

Expanded Profile

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

Quine & Associates, Inc.
 Lat/Lon: 32.9118/-96.8828



2877 Lyndon B Johnson Fwy Farmers Branch, TX 75234		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2023)		13,518		95,791		269,425	
Projected Population (2028)		13,930		101,673		282,280	
Census Population (2020)		13,941		96,404		269,626	
Census Population (2010)		13,187		90,944		241,819	
Projected Annual Growth (2023 to 2028)		412	0.6%	5,882	1.2%	12,855	1.0%
Historical Annual Growth (2020 to 2023)		-423	-1.0%	-613	-0.2%	-201	-
Historical Annual Growth (2010 to 2020)		754	1.9%	5,460	2.0%	27,807	3.8%
Estimated Population Density (2023)		4,305 psm		3,390 psm		3,432 psm	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2023)		4,649		35,428		114,107	
Projected Households (2028)		4,763		36,904		117,541	
Census Households (2020)		4,744		35,361		113,586	
Census Households (2010)		4,398		31,604		96,630	
Estimated Households with Children (2023)		1,869	40.2%	12,303	34.7%	32,986	28.9%
Estimated Average Household Size (2023)		2.87		2.69		2.35	
Average Household Income							
Estimated Average Household Income (2023)		\$102,264		\$132,009		\$136,716	
Projected Average Household Income (2028)		\$106,396		\$135,425		\$141,680	
Estimated Average Family Income (2023)		\$115,536		\$153,192		\$166,160	
Median Household Income							
Estimated Median Household Income (2023)		\$75,635		\$93,172		\$95,217	
Projected Median Household Income (2028)		\$77,552		\$95,374		\$97,699	
Estimated Median Family Income (2023)		\$83,474		\$108,932		\$116,182	
Per Capita Income							
Estimated Per Capita Income (2023)		\$35,269		\$48,857		\$57,930	
Projected Per Capita Income (2028)		\$36,469		\$49,187		\$59,022	
Estimated Per Capita Income 5 Year Growth		\$1,200	3.4%	\$330	0.7%	\$1,092	1.9%
Estimated Average Household Net Worth (2023)		\$410,693		\$603,587		\$629,854	
Daytime Demos (2023)							
Total Businesses		2,037		9,027		28,655	
Total Employees		22,200		107,285		352,093	
Company Headquarter Businesses		91	4.5%	444	4.9%	1,385	4.8%
Company Headquarter Employees		8,065	36.3%	35,099	32.7%	106,384	30.2%
Employee Population per Business		10.9		11.9		12.3	
Residential Population per Business		6.6		10.6		9.4	

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1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity						
White (2023)	5,037	37.3%	40,602	42.4%	107,659	40.0%
Black or African American (2023)	1,026	7.6%	8,864	9.3%	34,781	12.9%
American Indian or Alaska Native (2023)	293	2.2%	1,312	1.4%	2,752	1.0%
Asian (2023)	623	4.6%	5,486	5.7%	35,329	13.1%
Hawaiian or Pacific Islander (2023)	3	-	28	-	143	-
Other Race (2023)	3,594	26.6%	19,253	20.1%	42,770	15.9%
Two or More Races (2023)	2,942	21.8%	20,246	21.1%	45,991	17.1%
Not Hispanic or Latino Population (2023)	5,081	37.6%	45,331	47.3%	159,106	59.1%
Hispanic or Latino Population (2023)	8,437	62.4%	50,460	52.7%	110,319	40.9%
Not Hispanic or Latino Population (2028)	5,268	37.8%	47,617	46.8%	166,263	58.9%
Hispanic or Latino Population (2028)	8,663	62.2%	54,056	53.2%	116,017	41.1%
Not Hispanic or Latino Population (2020)	5,014	36.0%	44,917	46.6%	160,754	59.6%
Hispanic or Latino Population (2020)	8,927	64.0%	51,487	53.4%	108,872	40.4%
Not Hispanic or Latino Population (2010)	4,529	34.3%	40,673	44.7%	136,430	56.4%
Hispanic or Latino Population (2010)	8,658	65.7%	50,271	55.3%	105,389	43.6%
Projected Hispanic Annual Growth (2023 to 2028)	226	0.5%	3,596	1.4%	5,698	1.0%
Historic Hispanic Annual Growth (2010 to 2023)	-221	-0.2%	189	-	4,929	0.4%
Age Distribution (2023)						
Age Under 5	967	7.2%	6,359	6.6%	18,416	6.8%
Age 5 to 9 Years	986	7.3%	6,252	6.5%	16,790	6.2%
Age 10 to 14 Years	1,037	7.7%	6,913	7.2%	16,511	6.1%
Age 15 to 19 Years	969	7.2%	6,613	6.9%	15,218	5.6%
Age 20 to 24 Years	1,014	7.5%	6,374	6.7%	18,295	6.8%
Age 25 to 29 Years	1,057	7.8%	7,282	7.6%	27,605	10.2%
Age 30 to 34 Years	951	7.0%	7,050	7.4%	25,798	9.6%
Age 35 to 39 Years	884	6.5%	6,466	6.8%	20,987	7.8%
Age 40 to 44 Years	941	7.0%	6,296	6.6%	17,909	6.6%
Age 45 to 49 Years	866	6.4%	6,049	6.3%	16,408	6.1%
Age 50 to 54 Years	849	6.3%	5,914	6.2%	15,671	5.8%
Age 55 to 59 Years	753	5.6%	5,676	5.9%	15,093	5.6%
Age 60 to 64 Years	648	4.8%	5,133	5.4%	13,615	5.1%
Age 65 to 74 Years	984	7.3%	7,954	8.3%	19,366	7.2%
Age 75 to 84 Years	454	3.4%	4,083	4.3%	8,790	3.3%
Age 85 Years or Over	158	1.2%	1,376	1.4%	2,952	1.1%
Median Age	34.0		35.7		34.7	
Gender Age Distribution (2023)						
Female Population	6,467	47.8%	47,479	49.6%	133,751	49.6%
Age 0 to 19 Years	1,907	29.5%	12,838	27.0%	32,809	24.5%
Age 20 to 64 Years	3,686	57.0%	27,425	57.8%	84,070	62.9%
Age 65 Years or Over	873	13.5%	7,215	15.2%	16,873	12.6%
Female Median Age	34.7		36.3		35.2	
Male Population	7,051	52.2%	48,312	50.4%	135,674	50.4%
Age 0 to 19 Years	2,051	29.1%	13,298	27.5%	34,126	25.2%
Age 20 to 64 Years	4,277	60.7%	28,815	59.6%	87,312	64.4%
Age 65 Years or Over	723	10.3%	6,199	12.8%	14,236	10.5%
Male Median Age	33.3		35.2		34.2	

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Household Income Distribution (2023)						
HH Income \$200,000 or More	352	7.6%	4,967	14.0%	17,259	15.1%
HH Income \$150,000 to \$199,999	314	6.7%	3,375	9.5%	9,444	8.3%
HH Income \$100,000 to \$149,999	862	18.5%	5,977	16.9%	19,029	16.7%
HH Income \$75,000 to \$99,999	670	14.4%	4,373	12.3%	15,250	13.4%
HH Income \$50,000 to \$74,999	870	18.7%	6,273	17.7%	19,760	17.3%
HH Income \$35,000 to \$49,999	645	13.9%	4,119	11.6%	12,574	11.0%
HH Income \$25,000 to \$34,999	446	9.6%	2,526	7.1%	7,619	6.7%
HH Income \$15,000 to \$24,999	344	7.4%	1,968	5.6%	6,072	5.3%
HH Income Under \$15,000	147	3.2%	1,850	5.2%	7,100	6.2%
HH Income \$35,000 or More	3,712	79.8%	29,084	82.1%	93,316	81.8%
HH Income \$75,000 or More	2,197	47.3%	18,692	52.8%	60,982	53.4%
Housing (2023)						
Total Housing Units	5,023		38,894		124,678	
Housing Units Occupied	4,649	92.6%	35,428	91.1%	114,107	91.5%
Housing Units Owner-Occupied	2,345	50.4%	19,214	54.2%	47,274	41.4%
Housing Units, Renter-Occupied	2,304	49.6%	16,214	45.8%	66,833	58.6%
Housing Units, Vacant	374	8.0%	3,465	9.8%	10,571	9.3%
Marital Status (2023)						
Never Married	4,251	40.4%	28,484	37.3%	81,445	37.4%
Currently Married	4,436	42.1%	34,924	45.8%	97,679	44.9%
Separated	757	7.2%	3,885	5.1%	12,014	5.5%
Widowed	292	2.8%	2,770	3.6%	6,864	3.2%
Divorced	793	7.5%	6,204	8.1%	19,705	9.1%
Household Type (2023)						
Population Family	11,424	84.5%	80,109	83.6%	208,771	77.5%
Population Non-Family	1,924	14.2%	15,285	16.0%	59,730	22.2%
Population Group Quarters	170	1.3%	397	0.4%	924	0.3%
Family Households	3,182	68.4%	23,192	65.5%	65,288	57.2%
Non-Family Households	1,467	31.6%	12,236	34.5%	48,819	42.8%
Married Couple with Children	1,263	28.5%	8,507	24.4%	22,356	22.9%
Average Family Household Size	3.6		3.5		3.2	
Household Size (2023)						
1 Person Households	1,129	24.3%	10,191	28.8%	40,474	35.5%
2 Person Households	1,184	25.5%	10,391	29.3%	35,449	31.1%
3 Person Households	643	13.8%	4,793	13.5%	15,069	13.2%
4 Person Households	707	15.2%	4,466	12.6%	11,855	10.4%
5 Person Households	493	10.6%	2,892	8.2%	6,434	5.6%
6 or More Person Households	493	10.6%	2,695	7.6%	4,826	4.2%
Household Vehicles (2023)						
Households with 0 Vehicles Available	115	2.5%	1,220	3.4%	6,009	5.3%
Households with 1 Vehicles Available	1,683	36.2%	11,802	33.3%	47,865	41.9%
Households with 2 or More Vehicles Available	2,851	61.3%	22,406	63.2%	60,233	52.8%
Total Vehicles Available	8,635		67,442		191,429	
Average Vehicles Per Household	1.9		1.9		1.7	

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Labor Force (2023)							
Estimated Labor Population Age 16 Years or Over		10,316		74,801		214,370	
Estimated Civilian Employed		7,689	74.5%	56,301	75.3%	162,255	75.7%
Estimated Civilian Unemployed		231	2.2%	1,623	2.2%	4,989	2.3%
Estimated in Armed Forces		-	-	13	-	218	0.1%
Estimated Not in Labor Force		2,396	23.2%	16,863	22.5%	46,907	21.9%
Unemployment Rate		2.2%		2.2%		2.3%	
Occupation (2023)							
Occupation: Population Age 16 Years or Over		7,682		56,292		162,246	
Management, Business, Financial Operations		977	12.7%	10,937	19.4%	32,506	20.0%
Professional, Related		1,090	14.2%	11,181	19.9%	39,577	24.4%
Service		1,720	22.4%	8,940	15.9%	22,989	14.2%
Sales, Office		1,260	16.4%	10,728	19.1%	31,787	19.6%
Farming, Fishing, Forestry		19	0.2%	59	0.1%	124	-
Construct, Extraction, Maintenance		1,381	18.0%	6,348	11.3%	14,479	8.9%
Production, Transport Material Moving		1,236	16.1%	8,099	14.4%	20,784	12.8%
White Collar Workers		3,328	43.3%	32,846	58.3%	103,870	64.0%
Blue Collar Workers		4,355	56.7%	23,446	41.7%	58,376	36.0%
Consumer Expenditure (2023)							
Total Household Expenditure		\$327.47 M		\$3.04 B		\$10.11 B	
Total Non-Retail Expenditure		\$172.55 M	52.7%	\$1.61 B	53.1%	\$5.38 B	53.2%
Total Retail Expenditure		\$154.92 M	47.3%	\$1.43 B	46.9%	\$4.73 B	46.8%
Apparel		\$11.67 M	3.6%	\$109.32 M	3.6%	\$363.91 M	3.6%
Contributions		\$10.63 M	3.2%	\$104.86 M	3.4%	\$350.51 M	3.5%
Education		\$9.84 M	3.0%	\$101.1 M	3.3%	\$341.76 M	3.4%
Entertainment		\$18.56 M	5.7%	\$175.19 M	5.8%	\$581.01 M	5.7%
Food and Beverages		\$48.37 M	14.8%	\$442.35 M	14.5%	\$1.47 B	14.5%
Furnishings and Equipment		\$11.5 M	3.5%	\$108.33 M	3.6%	\$359.32 M	3.6%
Gifts		\$8.01 M	2.4%	\$80.53 M	2.6%	\$273.67 M	2.7%
Health Care		\$27.36 M	8.4%	\$248.52 M	8.2%	\$818.36 M	8.1%
Household Operations		\$12.83 M	3.9%	\$121.43 M	4.0%	\$403.68 M	4.0%
Miscellaneous Expenses		\$6.17 M	1.9%	\$57.75 M	1.9%	\$192 M	1.9%
Personal Care		\$4.39 M	1.3%	\$40.71 M	1.3%	\$135.32 M	1.3%
Personal Insurance		\$2.3 M	0.7%	\$22.44 M	0.7%	\$74.07 M	0.7%
Reading		\$707.79 K	0.2%	\$6.68 M	0.2%	\$22.2 M	0.2%
Shelter		\$69.04 M	21.1%	\$642.14 M	21.1%	\$2.15 B	21.2%
Tobacco		\$1.96 M	0.6%	\$16.55 M	0.5%	\$54.95 M	0.5%
Transportation		\$60.08 M	18.3%	\$549.94 M	18.1%	\$1.82 B	18.0%
Utilities		\$24.05 M	7.3%	\$214.37 M	7.0%	\$707.1 M	7.0%
Educational Attainment (2023)							
Adult Population Age 25 Years or Over		8,546		63,280		184,195	
Elementary (Grade Level 0 to 8)		1,496	17.5%	8,625	13.6%	17,625	9.6%
Some High School (Grade Level 9 to 11)		1,195	14.0%	5,206	8.2%	11,569	6.3%
High School Graduate		1,671	19.6%	11,968	18.9%	30,759	16.7%
Some College		1,430	16.7%	9,590	15.2%	27,266	14.8%
Associate Degree Only		445	5.2%	2,818	4.5%	9,167	5.0%
Bachelor Degree Only		1,553	18.2%	15,272	24.1%	52,897	28.7%
Graduate Degree		755	8.8%	9,802	15.5%	34,912	19.0%

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Units In Structure (2023)							
1 Detached Unit	2,392	54.4%	19,325	61.1%	47,595	49.3%	
1 Attached Unit	194	4.4%	1,321	4.2%	3,982	4.1%	
2 to 4 Units	369	8.4%	1,989	6.3%	6,434	6.7%	
5 to 9 Units	549	12.5%	2,157	6.8%	9,483	9.8%	
10 to 19 Units	563	12.8%	2,903	9.2%	13,364	13.8%	
20 to 49 Units	113	2.6%	1,944	6.1%	9,667	10.0%	
50 or More Units	413	9.4%	5,354	16.9%	22,383	23.2%	
Mobile Home or Trailer	56	1.3%	433	1.4%	1,193	1.2%	
Other Structure	1	-	3	-	7	-	
Homes Built By Year (2023)							
Homes Built 2010 or later	503	11.4%	6,252	19.8%	18,855	19.5%	
Homes Built 2000 to 2009	167	3.8%	2,169	6.9%	14,091	14.6%	
Homes Built 1990 to 1999	374	8.5%	1,741	5.5%	14,373	14.9%	
Homes Built 1980 to 1989	701	15.9%	3,779	12.0%	19,427	20.1%	
Homes Built 1970 to 1979	633	14.4%	4,608	14.6%	15,949	16.5%	
Homes Built 1960 to 1969	1,335	30.4%	9,576	30.3%	15,954	16.5%	
Homes Built 1950 to 1959	788	17.9%	6,270	19.8%	11,992	12.4%	
Homes Built Before 1949	148	3.4%	1,034	3.3%	3,466	3.6%	
Home Values (2023)							
Home Values \$1,000,000 or More	43	1.8%	635	3.3%	3,772	8.0%	
Home Values \$500,000 to \$999,999	138	5.9%	3,675	19.1%	8,613	18.2%	
Home Values \$400,000 to \$499,999	146	6.2%	2,395	12.5%	5,465	11.6%	
Home Values \$300,000 to \$399,999	562	24.0%	3,306	17.2%	10,181	21.5%	
Home Values \$200,000 to \$299,999	799	34.1%	4,997	26.0%	11,081	23.4%	
Home Values \$150,000 to \$199,999	403	17.2%	2,269	11.8%	4,511	9.5%	
Home Values \$100,000 to \$149,999	154	6.6%	1,062	5.5%	2,031	4.3%	
Home Values \$70,000 to \$99,999	48	2.1%	264	1.4%	566	1.2%	
Home Values \$50,000 to \$69,999	16	0.7%	119	0.6%	227	0.5%	
Home Values \$25,000 to \$49,999	19	0.8%	130	0.7%	254	0.5%	
Home Values Under \$25,000	16	0.7%	363	1.9%	574	1.2%	
Owner-Occupied Median Home Value	\$263,682		\$353,305		\$432,118		
Renter-Occupied Median Rent	\$1,124		\$1,248		\$1,235		
Transportation To Work (2023)							
Drive to Work Alone	5,195	67.6%	37,524	66.7%	103,431	63.7%	
Drive to Work in Carpool	967	12.6%	5,852	10.4%	15,736	9.7%	
Travel to Work by Public Transportation	109	1.4%	657	1.2%	1,975	1.2%	
Drive to Work on Motorcycle	3	-	13	-	39	-	
Walk or Bicycle to Work	118	1.5%	706	1.3%	2,431	1.5%	
Other Means	101	1.3%	811	1.4%	2,214	1.4%	
Work at Home	1,190	15.5%	10,728	19.1%	36,421	22.4%	
Travel Time (2023)							
Travel to Work in 14 Minutes or Less	1,313	17.1%	9,896	17.6%	29,950	18.5%	
Travel to Work in 15 to 29 Minutes	3,060	39.8%	21,205	37.7%	56,862	35.0%	
Travel to Work in 30 to 59 Minutes	1,650	21.5%	12,484	22.2%	34,267	21.1%	
Travel to Work in 60 Minutes or More	470	6.1%	1,979	3.5%	4,747	2.9%	
Average Minutes Travel to Work	22.6		21.7		21.2		

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