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

Quine & Associates, Inc. Lat/Lon: 32.8344/-96.673



Casa View Village	<b>4</b> •		<b>a.</b>	P .	F	P .
2506-2598 Gus Thomasson Rd, Dallas TX 75228	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	19,211		138,911		336,791	
Projected Population (2028)	19,818		143,891		347,947	
Census Population (2020)	19,308		140,566		340,648	
Census Population (2010)	19,308		134,685		325,515	
Projected Annual Growth (2023 to 2028)	607	0.6%	4,980	0.7%	11,156	0.7%
Historical Annual Growth (2020 to 2023)	-96	-0.2%	-1,655	-0.4%	-3,856	-0.4%
Historical Annual Growth (2010 to 2020)		-	5,881	1.5%	15,132	1.5%
Estimated Population Density (2023)	6,118	psm	4,915	psm	4,290	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	6,568		53,592		127,577	
Projected Households (2028)	6,707		55,248		130,686	
Census Households (2020)	6,509		53,415		127,278	
Census Households (2010)	6,270		50,718		120,188	
Estimated Households with Children (2023)	2,544	38.7%	19,033	35.5%	46,496	36.4%
Estimated Average Household Size (2023)	2.90		2.58		2.63	
Average Household Income						
Estimated Average Household Income (2023)	\$81,227		\$94,247		\$110,731	
Projected Average Household Income (2028)	\$79,350		\$94,727		\$112,982	
Estimated Average Family Income (2023)	\$87,840		\$109,809		\$132,237	
Median Household Income						
Estimated Median Household Income (2023)	\$58,860		\$70,547		\$79,652	
Projected Median Household Income (2028)	\$53,356		\$66,188		\$75,685	
Estimated Median Family Income (2023)	\$69,459		\$86,626		\$97,388	
Per Capita Income						
Estimated Per Capita Income (2023)	\$27,816		\$36,392		\$41,987	
Projected Per Capita Income (2028)	\$26,900		\$36,401		\$42,475	
Estimated Per Capita Income 5 Year Growth	-\$916	-3.3%	\$9	-	\$488	1.2%
Estimated Average Household Net Worth (2023)	\$338,121		\$421,010		\$513,976	
Daytime Demos (2023)						
Total Businesses	394		4,513		13,609	
Total Employees	3,147		35,359		117,618	
Company Headquarter Businesses	12	3.1%	106	2.4%	396	2.9%
Company Headquarter Employees	172	5.5%	1,806	5.1%	12,077	10.3%
Employee Population per Business	8.0		7.8		8.6	
Residential Population per Business	48.8		30.8		24.7	

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Quine & Associates, Inc. Lat/Lon: 32.8344/-96.673



Casa View Village	1		2		<b>F</b> :	
2506-2598 Gus Thomasson Rd, Dallas TX 75228	1 mi radius		3 mi radius		5 mi rad	lius
Race & Ethnicity						
White (2023)	7,822	40.7%	53,652	38.6%	136,322	40.5%
Black or African American (2023)	1,482	7.7%	27,190	19.6%	66,478	19.7%
American Indian or Alaska Native (2023)	300	1.6%	1,723	1.2%	3,864	1.1%
Asian (2023)	339	1.8%	3,716	2.7%	10,708	3.2%
Hawaiian or Pacific Islander (2023)	11	-	96	-	221	-
Other Race (2023)	5,198	27.1%	29,581	21.3%	64,584	19.2%
Two or More Races (2023)	4,058	21.1%	22,953	16.5%	54,615	16.2%
Not Hispanic or Latino Population (2023)	6,808	35.4%	71,248	51.3%	185,198	55.0%
Hispanic or Latino Population (2023)	12,403	64.6%	67,663	48.7%	151,593	45.0%
Not Hispanic or Latino Population (2028)	7,027	35.5%	73,917	51.4%	191,335	55.0%
Hispanic or Latino Population (2028)	12,791	64.5%	69,975	48.6%	156,612	45.0%
Not Hispanic or Latino Population (2020)	6,509	33.7%	71,435	50.8%	187,650	55.1%
Hispanic or Latino Population (2020)	12,798	66.3%	69,130	49.2%	152,998	44.9%
Not Hispanic or Latino Population (2010)	7,802	40.4%	77,410	57.5%	197,931	60.8%
Hispanic or Latino Population (2010)	11,506	59.6%	57,275	42.5%	127,584	39.2%
Projected Hispanic Annual Growth (2023 to 2028)	388	0.6%	2,312	0.7%	5,019	0.7%
Historic Hispanic Annual Growth (2010 to 2023)	897	0.6%	10,388	1.4%	24,009	1.4%
Age Distribution (2023)						
Age Under 5	1,284	6.7%	10,448	7.5%	24,946	7.4%
Age 5 to 9 Years	1,363	7.1%	9,822	7.1%	24,042	7.1%
Age 10 to 14 Years	1,586	8.3%	10,132	7.3%	24,826	7.4%
Age 15 to 19 Years	1,522	7.9%	9,400	6.8%	22,829	6.8%
Age 20 to 24 Years	1,238	6.4%	9,952	7.2%	22,568	6.7%
Age 25 to 29 Years	1,300	6.8%	11,092	8.0%	26,042	7.7%
Age 30 to 34 Years	1,278	6.7%	10,649	7.7%	26,305	7.8%
Age 35 to 39 Years	1,300	6.8%	9,723	7.0%	24,033	7.1%
Age 40 to 44 Years	1,337	7.0%	9,053	6.5%	21,826	6.5%
Age 45 to 49 Years	1,225	6.4%	8,417	6.1%	20,357	6.0%
Age 50 to 54 Years	1,152	6.0%	8,133	5.9%	20,133	6.0%
Age 55 to 59 Years	1,142	5.9%	7,996	5.8%	19,649	5.8%
Age 60 to 64 Years	946	4.9%	7,121	5.1%	17,933	5.3%
Age 65 to 74 Years	1,368	7.1%	9,964	7.2%	24,393	7.2%
Age 75 to 84 Years	811	4.2%	5,082	3.7%	12,057	3.6%
Age 85 Years or Over	362	1.9%	1,927	1.4%	4,851	1.4%
Median Age	34.2		33.4		33.7	
Gender Age Distribution (2023)						
Female Population	9,732	50.7%	71,015	51.1%	172,146	51.1%
Age 0 to 19 Years	2,811	28.9%	19,480	27.4%	47,319	27.5%
Age 20 to 64 Years	5,382	55.3%	41,688	58.7%	101,123	58.7%
Age 65 Years or Over	1,539	15.8%	9,848	13.9%	23,703	13.8%
Female Median Age	36.0		34.5		34.8	
Male Population	9,479	49.3%	67,896	48.9%	164,645	48.9%
Age 0 to 19 Years	2,943	31.0%	20,322	29.9%	49,324	30.0%
Age 20 to 64 Years	5,535	58.4%	40,449	59.6%	97,723	
Age 65 Years or Over	1,001	10.6%		10.5%	17,598	
Male Median Age	32.7		32.3		32.7	

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Quine & Associates, Inc. Lat/Lon: 32.8344/-96.673



Casa View Village		Ċ.		-		
2506-2598 Gus Thomasson Rd, Dallas TX 75228	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income \$200,000 or More	387	5.9%	4,566	8.5%	14,882	11.7%
HH Income \$150,000 to \$199,999	268	4.1%	3,473	6.5%	8,574	6.7%
HH Income \$100,000 to \$149,999	845	12.9%	6,608	12.3%	16,650	13.1%
HH Income \$75,000 to \$99,999		13.4%	6,586	12.3%	15,357	12.0%
HH Income \$50,000 to \$74,999	1,444	22.0%		18.3%	23,767	18.6%
HH Income \$35,000 to \$49,999	835	12.7%	7,161	13.4%	15,706	12.3%
HH Income \$25,000 to \$34,999	683	10.4%	5,861	10.9%	12,120	9.5%
HH Income \$15,000 to \$24,999	562	8.6%	4,338	8.1%	9,129	7.2%
HH Income Under \$15,000	662	10.1%	5,179	9.7%	11,393	8.9%
HH Income \$35,000 or More	4,661	71.0%	38,214	71.3%	94,935	74.4%
HH Income \$75,000 or More	2,382	36.3%	21,233	39.6%	55,463	43.5%
Housing (2023)						
Total Housing Units	6,770		57,711		136,819	
Housing Units Occupied	6,568	97.0%	53,592	92.9%	127,577	93.2%
Housing Units Owner-Occupied	4,776	72.7%	28,287	52.8%	70,260	55.1%
Housing Units, Renter-Occupied	1,792	27.3%	25,306	47.2%	57,317	44.9%
Housing Units, Vacant	202	3.1%	4,119	7.7%	9,242	7.2%
Marital Status (2023)						
Never Married	5,988	40.0%	43,172	39.8%	97,882	37.2%
Currently Married	6,166	41.2%	42,454	39.1%	112,987	43.0%
Separated	741	4.9%	6,547	6.0%	13,954	5.3%
Widowed	784	5.2%	5,082	4.7%	12,460	4.7%
Divorced	1,299	8.7%	11,254	10.4%	25,694	9.8%
Household Type (2023)						
Population Family	16,331	85.0%	114,028	82.1%	280,548	83.3%
Population Non-Family	2,735	14.2%	24,305	17.5%	54,354	16.1%
Population Group Quarters	145	0.8%	579	0.4%	1,889	0.6%
Family Households	4,419	67.3%	33,657	62.8%	82,935	65.0%
Non-Family Households	2,149	32.7%	19,936	37.2%	44,642	35.0%
Married Couple with Children	1,680	27.2%	11,128	26.2%	27,851	24.6%
Average Family Household Size	3.7		3.4		3.4	
Household Size (2023)						
1 Person Households	1,744	26.6%	16,636	31.0%	37,303	29.2%
2 Person Households	1,761	26.8%	15,781	29.4%	37,874	29.7%
3 Person Households	951	14.5%	8,073	15.1%	19,839	15.6%
4 Person Households	825	12.6%	6,258	11.7%	16,012	12.6%
5 Person Households	672	10.2%	3,664	6.8%	9,036	7.1%
6 or More Person Households	616	9.4%	3,181	5.9%	7,514	5.9%
Household Vehicles (2023)						
Households with 0 Vehicles Available	459	7.0%	3,883	7.2%	8,341	6.5%
Households with 1 Vehicles Available	1,963	29.9%	20,418	38.1%	46,504	36.5%
Households with 2 or More Vehicles Available	4,146	63.1%	29,291	54.7%	72,732	57.0%
Total Vehicles Available	12,883		93,928		226,972	
Average Vehicles Per Household	2.0		1.8		1.8	

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Casa View Village			<b>•</b> •			
2506-2598 Gus Thomasson Rd, Dallas TX 75228	1 mi radius		3 mi radius		5 mi rac	lius
Labor Force (2023)		_		_		
Estimated Labor Population Age 16 Years or Over	14.657		106,515		258.065	
Estimated Civilian Employed	,	64.1%	73,866	69.3%	180,193	69.8%
Estimated Civilian Unemployed	270	1.8%	2,009	1.9%	6,246	2.4%
Estimated in Armed Forces	12		95		290	0.1%
Estimated Not in Labor Force		34.0%		28.7%	71,336	
Unemployment Rate	1.8%	0	1.9%	2017 70	2.4%	271070
Occupation (2023)						
Occupation: Population Age 16 Years or Over	9,397		73,866		180,193	
Management, Business, Financial Operations		12.7%	10,232	13.9%	27,555	15.3%
Professional, Related		16.0%	13,136	17.8%	35,287	
Service	1,760	18.7%	13,095	17.7%	29,800	16.5%
Sales, Office	1,813	19.3%	15,099	20.4%	37,756	21.0%
Farming, Fishing, Forestry	18	0.2%	155	0.2%	216	0.1%
Construct, Extraction, Maintenance	1,711	18.2%	10,495	14.2%	22,665	12.6%
Production, Transport Material Moving	1,398	14.9%	11,654	15.8%	26,914	14.9%
White Collar Workers	4,510	48.0%	38,467	52.1%	100,598	55.8%
Blue Collar Workers	4,886	52.0%	35,399	47.9%	79,595	44.2%
Consumer Expenditure (2023)						
Total Household Expenditure	\$400.21 M		\$3.6 B		\$9.64 B	
Total Non-Retail Expenditure	\$210.74 M	52.7%	\$1.91 B	53.0%	\$5.11 B	53.1%
Total Retail Expenditure	\$189.47 M	47.3%	\$1.69 B	47.0%	\$4.52 B	46.9%
Apparel	\$14.07 M	3.5%	\$127.77 M	3.6%	\$344.35 M	3.6%
Contributions	\$12.75 M	3.2%	\$118.3 M	3.3%	\$326.1 M	3.4%
Education	\$11.48 M	2.9%	\$110.94 M	3.1%	\$311.44 M	3.2%
Entertainment	\$22.42 M	5.6%	\$203.19 M	5.6%	\$549.43 M	5.7%
Food and Beverages	\$59.44 M	14.9%	\$529.48 M	14.7%	\$1.41 B	14.6%
Furnishings and Equipment	\$13.91 M	3.5%	\$125.93 M	3.5%	\$339.96 M	3.5%
Gifts	\$9.53 M	2.4%	\$89.75 M	2.5%	\$250.83 M	2.6%
Health Care	\$34.17 M	8.5%	\$300.52 M	8.4%	\$795.29 M	8.3%
Household Operations	\$15.6 M	3.9%	\$141.54 M	3.9%	\$382.56 M	4.0%
Miscellaneous Expenses	\$7.52 M	1.9%	\$67.9 M	1.9%	\$182.53 M	1.9%
Personal Care	\$5.35 M	1.3%	\$48.18 M	1.3%	\$128.89 M	1.3%
Personal Insurance	\$2.74 M	0.7%	\$25.24 M	0.7%	\$69.36 M	0.7%
Reading	\$863.61 K	0.2%	\$7.83 M	0.2%	\$21.07 M	0.2%
Shelter	\$84.3 M	21.1%	\$763.32 M	21.2%	\$2.04 B	21.2%
Tobacco	\$2.55 M	0.6%	\$21.79 M	0.6%	\$55.49 M	0.6%
Transportation	\$73.19 M	18.3%	\$651.71 M	18.1%	\$1.74 B	18.0%
Utilities	\$30.32 M	7.6%	\$264.28 M	7.3%	\$693.36 M	7.2%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	12,219		89,158		217,581	
Elementary (Grade Level 0 to 8)	1,404	11.5%	9,000	10.1%	21,735	10.0%
Some High School (Grade Level 9 to 11)	1,566	12.8%	9,182	10.3%	20,185	9.3%
High School Graduate	3,980	32.6%	24,634	27.6%	54,479	25.0%
Some College	2,184	17.9%	17,827	20.0%	40,651	18.7%
Associate Degree Only	633	5.2%	5,076	5.7%	12,872	5.9%
Bachelor Degree Only	1,596	13.1%	15,236	17.1%	42,266	19.4%
Graduate Degree	856	7.0%	8,202	9.2%	25,392	11.7%

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Casa View Village						
2506-2598 Gus Thomasson Rd, Dallas TX 75228	1 mi rad	lius	3 mi rad	lius	5 mi rac	lius
Units In Structure (2023)						
1 Detached Unit	5,375	85.7%	30,344	59.8%	73,859	61.5%
1 Attached Unit	279	4.4%	2,309	4.6%	5,667	4.7%
2 to 4 Units	200	3.2%	2,839	5.6%	7,124	5.9%
5 to 9 Units	89	1.4%	3,538	7.0%	7,904	6.6%
10 to 19 Units	139	2.2%	5,974	11.8%	13,163	11.0%
20 to 49 Units	109	1.7%	3,181	6.3%	6,899	5.7%
50 or More Units	283	4.5%	4,744	9.4%	11,447	9.5%
Mobile Home or Trailer	95	1.5%	663	1.3%	1,511	1.3%
Other Structure	-	-	1	-	4	-
Homes Built By Year (2023)						
Homes Built 2010 or later	350	5.6%	3,454	6.8%	10,000	8.3%
Homes Built 2000 to 2009	197	3.1%	2,570	5.1%	8,607	7.2%
Homes Built 1990 to 1999	169	2.7%	3,498	6.9%	8,231	6.8%
Homes Built 1980 to 1989	300	4.8%	8,976	17.7%	22,144	18.4%
Homes Built 1970 to 1979	283	4.5%	9,547	18.8%	23,553	19.6%
Homes Built 1960 to 1969	1,268	20.2%	10,658	21.0%	22,461	18.7%
Homes Built 1950 to 1959	3,667	58.5%	12,216	24.1%	24,728	20.6%
Homes Built Before 1949	333	5.3%	2,673	5.3%	7,852	6.5%
Home Values (2023)						
Home Values \$1,000,000 or More	90	1.9%	639	2.3%	3,221	4.6%
Home Values \$500,000 to \$999,999	223	4.7%	2,306	8.2%	8,339	11.9%
Home Values \$400,000 to \$499,999	180	3.8%	2,291	8.1%	6,435	9.2%
Home Values \$300,000 to \$399,999	523	10.9%	4,100	14.5%	9,293	
Home Values \$200,000 to \$299,999	1,368	28.6%	8,421	29.8%	18,988	27.0%
Home Values \$150,000 to \$199,999		21.3%		19.0%		17.5%
Home Values \$100,000 to \$149,999	856	17.9%		10.7%	6,919	9.8%
Home Values \$70,000 to \$99,999	293	6.1%	1,037	3.7%	2,300	3.3%
Home Values \$50,000 to \$69,999	61	1.3%	292	1.0%	646	0.9%
Home Values \$25,000 to \$49,999	67	1.4%	260	0.9%	668	1.0%
Home Values Under \$25,000	100	2.1%	537	1.9%	1,125	1.6%
Owner-Occupied Median Home Value	\$198,533		\$252,651		\$300,277	
Renter-Occupied Median Rent	\$1,072		\$1,041		\$1,079	-
Transportation To Work (2023)						
Drive to Work Alone		70.9%	51,643		122,982	
Drive to Work in Carpool	928	9.9%		10.0%	18,045	
Travel to Work by Public Transportation	128	1.4%		1.4%	2,460	
Drive to Work on Motorcycle	2		21		51	
Walk or Bicycle to Work	108	1.1%	1,016	1.4%	2,439	1.4%
Other Means	139	1.5%	1,048	1.4%	2,577	1.4%
Work at Home	1,430	15.2%	11,709	15.9%	31,640	17.6%
Travel Time (2023)		4	10.100	1 4 4 6 /	0.1.000	10.004
Travel to Work in 14 Minutes or Less		15.5%	10,432		24,998	
Travel to Work in 15 to 29 Minutes		27.9%	21,196		52,244	
Travel to Work in 30 to 59 Minutes		34.2%	26,259			33.6%
Travel to Work in 60 Minutes or More	675	7.2%	4,271	5.8%	10,770	6.0%
Average Minutes Travel to Work	26.4		27.1		26.7	

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