Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 32.571/-96.3084

The Shops At Kings Fort 100 Kings Fort Pkwy, Kaufman, TX 75142	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	4,652		10,272		14,995	
Projected Population (2028)	5,094		11,430		16,717	
Census Population (2020)	3,858		9,083		13,229	
Census Population (2010)	3,774		8,495		11,996	
Projected Annual Growth (2023 to 2028)	441	1.9%	1,158	2.3%	1,722	2.3%
Historical Annual Growth (2020 to 2023)	794	6.9%	1,189	4.4%	1,766	4.4%
Historical Annual Growth (2010 to 2020)	84	0.7%	588	2.3%	1,233	3.4%
Estimated Population Density (2023)	1,482	psm	363	psm	191	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	1,638		3,455		5,000	
Projected Households (2028)	1,828		3,927		5,695	
Census Households (2020)	1,351		3,012		4,347	
Census Households (2010)	1,308		2,878		4,054	
Estimated Households with Children (2023)	653	39.9%	1,391	40.3%	1,970	39.4%
Estimated Average Household Size (2023)	2.82		2.89		2.92	
Average Household Income						
Estimated Average Household Income (2023)	$95,940		$89,707		$93,580	
Projected Average Household Income (2028)	$87,523		$80,112		$83,599	
Estimated Average Family Income (2023)	$107,304		$100,944		$104,010	
Median Household Income						
Estimated Median Household Income (2023)	$68,574		$68,072		$72,340	
Projected Median Household Income (2028)	$63,104		$62,695		$67,076	
Estimated Median Family Income (2023)	$89,299		$84,224		$87,390	
Per Capita Income						
Estimated Per Capita Income (2023)	$33,812		$30,490		$31,513	
Projected Per Capita Income (2028)	$31,439		$27,812		$28,760	
Estimated Per Capita Income 5 Year Growth	-$2,374	-7.0%	-$2,678	-8.8%	-$2,753	-8.7%
Estimated Average Household Net Worth (2023)	$410,734		$409,123		$417,421	
Daytime Demos (2023)						
Total Businesses	219		423		523	
Total Employees	2,034		4,649		5,228	
Company Headquarter Businesses	7	3.2%	13	3.1%	14	2.7%
Company Headquarter Employees	117	5.8%	432	9.3%	492	9.4%
Employee Population per Business	9.3		11.0		10.0	
Residential Population per Business	21.2		24.3		28.7	

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The Shops At Kings Fort 100 Kings Fort Pkwy, Kaufman, TX 75142	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	2,920	62.8%	6,286	61.2%	9,486	63.3%
Black or African American (2023)	434	9.3%	1,114	10.8%	1,422	9.5%
American Indian or Alaska Native (2023)	32	0.7%	84	0.8%	129	0.9%
Asian (2023)	48	1.0%	95	0.9%	132	0.9%
Hawaiian or Pacific Islander (2023)	-	-	4	-	5	-
Other Race (2023)	529	11.4%	1,207	11.8%	1,739	11.6%
Two or More Races (2023)	688	14.8%	1,481	14.4%	2,082	13.9%
Not Hispanic or Latino Population (2023)	3,111	66.9%	6,788	66.1%	10,040	67.0%
Hispanic or Latino Population (2023)	1,541	33.1%	3,484	33.9%	4,955	33.0%
Not Hispanic or Latino Population (2028)	3,424	67.2%	7,570	66.2%	11,216	67.1%
Hispanic or Latino Population (2028)	1,670	32.8%	3,860	33.8%	5,501	32.9%
Not Hispanic or Latino Population (2020)	2,502	64.9%	5,872	64.6%	8,733	66.0%
Hispanic or Latino Population (2020)	1,356	35.1%	3,211	35.4%	4,496	34.0%
Not Hispanic or Latino Population (2010)	2,685	71.1%	5,998	70.6%	8,872	74.0%
Hispanic or Latino Population (2010)	1,089	28.9%	2,497	29.4%	3,125	26.0%
Projected Hispanic Annual Growth (2023 to 2028)	128	1.7%	376	2.2%	546	2.2%
Historic Hispanic Annual Growth (2010 to 2023)	452	3.2%	988	3.0%	1,830	4.5%
Age Distribution (2023)						
Age Under 5	268	5.8%	582	5.7%	842	5.6%
Age 5 to 9 Years	355	7.6%	761	7.4%	1,089	7.3%
Age 10 to 14 Years	354	7.6%	782	7.6%	1,144	7.6%
Age 15 to 19 Years	341	7.3%	751	7.3%	1,119	7.5%
Age 20 to 24 Years	318	6.8%	711	6.9%	979	6.5%
Age 25 to 29 Years	332	7.1%	709	6.9%	947	6.3%
Age 30 to 34 Years	305	6.6%	669	6.5%	942	6.3%
Age 35 to 39 Years	306	6.6%	675	6.6%	995	6.6%
Age 40 to 44 Years	310	6.7%	661	6.4%	989	6.6%
Age 45 to 49 Years	257	5.5%	601	5.8%	938	6.3%
Age 50 to 54 Years	277	5.9%	637	6.2%	973	6.5%
Age 55 to 59 Years	270	5.8%	612	6.0%	952	6.3%
Age 60 to 64 Years	269	5.8%	595	5.8%	925	6.2%
Age 65 to 74 Years	377	8.1%	840	8.2%	1,277	8.5%
Age 75 to 84 Years	230	4.9%	489	4.8%	648	4.3%
Age 85 Years or Over	82	1.8%	195	1.9%	236	1.6%
Median Age	34.9		35.2		36.1	
Gender Age Distribution (2023)						
Female Population	2,426	52.1%	5,220	50.8%	7,500	50.0%
Age 0 to 19 Years	664	27.4%	1,416	27.1%	2,039	27.2%
Age 20 to 64 Years	1,353	55.8%	2,897	55.5%	4,233	56.4%
Age 65 Years or Over	408	16.8%	907	17.4%	1,228	16.4%
Female Median Age	35.7		36.2		36.9	
Male Population	2,226	47.9%	5,052	49.2%	7,495	50.0%
Age 0 to 19 Years	654	29.4%	1,460	28.9%	2,155	28.8%
Age 20 to 64 Years	1,292	58.0%	2,975	58.9%	4,405	58.8%
Age 65 Years or Over	281	12.6%	617	12.2%	934	12.5%
Male Median Age	34.1		34.2		35.3	

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The Shops At Kings Fort 100 Kings Fort Pkwy, Kaufman, TX 75142	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	127	7.7%	273	7.9%	397	7.9%
HH Income $150,000 to $199,999	77	4.7%	152	4.4%	251	5.0%
HH Income $100,000 to $149,999	357	21.8%	673	19.5%	1,070	21.4%
HH Income $75,000 to $99,999	219	13.4%	494	14.3%	672	13.4%
HH Income $50,000 to $74,999	220	13.5%	460	13.3%	714	14.3%
HH Income $35,000 to $49,999	178	10.8%	432	12.5%	591	11.8%
HH Income $25,000 to $34,999	206	12.6%	397	11.5%	528	10.6%
HH Income $15,000 to $24,999	117	7.1%	233	6.7%	333	6.7%
HH Income Under $15,000	137	8.4%	341	9.9%	444	8.9%
HH Income $35,000 or More	1,178	71.9%	2,484	71.9%	3,694	73.9%
HH Income $75,000 or More	780	47.6%	1,592	46.1%	2,390	47.8%
Housing (2023)						
Total Housing Units	1,816		3,820		5,492	
Housing Units Occupied	1,638	90.2%	3,455	90.4%	5,000	91.0%
Housing Units Owner-Occupied	879	53.7%	2,061	59.6%	3,500	70.0%
Housing Units, Renter-Occupied	758	46.3%	1,394	40.4%	1,500	30.0%
Housing Units, Vacant	178	10.9%	365	10.6%	493	9.9%
Marital Status (2023)						
Never Married	1,347	36.7%	2,692	33.0%	3,698	31.0%
Currently Married	1,585	43.1%	3,729	45.8%	5,819	48.8%
Separated	125	3.4%	337	4.1%	492	4.1%
Widowed	223	6.1%	566	6.9%	794	6.7%
Divorced	394	10.7%	823	10.1%	1,116	9.4%
Household Type (2023)						
Population Family	3,999	86.0%	8,758	85.3%	12,997	86.7%
Population Non-Family	624	13.4%	1,230	12.0%	1,617	10.8%
Population Group Quarters	29	0.6%	284	2.8%	380	2.5%
Family Households	1,139	69.5%	2,478	71.7%	3,725	74.5%
Non-Family Households	499	30.5%	977	28.3%	1,274	25.5%
Married Couple with Children	395	24.9%	868	23.3%	1,329	22.8%
Average Family Household Size	3.5		3.5		3.5	
Household Size (2023)						
1 Person Households	427	26.1%	827	23.9%	1,069	21.4%
2 Person Households	470	28.7%	1,038	30.1%	1,620	32.4%
3 Person Households	266	16.2%	558	16.2%	816	16.3%
4 Person Households	255	15.6%	528	15.3%	764	15.3%
5 Person Households	131	8.0%	281	8.1%	412	8.2%
6 or More Person Households	89	5.4%	223	6.4%	318	6.4%
Household Vehicles (2023)						
Households with 0 Vehicles Available	94	5.7%	207	6.0%	245	4.9%
Households with 1 Vehicles Available	394	24.1%	823	23.8%	1,049	21.0%
Households with 2 or More Vehicles Available	1,149	70.2%	2,425	70.2%	3,706	74.1%
Total Vehicles Available	3,532		7,396		11,257	
Average Vehicles Per Household	2.2		2.1		2.3	

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Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	3,604		7,988		11,685	
Estimated Civilian Employed	2,650	73.5%	5,392	67.5%	7,770	66.5%
Estimated Civilian Unemployed	112	3.1%	213	2.7%	280	2.4%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	842	23.4%	2,383	29.8%	3,635	31.1%
Unemployment Rate	3.1%		2.7%		2.4%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	2,650		5,392		7,770	
Management, Business, Financial Operations	301	11.3%	655	12.1%	1,008	13.0%
Professional, Related	536	20.2%	1,124	20.8%	1,619	20.8%
Service	568	21.4%	993	18.4%	1,383	17.8%
Sales, Office	370	14.0%	850	15.8%	1,254	16.1%
Farming, Fishing, Forestry	5	0.2%	9	0.2%	11	0.1%
Construct, Extraction, Maintenance	277	10.4%	575	10.7%	896	11.5%
Production, Transport Material Moving	592	22.3%	1,185	22.0%	1,599	20.6%
White Collar Workers	1,208	45.6%	2,630	48.8%	3,880	49.9%
Blue Collar Workers	1,442	54.4%	2,763	51.2%	3,890	50.1%
Consumer Expenditure (2023)						
Total Household Expenditure	$112.59 M		$225.84 M		$337.34 M	
Total Non-Retail Expenditure	$59.35 M	52.7%	$119.04 M	52.7%	$177.57 M	52.6%
Total Retail Expenditure	$53.23 M	47.3%	$106.8 M	47.3%	$159.77 M	47.4%
Apparel	$3.97 M	3.5%	$7.97 M	3.5%	$11.89 M	3.5%
Contributions	$3.63 M	3.2%	$7.3 M	3.2%	$10.96 M	3.2%
Education	$3.33 M	3.0%	$6.68 M	3.0%	$9.99 M	3.0%
Entertainment	$6.33 M	5.6%	$12.72 M	5.6%	$19.1 M	5.7%
Food and Beverages	$16.66 M	14.8%	$33.41 M	14.8%	$49.82 M	14.8%
Furnishings and Equipment	$3.93 M	3.5%	$7.9 M	3.5%	$11.86 M	3.5%
Gifts	$2.77 M	2.5%	$5.52 M	2.4%	$8.26 M	2.4%
Health Care	$9.49 M	8.4%	$19.06 M	8.4%	$28.56 M	8.5%
Household Operations	$4.39 M	3.9%	$8.81 M	3.9%	$13.2 M	3.9%
Miscellaneous Expenses	$2.11 M	1.9%	$4.24 M	1.9%	$6.35 M	1.9%
Personal Care	$1.51 M	1.3%	$3.03 M	1.3%	$4.53 M	1.3%
Personal Insurance	$784.31 K	0.7%	$1.58 M	0.7%	$2.39 M	0.7%
Reading	$242.42 K	0.2%	$487.22 K	0.2%	$729.67 K	0.2%
Shelter	$23.83 M	21.2%	$47.72 M	21.1%	$70.9 M	21.0%
Tobacco	$691.4 K	0.6%	$1.39 M	0.6%	$2.04 M	0.6%
Transportation	$20.59 M	18.3%	$41.3 M	18.3%	$61.85 M	18.3%
Utilities	$8.32 M	7.4%	$16.73 M	7.4%	$24.92 M	7.4%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	3,016		6,684		9,822	
Elementary (Grade Level 0 to 8)	210	7.0%	542	8.1%	811	8.3%
Some High School (Grade Level 9 to 11)	339	11.3%	926	13.9%	1,241	12.6%
High School Graduate	1,123	37.3%	2,349	35.1%	3,614	36.8%
Some College	662	21.9%	1,491	22.3%	2,084	21.2%
Associate Degree Only	230	7.6%	428	6.4%	695	7.1%
Bachelor Degree Only	336	11.2%	705	10.5%	1,006	10.2%
Graduate Degree	115	3.8%	243	3.6%	370	3.8%

Expanded Profile

The Shops At Kings Fort 100 Kings Fort Pkwy, Kaufman, TX 75142	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	1,226	93.8%	2,612	90.8%	3,696	91.2%
1 Attached Unit	-	-	1	-	5	0.1%
2 to 4 Units	89	6.8%	151	5.2%	165	4.1%
5 to 9 Units	23	1.7%	32	1.1%	33	0.8%
10 to 19 Units	74	5.7%	106	3.7%	107	2.6%
20 to 49 Units	31	2.3%	59	2.1%	63	1.6%
50 or More Units	51	3.9%	78	2.7%	80	2.0%
Mobile Home or Trailer	145	11.1%	415	14.4%	850	21.0%
Other Structure	-	-	-	-	-	-
Homes Built By Year (2023)						
Homes Built 2010 or later	218	16.7%	431	15.0%	776	19.1%
Homes Built 2000 to 2009	223	17.1%	523	18.2%	869	21.4%
Homes Built 1990 to 1999	200	15.3%	430	14.9%	719	17.7%
Homes Built 1980 to 1989	240	18.3%	625	21.7%	959	23.7%
Homes Built 1970 to 1979	354	27.1%	707	24.6%	832	20.5%
Homes Built 1960 to 1969	209	16.0%	338	11.8%	370	9.1%
Homes Built 1950 to 1959	84	6.4%	150	5.2%	179	4.4%
Homes Built Before 1949	110	8.4%	251	8.7%	296	7.3%
Home Values (2023)						
Home Values $1,000,000 or More	4	0.4%	8	0.4%	62	1.8%
Home Values $500,000 to $999,999	37	4.2%	116	5.6%	236	6.8%
Home Values $400,000 to $499,999	116	13.2%	203	9.8%	316	9.0%
Home Values $300,000 to $399,999	130	14.8%	314	15.3%	699	20.0%
Home Values $200,000 to $299,999	202	23.0%	495	24.0%	797	22.8%
Home Values $150,000 to $199,999	183	20.8%	344	16.7%	542	15.5%
Home Values $100,000 to $149,999	99	11.3%	278	13.5%	404	11.5%
Home Values $70,000 to $99,999	31	3.5%	100	4.8%	160	4.6%
Home Values $50,000 to $69,999	24	2.7%	73	3.6%	92	2.6%
Home Values $25,000 to $49,999	15	1.7%	40	1.9%	63	1.8%
Home Values Under $25,000	37	4.3%	91	4.4%	129	3.7%
Owner-Occupied Median Home Value	$236,584		$225,347		$249,895	
Renter-Occupied Median Rent	$931		$895		$885	
Transportation To Work (2023)						
Drive to Work Alone	2,221	83.8%	4,406	81.7%	6,412	82.5%
Drive to Work in Carpool	292	11.0%	672	12.5%	890	11.5%
Travel to Work by Public Transportation	-	-	1	-	1	-
Drive to Work on Motorcycle	4	0.2%	5	-	5	-
Walk or Bicycle to Work	12	0.5%	17	0.3%	28	0.4%
Other Means	4	0.1%	30	0.6%	39	0.5%
Work at Home	116	4.4%	261	4.8%	394	5.1%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	952	35.9%	1,883	34.9%	2,284	29.4%
Travel to Work in 15 to 29 Minutes	495	18.7%	1,204	22.3%	1,929	24.8%
Travel to Work in 30 to 59 Minutes	826	31.2%	1,544	28.6%	2,281	29.4%
Travel to Work in 60 Minutes or More	261	9.9%	500	9.3%	882	11.4%
Average Minutes Travel to Work	22.1		21.8		23.8	