

## Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.7096/-96.5929



Gateway Village 5101 Gateway Blvd, Denison, TX 75020	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2023)	580		14,665		52,000	
Projected Population (2028)	583		14,936		53,775	
Census Population (2020)	510		14,055		49,715	
Census Population (2010)	346		11,408		45,315	
Projected Annual Growth (2023 to 2028)	3 -		271 0.4%		1,775 0.7%	
Historical Annual Growth (2020 to 2023)	70 4.6%		609 1.4%		2,285 1.5%	
Historical Annual Growth (2010 to 2020)	163 15.7%		2,647 7.7%		4,400 3.2%	
Estimated Population Density (2023)	185 psm		519 psm		662 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2023)	236		6,089		20,670	
Projected Households (2028)	236		6,198		21,339	
Census Households (2020)	205		5,755		19,530	
Census Households (2010)	153		4,687		17,787	
Estimated Households with Children (2023)	61 25.9%		1,676 27.5%		6,196 30.0%	
Estimated Average Household Size (2023)	2.26		2.33		2.44	
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$109,975		\$92,183		\$80,891	
Projected Average Household Income (2028)	\$113,249		\$91,086		\$78,274	
Estimated Average Family Income (2023)	\$140,050		\$106,133		\$92,431	
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$67,566		\$69,639		\$62,116	
Projected Median Household Income (2028)	\$62,407		\$64,425		\$56,703	
Estimated Median Family Income (2023)	\$86,288		\$83,232		\$74,936	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$45,326		\$38,501		\$32,347	
Projected Per Capita Income (2028)	\$46,471		\$38,019		\$31,248	
Estimated Per Capita Income 5 Year Growth	\$1,145 2.5%		-\$482 -1.3%		-\$1,099 -3.4%	
Estimated Average Household Net Worth (2023)	\$413,455		\$371,062		\$306,744	
<b>Daytime Demos (2023)</b>						
Total Businesses	93		616		2,443	
Total Employees	1,540		6,883		21,282	
Company Headquarter Businesses	3 3.3%		10 1.6%		67 2.8%	
Company Headquarter Employees	925 60.1%		1,356 19.7%		3,206 15.1%	
Employee Population per Business	16.6		11.2		8.7	
Residential Population per Business	6.3		23.8		21.3	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.7096/-96.5929



Gateway Village		1 mi radius		3 mi radius		5 mi radius	
5101 Gateway Blvd, Denison, TX 75020							
<b>Race &amp; Ethnicity</b>							
White (2023)		457	78.9%	11,157	76.1%	37,301	71.7%
Black or African American (2023)		37	6.5%	1,073	7.3%	4,875	9.4%
American Indian or Alaska Native (2023)		10	1.8%	233	1.6%	746	1.4%
Asian (2023)		8	1.4%	428	2.9%	1,550	3.0%
Hawaiian or Pacific Islander (2023)		-	-	11	-	30	-
Other Race (2023)		18	3.1%	588	4.0%	2,994	5.8%
Two or More Races (2023)		48	8.3%	1,176	8.0%	4,503	8.7%
Not Hispanic or Latino Population (2023)		513	88.4%	12,777	87.1%	43,689	84.0%
Hispanic or Latino Population (2023)		67	11.6%	1,888	12.9%	8,311	16.0%
Not Hispanic or Latino Population (2028)		514	88.1%	12,986	86.9%	45,200	84.1%
Hispanic or Latino Population (2028)		69	11.9%	1,950	13.1%	8,575	15.9%
Not Hispanic or Latino Population (2020)		468	91.8%	12,430	88.4%	41,193	82.9%
Hispanic or Latino Population (2020)		42	8.2%	1,626	11.6%	8,522	17.1%
Not Hispanic or Latino Population (2010)		326	94.1%	10,396	91.1%	39,462	87.1%
Hispanic or Latino Population (2010)		21	5.9%	1,013	8.9%	5,853	12.9%
Projected Hispanic Annual Growth (2023 to 2028)		2	0.6%	62	0.7%	264	0.6%
Historic Hispanic Annual Growth (2010 to 2023)		47	17.4%	876	6.7%	2,458	3.2%
<b>Age Distribution (2023)</b>							
Age Under 5		30	5.3%	855	5.8%	3,336	6.4%
Age 5 to 9 Years		32	5.5%	913	6.2%	3,375	6.5%
Age 10 to 14 Years		39	6.8%	975	6.6%	3,386	6.5%
Age 15 to 19 Years		38	6.6%	965	6.6%	3,647	7.0%
Age 20 to 24 Years		28	4.8%	882	6.0%	3,732	7.2%
Age 25 to 29 Years		33	5.6%	929	6.3%	3,369	6.5%
Age 30 to 34 Years		32	5.5%	866	5.9%	3,276	6.3%
Age 35 to 39 Years		28	4.9%	802	5.5%	2,980	5.7%
Age 40 to 44 Years		26	4.5%	714	4.9%	2,684	5.2%
Age 45 to 49 Years		36	6.2%	786	5.4%	2,715	5.2%
Age 50 to 54 Years		37	6.4%	870	5.9%	3,005	5.8%
Age 55 to 59 Years		33	5.8%	958	6.5%	3,352	6.4%
Age 60 to 64 Years		40	6.9%	982	6.7%	3,342	6.4%
Age 65 to 74 Years		74	12.8%	1,672	11.4%	5,517	10.6%
Age 75 to 84 Years		45	7.8%	1,013	6.9%	3,091	5.9%
Age 85 Years or Over		27	4.7%	483	3.3%	1,194	2.3%
Median Age		44.4		40.2		37.8	
<b>Gender Age Distribution (2023)</b>							
Female Population		307	52.8%	7,723	52.7%	27,151	52.2%
Age 0 to 19 Years		59	19.3%	1,800	23.3%	6,805	25.1%
Age 20 to 64 Years		153	49.8%	4,053	52.5%	14,675	54.1%
Age 65 Years or Over		95	30.9%	1,870	24.2%	5,671	20.9%
Female Median Age		48.4		42.3		39.5	
Male Population		273	47.2%	6,942	47.3%	24,849	47.8%
Age 0 to 19 Years		81	29.5%	1,907	27.5%	6,938	27.9%
Age 20 to 64 Years		141	51.5%	3,736	53.8%	13,779	55.5%
Age 65 Years or Over		52	19.0%	1,298	18.7%	4,131	16.6%
Male Median Age		38.1		37.7		36.2	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.7096/-96.5929



### Gateway Village

5101 Gateway Blvd, Denison, TX 75020

1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	20	8.3%	387	6.4%	940	4.5%
HH Income \$150,000 to \$199,999	5	1.9%	281	4.6%	960	4.6%
HH Income \$100,000 to \$149,999	43	18.4%	1,220	20.0%	3,093	15.0%
HH Income \$75,000 to \$99,999	25	10.7%	951	15.6%	2,854	13.8%
HH Income \$50,000 to \$74,999	66	28.0%	1,054	17.3%	3,837	18.6%
HH Income \$35,000 to \$49,999	30	12.9%	808	13.3%	3,138	15.2%
HH Income \$25,000 to \$34,999	3	1.4%	397	6.5%	1,895	9.2%
HH Income \$15,000 to \$24,999	11	4.8%	338	5.6%	1,811	8.8%
HH Income Under \$15,000	32	13.5%	652	10.7%	2,141	10.4%
HH Income \$35,000 or More	189	80.3%	4,701	77.2%	14,823	71.7%
HH Income \$75,000 or More	93	39.3%	2,839	46.6%	7,847	38.0%
<b>Housing (2023)</b>						
Total Housing Units	264		6,676		22,816	
Housing Units Occupied	236	89.3%	6,089	91.2%	20,670	90.6%
Housing Units Owner-Occupied	143	60.5%	3,714	61.0%	12,876	62.3%
Housing Units, Renter-Occupied	93	39.5%	2,374	39.0%	7,793	37.7%
Housing Units, Vacant	28	11.9%	587	9.6%	2,146	10.4%
<b>Marital Status (2023)</b>						
Never Married	129	26.9%	2,415	20.3%	10,393	24.8%
Currently Married	248	51.9%	5,924	49.7%	19,788	47.2%
Separated	14	2.9%	269	2.3%	1,072	2.6%
Widowed	33	7.0%	1,272	10.7%	3,665	8.7%
Divorced	54	11.4%	2,042	17.1%	6,986	16.7%
<b>Household Type (2023)</b>						
Population Family	420	72.5%	11,448	78.1%	40,962	78.8%
Population Non-Family	114	19.7%	2,767	18.9%	9,524	18.3%
Population Group Quarters	46	7.9%	449	3.1%	1,514	2.9%
Family Households	144	60.8%	3,835	63.0%	13,157	63.7%
Non-Family Households	92	39.2%	2,254	37.0%	7,512	36.3%
Married Couple with Children	35	14.0%	988	16.7%	3,602	18.2%
Average Family Household Size	2.9		3.0		3.1	
<b>Household Size (2023)</b>						
1 Person Households	82	34.8%	1,927	31.6%	6,441	31.2%
2 Person Households	84	35.5%	2,231	36.6%	7,334	35.5%
3 Person Households	28	11.7%	871	14.3%	3,104	15.0%
4 Person Households	26	10.9%	617	10.1%	2,154	10.4%
5 Person Households	14	5.8%	296	4.9%	1,015	4.9%
6 or More Person Households	3	1.4%	147	2.4%	623	3.0%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	23	9.6%	422	6.9%	1,260	6.1%
Households with 1 Vehicles Available	86	36.4%	2,004	32.9%	7,638	37.0%
Households with 2 or More Vehicles Available	127	54.0%	3,664	60.2%	11,772	57.0%
Total Vehicles Available	395		11,261		37,239	
Average Vehicles Per Household	1.7		1.8		1.8	

# Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.7096/-96.5929



Gateway Village	1 mi radius		3 mi radius		5 mi radius	
5101 Gateway Blvd, Denison, TX 75020						
<b>Labor Force (2023)</b>						
Estimated Labor Population Age 16 Years or Over	471		11,736		41,170	
Estimated Civilian Employed	288	61.2%	6,918	58.9%	23,806	57.8%
Estimated Civilian Unemployed	23	4.8%	432	3.7%	1,384	3.4%
Estimated in Armed Forces	1	0.2%	8	-	19	-
Estimated Not in Labor Force	159	33.7%	4,378	37.3%	15,962	38.8%
Unemployment Rate	4.8%		3.7%		3.4%	
<b>Occupation (2023)</b>						
Occupation: Population Age 16 Years or Over	288		6,910		23,797	
Management, Business, Financial Operations	21	7.3%	858	12.4%	2,481	10.4%
Professional, Related	69	24.1%	1,679	24.3%	5,126	21.5%
Service	36	12.5%	1,026	14.8%	3,910	16.4%
Sales, Office	105	36.6%	1,946	28.2%	6,689	28.1%
Farming, Fishing, Forestry	-	-	8	0.1%	108	0.5%
Construct, Extraction, Maintenance	17	6.1%	322	4.7%	1,752	7.4%
Production, Transport Material Moving	38	13.4%	1,071	15.5%	3,730	15.7%
White Collar Workers	195	68.0%	4,483	64.9%	14,297	60.1%
Blue Collar Workers	92	32.0%	2,428	35.1%	9,501	39.9%
<b>Consumer Expenditure (2023)</b>						
Total Household Expenditure	\$18.01 M		\$407.08 M		\$1.25 B	
Total Non-Retail Expenditure	\$9.52 M	52.8%	\$214.66 M	52.7%	\$660.23 M	52.7%
Total Retail Expenditure	\$8.5 M	47.2%	\$192.42 M	47.3%	\$592.08 M	47.3%
Apparel	\$626.65 K	3.5%	\$14.22 M	3.5%	\$43.62 M	3.5%
Contributions	\$585.59 K	3.3%	\$13.17 M	3.2%	\$40.03 M	3.2%
Education	\$519.05 K	2.9%	\$11.7 M	2.9%	\$35.18 M	2.8%
Entertainment	\$1.01 M	5.6%	\$22.92 M	5.6%	\$70.01 M	5.6%
Food and Beverages	\$2.66 M	14.8%	\$60.18 M	14.8%	\$185.61 M	14.8%
Furnishings and Equipment	\$628.96 K	3.5%	\$14.24 M	3.5%	\$43.53 M	3.5%
Gifts	\$451.04 K	2.5%	\$9.82 M	2.4%	\$29.71 M	2.4%
Health Care	\$1.55 M	8.6%	\$34.88 M	8.6%	\$108.06 M	8.6%
Household Operations	\$703.79 K	3.9%	\$15.88 M	3.9%	\$48.79 M	3.9%
Miscellaneous Expenses	\$340.66 K	1.9%	\$7.69 M	1.9%	\$23.65 M	1.9%
Personal Care	\$241.61 K	1.3%	\$5.47 M	1.3%	\$16.81 M	1.3%
Personal Insurance	\$124.36 K	0.7%	\$2.82 M	0.7%	\$8.56 M	0.7%
Reading	\$39.58 K	0.2%	\$891.97 K	0.2%	\$2.74 M	0.2%
Shelter	\$3.8 M	21.1%	\$85.91 M	21.1%	\$264.45 M	21.1%
Tobacco	\$112.62 K	0.6%	\$2.54 M	0.6%	\$8.05 M	0.6%
Transportation	\$3.28 M	18.2%	\$74.4 M	18.3%	\$228.76 M	18.3%
Utilities	\$1.35 M	7.5%	\$30.34 M	7.5%	\$94.74 M	7.6%
<b>Educational Attainment (2023)</b>						
Adult Population Age 25 Years or Over	412		10,076		34,524	
Elementary (Grade Level 0 to 8)	3	0.7%	318	3.2%	1,285	3.7%
Some High School (Grade Level 9 to 11)	22	5.2%	525	5.2%	1,798	5.2%
High School Graduate	89	21.5%	2,814	27.9%	10,482	30.4%
Some College	102	24.8%	2,554	25.4%	8,937	25.9%
Associate Degree Only	47	11.4%	1,392	13.8%	4,255	12.3%
Bachelor Degree Only	94	22.9%	1,496	14.8%	5,048	14.6%
Graduate Degree	56	13.5%	976	9.7%	2,719	7.9%

# Expanded Profile

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

Quine & Associates, Inc.  
 Lat/Lon: 33.7096/-96.5929



Gateway Village		1 mi radius		3 mi radius		5 mi radius	
5101 Gateway Blvd, Denison, TX 75020							
<b>Units In Structure (2023)</b>							
1 Detached Unit		144	94.2%	4,062	86.7%	14,837	83.4%
1 Attached Unit		1	0.9%	150	3.2%	739	4.2%
2 to 4 Units		5	3.5%	182	3.9%	1,028	5.8%
5 to 9 Units		21	13.7%	380	8.1%	1,400	7.9%
10 to 19 Units		23	15.1%	399	8.5%	871	4.9%
20 to 49 Units		2	1.2%	52	1.1%	127	0.7%
50 or More Units		21	13.9%	464	9.9%	726	4.1%
Mobile Home or Trailer		18	12.0%	393	8.4%	917	5.2%
Other Structure	-	-	-	7	0.2%	25	0.1%
<b>Homes Built By Year (2023)</b>							
Homes Built 2010 or later		65	42.4%	1,178	25.1%	2,497	14.0%
Homes Built 2000 to 2009		36	23.8%	852	18.2%	2,452	13.8%
Homes Built 1990 to 1999		30	19.8%	749	16.0%	1,696	9.5%
Homes Built 1980 to 1989		49	32.3%	797	17.0%	2,575	14.5%
Homes Built 1970 to 1979		20	13.1%	645	13.8%	2,246	12.6%
Homes Built 1960 to 1969		13	8.6%	855	18.2%	3,726	20.9%
Homes Built 1950 to 1959		5	3.0%	308	6.6%	1,960	11.0%
Homes Built Before 1949		18	11.6%	705	15.0%	3,518	19.8%
<b>Home Values (2023)</b>							
Home Values \$1,000,000 or More	-	-	-	25	0.7%	175	1.4%
Home Values \$500,000 to \$999,999		14	10.0%	365	9.8%	812	6.3%
Home Values \$400,000 to \$499,999		5	3.3%	211	5.7%	540	4.2%
Home Values \$300,000 to \$399,999		16	11.5%	494	13.3%	1,841	14.3%
Home Values \$200,000 to \$299,999		61	42.9%	1,045	28.1%	2,850	22.1%
Home Values \$150,000 to \$199,999		22	15.2%	680	18.3%	1,993	15.5%
Home Values \$100,000 to \$149,999		7	5.0%	391	10.5%	2,148	16.7%
Home Values \$70,000 to \$99,999		6	4.1%	124	3.3%	793	6.2%
Home Values \$50,000 to \$69,999		1	0.8%	44	1.2%	430	3.3%
Home Values \$25,000 to \$49,999		9	6.6%	189	5.1%	946	7.3%
Home Values Under \$25,000	-	-	-	147	4.0%	347	2.7%
Owner-Occupied Median Home Value		\$238,958		\$227,967		\$208,922	
Renter-Occupied Median Rent		\$850		\$875		\$843	
<b>Transportation To Work (2023)</b>							
Drive to Work Alone		228	79.4%	5,275	76.3%	18,416	77.4%
Drive to Work in Carpool		32	11.1%	723	10.5%	2,510	10.5%
Travel to Work by Public Transportation	-	-	-	6	-	63	0.3%
Drive to Work on Motorcycle	-	-	-	1	-	41	0.2%
Walk or Bicycle to Work	-	-	-	103	1.5%	548	2.3%
Other Means	-	-	-	11	0.2%	129	0.5%
Work at Home		26	9.2%	791	11.4%	2,090	8.8%
<b>Travel Time (2023)</b>							
Travel to Work in 14 Minutes or Less		117	40.6%	2,571	37.2%	8,523	35.8%
Travel to Work in 15 to 29 Minutes		86	29.8%	1,920	27.8%	7,730	32.5%
Travel to Work in 30 to 59 Minutes		50	17.4%	1,208	17.5%	3,929	16.5%
Travel to Work in 60 Minutes or More		9	3.0%	420	6.1%	1,526	6.4%
Average Minutes Travel to Work		15.3		16.0		17.0	

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.