Expanded Profile

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

Q&A
RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.
Lat/Lon: 32.945/-96.6481

Northstar Marketplace Belt Line Rd & N Garland Ave, Garland TX 75044	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	17,845		128,670		318,458	
Projected Population (2028)	18,595		136,791		340,268	
Census Population (2020)	18,123		128,951		315,492	
Census Population (2010)	16,151		115,658		277,473	
Projected Annual Growth (2023 to 2028)	750	0.8%	8,121	1.3%	21,810	1.4%
Historical Annual Growth (2020 to 2023)	-278	-0.5%	-281	-	2,966	0.3%
Historical Annual Growth (2010 to 2020)	1,972	4.1%	13,293	3.8%	38,019	4.6%
Estimated Population Density (2023)	5,683	psm	4,553	psm	4,057	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	6,195		44,326		111,785	
Projected Households (2028)	6,385		46,449		119,628	
Census Households (2020)	6,198		43,904		109,222	
Census Households (2010)	5,488		39,330		94,426	
Estimated Households with Children (2023)	1,851	29.9%	17,055	38.5%	43,861	39.2%
Estimated Average Household Size (2023)	2.87		2.89		2.84	
Average Household Income						
Estimated Average Household Income (2023)	$103,974		$106,392		$112,151	
Projected Average Household Income (2028)	$102,592		$104,202		$108,298	
Estimated Average Family Income (2023)	$114,680		$117,437		$121,406	
Median Household Income						
Estimated Median Household Income (2023)	$76,130		$82,407		$85,340	
Projected Median Household Income (2028)	$69,469		$77,450		$82,080	
Estimated Median Family Income (2023)	$86,095		$94,087		$97,985	
Per Capita Income						
Estimated Per Capita Income (2023)	$36,135		$36,689		$39,394	
Projected Per Capita Income (2028)	$35,267		$35,419		$38,100	
Estimated Per Capita Income 5 Year Growth	-$868	-2.4%	-$1,270	-3.5%	-$1,294	-3.3%
Estimated Average Household Net Worth (2023)	$389,902		$479,415		$537,370	
Daytime Demos (2023)						
Total Businesses	401		4,549		15,923	
Total Employees	2,651		39,487		157,325	
Company Headquarter Businesses	11	2.6%	102	2.2%	570	3.6%
Company Headquarter Employees	419	15.8%	5,576	14.1%	31,326	19.9%
Employee Population per Business	6.6		8.7		9.9	
Residential Population per Business	44.5		28.3		20.0	

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Northstar Marketplace Belt Line Rd & N Garland Ave, Garland TX 75044	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	6,627	37.1%	49,251	38.3%	124,191	39.0%
Black or African American (2023)	2,983	16.7%	20,405	15.9%	55,926	17.6%
American Indian or Alaska Native (2023)	171	1.0%	1,276	1.0%	2,980	0.9%
Asian (2023)	3,742	21.0%	21,271	16.5%	48,985	15.4%
Hawaiian or Pacific Islander (2023)	3	-	59	-	181	-
Other Race (2023)	2,100	11.8%	17,553	13.6%	41,780	13.1%
Two or More Races (2023)	2,219	12.4%	18,855	14.7%	44,415	13.9%
Not Hispanic or Latino Population (2023)	12,447	69.8%	83,490	64.9%	212,231	66.6%
Hispanic or Latino Population (2023)	5,398	30.2%	45,180	35.1%	106,227	33.4%
Not Hispanic or Latino Population (2028)	12,994	69.9%	88,148	64.4%	227,605	66.9%
Hispanic or Latino Population (2028)	5,601	30.1%	48,643	35.6%	112,663	33.1%
Not Hispanic or Latino Population (2020)	13,009	71.8%	85,686	66.4%	212,263	67.3%
Hispanic or Latino Population (2020)	5,114	28.2%	43,265	33.6%	103,229	32.7%
Not Hispanic or Latino Population (2010)	12,308	76.2%	80,487	69.6%	190,765	68.8%
Hispanic or Latino Population (2010)	3,843	23.8%	35,171	30.4%	86,707	31.2%
Projected Hispanic Annual Growth (2023 to 2028)	203	0.8%	3,463	1.5%	6,437	1.2%
Historic Hispanic Annual Growth (2010 to 2023)	1,555	3.1%	10,009	2.2%	19,519	1.7%
Age Distribution (2023)						
Age Under 5	1,016	5.7%	7,780	6.0%	20,554	6.5%
Age 5 to 9 Years	1,134	6.4%	8,626	6.7%	22,330	7.0%
Age 10 to 14 Years	1,320	7.4%	9,915	7.7%	24,675	7.7%
Age 15 to 19 Years	1,343	7.5%	9,242	7.2%	22,715	7.1%
Age 20 to 24 Years	1,062	6.0%	7,769	6.0%	19,802	6.2%
Age 25 to 29 Years	1,176	6.6%	8,891	6.9%	22,578	7.1%
Age 30 to 34 Years	1,177	6.6%	8,901	6.9%	22,789	7.2%
Age 35 to 39 Years	1,251	7.0%	9,349	7.3%	23,680	7.4%
Age 40 to 44 Years	1,267	7.1%	8,945	7.0%	22,774	7.2%
Age 45 to 49 Years	1,196	6.7%	8,693	6.8%	21,700	6.8%
Age 50 to 54 Years	1,172	6.6%	8,710	6.8%	21,146	6.6%
Age 55 to 59 Years	1,098	6.2%	8,262	6.4%	19,519	6.1%
Age 60 to 64 Years	1,146	6.4%	7,808	6.1%	17,750	5.6%
Age 65 to 74 Years	1,624	9.1%	10,576	8.2%	23,916	7.5%
Age 75 to 84 Years	635	3.6%	3,946	3.1%	9,564	3.0%
Age 85 Years or Over	229	1.3%	1,257	1.0%	2,965	0.9%
Median Age	37.1		36.0		35.2	
Gender Age Distribution (2023)						
Female Population	9,139	51.2%	65,400	50.8%	160,967	50.5%
Age 0 to 19 Years	2,288	25.0%	17,309	26.5%	44,105	27.4%
Age 20 to 64 Years	5,453	59.7%	39,213	60.0%	96,610	60.0%
Age 65 Years or Over	1,398	15.3%	8,877	13.6%	20,252	12.6%
Female Median Age	38.7		37.0		35.9	
Male Population	8,706	48.8%	63,270	49.2%	157,491	49.5%
Age 0 to 19 Years	2,525	29.0%	18,254	28.9%	46,169	29.3%
Age 20 to 64 Years	5,090	58.5%	38,115	60.2%	95,128	60.4%
Age 65 Years or Over	1,090	12.5%	6,901	10.9%	16,194	10.3%
Male Median Age	35.4		34.9		34.4	

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Quine & Associates, Inc.
Lat/Lon: 32.945/-96.6481

Northstar Marketplace **Belt Line Rd & N Garland Ave, Garland TX 75044**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Household Income Distribution (2023)						
HH Income $200,000 or More	413	6.7%	4,344	9.8%	13,211	11.8%
HH Income $150,000 to $199,999	417	6.7%	3,625	8.2%	9,982	8.9%
HH Income $100,000 to $149,999	1,266	20.4%	7,798	17.6%	18,542	16.6%
HH Income $75,000 to $99,999	865	14.0%	6,114	13.8%	14,736	13.2%
HH Income $50,000 to $74,999	1,136	18.3%	8,639	19.5%	19,969	17.9%
HH Income $35,000 to $49,999	762	12.3%	5,307	12.0%	12,150	10.9%
HH Income $25,000 to $34,999	587	9.5%	3,336	7.5%	8,481	7.6%
HH Income $15,000 to $24,999	390	6.3%	2,645	6.0%	7,039	6.3%
HH Income Under $15,000	359	5.8%	2,518	5.7%	7,675	6.9%
HH Income $35,000 or More	4,859	78.4%	35,827	80.8%	88,589	79.2%
HH Income $75,000 or More	2,961	47.8%	21,881	49.4%	56,471	50.5%
Housing (2023)						
Total Housing Units	6,433		46,568		119,923	
Housing Units Occupied	6,195	96.3%	44,326	95.2%	111,785	93.2%
Housing Units Owner-Occupied	4,155	67.1%	29,408	66.3%	66,848	59.8%
Housing Units, Renter-Occupied	2,040	32.9%	14,918	33.7%	44,937	40.2%
Housing Units, Vacant	238	3.8%	2,242	5.1%	8,139	7.3%
Marital Status (2023)						
Never Married	4,271	29.7%	34,696	33.9%	86,558	34.5%
Currently Married	7,115	49.5%	49,101	48.0%	119,279	47.5%
Separated	682	4.7%	5,107	5.0%	13,657	5.4%
Widowed	891	6.2%	4,288	4.2%	10,468	4.2%
Divorced	1,416	9.9%	9,156	8.9%	20,938	8.3%
Household Type (2023)						
Population Family	16,042	89.9%	114,333	88.9%	280,239	88.0%
Population Non-Family	1,710	9.6%	13,744	10.7%	37,164	11.7%
Population Group Quarters	93	0.5%	593	0.5%	1,056	0.3%
Family Households	4,788	77.3%	33,404	75.4%	81,902	73.3%
Non-Family Households	1,407	22.7%	10,922	24.6%	29,883	26.7%
Married Couple with Children	1,228	17.3%	11,621	23.7%	29,774	25.0%
Average Family Household Size	3.4		3.4		3.4	
Household Size (2023)						
1 Person Households	1,199	19.3%	8,936	20.2%	24,893	22.3%
2 Person Households	2,017	32.6%	13,880	31.3%	34,038	30.5%
3 Person Households	1,178	19.0%	8,035	18.1%	19,515	17.5%
4 Person Households	929	15.0%	6,700	15.1%	16,613	14.9%
5 Person Households	530	8.6%	3,839	8.7%	9,439	8.4%
6 or More Person Households	342	5.5%	2,935	6.6%	7,286	6.5%
Household Vehicles (2023)						
Households with 0 Vehicles Available	253	4.1%	1,677	3.8%	5,073	4.5%
Households with 1 Vehicles Available	1,780	28.7%	12,506	28.2%	34,788	31.1%
Households with 2 or More Vehicles Available	4,163	67.2%	30,143	68.0%	71,923	64.3%
Total Vehicles Available	12,440		89,511		218,628	
Average Vehicles Per Household	2.0		2.0		2.0	

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Northstar Marketplace Belt Line Rd & N Garland Ave, Garland TX 75044	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	14,106		100,350		245,990	
Estimated Civilian Employed	9,250	65.6%	69,678	69.4%	171,380	69.7%
Estimated Civilian Unemployed	405	2.9%	2,832	2.8%	7,120	2.9%
Estimated in Armed Forces	-	-	24	-	81	-
Estimated Not in Labor Force	4,451	31.6%	27,815	27.7%	67,409	27.4%
Unemployment Rate	2.9%		2.8%		2.9%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	9,250		69,678		171,380	
Management, Business, Financial Operations	1,043	11.3%	9,664	13.9%	27,597	16.1%
Professional, Related	1,943	21.0%	15,322	22.0%	38,904	22.7%
Service	1,900	20.5%	12,720	18.3%	28,279	16.5%
Sales, Office	2,058	22.2%	15,112	21.7%	36,393	21.2%
Farming, Fishing, Forestry	13	0.1%	65	-	116	-
Construct, Extraction, Maintenance	866	9.4%	6,669	9.6%	16,247	9.5%
Production, Transport Material Moving	1,428	15.4%	10,127	14.5%	23,844	13.9%
White Collar Workers	5,044	54.5%	40,097	57.5%	102,894	60.0%
Blue Collar Workers	4,206	45.5%	29,581	42.5%	68,487	40.0%
Consumer Expenditure (2023)						
Total Household Expenditure	$446.88 M		$3.26 B		$8.49 B	
Total Non-Retail Expenditure	$234.88 M	52.6%	$1.72 B	52.8%	$4.49 B	52.9%
Total Retail Expenditure	$212 M	47.4%	$1.54 B	47.2%	$4 B	47.1%
Apparel	$15.78 M	3.5%	$116.02 M	3.6%	$304.41 M	3.6%
Contributions	$14.33 M	3.2%	$107.68 M	3.3%	$284.54 M	3.3%
Education	$13.05 M	2.9%	$101.25 M	3.1%	$273.22 M	3.2%
Entertainment	$25.3 M	5.7%	$185.82 M	5.7%	$486.34 M	5.7%
Food and Beverages	$66.14 M	14.8%	$478.27 M	14.7%	$1.24 B	14.6%
Furnishings and Equipment	$15.72 M	3.5%	$115.21 M	3.5%	$301.04 M	3.5%
Gifts	$10.73 M	2.4%	$81.8 M	2.5%	$217.24 M	2.6%
Health Care	$37.91 M	8.5%	$271.27 M	8.3%	$699.72 M	8.2%
Household Operations	$17.45 M	3.9%	$128.31 M	3.9%	$336.16 M	4.0%
Miscellaneous Expenses	$8.43 M	1.9%	$61.54 M	1.9%	$160.54 M	1.9%
Personal Care	$6.01 M	1.3%	$43.62 M	1.3%	$113.74 M	1.3%
Personal Insurance	$3.14 M	0.7%	$23.41 M	0.7%	$61.58 M	0.7%
Reading	$965.58 K	0.2%	$7.06 M	0.2%	$18.44 M	0.2%
Shelter	$93.77 M	21.0%	$684.49 M	21.0%	$1.79 B	21.1%
Tobacco	$2.72 M	0.6%	$18.9 M	0.6%	$48.21 M	0.6%
Transportation	$82.3 M	18.4%	$595.38 M	18.3%	$1.54 B	18.2%
Utilities	$33.14 M	7.4%	$236.31 M	7.3%	$609.1 M	7.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	11,970		85,338		208,382	
Elementary (Grade Level 0 to 8)	1,064	8.9%	8,683	10.2%	19,681	9.4%
Some High School (Grade Level 9 to 11)	980	8.2%	6,832	8.0%	15,343	7.4%
High School Graduate	3,306	27.6%	18,977	22.2%	42,642	20.5%
Some College	2,714	22.7%	17,921	21.0%	43,080	20.7%
Associate Degree Only	855	7.1%	7,215	8.5%	15,813	7.6%
Bachelor Degree Only	2,162	18.1%	16,296	19.1%	44,752	21.5%
Graduate Degree	888	7.4%	9,413	11.0%	27,071	13.0%

Northstar Marketplace Belt Line Rd & N Garland Ave, Garland TX 75044	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	4,413	80.4%	30,689	78.0%	70,630	74.8%
1 Attached Unit	174	3.2%	1,938	4.9%	4,645	4.9%
2 to 4 Units	353	6.4%	1,883	4.8%	5,211	5.5%
5 to 9 Units	240	4.4%	1,442	3.7%	4,594	4.9%
10 to 19 Units	412	7.5%	3,080	7.8%	9,934	10.5%
20 to 49 Units	128	2.3%	1,653	4.2%	4,664	4.9%
50 or More Units	408	7.4%	3,048	7.8%	10,440	11.1%
Mobile Home or Trailer	67	1.2%	582	1.5%	1,657	1.8%
Other Structure	-	-	10	-	10	-
Homes Built By Year (2023)						
Homes Built 2010 or later	613	11.2%	4,249	10.8%	16,945	17.9%
Homes Built 2000 to 2009	513	9.4%	4,253	10.8%	13,669	14.5%
Homes Built 1990 to 1999	291	5.3%	4,555	11.6%	12,725	13.5%
Homes Built 1980 to 1989	1,684	30.7%	10,433	26.5%	22,128	23.4%
Homes Built 1970 to 1979	2,232	40.7%	12,279	31.2%	22,844	24.2%
Homes Built 1960 to 1969	468	8.5%	4,318	11.0%	12,060	12.8%
Homes Built 1950 to 1959	307	5.6%	2,962	7.5%	8,677	9.2%
Homes Built Before 1949	87	1.6%	1,276	3.2%	2,736	2.9%
Home Values (2023)						
Home Values $1,000,000 or More	47	1.1%	435	1.5%	990	1.5%
Home Values $500,000 to $999,999	98	2.4%	1,553	5.3%	4,958	7.4%
Home Values $400,000 to $499,999	121	2.9%	1,628	5.5%	6,164	9.2%
Home Values $300,000 to $399,999	420	10.1%	3,958	13.5%	11,880	17.8%
Home Values $200,000 to $299,999	2,056	49.5%	12,197	41.5%	23,878	35.7%
Home Values $150,000 to $199,999	961	23.1%	5,794	19.7%	10,306	15.4%
Home Values $100,000 to $149,999	285	6.9%	2,597	8.8%	5,418	8.1%
Home Values $70,000 to $99,999	62	1.5%	499	1.7%	1,299	1.9%
Home Values $50,000 to $69,999	15	0.4%	143	0.5%	510	0.8%
Home Values $25,000 to $49,999	18	0.4%	196	0.7%	513	0.8%
Home Values Under $25,000	71	1.7%	409	1.4%	933	1.4%
Owner-Occupied Median Home Value	$227,545		$247,462		$268,795	
Renter-Occupied Median Rent	$1,264		$1,213		$1,211	
Transportation To Work (2023)						
Drive to Work Alone	6,163	66.6%	46,443	66.7%	110,158	64.3%
Drive to Work in Carpool	940	10.2%	6,755	9.7%	15,455	9.0%
Travel to Work by Public Transportation	123	1.3%	796	1.1%	1,914	1.1%
Drive to Work on Motorcycle	3	-	31	-	79	-
Walk or Bicycle to Work	108	1.2%	934	1.3%	2,344	1.4%
Other Means	139	1.5%	1,037	1.5%	2,393	1.4%
Work at Home	1,773	19.2%	13,683	19.6%	39,036	22.8%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,129	12.2%	10,738	15.4%	25,929	15.1%
Travel to Work in 15 to 29 Minutes	2,632	28.4%	18,402	26.4%	45,575	26.6%
Travel to Work in 30 to 59 Minutes	3,289	35.6%	23,381	33.6%	53,004	30.9%
Travel to Work in 60 Minutes or More	427	4.6%	3,475	5.0%	7,836	4.6%
Average Minutes Travel to Work	27.8		26.3		25.5	