



# Executive Summary

Lake Highlands Village  
8698 Skillman St, Dallas, Texas, 75243  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.89596  
Longitude: -96.72066

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	28,025	169,540	402,387
2010 Population	26,751	150,975	375,750
2020 Population	29,558	172,600	423,200
2025 Population	30,762	180,526	443,364
2000-2010 Annual Rate	-0.46%	-1.15%	-0.68%
2010-2020 Annual Rate	0.98%	1.31%	1.17%
2020-2025 Annual Rate	0.80%	0.90%	0.94%
2020 Male Population	48.9%	49.8%	49.6%
2020 Female Population	51.1%	50.2%	50.4%
2020 Median Age	31.6	33.1	35.0

In the identified area, the current year population is 423,200. In 2010, the Census count in the area was 375,750. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 443,364 representing a change of 0.94% annually from 2020 to 2025. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 31.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	34.6%	43.9%	55.3%
2020 Black Alone	46.4%	26.1%	16.4%
2020 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2020 Asian Alone	2.1%	9.5%	8.8%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	13.2%	16.5%	15.3%
2020 Two or More Races	3.1%	3.4%	3.5%
2020 Hispanic Origin (Any Race)	30.2%	35.6%	35.8%

Persons of Hispanic origin represent 35.8% 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 81.6 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	59	82	110
2000 Households	13,767	70,950	166,175
2010 Households	11,806	59,587	150,265
2020 Total Households	12,390	65,887	165,435
2025 Total Households	12,732	68,355	172,408
2000-2010 Annual Rate	-1.52%	-1.73%	-1.00%
2010-2020 Annual Rate	0.47%	0.99%	0.94%
2020-2025 Annual Rate	0.55%	0.74%	0.83%
2020 Average Household Size	2.39	2.60	2.54

The household count in this area has changed from 150,265 in 2010 to 165,435 in the current year, a change of 0.94% annually. The five-year projection of households is 172,408, a change of 0.83% annually from the current year total. Average household size is currently 2.54, compared to 2.48 in the year 2010. The number of families in the current year is 98,633 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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<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	35.0%	24.0%	19.8%
<b>Median Household Income</b>			
2020 Median Household Income	\$39,873	\$50,301	\$58,583
2025 Median Household Income	\$41,075	\$52,098	\$61,608
2020-2025 Annual Rate	0.60%	0.70%	1.01%
<b>Average Household Income</b>			
2020 Average Household Income	\$62,868	\$79,485	\$97,653
2025 Average Household Income	\$67,178	\$85,891	\$106,033
2020-2025 Annual Rate	1.34%	1.56%	1.66%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$26,441	\$30,348	\$38,117
2025 Per Capita Income	\$27,897	\$32,527	\$41,175
2020-2025 Annual Rate	1.08%	1.40%	1.56%

### Households by Income

Current median household income is \$58,583 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$61,608 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$97,653 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,033 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$38,117 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,175 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	60	86	105
2000 Total Housing Units	14,487	75,125	175,001
2000 Owner Occupied Housing Units	2,687	22,662	71,859
2000 Renter Occupied Housing Units	11,079	48,288	94,316
2000 Vacant Housing Units	721	4,175	8,826
2010 Total Housing Units	14,388	69,072	168,550
2010 Owner Occupied Housing Units	2,723	22,247	70,784
2010 Renter Occupied Housing Units	9,083	37,340	79,481
2010 Vacant Housing Units	2,582	9,485	18,285
2020 Total Housing Units	15,201	76,142	184,832
2020 Owner Occupied Housing Units	2,396	21,262	69,103
2020 Renter Occupied Housing Units	9,994	44,625	96,332
2020 Vacant Housing Units	2,811	10,255	19,397
2025 Total Housing Units	15,612	78,788	191,961
2025 Owner Occupied Housing Units	2,455	22,010	71,391
2025 Renter Occupied Housing Units	10,278	46,345	101,018
2025 Vacant Housing Units	2,880	10,433	19,553

Currently, 37.4% of the 184,832 housing units in the area are owner occupied; 52.1%, renter occupied; and 10.5% 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 168,550 housing units in the area - 42.0% owner occupied, 47.2% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is 4.18%. Median home value in the area is \$277,456, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.63% annually to \$315,870.

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