



Executive Summary

Prepared By: STDBOnline

5956 Sherry Lane, Dallas, Texas, 75225 32.862257, -96.809906 32.862257, -96.809906 32.862257, -96.809906
 Site Type: Ring Radius: 1 Miles Radius: 3 Miles Radius: 5 Miles

2009 Population

Total Population	11,611	122,674	395,810
Male Population	46.6%	49.9%	52.1%
Female Population	53.4%	50.1%	47.9%
Median Age	42.7	35.6	32.9

2009 Income

Median HH Income	\$96,638	\$70,124	\$59,599
Per Capita Income	\$70,140	\$51,130	\$37,387
Average HH Income	\$157,958	\$116,529	\$91,567

2009 Households

Total Households	5,121	53,325	159,887
Average Household Size	2.27	2.23	2.43

2009 Housing

Owner Occupied Housing Units	63.7%	42.9%	35.2%
Renter Occupied Housing Units	26.4%	45.8%	52.9%
Vacant Housing Units	9.8%	11.2%	11.9%

Population

1990 Population	11,427	108,275	311,990
2000 Population	11,601	120,907	375,662
2009 Population	11,611	122,674	395,810
2014 Population	11,697	123,783	403,572
1990-2000 Annual Rate	0.15%	1.11%	1.87%
2000-2009 Annual Rate	0.01%	0.16%	0.57%
2009-2014 Annual Rate	0.15%	0.18%	0.39%

In the identified market area, the current year population is 395,810. In 2000, the Census count in the market area was 375,662. The rate of change since 2000 was 0.57 percent annually. The five-year projection for the population in the market area is 403,572, representing a change of 0.39 percent annually from 2009 to 2014. Currently, the population is 52.1 percent male and 47.9 percent female.

Households

1990 Households	5,555	52,026	142,562
2000 Households	5,263	54,371	157,006
2009 Households	5,121	53,325	159,887
2014 Households	5,121	53,376	162,391
1990-2000 Annual Rate	-0.54%	0.44%	0.97%
2000-2009 Annual Rate	-0.3%	-0.21%	0.2%
2009-2014 Annual Rate	0%	0.02%	0.31%

The household count in this market area has changed from 157,006 in 2000 to 159,887 in the current year, a change of 0.2 percent annually. The five-year projection of households is 162,391, a change of 0.31 percent annually from the current year total. Average household size is currently 2.43, compared to 2.35 in the year 2000. The number of families in the current year is 79,505 in the market area.

Housing

Currently, 35.2 percent of the 181,420 housing units in the market area are owner occupied; 52.9 percent, renter occupied; and 11.9 percent are vacant. In 2000, there were 168,419 housing units— 38.3 percent owner occupied, 54.9 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 0.81 percent. Median home value in the market area is \$213,625, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.44 percent annually to \$229,439. From 2000 to the current year, median home value changed by 1.21 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income

	32.862257, -96.809906 Radius: 1 Miles	32.862257, -96.809906 Radius: 3 Miles	32.862257, -96.809906 Radius: 5 Miles
1990 Median HH Income	\$53,955	\$37,957	\$31,463
2000 Median HH Income	\$85,796	\$55,340	\$44,370
2009 Median HH Income	\$96,638	\$70,124	\$59,599
2014 Median HH Income	\$96,522	\$71,929	\$62,342
1990-2000 Annual Rate	4.75%	3.84%	3.5%
2000-2009 Annual Rate	1.29%	2.59%	3.24%
2009-2014 Annual Rate	-0.02%	0.51%	0.9%

Per Capita Income

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1990 Per Capita Income	\$46,288	\$34,812	\$25,136
2000 Per Capita Income	\$79,798	\$51,391	\$34,232
2009 Per Capita Income	\$70,140	\$51,130	\$37,387
2014 Per Capita Income	\$75,064	\$53,983	\$39,253
1990-2000 Annual Rate	5.6%	3.97%	3.14%
2000-2009 Annual Rate	-1.38%	-0.06%	0.96%
2009-2014 Annual Rate	1.37%	1.09%	0.98%

Average Household Income

	32.862257, -96.809906 Radius: 1 Miles	32.862257, -96.809906 Radius: 3 Miles	32.862257, -96.809906 Radius: 5 Miles
1990 Average Household Income	\$93,717	\$71,831	\$54,402
2000 Average Household Income	\$174,413	\$113,808	\$81,134
2009 Average HH Income	\$157,958	\$116,529	\$91,567
2014 Average HH Income	\$170,319	\$123,954	\$96,468
1990-2000 Annual Rate	6.41%	4.71%	4.08%
2000-2009 Annual Rate	-1.07%	0.26%	1.32%
2009-2014 Annual Rate	1.52%	1.24%	1.05%

Households by Income

Current median household income is \$59,599 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$62,342 in five years. In 2000, median household income was \$44,370, compared to \$31,463 in 1990.

Current average household income is \$91,567 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$96,468 in five years. In 2000, average household income was \$81,134, compared to \$54,402 in 1990.

Current per capita income is \$37,387 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$39,253 in five years. In 2000, the per capita income was \$34,232, compared to \$25,136 in 1990.

Population by Employment

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Total Businesses	1,976	9,855	35,425
Total Employees	13,218	88,921	376,308

Currently, 90.6 percent of the civilian labor force in the identified market area is employed and 9.4 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.5 percent of the civilian labor force, and unemployment will be 6.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 67.2 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:

- 65.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 15.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 19.0 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 71.3 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 23.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 24.7 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 14.2 percent were high school graduates only (29.8 percent in the U.S.)
- 4.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 26.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 15.8 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)