

# Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 32.3908/-96.8476

506 Ferris Ave Waxahachie, TX 75165		1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>							
Estimated Population (2023)		8,512		35,965		48,973	
Projected Population (2028)		9,825		41,007		55,070	
Census Population (2020)		8,218		33,554		45,137	
Census Population (2010)		7,341		25,933		33,788	
Projected Annual Growth (2023 to 2028)		1,313	3.1%	5,042	2.8%	6,097	2.5%
Historical Annual Growth (2020 to 2023)		294	1.2%	2,411	2.4%	3,836	2.8%
Historical Annual Growth (2010 to 2020)		877	4.0%	7,620	9.8%	11,349	11.2%
Estimated Population Density (2023)		2,711 psm		1,273 psm		624 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>							
Estimated Households (2023)		3,110		13,179		17,608	
Projected Households (2028)		3,759		15,673		20,638	
Census Households (2020)		2,874		12,031		15,934	
Census Households (2010)		2,553		9,213		11,842	
Estimated Households with Children (2023)		1,142	36.7%	4,897	37.2%	6,698	38.0%
Estimated Average Household Size (2023)		2.62		2.64		2.71	
<b>Average Household Income</b>							
Estimated Average Household Income (2023)		\$76,063		\$88,514		\$96,558	
Projected Average Household Income (2028)		\$63,527		\$75,330		\$83,873	
Estimated Average Family Income (2023)		\$94,578		\$105,625		\$111,988	
<b>Median Household Income</b>							
Estimated Median Household Income (2023)		\$60,822		\$74,361		\$81,360	
Projected Median Household Income (2028)		\$54,278		\$68,600		\$75,885	
Estimated Median Family Income (2023)		\$78,283		\$88,861		\$96,872	
<b>Per Capita Income</b>							
Estimated Per Capita Income (2023)		\$28,125		\$32,681		\$34,928	
Projected Per Capita Income (2028)		\$24,594		\$29,006		\$31,621	
Estimated Per Capita Income 5 Year Growth		-\$3,531	-12.6%	-\$3,674	-11.2%	-\$3,307	-9.5%
Estimated Average Household Net Worth (2023)		\$357,187		\$377,079		\$452,300	
<b>Daytime Demos (2023)</b>							
Total Businesses		586		1,644		2,020	
Total Employees		4,296		13,671		17,397	
Company Headquarter Businesses		21	3.5%	50	3.0%	57	2.8%
Company Headquarter Employees		175	4.1%	502	3.7%	634	3.6%
Employee Population per Business		7.3		8.3		8.6	
Residential Population per Business		14.5		21.9		24.2	

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<b>Race &amp; Ethnicity</b>							
White (2023)	4,858	57.1%	21,407	59.5%	29,924	61.1%	
Black or African American (2023)	1,404	16.5%	5,997	16.7%	7,674	15.7%	
American Indian or Alaska Native (2023)	77	0.9%	257	0.7%	339	0.7%	
Asian (2023)	288	3.4%	889	2.5%	1,043	2.1%	
Hawaiian or Pacific Islander (2023)	12	0.1%	45	0.1%	54	0.1%	
Other Race (2023)	679	8.0%	2,809	7.8%	3,799	7.8%	
Two or More Races (2023)	1,194	14.0%	4,561	12.7%	6,139	12.5%	
Not Hispanic or Latino Population (2023)	6,115	71.8%	26,318	73.2%	35,985	73.5%	
Hispanic or Latino Population (2023)	2,397	28.2%	9,647	26.8%	12,988	26.5%	
Not Hispanic or Latino Population (2028)	7,041	71.7%	29,958	73.1%	40,396	73.4%	
Hispanic or Latino Population (2028)	2,784	28.3%	11,049	26.9%	14,674	26.6%	
Not Hispanic or Latino Population (2020)	5,737	69.8%	24,539	73.1%	33,363	73.9%	
Hispanic or Latino Population (2020)	2,481	30.2%	9,015	26.9%	11,773	26.1%	
Not Hispanic or Latino Population (2010)	5,380	73.3%	19,732	76.1%	26,063	77.1%	
Hispanic or Latino Population (2010)	1,961	26.7%	6,201	23.9%	7,725	22.9%	
Projected Hispanic Annual Growth (2023 to 2028)	387	3.2%	1,402	2.9%	1,686	2.6%	
Historic Hispanic Annual Growth (2010 to 2023)	436	1.7%	3,446	4.3%	5,263	5.2%	
<b>Age Distribution (2023)</b>							
Age Under 5	643	7.6%	2,771	7.7%	3,614	7.4%	
Age 5 to 9 Years	563	6.6%	2,611	7.3%	3,547	7.2%	
Age 10 to 14 Years	530	6.2%	2,367	6.6%	3,420	7.0%	
Age 15 to 19 Years	654	7.7%	2,564	7.1%	3,434	7.0%	
Age 20 to 24 Years	786	9.2%	2,999	8.3%	3,690	7.5%	
Age 25 to 29 Years	620	7.3%	2,897	8.1%	3,755	7.7%	
Age 30 to 34 Years	556	6.5%	2,605	7.2%	3,545	7.2%	
Age 35 to 39 Years	511	6.0%	2,303	6.4%	3,254	6.6%	
Age 40 to 44 Years	419	4.9%	1,944	5.4%	2,834	5.8%	
Age 45 to 49 Years	423	5.0%	1,795	5.0%	2,647	5.4%	
Age 50 to 54 Years	457	5.4%	1,876	5.2%	2,700	5.5%	
Age 55 to 59 Years	447	5.2%	1,910	5.3%	2,738	5.6%	
Age 60 to 64 Years	514	6.0%	2,063	5.7%	2,898	5.9%	
Age 65 to 74 Years	793	9.3%	3,017	8.4%	4,102	8.4%	
Age 75 to 84 Years	440	5.2%	1,644	4.6%	2,073	4.2%	
Age 85 Years or Over	156	1.8%	601	1.7%	721	1.5%	
Median Age	33.8		33.1		33.9		
<b>Gender Age Distribution (2023)</b>							
Female Population	4,373	51.4%	18,536	51.5%	24,967	51.0%	
Age 0 to 19 Years	1,192	27.3%	5,069	27.3%	6,779	27.2%	
Age 20 to 64 Years	2,392	54.7%	10,493	56.6%	14,390	57.6%	
Age 65 Years or Over	788	18.0%	2,974	16.0%	3,799	15.2%	
Female Median Age	35.6		34.8		35.4		
Male Population	4,139	48.6%	17,428	48.5%	24,005	49.0%	
Age 0 to 19 Years	1,199	29.0%	5,244	30.1%	7,236	30.1%	
Age 20 to 64 Years	2,339	56.5%	9,898	56.8%	13,673	57.0%	
Age 65 Years or Over	601	14.5%	2,287	13.1%	3,097	12.9%	
Male Median Age	32.2		31.5		32.5		

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<b>Household Income Distribution (2023)</b>							
HH Income \$200,000 or More	181	5.8%	816	6.2%	1,512	8.6%	
HH Income \$150,000 to \$199,999	248	8.0%	817	6.2%	1,271	7.2%	
HH Income \$100,000 to \$149,999	497	16.0%	2,884	21.9%	3,993	22.7%	
HH Income \$75,000 to \$99,999	324	10.4%	1,814	13.8%	2,422	13.8%	
HH Income \$50,000 to \$74,999	558	17.9%	2,636	20.0%	3,423	19.4%	
HH Income \$35,000 to \$49,999	320	10.3%	1,232	9.3%	1,582	9.0%	
HH Income \$25,000 to \$34,999	358	11.5%	1,018	7.7%	1,182	6.7%	
HH Income \$15,000 to \$24,999	317	10.2%	1,028	7.8%	1,146	6.5%	
HH Income Under \$15,000	306	9.8%	935	7.1%	1,076	6.1%	
HH Income \$35,000 or More	2,129	68.4%	10,199	77.4%	14,203	80.7%	
HH Income \$75,000 or More	1,250	40.2%	6,331	48.0%	9,199	52.2%	
<b>Housing (2023)</b>							
Total Housing Units	3,476		14,505		19,285		
Housing Units Occupied	3,110	89.5%	13,179	90.9%	17,608	91.3%	
Housing Units Owner-Occupied	1,407	45.2%	6,892	52.3%	10,613	60.3%	
Housing Units, Renter-Occupied	1,703	54.8%	6,288	47.7%	6,994	39.7%	
Housing Units, Vacant	366	11.8%	1,326	10.1%	1,677	9.5%	
<b>Marital Status (2023)</b>							
Never Married	2,421	35.7%	9,284	32.9%	11,624	30.3%	
Currently Married	2,843	42.0%	13,095	46.4%	19,292	50.3%	
Separated	497	7.3%	1,383	4.9%	1,831	4.8%	
Widowed	264	3.9%	1,265	4.5%	1,558	4.1%	
Divorced	750	11.1%	3,189	11.3%	4,086	10.6%	
<b>Household Type (2023)</b>							
Population Family	6,815	80.1%	29,877	83.1%	41,781	85.3%	
Population Non-Family	1,319	15.5%	4,976	13.8%	5,954	12.2%	
Population Group Quarters	378	4.4%	1,111	3.1%	1,238	2.5%	
Family Households	2,056	66.1%	9,115	69.2%	12,763	72.5%	
Non-Family Households	1,054	33.9%	4,064	30.8%	4,845	27.5%	
Married Couple with Children	636	22.4%	3,069	23.4%	4,536	23.5%	
Average Family Household Size	3.3		3.3		3.3		
<b>Household Size (2023)</b>							
1 Person Households	878	28.2%	3,401	25.8%	4,047	23.0%	
2 Person Households	968	31.1%	4,212	32.0%	5,822	33.1%	
3 Person Households	528	17.0%	2,253	17.1%	3,085	17.5%	
4 Person Households	394	12.7%	1,840	14.0%	2,592	14.7%	
5 Person Households	201	6.5%	927	7.0%	1,311	7.4%	
6 or More Person Households	141	4.5%	546	4.1%	751	4.3%	
<b>Household Vehicles (2023)</b>							
Households with 0 Vehicles Available	182	5.9%	703	5.3%	772	4.4%	
Households with 1 Vehicles Available	1,171	37.7%	4,449	33.8%	5,278	30.0%	
Households with 2 or More Vehicles Available	1,756	56.5%	8,027	60.9%	11,558	65.6%	
Total Vehicles Available	5,419		23,672		33,853		
Average Vehicles Per Household	1.7		1.8		1.9		

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<b>Labor Force (2023)</b>							
Estimated Labor Population Age 16 Years or Over		6,664		27,748		37,740	
Estimated Civilian Employed		4,301	64.5%	18,780	67.7%	25,794	68.3%
Estimated Civilian Unemployed		147	2.2%	527	1.9%	767	2.0%
Estimated in Armed Forces		-	-	11	-	19	-
Estimated Not in Labor Force		2,216	33.3%	8,431	30.4%	11,160	29.6%
Unemployment Rate		2.2%		1.9%		2.0%	
<b>Occupation (2023)</b>							
Occupation: Population Age 16 Years or Over		4,300		18,776		25,790	
Management, Business, Financial Operations		604	14.0%	3,159	16.8%	4,733	18.4%
Professional, Related		711	16.5%	4,080	21.7%	5,971	23.2%
Service		708	16.5%	2,350	12.5%	3,047	11.8%
Sales, Office		963	22.4%	3,986	21.2%	5,410	21.0%
Farming, Fishing, Forestry		6	0.1%	9	-	11	-
Construct, Extraction, Maintenance		465	10.8%	1,686	9.0%	2,230	8.6%
Production, Transport Material Moving		844	19.6%	3,506	18.7%	4,387	17.0%
White Collar Workers		2,277	53.0%	11,225	59.8%	16,115	62.5%
Blue Collar Workers		2,023	47.0%	7,551	40.2%	9,676	37.5%
<b>Consumer Expenditure (2023)</b>							
Total Household Expenditure		\$181.18 M		\$854.06 M		\$1.21 B	
Total Non-Retail Expenditure		\$95.84 M	52.9%	\$450.02 M	52.7%	\$639.34 M	52.7%
Total Retail Expenditure		\$85.35 M	47.1%	\$404.04 M	47.3%	\$573.8 M	47.3%
Apparel		\$6.39 M	3.5%	\$30.12 M	3.5%	\$42.96 M	3.5%
Contributions		\$5.82 M	3.2%	\$27.43 M	3.2%	\$39.69 M	3.3%
Education		\$5.38 M	3.0%	\$25.09 M	2.9%	\$36.7 M	3.0%
Entertainment		\$10.14 M	5.6%	\$48.15 M	5.6%	\$68.97 M	5.7%
Food and Beverages		\$26.79 M	14.8%	\$126.33 M	14.8%	\$178.64 M	14.7%
Furnishings and Equipment		\$6.3 M	3.5%	\$29.96 M	3.5%	\$42.88 M	3.5%
Gifts		\$4.42 M	2.4%	\$20.9 M	2.4%	\$30.3 M	2.5%
Health Care		\$15.3 M	8.4%	\$72.15 M	8.4%	\$101.83 M	8.4%
Household Operations		\$7.08 M	3.9%	\$33.3 M	3.9%	\$47.59 M	3.9%
Miscellaneous Expenses		\$3.41 M	1.9%	\$16.09 M	1.9%	\$22.9 M	1.9%
Personal Care		\$2.43 M	1.3%	\$11.49 M	1.3%	\$16.31 M	1.3%
Personal Insurance		\$1.25 M	0.7%	\$5.95 M	0.7%	\$8.64 M	0.7%
Reading		\$393.44 K	0.2%	\$1.85 M	0.2%	\$2.63 M	0.2%
Shelter		\$38.55 M	21.3%	\$180.35 M	21.1%	\$255.14 M	21.0%
Tobacco		\$1.13 M	0.6%	\$5.21 M	0.6%	\$7.12 M	0.6%
Transportation		\$32.91 M	18.2%	\$156.61 M	18.3%	\$222.42 M	18.3%
Utilities		\$13.47 M	7.4%	\$63.08 M	7.4%	\$88.4 M	7.3%
<b>Educational Attainment (2023)</b>							
Adult Population Age 25 Years or Over		5,336		22,653		31,267	
Elementary (Grade Level 0 to 8)		312	5.8%	1,132	5.0%	1,590	5.1%
Some High School (Grade Level 9 to 11)		336	6.3%	1,374	6.1%	1,825	5.8%
High School Graduate		1,809	33.9%	6,623	29.2%	8,707	27.8%
Some College		1,397	26.2%	6,241	27.5%	8,202	26.2%
Associate Degree Only		496	9.3%	2,176	9.6%	2,944	9.4%
Bachelor Degree Only		669	12.5%	3,331	14.7%	5,196	16.6%
Graduate Degree		316	5.9%	1,776	7.8%	2,802	9.0%

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<b>Units In Structure (2023)</b>							
1 Detached Unit	2,200	86.2%	8,865	96.2%	12,743	107.6%	
1 Attached Unit	272	10.6%	921	10.0%	969	8.2%	
2 to 4 Units	136	5.3%	584	6.3%	659	5.6%	
5 to 9 Units	125	4.9%	847	9.2%	863	7.3%	
10 to 19 Units	188	7.3%	895	9.7%	925	7.8%	
20 to 49 Units	41	1.6%	330	3.6%	353	3.0%	
50 or More Units	59	2.3%	290	3.1%	312	2.6%	
Mobile Home or Trailer	90	3.5%	446	4.8%	776	6.5%	
Other Structure	-	-	1	-	8	-	
<b>Homes Built By Year (2023)</b>							
Homes Built 2010 or later	283	11.1%	2,923	31.7%	4,361	36.8%	
Homes Built 2000 to 2009	388	15.2%	2,660	28.9%	3,987	33.7%	
Homes Built 1990 to 1999	257	10.1%	1,251	13.6%	1,592	13.4%	
Homes Built 1980 to 1989	305	12.0%	1,676	18.2%	2,243	18.9%	
Homes Built 1970 to 1979	407	15.9%	1,346	14.6%	1,627	13.7%	
Homes Built 1960 to 1969	483	18.9%	1,233	13.4%	1,462	12.3%	
Homes Built 1950 to 1959	319	12.5%	852	9.2%	978	8.3%	
Homes Built Before 1949	667	26.1%	1,238	13.4%	1,357	11.5%	
<b>Home Values (2023)</b>							
Home Values \$1,000,000 or More	10	0.7%	71	1.0%	111	1.0%	
Home Values \$500,000 to \$999,999	60	4.2%	337	4.9%	664	6.3%	
Home Values \$400,000 to \$499,999	149	10.6%	435	6.3%	779	7.3%	
Home Values \$300,000 to \$399,999	279	19.9%	1,405	20.4%	2,397	22.6%	
Home Values \$200,000 to \$299,999	367	26.1%	2,676	38.8%	4,044	38.1%	
Home Values \$150,000 to \$199,999	184	13.1%	839	12.2%	1,067	10.1%	
Home Values \$100,000 to \$149,999	125	8.9%	437	6.3%	619	5.8%	
Home Values \$70,000 to \$99,999	112	8.0%	273	4.0%	342	3.2%	
Home Values \$50,000 to \$69,999	37	2.6%	109	1.6%	142	1.3%	
Home Values \$25,000 to \$49,999	37	2.6%	87	1.3%	119	1.1%	
Home Values Under \$25,000	47	3.4%	223	3.2%	330	3.1%	
Owner-Occupied Median Home Value	\$248,183		\$252,606		\$267,207		
Renter-Occupied Median Rent	\$959		\$1,002		\$1,021		
<b>Transportation To Work (2023)</b>							
Drive to Work Alone	3,559	82.8%	15,539	82.8%	21,270	82.5%	
Drive to Work in Carpool	442	10.3%	1,830	9.7%	2,360	9.1%	
Travel to Work by Public Transportation	11	0.3%	56	0.3%	75	0.3%	
Drive to Work on Motorcycle	-	-	3	-	9	-	
Walk or Bicycle to Work	63	1.5%	351	1.9%	377	1.5%	
Other Means	60	1.4%	254	1.4%	311	1.2%	
Work at Home	165	3.8%	744	4.0%	1,389	5.4%	
<b>Travel Time (2023)</b>							
Travel to Work in 14 Minutes or Less	1,436	33.4%	5,824	31.0%	7,160	27.8%	
Travel to Work in 15 to 29 Minutes	1,163	27.1%	5,131	27.3%	7,255	28.1%	
Travel to Work in 30 to 59 Minutes	1,172	27.3%	5,623	29.9%	7,880	30.6%	
Travel to Work in 60 Minutes or More	363	8.4%	1,455	7.8%	2,106	8.2%	
Average Minutes Travel to Work	19.7		22.1		23.2		

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