Expanded Profile

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

Quine & Associates, Inc.
Lat/Lon: 33.2147/-96.7346

The Shops at Eagle Point Hwy 380 & Custer, McKinney TX 75071	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	9,088		85,428		204,737	
Projected Population (2028)	10,532		96,029		230,606	
Census Population (2020)	8,773		79,289		189,853	
Census Population (2010)	5,495		43,500		108,467	
Projected Annual Growth (2023 to 2028)	1,444	3.2%	10,601	2.5%	25,869	2.5%
Historical Annual Growth (2020 to 2023)	315	1.2%	6,139	2.6%	14,884	2.6%
Historical Annual Growth (2010 to 2020)	3,278	19.9%	35,790	27.4%	81,385	25.0%
Estimated Population Density (2023)	2,894	psm	3,023	psm	2,608	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2023)	2,734		28,455		69,075	
Projected Households (2028)	3,392		33,800		82,148	
Census Households (2020)	2,602		26,096		63,211	
Census Households (2010)	1,812		14,431		35,952	
Estimated Households with Children (2023)	1,361	49.8%	14,137	49.7%	32,996	47.8%
Estimated Average Household Size (2023)	3.32		3.00		2.96	
Average Household Income						
Estimated Average Household Income (2023)	$173,504		$187,086		$178,633	
Projected Average Household Income (2028)	$148,579		$167,807		$158,896	
Estimated Average Family Income (2023)	$183,955		$201,390		$195,066	
Median Household Income						
Estimated Median Household Income (2023)	$150,738		$162,931		$150,960	
Projected Median Household Income (2028)	$157,042		$167,587		$155,513	
Estimated Median Family Income (2023)	$163,831		$176,683		$168,162	
Per Capita Income						
Estimated Per Capita Income (2023)	$52,199		$62,329		$60,280	
Projected Per Capita Income (2028)	$47,850		$59,076		$56,613	
Estimated Per Capita Income 5 Year Growth	-$4,349	-8.3%	-$3,253	-5.2%	-$3,667	-6.1%
Estimated Average Household Net Worth (2023)	$1,097,975		$1,199,849		$1,113,361	
Daytime Demos (2023)						
Total Businesses	457		3,060		7,309	
Total Employees	2,233		16,815		35,822	
Company Headquarter Businesses	7	1.6%	43	1.4%	132	1.8%
Company Headquarter Employees	74	3.3%	2,930	17.4%	4,151	11.6%
Employee Population per Business	4.9		5.5		4.9	
Residential Population per Business	19.9		27.9		28.0	

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The Shops at Eagle Point Hwy 380 & Custer, McKinney TX 75071	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2023)	5,149	56.7%	51,226	60.0%	117,836	57.6%
Black or African American (2023)	1,342	14.8%	9,945	11.6%	24,732	12.1%
American Indian or Alaska Native (2023)	35	0.4%	280	0.3%	797	0.4%
Asian (2023)	1,469	16.2%	15,054	17.6%	39,296	19.2%
Hawaiian or Pacific Islander (2023)	3	-	61	-	137	-
Other Race (2023)	244	2.7%	1,764	2.1%	4,718	2.3%
Two or More Races (2023)	846	9.3%	7,099	8.3%	17,220	8.4%
Not Hispanic or Latino Population (2023)	7,991	87.9%	76,349	89.4%	182,211	89.0%
Hispanic or Latino Population (2023)	1,097	12.1%	9,079	10.6%	22,526	11.0%
Not Hispanic or Latino Population (2028)	9,276	88.1%	85,827	89.4%	205,351	89.0%
Hispanic or Latino Population (2028)	1,256	11.9%	10,202	10.6%	25,255	11.0%
Not Hispanic or Latino Population (2020)	7,725	88.1%	71,160	89.7%	169,425	89.2%
Hispanic or Latino Population (2020)	1,047	11.9%	8,129	10.3%	20,428	10.8%
Not Hispanic or Latino Population (2010)	4,840	88.1%	38,984	89.6%	95,955	88.5%
Hispanic or Latino Population (2010)	654	11.9%	4,516	10.4%	12,512	11.5%
Projected Hispanic Annual Growth (2023 to 2028)	159	2.9%	1,123	2.5%	2,729	2.4%
Historic Hispanic Annual Growth (2010 to 2023)	442	5.2%	4,563	7.8%	10,014	6.2%
Age Distribution (2023)						
Age Under 5	687	7.6%	5,853	6.9%	13,807	6.7%
Age 5 to 9 Years	766	8.4%	7,000	8.2%	16,437	8.0%
Age 10 to 14 Years	805	8.9%	7,405	8.7%	17,215	8.4%
Age 15 to 19 Years	565	6.2%	5,635	6.6%	13,637	6.7%
Age 20 to 24 Years	416	4.6%	3,876	4.5%	9,998	4.9%
Age 25 to 29 Years	546	6.0%	4,946	5.8%	11,991	5.9%
Age 30 to 34 Years	734	8.1%	6,535	7.6%	15,758	7.7%
Age 35 to 39 Years	879	9.7%	7,881	9.2%	19,188	9.4%
Age 40 to 44 Years	790	8.7%	7,559	8.8%	18,066	8.8%
Age 45 to 49 Years	620	6.8%	6,183	7.2%	15,011	7.3%
Age 50 to 54 Years	522	5.7%	5,309	6.2%	12,902	6.3%
Age 55 to 59 Years	477	5.2%	4,655	5.4%	11,220	5.5%
Age 60 to 64 Years	433	4.8%	4,059	4.8%	9,471	4.6%
Age 65 to 74 Years	573	6.3%	5,770	6.8%	13,355	6.5%
Age 75 to 84 Years	229	2.5%	2,208	2.6%	5,298	2.6%
Age 85 Years or Over	45	0.5%	554	0.6%	1,384	0.7%
Median Age	34.3		35.2		35.2	
Gender Age Distribution (2023)						
Female Population	4,694	51.7%	42,862	50.2%	102,922	50.3%
Age 0 to 19 Years	1,477	31.5%	12,247	28.6%	29,309	28.5%
Age 20 to 64 Years	2,766	58.9%	25,967	60.6%	62,681	60.9%
Age 65 Years or Over	451	9.6%	4,647	10.8%	10,933	10.6%
Female Median Age	33.6		35.7		35.5	
Male Population	4,394	48.3%	42,566	49.8%	101,814	49.7%
Age 0 to 19 Years	1,347	30.7%	13,646	32.1%	31,788	31.2%
Age 20 to 64 Years	2,651	60.3%	25,035	58.8%	60,923	59.8%
Age 65 Years or Over	396	9.0%	3,885	9.1%	9,103	8.9%
Male Median Age	34.4		34.5		34.7	

The Shops at Eagle Point Hwy 380 & Custer, McKinney TX 75071	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	822	30.1%	9,505	33.4%	20,993	30.4%
HH Income $150,000 to $199,999	464	17.0%	4,970	17.5%	11,860	17.2%
HH Income $100,000 to $149,999	543	19.9%	6,197	21.8%	14,687	21.3%
HH Income $75,000 to $99,999	215	7.9%	2,194	7.7%	6,629	9.6%
HH Income $50,000 to $74,999	213	7.8%	2,136	7.5%	6,180	8.9%
HH Income $35,000 to $49,999	183	6.7%	1,310	4.6%	3,350	4.8%
HH Income $25,000 to $34,999	79	2.9%	715	2.5%	1,981	2.9%
HH Income $15,000 to $24,999	70	2.6%	553	1.9%	1,455	2.1%
HH Income Under $15,000	145	5.3%	875	3.1%	1,940	2.8%
HH Income $35,000 or More	2,440	89.2%	26,312	92.5%	63,699	92.2%
HH Income $75,000 or More	2,044	74.7%	22,866	80.4%	54,169	78.4%
Housing (2023)						
Total Housing Units	2,858		30,399		73,731	
Housing Units Occupied	2,734	95.7%	28,455	93.6%	69,075	93.7%
Housing Units Owner-Occupied	2,161	79.0%	22,219	78.1%	52,630	76.2%
Housing Units, Renter-Occupied	573	21.0%	6,236	21.9%	16,445	23.8%
Housing Units, Vacant	124	4.5%	1,943	6.8%	4,656	6.7%
Marital Status (2023)						
Never Married	1,601	23.4%	12,391	19.0%	33,465	21.3%
Currently Married	4,325	63.3%	45,074	69.2%	104,146	66.2%
Separated	102	1.5%	1,593	2.4%	4,113	2.6%
Widowed	247	3.6%	2,321	3.6%	4,926	3.1%
Divorced	554	8.1%	3,792	5.8%	10,627	6.8%
Household Type (2023)						
Population Family	8,441	92.9%	79,899	93.5%	189,541	92.6%
Population Non-Family	647	7.1%	5,355	6.3%	14,833	7.2%
Population Group Quarters	-	-	175	0.2%	363	0.2%
Family Households	2,260	82.7%	23,935	84.1%	56,743	82.1%
Non-Family Households	474	17.3%	4,521	15.9%	12,332	17.9%
Married Couple with Children	1,086	25.1%	11,530	25.6%	26,716	25.7%
Average Family Household Size	3.7		3.3		3.3	
Household Size (2023)						
1 Person Households	371	13.6%	3,744	13.2%	10,276	14.9%
2 Person Households	754	27.6%	8,631	30.3%	20,576	29.8%
3 Person Households	471	17.2%	5,756	20.2%	14,135	20.5%
4 Person Households	692	25.3%	6,409	22.5%	14,939	21.6%
5 Person Households	314	11.5%	2,771	9.7%	6,425	9.3%
6 or More Person Households	132	4.8%	1,145	4.0%	2,724	3.9%
Household Vehicles (2023)						
Households with 0 Vehicles Available	138	5.0%	667	2.3%	1,328	1.9%
Households with 1 Vehicles Available	476	17.4%	5,744	20.2%	15,311	22.2%
Households with 2 or More Vehicles Available	2,121	77.6%	22,045	77.5%	52,436	75.9%
Total Vehicles Available	5,706		58,436		141,681	
Average Vehicles Per Household	2.1		2.1		2.1	

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The Shops at Eagle Point Hwy 380 & Custer, McKinney TX 75071	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	6,674		63,780		153,977	
Estimated Civilian Employed	4,894	73.3%	46,276	72.6%	112,678	73.2%
Estimated Civilian Unemployed	261	3.9%	1,547	2.4%	3,677	2.4%
Estimated in Armed Forces	-	-	44	-	82	-
Estimated Not in Labor Force	1,519	22.8%	15,913	24.9%	37,540	24.4%
Unemployment Rate	3.9%		2.4%		2.4%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	4,894		46,276		112,678	
Management, Business, Financial Operations	1,672	34.2%	13,872	30.0%	32,817	29.1%
Professional, Related	1,456	29.8%	15,049	32.5%	36,611	32.5%
Service	445	9.1%	4,315	9.3%	11,307	10.0%
Sales, Office	968	19.8%	9,041	19.5%	21,308	18.9%
Farming, Fishing, Forestry	10	0.2%	66	0.1%	325	0.3%
Construct, Extraction, Maintenance	105	2.1%	1,539	3.3%	4,108	3.6%
Production, Transport Material Moving	238	4.9%	2,394	5.2%	6,202	5.5%
White Collar Workers	4,097	83.7%	37,962	82.0%	90,736	80.5%
Blue Collar Workers	797	16.3%	8,314	18.0%	21,942	19.5%
Consumer Expenditure (2023)						
Total Household Expenditure	$288.56 M		$3.21 B		$7.49 B	
Total Non-Retail Expenditure	$153.75 M	53.3%	$1.71 B	53.3%	$3.99 B	53.3%
Total Retail Expenditure	$134.82 M	46.7%	$1.5 B	46.7%	$3.5 B	46.7%
Apparel	$10.63 M	3.7%	$118.61 M	3.7%	$276.03 M	3.7%
Contributions	$10.49 M	3.6%	$118.73 M	3.7%	$273.86 M	3.7%
Education	$10.85 M	3.8%	$123.4 M	3.8%	$282.76 M	3.8%
Entertainment	$17.09 M	5.9%	$191.12 M	6.0%	$444.63 M	5.9%
Food and Beverages	$41.35 M	14.3%	$457.98 M	14.3%	$1.07 B	14.3%
Furnishings and Equipment	$10.5 M	3.6%	$117.4 M	3.7%	$273.44 M	3.6%
Gifts	$8.13 M	2.8%	$92.76 M	2.9%	$213.13 M	2.8%
Health Care	$22.65 M	7.9%	$250.29 M	7.8%	$587.32 M	7.8%
Household Operations	$11.78 M	4.1%	$131.73 M	4.1%	$306.16 M	4.1%
Miscellaneous Expenses	$5.51 M	1.9%	$61.42 M	1.9%	$143.19 M	1.9%
Personal Care	$3.86 M	1.3%	$42.92 M	1.3%	$100.23 M	1.3%
Personal Insurance	$2.28 M	0.8%	$25.7 M	0.8%	$59.44 M	0.8%
Reading	$634.55 K	0.2%	$7.09 M	0.2%	$16.5 M	0.2%
Shelter	$60.61 M	21.0%	$673.22 M	21.0%	$1.57 B	21.0%
Tobacco	$1.34 M	0.5%	$14.28 M	0.4%	$34.13 M	0.5%
Transportation	$51.67 M	17.9%	$574.28 M	17.9%	$1.34 B	17.9%
Utilities	$19.2 M	6.7%	$210.5 M	6.6%	$495.43 M	6.6%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	5,848		55,659		133,642	
Elementary (Grade Level 0 to 8)	131	2.2%	882	1.6%	2,470	1.8%
Some High School (Grade Level 9 to 11)	119	2.0%	832	1.5%	2,040	1.5%
High School Graduate	693	11.8%	6,314	11.3%	14,953	11.2%
Some College	985	16.8%	8,842	15.9%	21,230	15.9%
Associate Degree Only	536	9.2%	4,396	7.9%	10,642	8.0%
Bachelor Degree Only	2,120	36.3%	21,572	38.8%	51,850	38.8%
Graduate Degree	1,264	21.6%	12,821	23.0%	30,457	22.8%

The Shops at Eagle Point Hwy 380 & Custer, McKinney TX 75071	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
1 Detached Unit	2,280	125.8%	23,502	162.9%	55,612	154.7%
1 Attached Unit	67	3.7%	491	3.4%	1,452	4.0%
2 to 4 Units	36	2.0%	457	3.2%	1,241	3.5%
5 to 9 Units	64	3.5%	853	5.9%	2,185	6.1%
10 to 19 Units	66	3.6%	847	5.9%	2,590	7.2%
20 to 49 Units	28	1.5%	386	2.7%	1,250	3.5%
50 or More Units	165	9.1%	1,642	11.4%	4,100	11.4%
Mobile Home or Trailer	29	1.6%	272	1.9%	621	1.7%
Other Structure	-	-	4	-	24	-
Homes Built By Year (2023)						
Homes Built 2010 or later	856	47.3%	11,462	79.4%	27,681	77.0%
Homes Built 2000 to 2009	1,118	61.7%	10,066	69.8%	22,755	63.3%
Homes Built 1990 to 1999	421	23.3%	3,354	23.2%	9,450	26.3%
Homes Built 1980 to 1989	183	10.1%	1,757	12.2%	4,492	12.5%
Homes Built 1970 to 1979	66	3.6%	920	6.4%	2,404	6.7%
Homes Built 1960 to 1969	61	3.4%	536	3.7%	1,333	3.7%
Homes Built 1950 to 1959	23	1.3%	270	1.9%	678	1.9%
Homes Built Before 1949	6	0.3%	91	0.6%	282	0.8%
Home Values (2023)						
Home Values $1,000,000 or More	42	2.0%	543	2.4%	1,335	2.5%
Home Values $500,000 to $999,999	536	24.8%	6,591	29.7%	15,811	30.0%
Home Values $400,000 to $499,999	412	19.0%	5,699	25.6%	12,945	24.6%
Home Values $300,000 to $399,999	616	28.5%	5,882	26.5%	13,613	25.9%
Home Values $200,000 to $299,999	441	20.4%	2,609	11.7%	6,790	12.9%
Home Values $150,000 to $199,999	41	1.9%	212	1.0%	591	1.1%
Home Values $100,000 to $149,999	10	0.5%	89	0.4%	251	0.5%
Home Values $70,000 to $99,999	14	0.7%	69	0.3%	138	0.3%
Home Values $50,000 to $69,999	4	0.2%	58	0.3%	284	0.5%
Home Values $25,000 to $49,999	17	0.8%	120	0.5%	226	0.4%
Home Values Under $25,000	27	1.3%	347	1.6%	648	1.2%
Owner-Occupied Median Home Value	$389,962		$444,028		$441,929	
Renter-Occupied Median Rent	$1,758		$1,652		$1,552	
Transportation To Work (2023)						
Drive to Work Alone	2,913	59.5%	24,737	53.5%	61,454	54.5%
Drive to Work in Carpool	272	5.6%	2,691	5.8%	6,582	5.8%
Travel to Work by Public Transportation	11	0.2%	76	0.2%	197	0.2%
Drive to Work on Motorcycle	7	0.2%	22	-	39	-
Walk or Bicycle to Work	38	0.8%	199	0.4%	535	0.5%
Other Means	51	1.0%	671	1.4%	1,656	1.5%
Work at Home	1,601	32.7%	17,880	38.6%	42,215	37.5%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	504	10.3%	4,985	10.8%	13,203	11.7%
Travel to Work in 15 to 29 Minutes	1,224	25.0%	10,478	22.6%	25,602	22.7%
Travel to Work in 30 to 59 Minutes	1,386	28.3%	11,032	23.8%	26,477	23.5%
Travel to Work in 60 Minutes or More	178	3.6%	1,900	4.1%	5,181	4.6%
Average Minutes Travel to Work	26.1		25.8		25.9	

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