Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 32.6805/-97.0069

Q&A
RETAIL PROPERTY SPECIALISTS

Carrier Towne Crossing NWC Hwy 20 & S Carrier Pkwy, Grand Prairie TX 75052	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	12,458		95,478		230,385	
Projected Population (2028)	12,908		98,750		240,194	
Census Population (2020)	12,494		95,999		230,634	
Census Population (2010)	12,308		91,594		215,131	
Projected Annual Growth (2023 to 2028)	450	0.7%	3,272	0.7%	9,808	0.9%
Historical Annual Growth (2020 to 2023)	-36	-	-521	-0.2%	-249	-
Historical Annual Growth (2010 to 2020)	186	0.5%	4,405	1.6%	15,504	2.4%
Estimated Population Density (2023)	3,968	psm	3,379	psm	2,935	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	4,376		31,011		75,271	
Projected Households (2028)	4,488		32,056		79,284	
Census Households (2020)	4,324		30,754		74,244	
Census Households (2010)	4,202		29,385		69,067	
Estimated Households with Children (2023)	1,858	42.4%	14,020	45.2%	34,051	45.2%
Estimated Average Household Size (2023)	2.84		3.07		3.03	
Average Household Income						
Estimated Average Household Income (2023)	$126,649		$102,674		$91,630	
Projected Average Household Income (2028)	$128,144		$101,081		$87,616	
Estimated Average Family Income (2023)	$129,251		$108,314		$98,392	
Median Household Income						
Estimated Median Household Income (2023)	$89,759		$79,779		$70,218	
Projected Median Household Income (2028)	$85,255		$75,764		$65,461	
Estimated Median Family Income (2023)	$98,356		$87,839		$79,642	
Per Capita Income						
Estimated Per Capita Income (2023)	$44,500		$33,364		$29,989	
Projected Per Capita Income (2028)	$44,565		$32,827		$28,970	
Estimated Per Capita Income 5 Year Growth	$65	0.1%	-$537	-1.6%	-$1,019	-3.4%
Estimated Average Household Net Worth (2023)	$526,382		$418,963		$357,614	
Daytime Demos (2023)						
Total Businesses	488		2,908		7,011	
Total Employees	3,269		21,922		55,382	
Company Headquarter Businesses	6	1.3%	41	1.4%	145	2.1%
Company Headquarter Employees	47	1.4%	1,039	4.7%	3,715	6.7%
Employee Population per Business	6.7		7.5		7.9	
Residential Population per Business	25.5		32.8		32.9	

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RETAIL PROPERTY SPECIALISTS

Carrier Towne Crossing NWC Hwy 20 & S Carrier Pkwy, Grand Prairie TX 75052	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	4,299	34.5%	29,298	30.7%	64,903	28.2%
Black or African American (2023)	2,884	23.1%	23,344	24.4%	63,406	27.5%
American Indian or Alaska Native (2023)	154	1.2%	1,104	1.2%	2,694	1.2%
Asian (2023)	935	7.5%	7,820	8.2%	19,178	8.3%
Hawaiian or Pacific Islander (2023)	18	0.1%	127	0.1%	250	0.1%
Other Race (2023)	2,073	16.6%	17,188	18.0%	42,770	18.6%
Two or More Races (2023)	2,095	16.8%	16,597	17.4%	37,185	16.1%
Not Hispanic or Latino Population (2023)	7,141	57.3%	51,697	54.1%	127,998	55.6%
Hispanic or Latino Population (2023)	5,317	42.7%	43,781	45.9%	102,387	44.4%
Not Hispanic or Latino Population (2028)	7,391	57.3%	53,279	54.0%	132,739	55.3%
Hispanic or Latino Population (2028)	5,518	42.7%	45,471	46.0%	107,455	44.7%
Not Hispanic or Latino Population (2020)	7,210	57.7%	51,364	53.5%	125,554	54.4%
Hispanic or Latino Population (2020)	5,284	42.3%	44,634	46.5%	105,080	45.6%
Not Hispanic or Latino Population (2010)	7,750	63.0%	54,121	59.1%	125,291	58.2%
Hispanic or Latino Population (2010)	4,558	37.0%	37,473	40.9%	89,840	41.8%
Projected Hispanic Annual Growth (2023 to 2028)	200	0.8%	1,690	0.8%	5,068	1.0%
Historic Hispanic Annual Growth (2010 to 2023)	759	1.3%	6,308	1.3%	12,547	1.1%
Age Distribution (2023)						
Age Under 5	684	5.5%	6,323	6.6%	16,695	7.2%
Age 5 to 9 Years	846	6.8%	7,241	7.6%	18,233	7.9%
Age 10 to 14 Years	1,028	8.3%	8,476	8.9%	20,039	8.7%
Age 15 to 19 Years	948	7.6%	7,613	8.0%	19,094	8.3%
Age 20 to 24 Years	780	6.3%	6,091	6.4%	17,368	7.5%
Age 25 to 29 Years	761	6.1%	6,473	6.8%	17,096	7.4%
Age 30 to 34 Years	809	6.5%	7,155	7.5%	17,552	7.6%
Age 35 to 39 Years	876	7.0%	7,170	7.5%	16,941	7.4%
Age 40 to 44 Years	913	7.3%	6,947	7.3%	16,146	7.0%
Age 45 to 49 Years	897	7.2%	6,506	6.8%	14,601	6.3%
Age 50 to 54 Years	841	6.8%	6,018	6.3%	13,527	5.9%
Age 55 to 59 Years	891	7.1%	5,663	5.9%	12,568	5.5%
Age 60 to 64 Years	798	6.4%	5,112	5.4%	10,968	4.8%
Age 65 to 74 Years	948	7.6%	6,045	6.3%	13,438	5.8%
Age 75 to 84 Years	334	2.7%	2,080	2.2%	4,756	2.1%
Age 85 Years or Over	104	0.8%	563	0.6%	1,364	0.6%
Median Age	36.3		33.1		31.4	
Gender Age Distribution (2023)						
Female Population	6,440	51.7%	48,897	51.2%	118,261	51.3%
Age 0 to 19 Years	1,759	27.3%	14,632	29.9%	36,649	31.0%
Age 20 to 64 Years	3,915	60.8%	29,513	60.4%	70,830	59.9%
Age 65 Years or Over	767	11.9%	4,752	9.7%	10,781	9.1%
Female Median Age	36.8		33.7		32.0	
Male Population	6,018	48.3%	46,581	48.8%	112,125	48.7%
Age 0 to 19 Years	1,747	29.0%	15,022	32.2%	37,411	33.4%
Age 20 to 64 Years	3,652	60.7%	27,622	59.3%	65,936	58.8%
Age 65 Years or Over	619	10.3%	3,937	8.5%	8,778	7.8%
Male Median Age	35.6		32.6		30.8	

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Carrier Towne Crossing NWC Hwy 20 & S Carrier Pkwy, Grand Prairie TX 75052	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	469	10.7%	2,303	7.4%	4,372	5.8%
HH Income $150,000 to $199,999	364	8.3%	2,509	8.1%	4,899	6.5%
HH Income $100,000 to $149,999	1,072	24.5%	6,349	20.5%	13,382	17.8%
HH Income $75,000 to $99,999	605	13.8%	4,505	14.5%	10,028	13.3%
HH Income $50,000 to $74,999	1,001	22.9%	6,219	20.1%	14,845	19.7%
HH Income $35,000 to $49,999	305	7.0%	3,488	11.2%	9,981	13.3%
HH Income $25,000 to $34,999	276	6.3%	2,143	6.9%	6,435	8.5%
HH Income $15,000 to $24,999	105	2.4%	1,315	4.2%	5,061	6.7%
HH Income Under $15,000	179	4.1%	2,179	7.0%	6,268	8.3%
HH Income $35,000 or More	3,816	87.2%	25,374	81.8%	57,507	76.4%
HH Income $75,000 or More	2,509	57.3%	15,667	50.5%	32,681	43.4%
Housing (2023)						
Total Housing Units	4,470		31,916		79,261	
Housing Units Occupied	4,376	97.9%	31,011	97.2%	75,271	95.0%
Housing Units Owner-Occupied	2,944	67.3%	20,316	65.5%	42,775	56.8%
Housing Units, Renter-Occupied	1,432	32.7%	10,695	34.5%	32,496	43.2%
Housing Units, Vacant	94	2.2%	905	2.9%	3,990	5.3%
Marital Status (2023)						
Never Married	2,710	27.4%	25,621	34.9%	66,304	37.8%
Currently Married	5,189	52.4%	34,535	47.0%	75,774	43.2%
Separated	556	5.6%	3,902	5.3%	10,176	5.8%
Widowed	507	5.1%	3,323	4.5%	7,623	4.3%
Divorced	938	9.5%	6,056	8.2%	15,541	8.9%
Household Type (2023)						
Population Family	11,197	89.9%	86,701	90.8%	204,485	88.8%
Population Non-Family	1,248	10.0%	8,655	9.1%	23,828	10.3%
Population Group Quarters	13	0.1%	122	0.1%	2,073	0.9%
Family Households	3,374	77.1%	24,293	78.3%	56,642	75.3%
Non-Family Households	1,002	22.9%	6,718	21.7%	18,629	24.7%
Married Couple with Children	1,221	23.5%	9,071	26.3%	20,563	27.1%
Average Family Household Size	3.3		3.6		3.6	
Household Size (2023)						
1 Person Households	814	18.6%	5,341	17.2%	15,064	20.0%
2 Person Households	1,346	30.7%	8,553	27.6%	19,795	26.3%
3 Person Households	920	21.0%	6,096	19.7%	14,434	19.2%
4 Person Households	658	15.0%	5,423	17.5%	12,538	16.7%
5 Person Households	368	8.4%	3,151	10.2%	7,504	10.0%
6 or More Person Households	272	6.2%	2,447	7.9%	5,936	7.9%
Household Vehicles (2023)						
Households with 0 Vehicles Available	212	4.9%	1,270	4.1%	3,307	4.4%
Households with 1 Vehicles Available	1,114	25.5%	8,864	28.6%	24,570	32.6%
Households with 2 or More Vehicles Available	3,050	69.7%	20,877	67.3%	47,394	63.0%
Total Vehicles Available	9,192		64,468		147,019	
Average Vehicles Per Household	2.1		2.1		2.0	

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Carrier Towne Crossing NWC Hwy 20 & S Carrier Pkwy, Grand Prairie TX 75052	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	9,691		71,714		171,321	
Estimated Civilian Employed	6,490	67.0%	48,845	68.1%	117,812	68.8%
Estimated Civilian Unemployed	282	2.9%	2,372	3.3%	5,469	3.2%
Estimated in Armed Forces	25	0.3%	44	-	119	-
Estimated Not in Labor Force	2,894	29.9%	20,452	28.5%	47,921	28.0%
Unemployment Rate	2.9%		3.3%		3.2%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	6,490		48,845		117,812	
Management, Business, Financial Operations	1,295	20.0%	6,994	14.3%	15,080	12.8%
Professional, Related	1,485	22.9%	9,965	20.4%	21,264	18.0%
Service	592	9.1%	6,784	13.9%	18,426	15.6%
Sales, Office	1,659	25.6%	10,892	22.3%	26,168	22.2%
Farming, Fishing, Forestry	9	0.1%	77	0.2%	185	0.2%
Construct, Extraction, Maintenance	396	6.1%	5,023	10.3%	12,743	10.8%
Production, Transport Material Moving	1,053	16.2%	9,110	18.7%	23,946	20.3%
White Collar Workers	4,439	68.4%	27,851	57.0%	62,512	53.1%
Blue Collar Workers	2,051	31.6%	20,994	43.0%	55,299	46.9%
Consumer Expenditure (2023)						
Total Household Expenditure	$365.43 M		$2.21 B		$4.94 B	
Total Non-Retail Expenditure	$192.38 M	52.6%	$1.16 B	52.6%	$2.6 B	52.6%
Total Retail Expenditure	$173.04 M	47.4%	$1.05 B	47.4%	$2.34 B	47.4%
Apparel	$13.04 M	3.6%	$79.04 M	3.6%	$175.9 M	3.6%
Contributions	$12.02 M	3.3%	$71.38 M	3.2%	$156.54 M	3.2%
Education	$11.33 M	3.1%	$67.35 M	3.0%	$146.48 M	3.0%
Entertainment	$20.97 M	5.7%	$126.1 M	5.7%	$278.71 M	5.6%
Food and Beverages	$53.75 M	14.7%	$327.21 M	14.8%	$733.92 M	14.8%
Furnishings and Equipment	$12.98 M	3.6%	$78.24 M	3.5%	$173.01 M	3.5%
Gifts	$9.08 M	2.5%	$53.91 M	2.4%	$118.19 M	2.4%
Health Care	$30.36 M	8.3%	$184.47 M	8.3%	$413.75 M	8.4%
Household Operations	$14.35 M	3.9%	$86.58 M	3.9%	$192.17 M	3.9%
Miscellaneous Expenses	$6.91 M	1.9%	$41.66 M	1.9%	$92.69 M	1.9%
Personal Care	$4.9 M	1.3%	$29.71 M	1.3%	$66.28 M	1.3%
Personal Insurance	$2.63 M	0.7%	$15.73 M	0.7%	$34.24 M	0.7%
Reading	$789.82 K	0.2%	$4.75 M	0.2%	$10.56 M	0.2%
Shelter	$76.62 M	21.0%	$464.98 M	21.0%	$1.04 B	21.1%
Tobacco	$2.09 M	0.6%	$13.05 M	0.6%	$30.45 M	0.6%
Transportation	$67.27 M	18.4%	$407.86 M	18.4%	$909.73 M	18.4%
Utilities	$26.34 M	7.2%	$161.86 M	7.3%	$366.94 M	7.4%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	8,172		59,733		138,957	
Elementary (Grade Level 0 to 8)	520	6.4%	5,841	9.8%	14,616	10.5%
Some High School (Grade Level 9 to 11)	595	7.3%	5,158	8.6%	13,827	10.0%
High School Graduate	1,939	23.7%	16,236	27.2%	38,497	27.7%
Some College	1,886	23.1%	11,748	19.7%	28,686	20.6%
Associate Degree Only	522	6.4%	5,181	8.7%	10,498	7.6%
Bachelor Degree Only	1,870	22.9%	10,882	18.2%	22,904	16.5%
Graduate Degree	841	10.3%	4,687	7.8%	9,928	7.1%

Q&A
RETAIL PROPERTY SPECIALISTS

Carrier Towne Crossing NWC Hwy 20 & S Carrier Pkwy, Grand Prairie TX 75052	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Units In Structure (2023)						
1 Detached Unit	3,091	73.5%	21,812	74.2%	48,237	69.8%
1 Attached Unit	177	4.2%	1,727	5.9%	4,427	6.4%
2 to 4 Units	87	2.1%	1,272	4.3%	4,542	6.6%
5 to 9 Units	97	2.3%	1,348	4.6%	4,181	6.1%
10 to 19 Units	347	8.3%	1,203	4.1%	5,007	7.3%
20 to 49 Units	90	2.1%	906	3.1%	2,491	3.6%
50 or More Units	402	9.6%	2,257	7.7%	5,248	7.6%
Mobile Home or Trailer	86	2.0%	473	1.6%	1,103	1.6%
Other Structure	-	-	12	-	35	-
Homes Built By Year (2023)						
Homes Built 2010 or later	258	6.1%	3,630	12.4%	9,003	13.0%
Homes Built 2000 to 2009	391	9.3%	6,324	21.5%	13,841	20.0%
Homes Built 1990 to 1999	1,150	27.4%	4,797	16.3%	9,566	13.9%
Homes Built 1980 to 1989	1,353	32.2%	6,736	22.9%	16,790	24.3%
Homes Built 1970 to 1979	826	19.7%	5,285	18.0%	12,442	18.0%
Homes Built 1960 to 1969	237	5.6%	2,296	7.8%	6,310	9.1%
Homes Built 1950 to 1959	98	2.3%	1,333	4.5%	4,946	7.2%
Homes Built Before 1949	62	1.5%	610	2.1%	2,374	3.4%
Home Values (2023)						
Home Values $1,000,000 or More	128	4.3%	434	2.1%	776	1.8%
Home Values $500,000 to $999,999	122	4.2%	846	4.2%	1,955	4.6%
Home Values $400,000 to $499,999	54	1.8%	710	3.5%	1,867	4.4%
Home Values $300,000 to $399,999	331	11.3%	2,572	12.7%	5,268	12.3%
Home Values $200,000 to $299,999	1,361	46.2%	8,095	39.8%	15,631	36.5%
Home Values $150,000 to $199,999	562	19.1%	3,988	19.6%	9,033	21.1%
Home Values $100,000 to $149,999	198	6.7%	2,223	10.9%	4,742	11.1%
Home Values $70,000 to $99,999	58	2.0%	684	3.4%	1,623	3.8%
Home Values $50,000 to $69,999	10	0.3%	158	0.8%	448	1.0%
Home Values $25,000 to $49,999	28	0.9%	192	0.9%	482	1.1%
Home Values Under $25,000	91	3.1%	413	2.0%	949	2.2%
Owner-Occupied Median Home Value	$228,897		$225,224		$221,522	
Renter-Occupied Median Rent	$1,204		$1,239		$1,123	
Transportation To Work (2023)						
Drive to Work Alone	4,595	70.8%	34,244	70.1%	83,485	70.9%
Drive to Work in Carpool	627	9.7%	4,924	10.1%	12,706	10.8%
Travel to Work by Public Transportation	55	0.8%	386	0.8%	776	0.7%
Drive to Work on Motorcycle	3	-	13	-	30	-
Walk or Bicycle to Work	80	1.2%	608	1.2%	1,610	1.4%
Other Means	121	1.9%	729	1.5%	1,838	1.6%
Work at Home	1,010	15.6%	7,940	16.3%	17,366	14.7%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	938	14.5%	7,242	14.8%	19,846	16.8%
Travel to Work in 15 to 29 Minutes	2,153	33.2%	15,778	32.3%	40,339	34.2%
Travel to Work in 30 to 59 Minutes	1,839	28.3%	14,972	30.7%	34,093	28.9%
Travel to Work in 60 Minutes or More	550	8.5%	2,913	6.0%	6,167	5.2%
Average Minutes Travel to Work	26.8		25.6		24.1	