

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.9091/-96.8691



3312 Forest Ln Dallas, TX 75229	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	17,561	104,525	264,533
Projected Population (2028)	18,155	109,453	276,183
Census Population (2020)	17,802	105,685	265,259
Census Population (2010)	17,814	101,910	238,752
Projected Annual Growth (2023 to 2028)	594 0.7%	4,928 0.9%	11,650 0.9%
Historical Annual Growth (2020 to 2023)	-241 -0.5%	-1,160 -0.4%	-726 -
Historical Annual Growth (2010 to 2020)	-12 -	3,775 1.2%	26,507 3.7%
Estimated Population Density (2023)	5,593 psm	3,699 psm	3,369 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2023)	6,304	39,084	113,129
Projected Households (2028)	6,468	40,313	116,162
Census Households (2020)	6,300	39,075	112,888
Census Households (2010)	6,200	35,907	95,391
Estimated Households with Children (2023)	2,385 37.8%	13,502 34.5%	31,619 27.9%
Estimated Average Household Size (2023)	2.76	2.67	2.33
Average Household Income			
Estimated Average Household Income (2023)	\$109,971	\$145,949	\$146,511
Projected Average Household Income (2028)	\$110,734	\$150,471	\$151,323
Estimated Average Family Income (2023)	\$136,907	\$173,059	\$182,470
Median Household Income			
Estimated Median Household Income (2023)	\$85,323	\$98,550	\$99,353
Projected Median Household Income (2028)	\$80,917	\$96,365	\$96,883
Estimated Median Family Income (2023)	\$98,696	\$115,467	\$123,304
Per Capita Income			
Estimated Per Capita Income (2023)	\$39,564	\$54,601	\$62,690
Projected Per Capita Income (2028)	\$39,530	\$55,446	\$63,678
Estimated Per Capita Income 5 Year Growth	-\$34 -	\$845 1.5%	\$989 1.6%
Estimated Average Household Net Worth (2023)	\$502,422	\$671,403	\$668,482
Daytime Demos (2023)			
Total Businesses	1,277	9,857	31,442
Total Employees	14,675	109,526	360,477
Company Headquarter Businesses	47 3.7%	481 4.9%	1,467 4.7%
Company Headquarter Employees	6,064 41.3%	34,124 31.2%	110,861 30.8%
Employee Population per Business	11.5	11.1	11.5
Residential Population per Business	13.8	10.6	8.4

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Race & Ethnicity						
White (2023)	7,136	40.6%	47,030	45.0%	115,974	43.8%
Black or African American (2023)	1,440	8.2%	9,185	8.8%	34,034	12.9%
American Indian or Alaska Native (2023)	336	1.9%	1,339	1.3%	2,685	1.0%
Asian (2023)	634	3.6%	5,024	4.8%	22,482	8.5%
Hawaiian or Pacific Islander (2023)	5	-	28	-	142	-
Other Race (2023)	4,314	24.6%	20,439	19.6%	43,204	16.3%
Two or More Races (2023)	3,696	21.0%	21,480	20.6%	46,012	17.4%
Not Hispanic or Latino Population (2023)	7,171	40.8%	51,137	48.9%	153,728	58.1%
Hispanic or Latino Population (2023)	10,390	59.2%	53,388	51.1%	110,806	41.9%
Not Hispanic or Latino Population (2028)	7,458	41.1%	53,311	48.7%	160,017	57.9%
Hispanic or Latino Population (2028)	10,697	58.9%	56,142	51.3%	116,166	42.1%
Not Hispanic or Latino Population (2020)	6,979	39.2%	51,072	48.3%	155,381	58.6%
Hispanic or Latino Population (2020)	10,823	60.8%	54,613	51.7%	109,879	41.4%
Not Hispanic or Latino Population (2010)	7,127	40.0%	47,866	47.0%	132,964	55.7%
Hispanic or Latino Population (2010)	10,687	60.0%	54,044	53.0%	105,787	44.3%
Projected Hispanic Annual Growth (2023 to 2028)	307	0.6%	2,754	1.0%	5,360	1.0%
Historic Hispanic Annual Growth (2010 to 2023)	-297	-0.2%	-655	-	5,018	0.4%
Age Distribution (2023)						
Age Under 5	1,201	6.8%	6,994	6.7%	17,537	6.6%
Age 5 to 9 Years	1,238	7.0%	6,849	6.6%	15,942	6.0%
Age 10 to 14 Years	1,322	7.5%	7,457	7.1%	16,215	6.1%
Age 15 to 19 Years	1,190	6.8%	7,020	6.7%	14,975	5.7%
Age 20 to 24 Years	1,168	6.6%	6,715	6.4%	17,610	6.7%
Age 25 to 29 Years	1,318	7.5%	7,874	7.5%	25,940	9.8%
Age 30 to 34 Years	1,232	7.0%	7,740	7.4%	24,059	9.1%
Age 35 to 39 Years	1,171	6.7%	6,990	6.7%	19,611	7.4%
Age 40 to 44 Years	1,166	6.6%	6,817	6.5%	17,330	6.6%
Age 45 to 49 Years	1,117	6.4%	6,647	6.4%	16,205	6.1%
Age 50 to 54 Years	1,063	6.1%	6,555	6.3%	15,739	5.9%
Age 55 to 59 Years	981	5.6%	6,299	6.0%	15,579	5.9%
Age 60 to 64 Years	855	4.9%	5,705	5.5%	14,148	5.3%
Age 65 to 74 Years	1,398	8.0%	8,799	8.4%	20,457	7.7%
Age 75 to 84 Years	791	4.5%	4,483	4.3%	9,655	3.6%
Age 85 Years or Over	352	2.0%	1,580	1.5%	3,533	1.3%
Median Age	35.3		36.1		35.6	
Gender Age Distribution (2023)						
Female Population	8,575	48.8%	51,808	49.6%	131,448	49.7%
Age 0 to 19 Years	2,394	27.9%	13,958	26.9%	31,534	24.0%
Age 20 to 64 Years	4,747	55.4%	29,809	57.5%	81,607	62.1%
Age 65 Years or Over	1,434	16.7%	8,041	15.5%	18,307	13.9%
Female Median Age	36.5		36.8		36.2	
Male Population	8,986	51.2%	52,717	50.4%	133,085	50.3%
Age 0 to 19 Years	2,557	28.4%	14,362	27.2%	33,135	24.9%
Age 20 to 64 Years	5,322	59.2%	31,534	59.8%	84,612	63.6%
Age 65 Years or Over	1,108	12.3%	6,822	12.9%	15,338	11.5%
Male Median Age	34.2		35.5		35.0	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	650	10.3%	6,436	16.5%	18,798	16.6%
HH Income \$150,000 to \$199,999	621	9.9%	3,684	9.4%	9,021	8.0%
HH Income \$100,000 to \$149,999	1,165	18.5%	6,433	16.5%	17,959	15.9%
HH Income \$75,000 to \$99,999	865	13.7%	4,656	11.9%	14,103	12.5%
HH Income \$50,000 to \$74,999	1,012	16.1%	6,527	16.7%	19,509	17.2%
HH Income \$35,000 to \$49,999	795	12.6%	4,410	11.3%	12,763	11.3%
HH Income \$25,000 to \$34,999	528	8.4%	2,715	6.9%	7,594	6.7%
HH Income \$15,000 to \$24,999	419	6.6%	2,101	5.4%	6,062	5.4%
HH Income Under \$15,000	250	4.0%	2,121	5.4%	7,320	6.5%
HH Income \$35,000 or More	5,107	81.0%	32,147	82.3%	92,153	81.5%
HH Income \$75,000 or More	3,300	52.3%	21,209	54.3%	59,881	52.9%
Housing (2023)						
Total Housing Units	6,633		42,622		123,959	
Housing Units Occupied	6,304	95.1%	39,084	91.7%	113,129	91.3%
Housing Units Owner-Occupied	3,610	57.3%	22,556	57.7%	49,063	43.4%
Housing Units, Renter-Occupied	2,694	42.7%	16,528	42.3%	64,066	56.6%
Housing Units, Vacant	328	5.2%	3,538	9.1%	10,830	9.6%
Marital Status (2023)						
Never Married	5,143	37.3%	29,604	35.6%	81,043	37.7%
Currently Married	6,234	45.2%	39,526	47.5%	95,033	44.2%
Separated	815	5.9%	4,245	5.1%	11,573	5.4%
Widowed	481	3.5%	3,100	3.7%	7,689	3.6%
Divorced	1,127	8.2%	6,750	8.1%	19,502	9.1%
Household Type (2023)						
Population Family	14,652	83.4%	87,231	83.5%	203,425	76.9%
Population Non-Family	2,756	15.7%	16,945	16.2%	60,000	22.7%
Population Group Quarters	153	0.9%	348	0.3%	1,108	0.4%
Family Households	4,163	66.0%	25,653	65.6%	63,631	56.2%
Non-Family Households	2,141	34.0%	13,431	34.4%	49,498	43.8%
Married Couple with Children	1,654	26.5%	9,486	24.0%	21,405	22.5%
Average Family Household Size	3.5		3.4		3.2	
Household Size (2023)						
1 Person Households	1,686	26.7%	11,025	28.2%	41,442	36.6%
2 Person Households	1,736	27.5%	11,966	30.6%	34,966	30.9%
3 Person Households	828	13.1%	5,371	13.7%	14,180	12.5%
4 Person Households	914	14.5%	4,915	12.6%	11,280	10.0%
5 Person Households	575	9.1%	3,039	7.8%	6,442	5.7%
6 or More Person Households	566	9.0%	2,769	7.1%	4,820	4.3%
Household Vehicles (2023)						
Households with 0 Vehicles Available	228	3.6%	1,393	3.6%	5,796	5.1%
Households with 1 Vehicles Available	1,759	27.9%	12,689	32.5%	46,776	41.3%
Households with 2 or More Vehicles Available	4,317	68.5%	25,002	64.0%	60,557	53.5%
Total Vehicles Available	12,410		74,650		191,739	
Average Vehicles Per Household	2.0		1.9		1.7	

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Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	13,534		81,656		211,557	
Estimated Civilian Employed	10,061	74.3%	60,823	74.5%	159,337	75.3%
Estimated Civilian Unemployed	327	2.4%	1,789	2.2%	4,969	2.3%
Estimated in Armed Forces	2	-	13	-	100	-
Estimated Not in Labor Force	3,144 23.2%		19,031 23.3%		47,150 22.3%	
Unemployment Rate	2.4%		2.2%		2.3%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	10,061		60,814		159,328	
Management, Business, Financial Operations	1,450	14.4%	12,197	20.1%	33,465	21.0%
Professional, Related	1,652	16.4%	12,195	20.1%	36,306	22.8%
Service	2,043	20.3%	9,320	15.3%	22,906	14.4%
Sales, Office	1,770	17.6%	11,733	19.3%	31,608	19.8%
Farming, Fishing, Forestry	20	0.2%	93	0.2%	126	-
Construct, Extraction, Maintenance	1,547	15.4%	6,878	11.3%	14,526	9.1%
Production, Transport Material Moving	1,578	15.7%	8,398	13.8%	20,391	12.8%
White Collar Workers	4,872 48.4%		36,125 59.4%		101,379 63.6%	
Blue Collar Workers	5,189 51.6%		24,689 40.6%		57,949 36.4%	
Consumer Expenditure (2023)						
Total Household Expenditure	\$467.79 M		\$3.63 B		\$10.6 B	
Total Non-Retail Expenditure	\$247.22 M	52.8%	\$1.93 B	53.2%	\$5.65 B	53.3%
Total Retail Expenditure	\$220.57 M	47.2%	\$1.7 B	46.8%	\$4.95 B	46.7%
Apparel	\$16.72 M	3.6%	\$130.6 M	3.6%	\$381.98 M	3.6%
Contributions	\$15.7 M	3.4%	\$127.48 M	3.5%	\$373.94 M	3.5%
Education	\$14.8 M	3.2%	\$123.89 M	3.4%	\$366 M	3.5%
Entertainment	\$26.82 M	5.7%	\$209.96 M	5.8%	\$611.58 M	5.8%
Food and Beverages	\$68.47 M	14.6%	\$524.71 M	14.5%	\$1.53 B	14.5%
Furnishings and Equipment	\$16.61 M	3.6%	\$129.66 M	3.6%	\$377.7 M	3.6%
Gifts	\$11.86 M	2.5%	\$98.4 M	2.7%	\$292.69 M	2.8%
Health Care	\$38.74 M	8.3%	\$294.66 M	8.1%	\$854.81 M	8.1%
Household Operations	\$18.52 M	4.0%	\$145.7 M	4.0%	\$425.64 M	4.0%
Miscellaneous Expenses	\$8.86 M	1.9%	\$69 M	1.9%	\$201.74 M	1.9%
Personal Care	\$6.27 M	1.3%	\$48.48 M	1.3%	\$141.68 M	1.3%
Personal Insurance	\$3.4 M	0.7%	\$27.18 M	0.7%	\$78.69 M	0.7%
Reading	\$1.02 M	0.2%	\$8 M	0.2%	\$23.39 M	0.2%
Shelter	\$98.56 M	21.1%	\$764.08 M	21.1%	\$2.25 B	21.2%
Tobacco	\$2.64 M	0.6%	\$19.12 M	0.5%	\$56.21 M	0.5%
Transportation	\$85.25 M	18.2%	\$652.81 M	18.0%	\$1.9 B	17.9%
Utilities	\$33.54 M	7.2%	\$252.54 M	7.0%	\$734.77 M	6.9%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	11,442		69,490		182,255	
Elementary (Grade Level 0 to 8)	1,790	15.6%	9,021	13.0%	17,705	9.7%
Some High School (Grade Level 9 to 11)	1,308	11.4%	5,530	8.0%	11,566	6.3%
High School Graduate	2,275	19.9%	12,646	18.2%	30,240	16.6%
Some College	2,010	17.6%	10,370	14.9%	27,715	15.2%
Associate Degree Only	603	5.3%	3,103	4.5%	8,997	4.9%
Bachelor Degree Only	2,212	19.3%	17,315	24.9%	52,046	28.6%
Graduate Degree	1,245	10.9%	11,506	16.6%	33,986	18.6%

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Units In Structure (2023)						
1 Detached Unit	3,665	59.1%	22,594	62.9%	49,050	51.4%
1 Attached Unit	309	5.0%	1,581	4.4%	4,051	4.2%
2 to 4 Units	491	7.9%	2,167	6.0%	6,789	7.1%
5 to 9 Units	613	9.9%	2,392	6.7%	8,938	9.4%
10 to 19 Units	502	8.1%	3,142	8.8%	11,565	12.1%
20 to 49 Units	156	2.5%	1,883	5.2%	8,824	9.3%
50 or More Units	487	7.9%	4,784	13.3%	22,697	23.8%
Mobile Home or Trailer	81	1.3%	539	1.5%	1,207	1.3%
Other Structure	1	-	2	-	8	-
Homes Built By Year (2023)						
Homes Built 2010 or later	358	5.8%	5,755	16.0%	19,074	20.0%
Homes Built 2000 to 2009	195	3.1%	2,205	6.1%	12,907	13.5%
Homes Built 1990 to 1999	408	6.6%	2,431	6.8%	11,548	12.1%
Homes Built 1980 to 1989	906	14.6%	4,296	12.0%	19,157	20.1%
Homes Built 1970 to 1979	660	10.6%	5,039	14.0%	16,112	16.9%
Homes Built 1960 to 1969	2,365	38.1%	10,346	28.8%	16,639	17.4%
Homes Built 1950 to 1959	1,241	20.0%	7,757	21.6%	13,168	13.8%
Homes Built Before 1949	171	2.8%	1,254	3.5%	4,525	4.7%
Home Values (2023)						
Home Values \$1,000,000 or More	66	1.8%	1,258	5.6%	5,989	12.2%
Home Values \$500,000 to \$999,999	327	9.1%	4,706	20.9%	9,758	19.9%
Home Values \$400,000 to \$499,999	385	10.7%	2,769	12.3%	5,080	10.4%
Home Values \$300,000 to \$399,999	979	27.1%	4,115	18.2%	9,321	19.0%
Home Values \$200,000 to \$299,999	1,106	30.6%	5,280	23.4%	10,406	21.2%
Home Values \$150,000 to \$199,999	435	12.0%	2,369	10.5%	4,522	9.2%
Home Values \$100,000 to \$149,999	209	5.8%	1,129	5.0%	2,278	4.6%
Home Values \$70,000 to \$99,999	39	1.1%	303	1.3%	605	1.2%
Home Values \$50,000 to \$69,999	18	0.5%	141	0.6%	226	0.5%
Home Values \$25,000 to \$49,999	21	0.6%	138	0.6%	255	0.5%
Home Values Under \$25,000	26	0.7%	350	1.6%	622	1.3%
Owner-Occupied Median Home Value	\$302,644		\$391,014		\$496,898	
Renter-Occupied Median Rent	\$1,109		\$1,241		\$1,231	
Transportation To Work (2023)						
Drive to Work Alone	6,864	68.2%	40,214	66.1%	102,399	64.3%
Drive to Work in Carpool	1,213	12.1%	6,432	10.6%	15,460	9.7%
Travel to Work by Public Transportation	126	1.3%	711	1.2%	1,979	1.2%
Drive to Work on Motorcycle	1	-	16	-	40	-
Walk or Bicycle to Work	138	1.4%	813	1.3%	2,384	1.5%
Other Means	122	1.2%	840	1.4%	2,291	1.4%
Work at Home	1,596	15.9%	11,788	19.4%	34,775	21.8%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	1,745	17.3%	10,666	17.5%	30,057	18.9%
Travel to Work in 15 to 29 Minutes	3,882	38.6%	22,759	37.4%	55,787	35.0%
Travel to Work in 30 to 59 Minutes	2,335	23.2%	13,410	22.1%	33,766	21.2%
Travel to Work in 60 Minutes or More	503	5.0%	2,190	3.6%	4,943	3.1%
Average Minutes Travel to Work	22.4		21.7		21.1	

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