,931		\$59,647		\$68,343	
Estimated Median Family Income (2023)	\$73,282		\$75,224		\$87,244	
Per Capita Income						
Estimated Per Capita Income (2023)	\$31,568		\$30,522		\$35,813	
Projected Per Capita Income (2028)	\$29,203		\$29,737		\$35,347	
Estimated Per Capita Income 5 Year Growth	-\$2,365	-7.5%	-\$785	-2.6%	-\$466	-1.3%
Estimated Average Household Net Worth (2023)	\$328,682		\$366,467		\$439,569	
Daytime Demos (2023)						
Total Businesses	576		4,309		13,324	
Total Employees	4,485		34,410		113,395	
Company Headquarter Businesses	19	3.3%	123	2.9%	388	2.9%
Company Headquarter Employees	354	7.9%	3,550	10.3%	12,490	11.0%
Employee Population per Business	7.8		8.0		8.5	
Residential Population per Business	36.0		33.4		25.1	

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Race & Ethnicity						
White (2023)	6,921	33.3%	51,301	35.6%	125,673	37.6%
Black or African American (2023)	4,307	20.7%	24,317	16.9%	63,489	19.0%
American Indian or Alaska Native (2023)	279	1.3%	2,080	1.4%	4,206	1.3%
Asian (2023)	696	3.3%	5,234	3.6%	17,795	5.3%
Hawaiian or Pacific Islander (2023)	19	-	96	-	210	-
Other Race (2023)	5,100	24.6%	34,756	24.1%	67,000	20.1%
Two or More Races (2023)	3,453	16.6%	26,141	18.2%	55,511	16.6%
Not Hispanic or Latino Population (2023)	10,276	49.5%	65,342	45.4%	177,862	53.3%
Hispanic or Latino Population (2023)	10,498	50.5%	78,582	54.6%	156,022	46.7%
Not Hispanic or Latino Population (2028)	11,160	49.5%	67,796	45.5%	185,415	53.2%
Hispanic or Latino Population (2028)	11,384	50.5%	81,209	54.5%	163,000	46.8%
Not Hispanic or Latino Population (2020)	10,038	48.6%	64,535	44.4%	178,791	53.1%
Hispanic or Latino Population (2020)	10,629	51.4%	80,674	55.6%	157,609	46.9%
Not Hispanic or Latino Population (2010)	11,054	54.8%	72,282	51.7%	190,171	59.1%
Hispanic or Latino Population (2010)	9,126	45.2%	67,576	48.3%	131,782	40.9%
Projected Hispanic Annual Growth (2023 to 2028)	886	1.7%	2,628	0.7%	6,978	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	1,372	1.2%	11,006	1.3%	24,240	1.4%
Age Distribution (2023)						
Age Under 5	1,566	7.5%	10,393	7.2%	23,927	7.2%
Age 5 to 9 Years	1,525	7.3%	10,627	7.4%	23,981	7.2%
Age 10 to 14 Years	1,548	7.5%	11,496	8.0%	25,898	7.8%
Age 15 to 19 Years	1,431	6.9%	10,769	7.5%	24,052	7.2%
Age 20 to 24 Years	1,662	8.0%	10,462	7.3%	22,799	6.8%
Age 25 to 29 Years	1,696	8.2%	10,928	7.6%	25,271	7.6%
Age 30 to 34 Years	1,574	7.6%	10,517	7.3%	24,625	7.4%
Age 35 to 39 Years	1,459	7.0%	9,783	6.8%	23,507	7.0%
Age 40 to 44 Years	1,323	6.4%	9,399	6.5%	22,095	6.6%
Age 45 to 49 Years	1,220	5.9%	8,894	6.2%	21,002	6.3%
Age 50 to 54 Years	1,154	5.6%	8,456	5.9%	20,258	6.1%
Age 55 to 59 Years	1,076	5.2%	7,994	5.6%	19,496	5.8%
Age 60 to 64 Years	1,074	5.2%	7,308	5.1%	17,586	5.3%
Age 65 to 74 Years	1,570	7.6%	10,109	7.0%	24,069	7.2%
Age 75 to 84 Years	689	3.3%	4,962	3.4%	11,213	3.4%
Age 85 Years or Over	208	1.0%	1,828	1.3%	4,104	1.2%
Median Age	33.0		33.0		33.6	
Gender Age Distribution (2023)						
Female Population	10,574	50.9%	72,929	50.7%	170,063	50.9%
Age 0 to 19 Years	2,969	28.1%	21,119	29.0%	47,943	28.2%
Age 20 to 64 Years	6,200	58.6%	42,098	57.7%	99,583	58.6%
Age 65 Years or Over	1,405	13.3%	9,712	13.3%	22,537	13.3%
Female Median Age	33.9		34.2		34.7	
Male Population	10,200	49.1%	70,995	49.3%	163,821	49.1%
Age 0 to 19 Years	3,101	30.4%	22,165	31.2%	49,915	30.5%
Age 20 to 64 Years	6,037	59.2%	41,642	58.7%	97,057	59.2%
Age 65 Years or Over	1,062	10.4%	7,187	10.1%	16,850	10.3%
Male Median Age	32.1		31.9		32.6	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	400	5.3%	3,320	6.6%	10,674	8.9%
HH Income \$150,000 to \$199,999	421	5.5%	2,746	5.5%	8,355	7.0%
HH Income \$100,000 to \$149,999	1,041	13.7%	6,641	13.3%	16,854	14.1%
HH Income \$75,000 to \$99,999	1,053	13.8%	6,668	13.4%	14,634	12.2%
HH Income \$50,000 to \$74,999	1,558	20.5%	9,751	19.5%	23,146	19.4%
HH Income \$35,000 to \$49,999	1,146	15.0%	7,059	14.1%	15,052	12.6%
HH Income \$25,000 to \$34,999	766	10.1%	5,569	11.2%	11,856	9.9%
HH Income \$15,000 to \$24,999	571	7.5%	3,696	7.4%	8,745	7.3%
HH Income Under \$15,000	662	8.7%	4,481	9.0%	10,237	8.6%
HH Income \$35,000 or More	5,618	73.8%	36,187	72.5%	88,715	74.2%
HH Income \$75,000 or More	2,914	38.3%	19,376	38.8%	50,518	42.3%
Housing (2023)						
Total Housing Units	8,535		53,246		127,878	
Housing Units Occupied	7,617	89.2%	49,933	93.8%	119,553	93.5%
Housing Units Owner-Occupied	3,866	50.8%	28,623	57.3%	68,291	57.1%
Housing Units, Renter-Occupied	3,751	49.2%	21,310	42.7%	51,262	42.9%
Housing Units, Vacant	918	12.0%	3,313	6.6%	8,325	7.0%
Marital Status (2023)						
Never Married	6,387	39.6%	43,473	39.0%	95,756	36.8%
Currently Married	6,580	40.8%	44,783	40.2%	112,806	43.4%
Separated	1,105	6.8%	6,802	6.1%	15,126	5.8%
Widowed	594	3.7%	5,635	5.1%	12,450	4.8%
Divorced	1,470	9.1%	10,716	9.6%	23,941	9.2%
Household Type (2023)						
Population Family	17,538	84.4%	124,022	86.2%	285,874	85.6%
Population Non-Family	3,094	14.9%	19,223	13.4%	46,376	13.9%
Population Group Quarters	142	0.7%	680	0.5%	1,634	0.5%
Family Households	5,118	67.2%	34,685	69.5%	82,102	68.7%
Non-Family Households	2,500	32.8%	15,248	30.5%	37,452	31.3%
Married Couple with Children	1,769	26.9%	12,053	26.9%	28,589	25.3%
Average Family Household Size	3.4		3.6		3.5	
Household Size (2023)						
1 Person Households	2,060	27.0%	12,637	25.3%	31,255	26.1%
2 Person Households	2,244	29.5%	14,299	28.6%	34,918	29.2%
3 Person Households	1,246	16.4%	7,986	16.0%	19,305	16.1%
4 Person Households	1,009	13.2%	6,806	13.6%	16,188	13.5%
5 Person Households	556	7.3%	4,308	8.6%	9,644	8.1%
6 or More Person Households	503	6.6%	3,897	7.8%	8,243	6.9%
Household Vehicles (2023)						
Households with 0 Vehicles Available	455	6.0%	3,312	6.6%	7,713	6.5%
Households with 1 Vehicles Available	2,915	38.3%	16,807	33.7%	39,600	33.1%
Households with 2 or More Vehicles Available	4,247	55.8%	29,814	59.7%	72,240	60.4%
Total Vehicles Available	13,797		94,047		223,900	
Average Vehicles Per Household	1.8		1.9		1.9	

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Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	15,827		109,106		254,939	
Estimated Civilian Employed	10,942	69.1%	75,255	69.0%	176,451	69.2%
Estimated Civilian Unemployed	550	3.5%	3,079	2.8%	6,293	2.5%
Estimated in Armed Forces	12	-	105	-	211	-
Estimated Not in Labor Force	4,323	27.3%	30,667	28.1%	71,985	28.2%
Unemployment Rate	3.5%		2.8%		2.5%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	10,942		75,255		176,451	
Management, Business, Financial Operations	1,144	10.5%	8,881	11.8%	23,607	13.4%
Professional, Related	1,799	16.4%	11,234	14.9%	31,764	18.0%
Service	2,117	19.4%	13,439	17.9%	30,291	17.2%
Sales, Office	2,222	20.3%	16,457	21.9%	37,997	21.5%
Farming, Fishing, Forestry	8	-	139	0.2%	232	0.1%
Construct, Extraction, Maintenance	2,036	18.6%	12,710	16.9%	24,253	13.7%
Production, Transport Material Moving	1,617	14.8%	12,394	16.5%	28,306	16.0%
White Collar Workers	5,164	47.2%	36,572	48.6%	93,369	52.9%
Blue Collar Workers	5,778	52.8%	38,683	51.4%	83,082	47.1%
Consumer Expenditure (2023)						
Total Household Expenditure	\$480.8 M		\$3.2 B		\$8.37 B	
Total Non-Retail Expenditure	\$253.39 M	52.7%	\$1.69 B	52.8%	\$4.43 B	52.9%
Total Retail Expenditure	\$227.41 M	47.3%	\$1.51 B	47.2%	\$3.94 B	47.1%
Apparel	\$16.96 M	3.5%	\$113.34 M	3.5%	\$297.8 M	3.6%
Contributions	\$15.16 M	3.2%	\$102.59 M	3.2%	\$275.28 M	3.3%
Education	\$13.75 M	2.9%	\$94.28 M	2.9%	\$258.94 M	3.1%
Entertainment	\$26.84 M	5.6%	\$179.78 M	5.6%	\$474.44 M	5.7%
Food and Beverages	\$71.44 M	14.9%	\$474.66 M	14.8%	\$1.23 B	14.7%
Furnishings and Equipment	\$16.69 M	3.5%	\$111.57 M	3.5%	\$294.01 M	3.5%
Gifts	\$11.45 M	2.4%	\$77.46 M	2.4%	\$209.15 M	2.5%
Health Care	\$40.76 M	8.5%	\$270.34 M	8.4%	\$697.88 M	8.3%
Household Operations	\$18.64 M	3.9%	\$124.91 M	3.9%	\$329.26 M	3.9%
Miscellaneous Expenses	\$9.02 M	1.9%	\$60.2 M	1.9%	\$157.93 M	1.9%
Personal Care	\$6.45 M	1.3%	\$42.89 M	1.3%	\$112.03 M	1.3%
Personal Insurance	\$3.26 M	0.7%	\$22.07 M	0.7%	\$59.2 M	0.7%
Reading	\$1.04 M	0.2%	\$6.91 M	0.2%	\$18.16 M	0.2%
Shelter	\$101.97 M	21.2%	\$678.24 M	21.2%	\$1.77 B	21.1%
Tobacco	\$3.08 M	0.6%	\$20.1 M	0.6%	\$49.95 M	0.6%
Transportation	\$88.09 M	18.3%	\$584.91 M	18.3%	\$1.52 B	18.2%
Utilities	\$36.19 M	7.5%	\$239.41 M	7.5%	\$612.29 M	7.3%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	13,042		90,177		213,227	
Elementary (Grade Level 0 to 8)	1,460	11.2%	11,113	12.3%	23,640	11.1%
Some High School (Grade Level 9 to 11)	1,322	10.1%	10,593	11.7%	21,252	10.0%
High School Graduate	3,783	29.0%	25,960	28.8%	55,650	26.1%
Some College	2,740	21.0%	17,893	19.8%	43,076	20.2%
Associate Degree Only	1,008	7.7%	5,917	6.6%	14,137	6.6%
Bachelor Degree Only	2,161	16.6%	12,629	14.0%	35,414	16.6%
Graduate Degree	568	4.4%	6,071	6.7%	20,058	9.4%

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Units In Structure (2023)						
1 Detached Unit	3,936	54.4%	31,687	66.4%	72,959	64.3%
1 Attached Unit	371	5.1%	2,108	4.4%	5,067	4.5%
2 to 4 Units	244	3.4%	2,581	5.4%	6,292	5.5%
5 to 9 Units	445	6.2%	2,159	4.5%	6,421	5.7%
10 to 19 Units	1,273	17.6%	5,065	10.6%	12,095	10.7%
20 to 49 Units	520	7.2%	2,315	4.9%	5,650	5.0%
50 or More Units	752	10.4%	3,458	7.2%	9,628	8.5%
Mobile Home or Trailer	75	1.0%	560	1.2%	1,438	1.3%
Other Structure	-	-	-	-	4	-
Homes Built By Year (2023)						
Homes Built 2010 or later	391	5.4%	3,320	7.0%	8,709	7.7%
Homes Built 2000 to 2009	331	4.6%	2,553	5.4%	7,897	7.0%
Homes Built 1990 to 1999	364	5.0%	2,252	4.7%	8,843	7.8%
Homes Built 1980 to 1989	1,613	22.3%	8,570	18.0%	22,953	20.2%
Homes Built 1970 to 1979	2,698	37.3%	11,615	24.3%	23,872	21.0%
Homes Built 1960 to 1969	1,799	24.9%	9,349	19.6%	21,889	19.3%
Homes Built 1950 to 1959	308	4.3%	10,648	22.3%	20,627	18.2%
Homes Built Before 1949	113	1.6%	1,627	3.4%	4,763	4.2%
Home Values (2023)						
Home Values \$1,000,000 or More	60	1.5%	517	1.8%	1,506	2.2%
Home Values \$500,000 to \$999,999	166	4.3%	1,384	4.8%	5,015	7.3%
Home Values \$400,000 to \$499,999	129	3.3%	1,353	4.7%	4,719	6.9%
Home Values \$300,000 to \$399,999	247	6.4%	3,007	10.5%	8,989	13.2%
Home Values \$200,000 to \$299,999	1,270	32.8%	8,921	31.2%	21,884	32.0%
Home Values \$150,000 to \$199,999	1,241	32.1%	7,002	24.5%	13,936	20.4%
Home Values \$100,000 to \$149,999	485	12.6%	4,013	14.0%	7,803	11.4%
Home Values \$70,000 to \$99,999	122	3.2%	1,232	4.3%	2,179	3.2%
Home Values \$50,000 to \$69,999	17	0.4%	347	1.2%	535	0.8%
Home Values \$25,000 to \$49,999	32	0.8%	249	0.9%	559	0.8%
Home Values Under \$25,000	96	2.5%	598	2.1%	1,166	1.7%
Owner-Occupied Median Home Value	\$202,478		\$212,096		\$245,738	
Renter-Occupied Median Rent	\$986		\$1,043		\$1,067	
Transportation To Work (2023)						
Drive to Work Alone	7,934	72.5%	52,752	70.1%	122,208	69.3%
Drive to Work in Carpool	1,266	11.6%	7,903	10.5%	18,041	10.2%
Travel to Work by Public Transportation	186	1.7%	1,049	1.4%	2,369	1.3%
Drive to Work on Motorcycle	3	-	22	-	55	-
Walk or Bicycle to Work	147	1.3%	1,036	1.4%	2,365	1.3%
Other Means	153	1.4%	1,162	1.5%	2,544	1.4%
Work at Home	1,253	11.5%	11,330	15.1%	28,869	16.4%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,293	11.8%	10,573	14.1%	24,802	14.1%
Travel to Work in 15 to 29 Minutes	2,814	25.7%	20,439	27.2%	49,002	27.8%
Travel to Work in 30 to 59 Minutes	4,736	43.3%	28,228	37.5%	63,351	35.9%
Travel to Work in 60 Minutes or More	845	7.7%	4,683	6.2%	10,427	5.9%
Average Minutes Travel to Work	29.9		27.6		27.3	

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