



Executive Summary

4070 N Belt Line Rd, Irving, Texas, 75038
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.86384
Longitude: -96.99083

	1 mile	3 miles	5 miles
Population			
2000 Population	20,459	87,021	173,741
2010 Population	22,506	94,528	199,036
2020 Population	25,336	105,272	238,152
2025 Population	26,563	109,998	254,645
2000-2010 Annual Rate	0.96%	0.83%	1.37%
2010-2020 Annual Rate	1.16%	1.06%	1.77%
2020-2025 Annual Rate	0.95%	0.88%	1.35%
2020 Male Population	49.0%	50.2%	50.2%
2020 Female Population	51.0%	49.8%	49.8%
2020 Median Age	30.6	32.2	32.8

In the identified area, the current year population is 238,152. In 2010, the Census count in the area was 199,036. The rate of change since 2010 was 1.77% annually. The five-year projection for the population in the area is 254,645 representing a change of 1.35% annually from 2020 to 2025. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 30.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	36.1%	43.5%	46.9%
2020 Black Alone	28.6%	17.9%	14.2%
2020 American Indian/Alaska Native Alone	0.7%	0.7%	0.7%
2020 Asian Alone	14.7%	15.9%	17.6%
2020 Pacific Islander Alone	0.3%	0.2%	0.2%
2020 Other Race	15.3%	17.6%	16.4%
2020 Two or More Races	4.2%	4.1%	3.9%
2020 Hispanic Origin (Any Race)	38.0%	42.4%	41.4%

Persons of Hispanic origin represent 41.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 86.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	44	60	70
2000 Households	9,225	37,479	70,631
2010 Households	9,419	37,820	78,446
2020 Total Households	10,256	40,650	93,439
2025 Total Households	10,673	42,186	99,961
2000-2010 Annual Rate	0.21%	0.09%	1.05%
2010-2020 Annual Rate	0.83%	0.71%	1.72%
2020-2025 Annual Rate	0.80%	0.74%	1.36%
2020 Average Household Size	2.46	2.59	2.54

The household count in this area has changed from 78,446 in 2010 to 93,439 in the current year, a change of 1.72% annually. The five-year projection of households is 99,961, a change of 1.36% annually from the current year total. Average household size is currently 2.54, compared to 2.53 in the year 2010. The number of families in the current year is 54,572 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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Mortgage Income			
2020 Percent of Income for Mortgage	18.8%	13.9%	13.8%
Median Household Income			
2020 Median Household Income	\$49,279	\$55,234	\$61,614
2025 Median Household Income	\$51,258	\$57,457	\$65,358
2020-2025 Annual Rate	0.79%	0.79%	1.19%
Average Household Income			
2020 Average Household Income	\$63,766	\$75,393	\$85,379
2025 Average Household Income	\$68,740	\$81,772	\$93,710
2020-2025 Annual Rate	1.51%	1.64%	1.88%
Per Capita Income			
2020 Per Capita Income	\$25,798	\$29,079	\$33,583
2025 Per Capita Income	\$27,606	\$31,341	\$36,889
2020-2025 Annual Rate	1.36%	1.51%	1.90%

Households by Income

Current median household income is \$61,614 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$65,358 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$85,379 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$93,710 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$33,583 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,889 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	102	137	141
2000 Total Housing Units	9,612	39,520	74,562
2000 Owner Occupied Housing Units	1,640	11,014	23,753
2000 Renter Occupied Housing Units	7,584	26,465	46,878
2000 Vacant Housing Units	388	2,041	3,931
2010 Total Housing Units	10,557	42,022	87,201
2010 Owner Occupied Housing Units	1,827	11,581	26,780
2010 Renter Occupied Housing Units	7,592	26,239	51,666
2010 Vacant Housing Units	1,138	4,202	8,755
2020 Total Housing Units	11,384	44,789	102,668
2020 Owner Occupied Housing Units	2,203	12,165	28,919
2020 Renter Occupied Housing Units	8,053	28,485	64,519
2020 Vacant Housing Units	1,128	4,139	9,229
2025 Total Housing Units	11,802	46,297	109,186
2025 Owner Occupied Housing Units	2,346	12,688	30,166
2025 Renter Occupied Housing Units	8,327	29,498	69,795
2025 Vacant Housing Units	1,129	4,111	9,225

Currently, 28.2% of the 102,668 housing units in the area are owner occupied; 62.8%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 87,201 housing units in the area - 30.7% owner occupied, 59.2% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 7.53%. Median home value in the area is \$203,591, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.69% annually to \$244,017.

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