



Executive Summary

Prepared by Carol Campbell

2828 E Trinity Mills Rd
Carrollton, TX 75006
Radius: 5.0 mile

Site Type: Radius

2007 Population

Total Population	329,620
Male Population	49.9%
Female Population	50.1%
Median Age	34.9

2007 Income

Median HH Income	\$74,701
Per Capita Income	\$47,478
Average HH Income	\$110,493

Households

Total Households	141,769
Average Household Size	2.32
1990-2000 Annual Rate	3.38%

2007 Housing

Owner Occupied Housing Units	43.1%
Renter Occupied Housing Units	50.5%
Vacant Housing Units	6.4%

Population

1990 Population	217,745
2000 Population	304,678
2007 Population	329,620
5 Year Projected population	359,293
1990-2000 Annual Rate	3.42%
2000-2007 Annual Rate	1.27%
2007-2012 Annual Rate	1.74%

In the identified market area, the current year population is 329,620. In 2000, the Census count in the market area was 304,678. The rate of change since 2000 was 1.27 percent annually. The five-year projection for the population in the market area is 359,293, representing a change of 1.74 percent annually from 2007 to 2012. Currently, the population is 49.9 percent male and 50.1 percent female.

Households

1990 Census	94,933
2000 Census	132,331
Current Year	141,769
5 Year Projected	154,479
1990-2000 Annual Rate	3.38%
2000-2007 Annual Rate	1.11%
2007-2012 Annual Rate	1.73%

The household count in this market area has changed from 132,331 in 2000 to 141,769 in the current year, a change of 1.11 percent annually. The five-year projection of households is 154,479, a change of 1.73 percent annually from the current year total. Average household size is currently 2.32, compared to 2.30 in the year 2000. The number of families in the current year is 78,064 in the market area.

Housing

Currently, 43.1 percent of the 151,393 housing units in the market area are owner occupied; 50.5 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 139,868 housing units— 43.8 percent owner occupied, 50.9 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 1.27 percent. Median home value in the market area is \$197,409, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 3.4 percent annually to \$233,354. From 2000 to the current year, median home value changed by 4.65 percent annually.



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Median Household Income

1990 Median HH Income	\$40,604
2000 Median HH Income	\$56,803
Current Year Median HH Income	\$74,701
5Y Projected Median HH Income	\$91,031
1990-2000 Annual Rate	3.41%
2000-2007 Annual Rate	4.48%
2007-2012 Annual Rate	4.03%

Per Capita Income

1990 Per Capita Income	\$24,274
2000 Per Capita Income	\$35,387
Current Year Per Capita Income	\$47,478
5Y Projected Per Capita Income	\$59,844
1990-2000 Annual Rate	3.84%
2000-2007 Annual Rate	4.82%
2007-2012 Annual Rate	4.74%

Average Household Income

1990 Average Household Income	\$55,526
2000 Average Household Income	\$81,295
Current Year Average HH Income	\$110,493
5Y Projected Average HH Income	\$139,390
1990-2000 Annual Rate	3.89%
2000-2007 Annual Rate	5.03%
2007-2012 Annual Rate	4.76%

Households by Income

Current median household income is \$74,701 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$91,031 in five years. In 2000, median household income was \$56,803, compared to \$40,604 in 1990.

Current average household income is \$110,493 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$139,390 in five years. In 2000, average household income was \$81,295, compared to \$55,526 in 1990.

Current per capita income is \$47,478 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$59,844 in five years. In 2000, the per capita income was \$35,387, compared to \$24,274 in 1990.

Population by Employment

Total Businesses	11,915
Total Employees	180,908

Currently, 96.1 percent of the civilian labor force in the identified market area is employed and 3.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.6 percent of the civilian labor force, and unemployment will be 3.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 77.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 77.5 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 11.0 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 11.5 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 81.8 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 24.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.2 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 14.6 percent were high school graduates only (28.6 percent in the U.S.)
- 5.8 percent had completed an Associate degree (6.3 percent in the U.S.)
- 32.0 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 13.8 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)