



Demographic and Income Profile - Appraisal Version

Prepared by: STDBOnline

5956 Sherry Lane, Dallas, Texas, 75225

Latitude: 32.861976

Longitude: -96.809829

32.861976, -96.809829

Site Type: Ring

Radius: 1 miles

Summary	2000	2009	2014
Population	11,856	11,860	11,951
Households	5,399	5,249	5,252
Families	3,012	2,873	2,828
Average Household Size	2.20	2.26	2.28
Owner Occupied HUs	3,923	3,684	3,747
Renter Occupied HUs	1,476	1,565	1,504
Median Age	39.9	42.6	44.9

Trends: 2009-2014 Annual Rate	Area	National
Population	0.15%	0.91%
Households	0.01%	0.94%
Families	-0.32%	0.74%
Owner HHs	0.34%	1.19%
Median Household Income	-0.04%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	402	7.6%	303	5.8%	268	5.1%
\$15,000 - \$24,999	374	7.0%	281	5.4%	269	5.1%
\$25,000 - \$34,999	377	7.1%	291	5.5%	259	4.9%
\$35,000 - \$49,999	554	10.4%	478	9.1%	429	8.2%
\$50,000 - \$74,999	729	13.7%	806	15.4%	886	16.9%
\$75,000 - \$99,999	489	9.2%	540	10.3%	600	11.4%
\$100,000 - \$149,999	654	12.3%	609	11.6%	542	10.3%
\$150,000 - \$199,000	325	6.1%	472	9.0%	482	9.2%
\$200,000+	1,411	26.5%	1,470	28.0%	1,517	28.9%
Median Household Income	\$84,878		\$95,806		\$95,633	
Average Household Income	\$174,159		\$157,564		\$169,939	
Per Capita Income	\$79,795		\$70,119		\$75,066	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	837	7.1%	754	6.4%	708	5.9%
5 - 9	906	7.6%	908	7.7%	866	7.2%
10 - 14	816	6.9%	1,008	8.5%	939	7.9%
15 - 19	584	4.9%	747	6.3%	791	6.6%
20 - 24	212	1.8%	324	2.7%	389	3.3%
25 - 34	1,537	13.0%	842	7.1%	979	8.2%
35 - 44	2,183	18.4%	1,868	15.7%	1,315	11.0%
45 - 54	1,830	15.4%	2,092	17.6%	2,182	18.3%
55 - 64	1,115	9.4%	1,447	12.2%	1,665	13.9%
65 - 74	750	6.3%	793	6.7%	1,031	8.6%
75 - 84	751	6.3%	635	5.4%	633	5.3%
85+	336	2.8%	443	3.7%	452	3.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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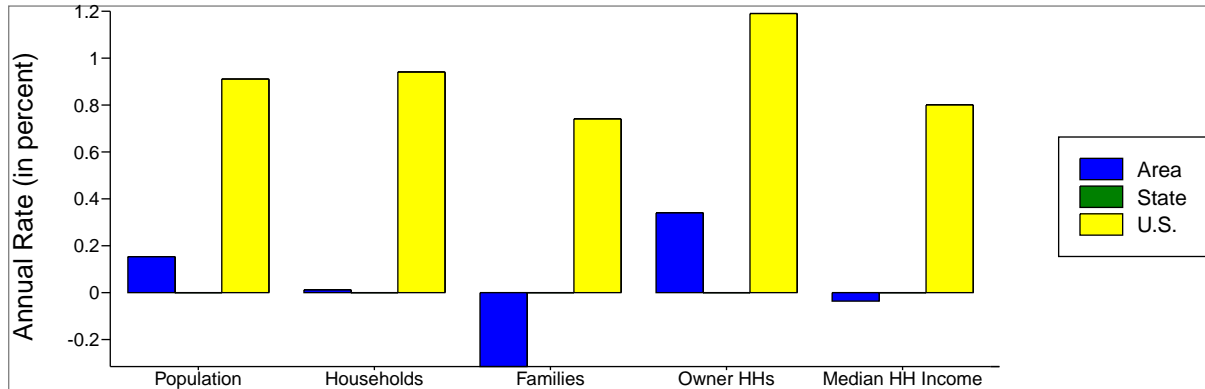
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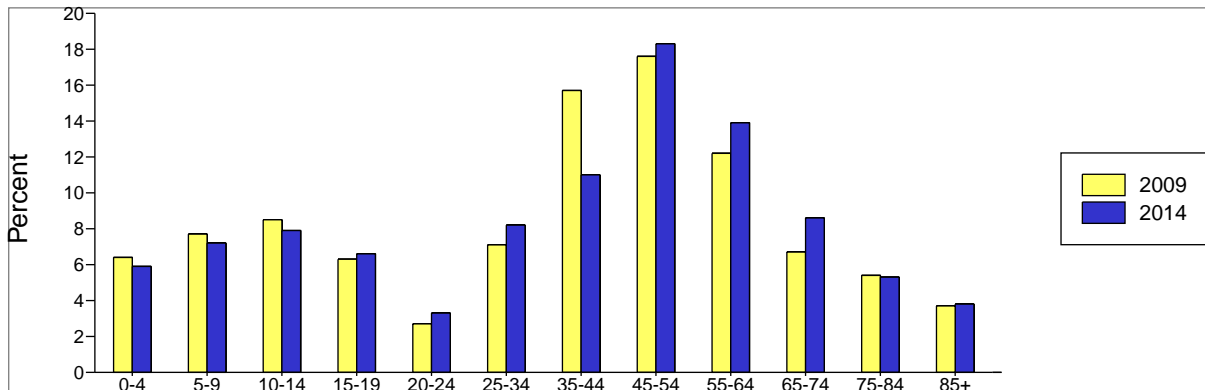
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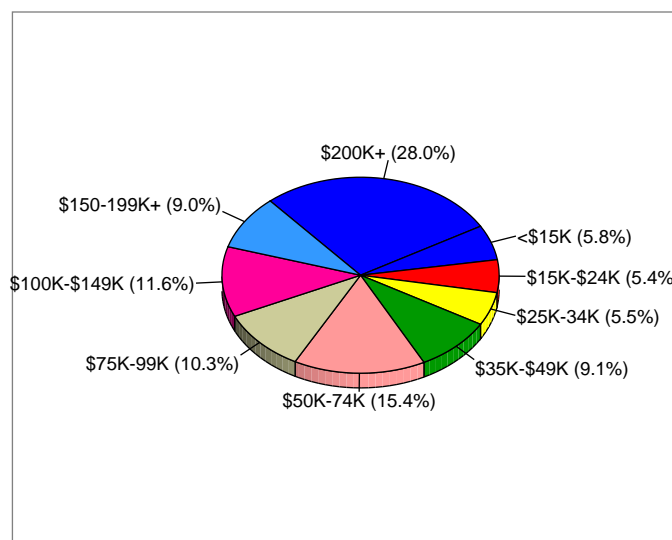
Trends 2009-2014



Population by Age



2009 Household Income



Source: ESRI forecasts for 2009 and 2014.



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Site Type: Ring

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Summary	2000	2009	2014
Population	118,315	120,380	121,590
Households	52,736	51,920	52,041
Families	26,369	25,248	24,839
Average Household Size	2.18	2.25	2.27
Owner Occupied HUs	26,980	25,687	26,414
Renter Occupied HUs	25,756	26,233	25,627
Median Age	34.4	35.6	35.9

Trends: 2009-2014 Annual Rate	Area	National
Population	0.2%	0.91%
Households	0.05%	0.94%
Families	-0.33%	0.74%
Owner HHs	0.56%	1.19%
Median Household Income	0.46%	0.80%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	5,512	10.5%	3,994	7.7%	3,571	6.9%
\$15,000 - \$24,999	4,716	9.0%	3,240	6.2%	3,173	6.1%
\$25,000 - \$34,999	5,444	10.4%	3,743	7.2%	3,373	6.5%
\$35,000 - \$49,999	7,698	14.7%	6,112	11.8%	5,520	10.6%
\$50,000 - \$74,999	8,545	16.3%	10,091	19.4%	11,095	21.3%
\$75,000 - \$99,999	5,046	9.6%	6,778	13.1%	7,635	14.7%
\$100,000 - \$149,999	4,945	9.4%	6,100	11.7%	5,502	10.6%
\$150,000 - \$199,000	2,670	5.1%	3,331	6.4%	3,386	6.5%
\$200,000+	7,816	14.9%	8,531	16.4%	8,787	16.9%
Median Household Income	\$56,993		\$71,428		\$73,096	
Average Household Income	\$116,458		\$118,388		\$125,852	
Per Capita Income	\$51,914		\$51,548		\$54,412	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,584	6.4%	7,237	6.0%	7,010	5.8%
5 - 9	7,219	6.1%	7,300	6.1%	7,094	5.8%
10 - 14	6,609	5.6%	7,700	6.4%	7,339	6.0%
15 - 19	7,163	6.1%	8,404	7.0%	8,491	7.0%
20 - 24	9,606	8.1%	9,882	8.2%	10,668	8.8%
25 - 34	22,190	18.8%	18,731	15.6%	19,071	15.7%
35 - 44	19,027	16.1%	16,724	13.9%	14,100	11.6%
45 - 54	15,222	12.9%	17,476	14.5%	17,332	14.3%
55 - 64	9,169	7.7%	12,534	10.4%	14,211	11.7%
65 - 74	6,543	5.5%	6,658	5.5%	8,602	7.1%
75 - 84	5,633	4.8%	4,843	4.0%	4,775	3.9%
85+	2,350	2.0%	2,889	2.4%	2,898	2.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



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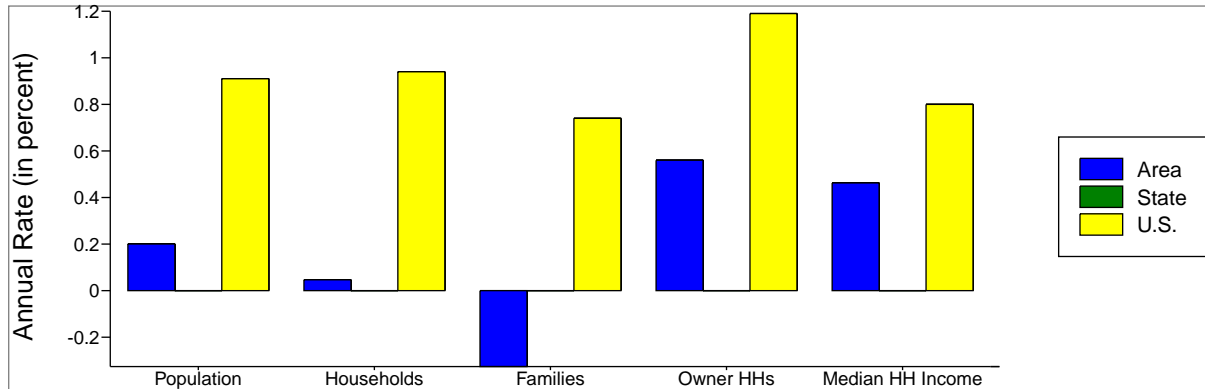
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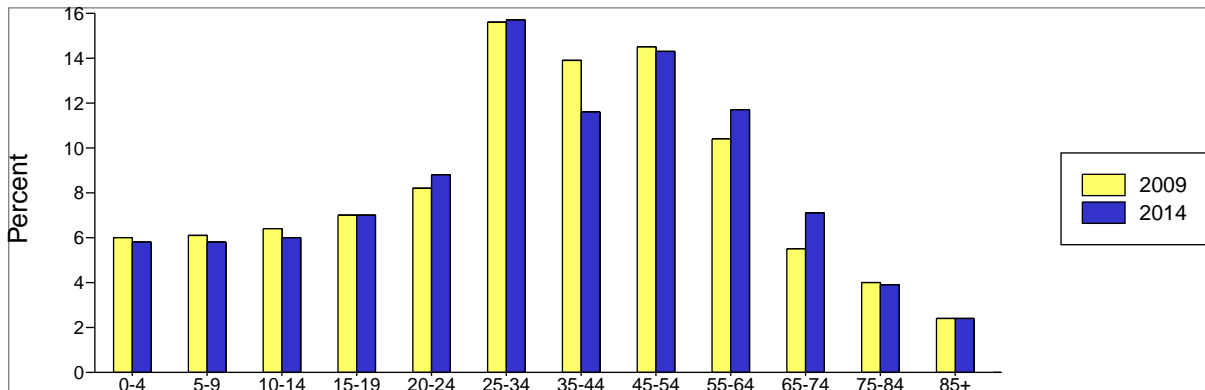
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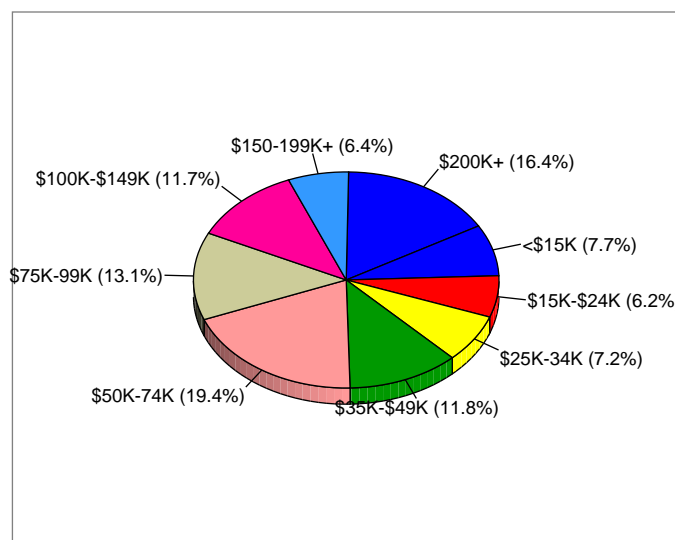
Trends 2009-2014



Population by Age



2009 Household Income



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Radius: 5 miles

Summary	2000	2009	2014
Population	376,012	396,198	403,984
Households	157,201	160,106	162,623
Families	81,307	79,568	78,930
Average Household Size	2.35	2.42	2.43
Owner Occupied HUs	64,564	63,928	66,860
Renter Occupied HUs	92,637	96,178	95,763
Median Age	31.9	32.9	32.9

Trends: 2009-2014 Annual Rate	Area	National
Population	0.39%	0%
Households	0.31%	0%
Families	-0.16%	0%
Owner HHs	0.9%	0%
Median Household Income	0.91%	0%

Households by Income	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	20,454	13.0%	14,521	9.1%	13,339	8.2%
\$15,000 - \$24,999	20,589	13.1%	13,359	8.3%	13,405	8.2%
\$25,000 - \$34,999	21,077	13.4%	16,743	10.5%	15,423	9.5%
\$35,000 - \$49,999	24,446	15.6%	23,587	14.7%	21,757	13.4%
\$50,000 - \$74,999	24,480	15.6%	30,794	19.2%	34,665	21.3%
\$75,000 - \$99,999	13,797	8.8%	19,831	12.4%	22,880	14.1%
\$100,000 - \$149,999	13,690	8.7%	17,737	11.1%	16,547	10.2%
\$150,000 - \$199,000	5,903	3.8%	8,736	5.5%	9,070	5.6%
\$200,000+	12,627	8.0%	14,798	9.2%	15,538	9.6%
Median Household Income	\$44,365		\$59,589		\$62,337	
Average Household Income	\$81,108		\$91,539		\$96,435	
Per Capita Income	\$34,231		\$37,389		\$39,255	

Population by Age	2000		2009		2014	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	28,976	7.7%	29,451	7.4%	29,502	7.3%
5 - 9	23,926	6.4%	26,217	6.6%	26,190	6.5%
10 - 14	20,003	5.3%	23,771	6.0%	23,736	5.9%
15 - 19	22,624	6.0%	24,850	6.3%	25,035	6.2%
20 - 24	34,776	9.2%	34,192	8.6%	36,850	9.1%
25 - 34	80,805	21.5%	73,136	18.5%	74,514	18.4%
35 - 44	59,972	15.9%	58,276	14.7%	52,046	12.9%
45 - 54	42,605	11.3%	51,482	13.0%	51,636	12.8%
55 - 64	24,432	6.5%	35,027	8.8%	39,590	9.8%
65 - 74	17,477	4.6%	18,326	4.6%	23,555	5.8%
75 - 84	14,365	3.8%	13,559	3.4%	13,236	3.3%
85+	6,050	1.6%	7,911	2.0%	8,096	2.0%

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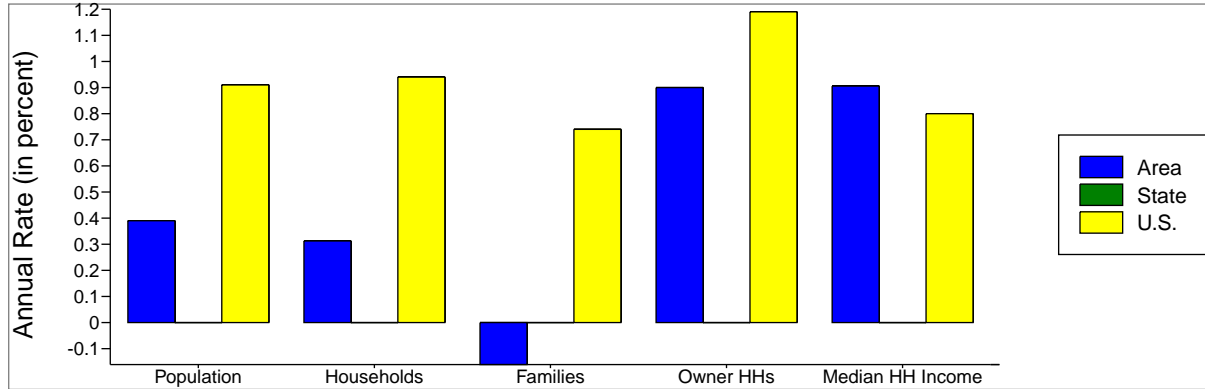
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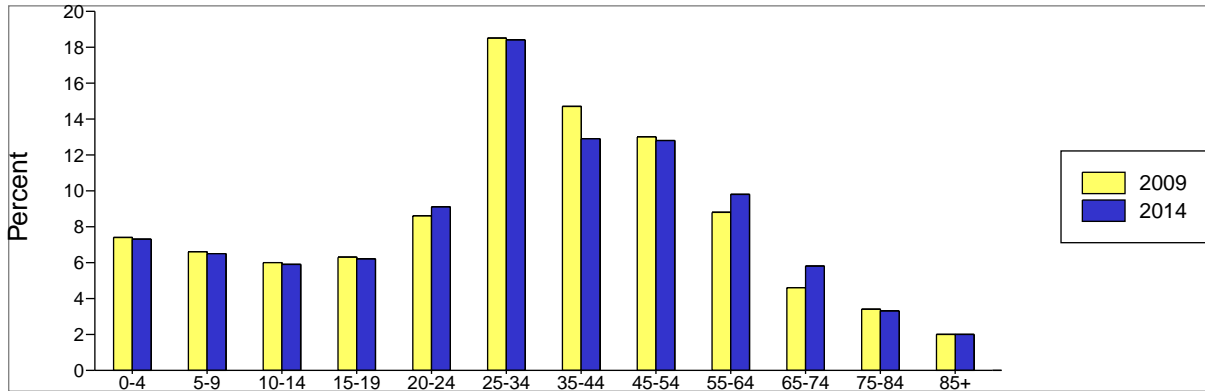
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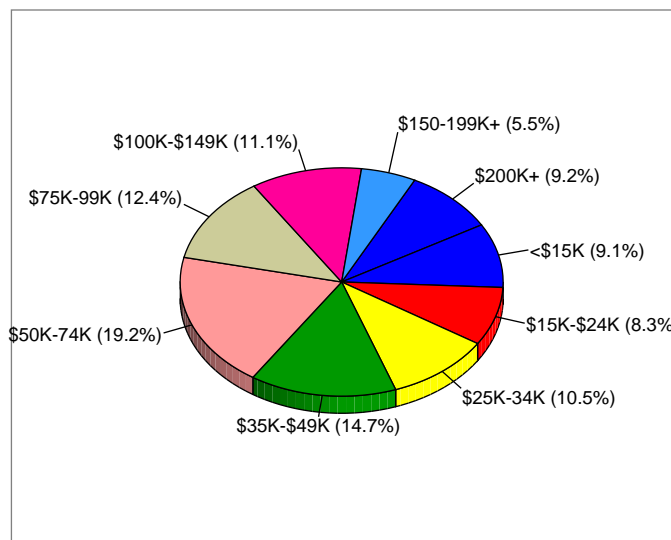
Trends 2009-2014



Population by Age



2009 Household Income



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